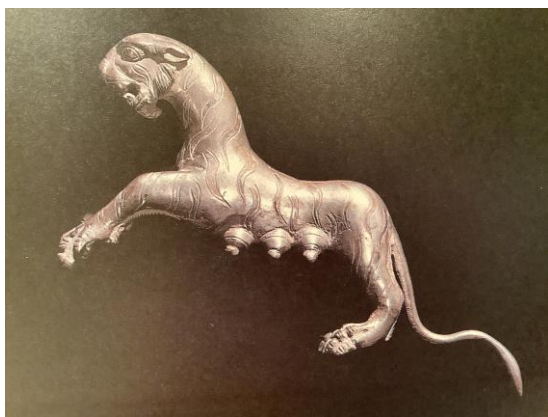


Hoxne Neighbourhood Development Plan

Supporting Document 6 - Settlement Structure, Heritage and Landscape Setting

Historic Significance

1. The parish of Hoxne is of considerable archaeological and historical importance. The Hoxnian interglacial period (circa 425,000 to 375,000 BC) is the name given to the warm interglacial phase that followed the withdrawal of the ice sheet that reached the as far as the home counties and one where there is the first evidence of human occupation.
2. Although the parish has little surface evidence of Roman occupation in November 1992 a local detectorist, Eric Lawes, discovered what became known as the Hoxne Hoard. The Hoard includes more than 15,000 Roman coins and 200 examples of Roman silver tableware and gold jewellery and remains the largest hoard of Roman silver and gold found in Britain and the largest collection of 4th and 5th century gold and silver coins found in the Roman Empire. One of the most iconic artefacts is the Silver Tigress which forms a centre piece of the exhibition in the British Museum.



3. Hoxne's link to the Anglo Saxon period is due to its connections with the capture and execution of King Edmund of East Anglia in 869. After being defeated in battle by the Danes Edmund was a fugitive and was discovered hiding under the Goldbrook Bridge by a wedding party and subsequently betrayed to the Danes. Refusing to renounce his Christian faith or serve the Danes as a client King he was executed in a nearby field. The cult of Edmund the Martyr was established within a few years of his death and by 890 he was already being venerated as a Saint. The surrender of the Danish Kingdom of East Anglia to Edward the Elder, son of Alfred the Great, in 917 propelled Edmund into mainstream Christian propaganda and hagiography and this had a major impact on Hoxne's later development.
4. The connection between King Edmund and Hoxne was confirmed by the establishment of an episcopal see in the village during the 10th century

confirming the settlement's association with the Bishops of East Anglia . A significant moated site, now occupied by the vicarage, is the probable site of the Bishops Palace and whilst the adjacent Parish Church of SS Peter and Paul can be dated to the 15th century it is generally accepted that the current Church is built on the site of one built several centuries earlier. Given the ecclesiastical significance of Hoxne during the Anglo Saxon period this could have been a Minster Church. It is also possible that Hoxne Priory and St Edmund's Chapel predated the Norman Conquest.

5. Hoxne was clearly an important settlement in 1086 as the Domesday Book records a population of 71 households and a value to the Lord (Bishop William of Thetford) of £20 pounds. In national terms it was in top 20% by size.
6. In 1101 Bishop Herbert de Losinga, who had a Manor in Hoxne, gave the monks of Hoxne Priory the "Church of Hoxne and the Chapel of St Edmund in the same village". The Priory was not large, it supported six or seven monks at the most, and although there were plans to build a Monastery on the site this did not materialise. Although there was still a significant ecclesiastical presence in Hoxne it seems that Parish's fortunes seemed to have been on the decline during the later medieval period.
7. William Castleton, the first Dean of Norwich Cathedral and the last Prior of Hoxne Priory, was well aware of the impending dissolution and alienated the property of the cell to Sir Richard Gresham and recalled the monks to Norwich. It was a high risk tactic but, fortunately for Castleton, the King pardoned him on 1 April, 1538; the patent sanctioning this transfer declared the clear annual value of the cell to be £18 1s.
8. The Manor and Hoxne Hall had already fallen into Henry VIII's hands in 1535 and were quickly leased to Henry's friend and crony, Charles Brandon, Duke of Suffolk. In 1539 the lease was taken over by Thomas Southwell and the Manor was subsequently purchased by Thomas's relation, Sir Richard Southwell in 1543. The Southwell's held onto their Hoxne property until 1621 when financial mismanagement forced its sale.
9. Between 1621 and 1918 the Manor and much of Hoxne itself was owned by four families: The Prescotts, Maynards, Kerrisons and, very briefly the Batemans. All these families were linked through marriage and it is probably the Kerrisons who have left a lasting mark on the village.
10. Having made money in trade the Kerrisons sought to establish themselves as a county family. In 1830 Edward Kerrison virtually rebuilt Hoxne Hall and to herald this event change its name to Oakley Park. Kerrison was also responsible for some improvements to the lives of the villages inhabitants: allotments were organised and a Sunday school and Alms Houses were built close to the Church. His son, Edward Clarence, continued in the same vein by improving Oakley Park and Brome Hall. He also employed a nurse to provide care for the sick and built St Edmunds Hall which is still a thriving community centre for the village.
11. By 1918 Oakley park and the associated property was in the hands of Lady Bateman who, due to financial issues, was forced to sell the property. In 1923,

with the exception of the Stable Block which has now been renovated as a residential property, Oakley Park was demolished.

12. Hoxne also has an interesting archaeological history. In 1797 John Frere, a local antiquarian, following information he had received visited the Hoxne Brickyard on the Eye Road and discovered that workers had been finding hand axes and other flint implements whilst digging clay. Frere wrote to the Society of Antiquaries concluding - "They (the flints) are, I think weapons of war, fabricated and used by a people who had the use of metal" and from "a very remote period indeed". The site has been subject of several excavations the last major one, conducted by the University of Chicago between 1971 and 1978, uncovered extensive flint workings on the edge of an ancient river. Analysis of pollen and animal bones, which included elephant, rhinoceros and lion, established that humans occupied the site towards the end of a warm period dating back 400,000 years. This period is now known as the Hoxne Interglacial period. The brickyard, or rather parts of it, are now a geological SSSI. A fine example of a Hoxne hand axe now held in the British Museum is illustrated below



13. Archeological finds continue, the photograph below is indicative of the timespan covered by such artifacts. At the top is a Henry V1 silver groat dated to 1470, then clockwise a large Roman Dolphin brooch dating to between 50 and 125 AD; a 15th or 16th century thimble probably manufactured in Holland; a Territorial Force Imperial Service Badge dated to 1908; a 17th century buckle and finally a crotale bell made from a bronze alloy, these were attached to a horses harness to warn of their approach.



14. This Iron Age socketed terminal mount (see photograph below) in the form of a bull's head was excavated within the Parish. It is a rare example bovine mount and its design is heavily influenced by the La Tène culture which dominated much of northern and western Europe between 450 BC to the Roman Conquest. Although the sinuous curves suggest the mount might have been at the end of a curving object, the socket is straight and could easily have been at the end of a perfectly straight shaft, in which case the bull would have been looking down the length of the shaft.



Conclusion on Archaeology

15. The Neighbourhood Development Plan should ensure that the historical context of the Parish is respected and retained and that archaeological remains are dealt with properly when development takes place.

Settlement Structure, Heritage and Sensitivity

16. Hoxne is a rare surviving example of a polyfocal village a fact recognised by The Heritage and Settlement Sensitivity Assessment commissioned by Babergh and Mid Suffolk District Councils (March 2018), which assessed that the settlement was very vulnerable to change and that the development of the “settlement would have a significant adverse impact on the key aspects that contribute to the significance, special interest and importance of the heritage assets or landscape affected”. The report continued that there was also a clear correlation between high value settlements and the fact that they were likely to be harmed from “inappropriate” housing development and, again, Hoxne was listed as a particularly vulnerable village. The report emphasised that applications for development should be given especial consideration before being granted.
17. Whilst the polyfocal nature of Hoxne’s settlement has been, and continues to be, eroded, and threatened by modern development, the village also has significant heritage assets that need to be protected as well as its important association with the martyrdom of King Edmund of East Anglia.
18. The Heritage and Settlement Sensitivity Analysis defines Hoxne as having High Value and Susceptibility giving it an overall assessment of High risk. Only 4 other settlements across Babergh and Mid Suffolk have this level of value and susceptibility and only one other settlement in Mid Suffolk. The Hoxne NDP therefore needs to ensure that there are no adverse impacts on its heritage assets or landscape setting.

Settlement	value	Susceptibility	Overall assessment	Notes
Hoxne	High	High	High	Hoxne is a polyfocal settlement with two settlement areas situated on two spurs of higher ground above the Goldbrook River and its associated flood plain. The settlement contains several areas and complexes of exceptional significance including the church and moated hall complex to the north, and the Priory to the south. The settlement also has exceptionally high archaeological value, and important association with significant historic figures, including St. Edmund and the Bishops of Norwich.

(Extract from The Babergh and Mid Suffolk Heritage and Settlement Sensitivity Assessment (March 2018))

Settlement Structure

19. Hoxne is a large Parish of some 4,000 acres (1630 ha) and is situated on the Suffolk/Norfolk border. To the north and west the Parish boundaries are defined by rivers, in the north the Waveney and in the west its tributary river the Dove. To the east the settlement runs along a ridge overlooking the Waveney Valley, whilst the main settlement areas are to be found to the south

of this ridge. There are conservation areas in Low Street, Green Street and part of Cross Street.

20. Historically Hoxne comprised of a number of dispersed settlements or hamlets. The two larger areas, Low Street and Cross Street sit on two spurs of high ground, they are separated by the Goldbrook Stream (rising in Denham) and its tributary Chickering Beck (rising in Horham), the enlarged Gold Brook then flows through the surviving parkland associated with Oakley Park to join the River Dove.
21. The Goldbrook is crossed by two bridges, the Goldbrook and the Swan and a small settlement known as the Goldbrook Cottages sits on the streams flood plain close to the Bridge. Five further areas can be identified as part of the Hoxne's settlement area. These can all be considered as satellite hamlets to the main settlements in Low Street and Cross Street. The largest, Heckfield Green, was a separate hamlet but is now joined to Hoxne Cross Street by modern ribbon development. Green Street is a linear development to the east of the Church whilst Chickering sits on the Parish's eastern border. Both Green Street and Chickering lie on the B1118 to Stradbroke.
22. South Green is a small settlement on the Parish's south western border whilst Reading Green is close to Denham, a small village to the south of Hoxne. Both Chickering, South Green and Reading Green can be considered as significant outliers to the main population areas. The various components that make up Hoxne all have significant heritage assets.

Low Street

23. Low Street is the main northern settlement in the Parish and includes the Church of St Peter and St Paul and its vicarage. These are both high status buildings and, as they are situated on the highest part of the village, dominate the skyline above Low Street which itself is grouped around a small triangular green. Another high status building, Hoxne Hall, was situated in parkland to the west of Low Street and was replaced in the 1830's by the construction of Oakley Park which was, in its turn, demolished in 1923. Low Street has a concentration of 20 listed buildings mostly dated from the 16th and 17th centuries but many with later 18th Century additions.

Green Street/Chickering.

24. Green Street is a small but, in Heritage terms, significant one. Set along the B1118 it runs from the Church as far as the junction with Syleham Road. There are 10 listed buildings, as with many other parts of settlement there are some with elements dating back to the 15th century but most are 16th or 17th centuries buildings with the exception of two, which include the Almshouses by the Church's lych gate, which were built in the mid 19th century. There are 3 further listed buildings on Watermill Lane.
25. Chickering lies at the eastern border of the Parish and although the Chickering Cottages are not included in the Parish Boundary parts of Chickering Hall, one of Hoxne's grade II* listed buildings, is.

Goldbrook

26. The Goldbrook Cottages lie on the Goldbrook Streams flood plan adjacent to the Goldbrook Bridge and opposite the 19th century Village Hall. The earliest of the cottages dates back to the 15th century and is believed to be a medieval Hall House, another was probably part of the service wing to the Hall House with 17th century additions and the final cottage was built during the 17th century.

Cross Street

27. Abbey Farm and the site of the Hoxne Priory lie at the northern end of Cross Street. The oldest parts of Abbey Farm date back to the mid 15th century with later additions. Abbeyview (Number 1 Cross Street) is a former Hall House dating back to the 15th century with 16th and 17th century alterations and a mid 17th wing to west of the former Hall. To the south of the wall encompassing part of the Abbey Farm curtilage lies the main concentration of listed buildings in Cross Street. Most are 16th and 17th with the exception of the former public house, the Grapes, which has origins going back to the 15th century. There are a total of 10 listed sites in Cross Street.

Heckfield Green/Chickering Road

28. Although now connected to Cross Street by a ribbon development of modern housing Heckfield Green was a significant settlement in its own right, it has 15 listed buildings radiating from the surviving Green. A number of the sites date back to the 15th century with later additions but most were constructed 16th and 17th century.

Outliers

29. The Eye Road runs from Low Street and after two miles terminates at Burnt House Farm which is outside the parish, there are 3 Listed buildings along the road which all date back to the 16th or 17th centuries. The settlement of South Green lays in a side road leading off the Eye Road, this hamlet has 5 listed properties one with surviving elements from the medieval period the others dating back to the 16th and 17th centuries. Red House Farm is a grade 2*
30. To the south of Heckfield Green is the final outlier, Reading Green, which is closer to Denham than to the Cross Street/Heckfield Green settlement of Hoxne. This hamlet has a significant Heritage Asset in the shape of Thorpe Hall which is isolated from the main part of the hamlet and is said to date back to the late 15th century. The remaining 4 buildings are from the 16th and 17th centuries

Conclusions on settlement structure

31. If the poly-focal nature of Hoxne's settlement pattern is to be preserved then the open agricultural land between the northern end of Cross Street and the Goldbrook needs to be safeguarded from development. This area is outside the planning envelope and is considered as greenfield site but between 2017 and 2020 two speculative planning applications made by developers to build in this area. One, originally for twenty one houses was rejected as was the

subsequent application for five houses. The second application, in field in front of the Monument to King Edmund, was for four very large, detached houses whose design was out of keeping with the vernacular architecture of the village. This application, despite objections from the Parish Council and local residents, was approved by the Mid Suffolk District Council planning department using delegated powers which enabled the planning officials to effectively ignore local opinion. Had a neighbourhood plan existed at the time of this application then the planning officers could not have acted in such an arbitrary fashion. This case study demonstrates the importance of planning policies that protect the polyfocal structure of the village.

Heritage Assets

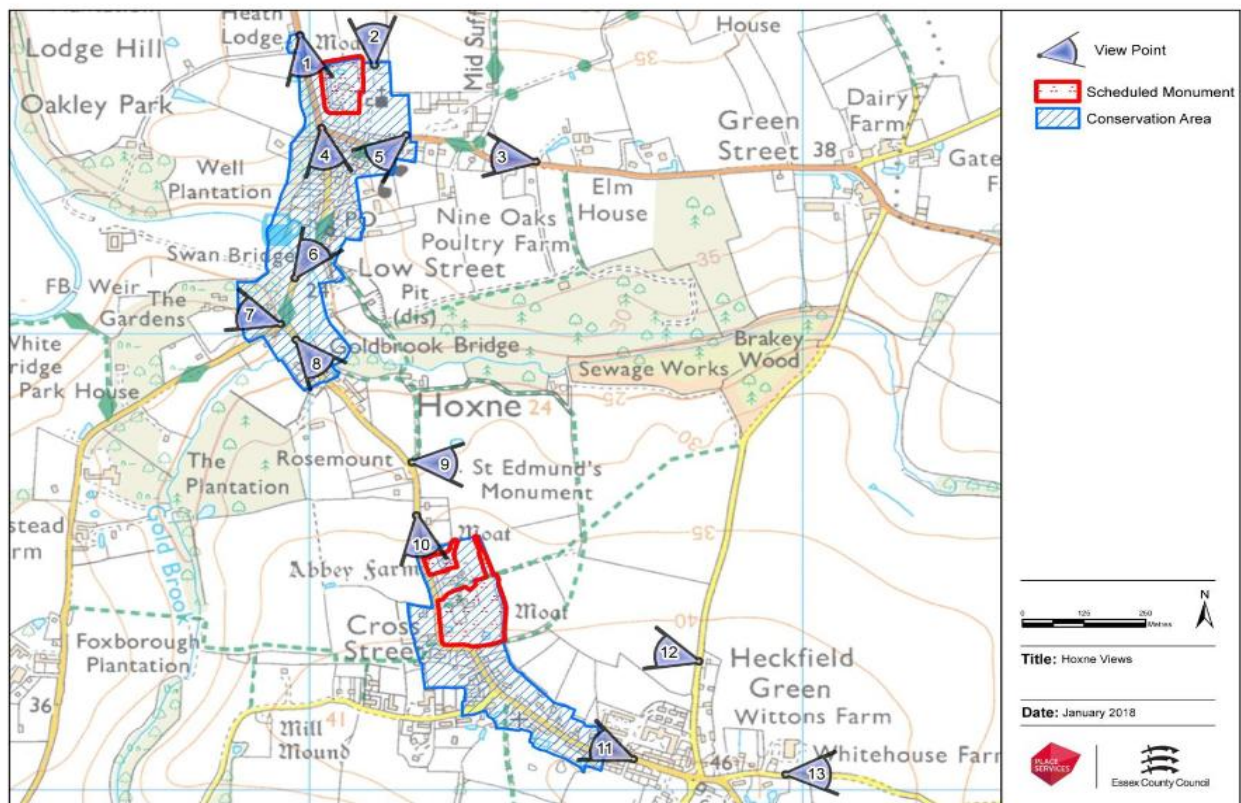
32. There are five grade II* listed buildings in the Parish. The Swan Inn at the southern end of Low Street dates back to the 16th century whilst timber framed farmhouse known as the Abbey is situated on the site of the former Priory at the northern end of Cross Street. The remaining three buildings Thorpe Hall, Chickering Hall and the Red House are situated in the outlying hamlets. All are timber framed buildings situated on moated sites. The remaining listed buildings are mostly timber framed which have been rendered in typical Suffolk fashion, these tend to be sited in clusters throughout the Parish.
33. Whilst Hoxne has a large number of timber framed listed buildings it also has some fine examples of 18th and 19th Century houses built from the bricks and tiles produced in the Banham brickyard on the Eye Road. The Brickyard also produced the distinctive coping bricks used to build the attractive “Banham walls” that survive in some numbers in Hoxne and Eye and the immediate area.
34. Appendix 1 contains a list and description of Ancient Monuments in the village. Appendix 2 contains a list and description of Listed Buildings in the village. Appendix 3 contains a list and description of other heritage assets.

Landscape settings

35. Natural England describes landscape character as what makes an area unique. It is defined as "a distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human (for example settlement and development) in the landscape that makes one landscape different from another".
36. The National Planning Policy Framework (NPPF) which sets out the Governments' planning policy for England and determines how this policy is expected to be applied makes a strong case for supporting landscape character in national planning policy stating that ‘core land-use planning principles should underpin both plan-making and decision-taking’ and ‘take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it’.

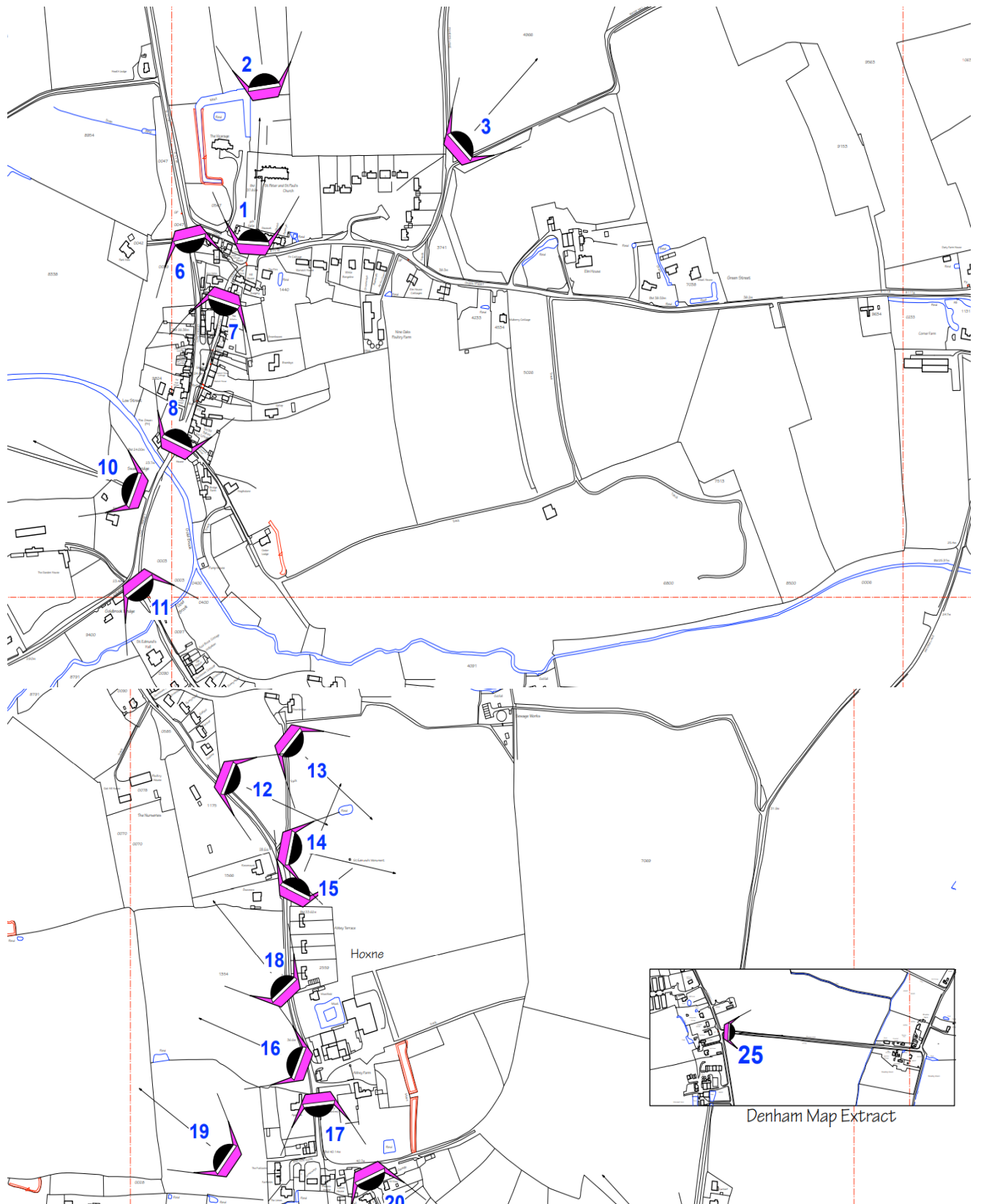
37. Essentially this means that planners need to think carefully about the character of area to ensure that development does not cause unnecessary harm, a point reinforced by the Government's National Planning Practice Guidance (NPPG) which underpins the NPPF and states: 'One of the core principles in the NPPF is that planning should recognise the intrinsic character and beauty of the countryside. This includes designated landscapes but also the wider countryside.' The guidance emphasises that landscape should be at the centre of national and local planning decisions.
38. The Heritage and Settlement Sensitivity Assessment identified a number of key views in Hoxne to illustrate their importance in framing the villages heritage assets, the map is reproduced below.

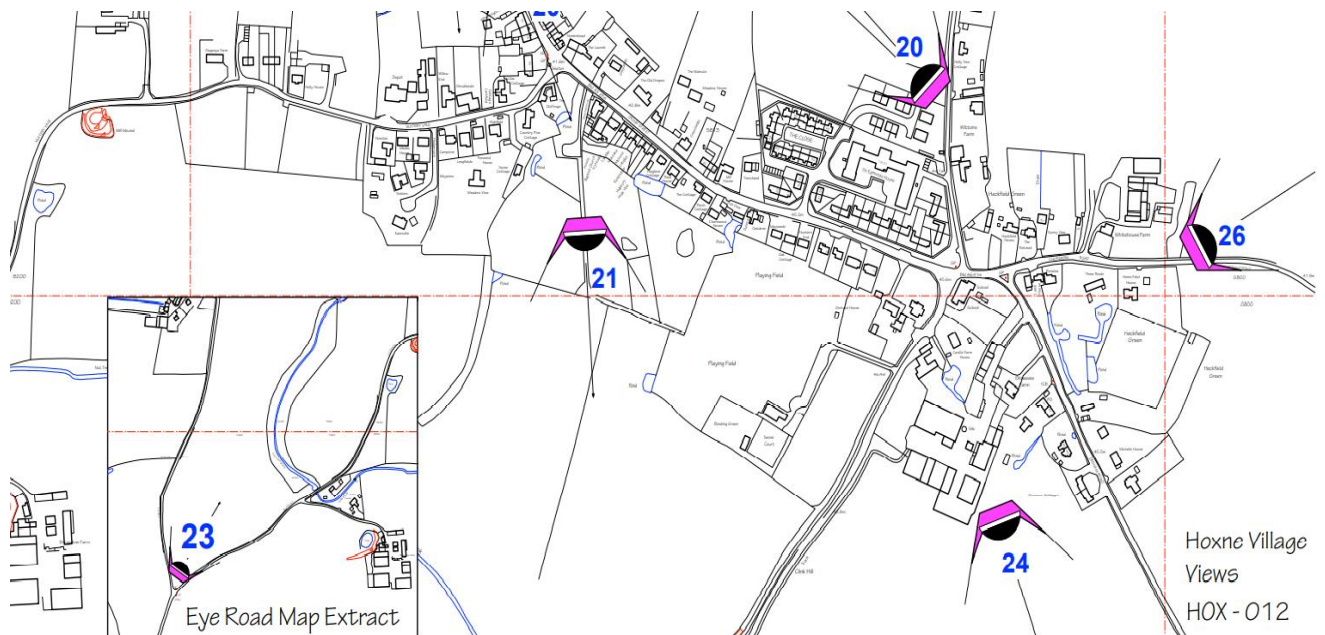
Settlement plan



39. The HSAS states that these views are illustrative only and that it should not be assumed that views that have not been identified are not potentially significant. A number of other important views have been identified on the maps below.

Maps of Important views;





Description of important views

- 1) View the “surgery car park” towards the Church and Vicarage (formerly a moated hall complex) which being sited on a ridge are visible from a significant distance.
- 2) View looking northwards from the Church car park across the Waveney Valley to the Norfolk Border.
- 3) View from Fishers Lane (Mid Suffolk Footpath) looking eastward across the water meadows towards Thorpe Abbots and the Angles Way.
- 4) View northwards from Water Mill Lane towards the Mill and the Waveney Valley.
- 5) View northwards from the Public Footpath the ridge above the Water Mill over the water meadows towards Billingford/Thorpe Abbots.
- 6) View southwards from the junction of the B1118 down the hill into the western part of Low Street.
- 7) View southwards from the top of Church Hill running down into the Low Street with the Swan Bridge in the distance.
- 8) View from the Swan Bridge looking northward into the historic core of Low Street.
- 9) View southwards from high point on the sandpits footpath, Public Footpath 9, across the Goldbrook valley to St Edmunds Monument.
- 10) View westward towards the Oakley Park and the Stable Block.

- 11)View looking southwards across the Goldbrook Bridge towards the cottages and the Village Hall.
- 12)View from the Abbey Hill/Low Street pavement towards St Edmunds Monument.
- 13)View from the Downbridge track, Public Footpath 7, southwards to St Edmunds Monument and the open fields beyond.
- 14)View from the steps to the permissive footpath to St Edmunds Monument.
- 15)View looking north from Abbey Terrace towards the Goldbrook valley.
- 16)View from the entrance of Abbey Farm/ Hoxne Priory westward across the Goldbrook valley.
- 17)View southwards towards Cross Street showing the walls of Abbey Farm/Hoxne Priory.
- 18)View northwards down Abbey Hill to the open fields.
- 19)Views from the footpath, Public Footpath 1, westwards across the Goldbrook Valley towards the Eye Road and southwards towards Low Street.
- 20)View from the southern wall of Abbey Farm/Hoxne Priory towards the historic core of Cross Street.
- 21)Views from Cross Street Meadow, Public Footpath 18, across the Goldbrook Valley to Clink Hill and Fir Lane.
- 22)View from Wittons Lane across agricultural land towards the rear of Abbey Farm/Hoxne Priory and down to the valley to Brakey Wood.
- 23)View at the junction of the Eye Road and Nuttery Vale looking east across the Goldbrook Valley.
- 24)View southwards from Shreeves Farm towards Denham.
- 25)View from Watering Lane to the Reading Green.
- 26)View from White House Farm across agricultural land towards Chickering.

Justification for important views

40. Whilst external views from the historic Low Street and Cross Street cores are limited (views 1,6,7,8,10,11,17 and 20) they do highlight the mixture of timber framed and brick buildings common to Hoxne and in particular several high status buildings and complexes particularly on the edge of these foci, including the church and moated complex near the vicarage, the remnants of the parkland and surviving buildings of Oakley Hall and the Priory on Abbey Hill.
41. There are other significant views throughout the Parish that make the Hoxne landscape distinctive and create a sense of place. The three larger elements of Hoxne's settlement groups: Low Street, Cross Street and Heckfield Green were never historically joined up. In filling between the 1960's and 1980's has

seen the distinctly separate Heckfield Green and Cross Street settlement areas merged into a single linear development.

42. However the open space between the northern end of Cross Street (Abbey Terrace) and southern end of Low Street (Goldbrook) currently remains largely intact. A number of key views numbers 9,12,13, 14,15,16, 18 and 19 emphasise this open space and in doing so are critical in defining the polyfocal nature of Hoxne's historic development. This area has recently been the subject of a three speculative planning applications, two were refused but one, in front of St Edmunds Monument (now a scheduled Ancient Monument) was granted and this has seriously compromised the views enjoyed from public footpaths to the monument itself and the countryside beyond, key views 9,13,12 and 14. Any future development in this area would have a significant impact on the landscape and should be resisted.
43. The remaining views 2, 3,4,5, 21,22,23,24,25 and 26 all highlight the rural setting of the various Hoxne settlements.
44. Views 2,3,4, and 5 are particularly important as they all emphasise Hoxnes position on the ridge above the Waveney Valley and can be identified as iconic local views from numerous publicly accessible locations.
45. View 21, from the edge of Cross Street Meadow, itself an important open space, gives a panoramic scene sweeping from Clink Hill to the Gold Brook stream and the Bridleway beyond that connects Clink Hill to South Green.
46. View 23, at the junction of Nuttery Valley and Eye Road, highlights the rolling valley clayland landscape that Hoxne is situated and offers an undisturbed scenic quality of the wooded Gold Brook Valley.

Overall Conclusion

46. Hoxne is an important historic settlement. Mid Suffolk District Councils Heritage and Settlement Sensitivity Assessment (part of the evidence base for the emerging local plan produced by Place Services, March 2018) identifies Hoxne as having an overall high rating for both historic value and susceptibility to change. The report identifies Hoxne as particularly vulnerable to poorly located development. The report concludes that the poly-focal nature of Hoxne should be preserved with any new development designed to preserve and respect this historic settlement pattern.

47. The National Planning Policy Framework states that historic assets should be protected. Paragraph 200 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

48. Any development in Hoxne should reflect the historic character of the village. Development proposals should not harm the historic polyfocal settlement pattern, the general setting of groups of ancient monuments/listed buildings or the specific setting of individual ancient monuments/listed buildings.

Appendix 1: Ancient Monuments

Remains of Hoxne Priory at Abbey Farm, Cross Street.	AM	The monument, which is in two separate areas of protection, includes visible and buried remains of a Benedictine priory.	
Remains of medieval fishponds at The Leys, Denham Low Road	AM	The monument includes the remains of an array of medieval fishponds located in the bottom of the valley of the Goldbrook, in an isolated position to the south of Hoxne village and south west of Heckfield Green. There are the remains of a second set of fishponds some 850m to the north, within the precinct of Hoxne Priory, which is the subject of a separate scheduling.	
Moated site at the vicarage of St Peter and St Paul's Church, Green Street.	AM	The moated site at The Vicarage survives well and will retain archaeological evidence for its construction and subsequent occupation during the medieval period. The possibility that it was originally occupied by a bishop's palace and the likelihood that it also contains evidence relating to an earlier Saxon minster gives the monument particular interest.	

Appendix 2: Listed Buildings

Abbey Hill			
St Edmunds Monument, Abbey Hill (formerly Oak Hill)	II	The St Edmund's Monument located on Abbey Hill, Hoxne in Suffolk, which was erected in 1849 to commemorate the execution by the Danes of Edmund, King of East Anglia and subsequently St Edmund the Martyr, in AD 870, is listed at Grade II.	
Chickering Road (off Heckfield Green)			
37, Chickering Road.	II	House, formerly a pair of cottages. Said to have been converted into cottages from the stable block serving the adjacent public house, now called The Retreat. C18 core, mid C19 facade. Timber framed, the facade of colour washed brick, the remainder plastered. Thatched roof.	
Cosy Cot (40). Chickering Road	II	Cosy Cot (No.40) GV II House. Probably C17. Timber framed and plastered under a thatched roof. 1 1/2 storeys.	
Chickering Corner, Farmhouse, Chickering Road	II*	Chickering Corner Farmhouse (formerly listed with Item Nos. 3/62 & 3/63 as Haywards Farmhouse) GV II* Part of former farmhouse, now one dwelling. C15; extended north by one bay in late C16. The surviving cross-wing of a substantial medieval house, possibly the manor house of Chickering Hall.	
Barn 40m SE of Chickering Corner Farmhouse, Chickering Road	II	Chickering Corner Farmhouse (formerly listed with Haywards Farmhouse) GV II Barn. C16. Timber framed and weatherboarded.	
Chickering Corner Farm Cottage, Chickering Road	II	Chickering Corner Farm Cottage (formerly listed with Item Nos. 3/61 & 3/62 as Haywards Farmhouse) GV II Part of former farmhouse, now one dwelling. Later C17. Renovated mid C20. Timber framed and plastered under a pantiled roof	

Haywards Farm Cottage, Chickering Road	II*	Haywards Farm Cottage (formerly listed with Item Nos 3/61 & 3/63 as Haywards Farmhouse) Part of former farmhouse, now one dwelling. A C16 rebuilding of the hall range of a medieval house.	
Park Farmhouse, Chickering Road.	II	Park Farmhouse II Farmhouse, almost certainly a fragment of a larger building. Late C15; extended to north in later C16. Timber framed, mainly plastered, with a pantiled roof. 2 storeys and attic	
The Retreat, Chickering Road	II	The Retreat GV II House, at one time the Royal Oak public house. Probably C17. Timber framed and plastered with applied timbers to the facade and right gable end. Thatched roof. 2 storeys.	
House immediately W of The Retreat, Chickering Road	II	House immediately west of The Retreat GV II House. C15, the upper end rebuilt C16-C17. Timber framed with textured plasterwork. Thatched roof, originally hipped over service end, 1 1/2 storeys. A former open hall house, probably of 3-cell form.	
Three Ponds, Chickering Road	II	Three Ponds II Former farmhouse. Late C16 with slightly later addition to right, formerly extending to rear. The earlier part of the house almost certainly had a 3- cell form, the parlour cell to the left now lost.	
Whitehouse Farmhouse, Chickering Road	II	Farmhouse. C16. Timber framed and plastered with a roof of modern plaintiles. 2 storeys and attic. 2-cell, lobby entry type.	
<u>Church Street</u>			
38 (Yew Tree House) , Church Street.	II	A C16 2-cell range, the hall with a storey post bearing the date 1573.	
<u>Cross Street</u>			
Athene Cottage (7), Cross Street.	II	Formerly one house, now 2 dwellings. Mid C17 (said to be 1650); small C19 colourwashed brick addition to left, probably added when the house was sub-divided into 2.	

15, Cross Street.	II	Circa 1800. Timber framed and rendered, hipped roof of clay pantiles. 2 storeys. 2-cell lobby entrance plan with symmetrical facade.	
16, Cross Street.	II	Mid C16 with C17 alterations; extended to rear 1951. Timber framed and plastered with a thatched roof. 2 storeys.	
Corn House (20) and Three Trees (22), Cross Street.	II	No.20 (Corn House) & No.22 (Three Trees) Originally one house, now divided unequally into 2. In 3 main phases: c.1500, mid C16 and late C16. Timber framed and plastered under a thatched roof. 2 storeys.	
Abbey Farmhouse, Cross Street.	II*	Farmhouse, on site of Benedictine Priory. East wing is the surviving part of a large house of c.1540, said to be for Sir Richard Gresham. Early C17 cross-wing to west, extending to north to form L-shape plan.	
Walling to road curtilage, Abbey Farmhouse, Cross Street.	II	Walling to road curtilage of Abbey Farmhouse GV II A length of boundary wall extending south from the main entrance to Abbey Farmhouse for a distance of some 90m, around the corner and eastwards for another 60m. The northernmost section is probably C13 and is the surviving part of a small Benedictine Priory.	
Abbey View, Cross Street.	II	Late C15 with mid C17 rear wing forming L-shape plan. Alterations of c.1600, c.1700 and c.1924. Timber framed, the facade and gable ends encased in red brick c.1924 with white brick dressings at the angles. A former open hall house of 3-cell form.	
The Grapes, Cross Street.	II	Formerly The Grapes Public house. C15 and c.1700. Various C20 additions to rear. Timber framed and plastered with a thatched roof. 1 1/2 storeys. A former open hall house of 3-cell form, the upper end rebuilt and enlarged c.1700.	
The Old Wheelwrights, Cross Street.	II	The Old Wheelwrights GV II House. C17 core, probably in several phases.	

Denham Low Road.			
Chestnut Tree Farmhouse, Denham Road.	II	Chestnut Tree Farmhouse. Late C16/early C17, in at least 2 phases, forming L-shape plan. Lower C18 service wing to right. Timber framed, modern textured render. Service wing underbuilt in brick on ground floor.	
Farm Cottage 110m S of Three Ponds, Denham Road.	II	Farm Cottage 110m South of Three Ponds (formerly listed as Watsons Cottage). First half of C17. Timber framed and plastered under a thatched roof. 2 storeys. 3-cell form.	
Barn immediately S of Watsons Cottage, Denham Road.	II	Barn immediately south immediately south of Watsons Cottage II GV Small barn or stable. Late C17. Timber framed, plastered and tarred. Thatched roof.	
Eye Road.			
Fairstead Farmhouse, Eye Road.	II	Farmhouse, now subdivided into 2 dwellings. An early C17 rebuilding of an early C16 house.	
Barn 50m N of Fairstead Farmhouse, Eye Road.	II	Barn 50m north of Fairstead Farmhouse II Barn. C16 origins, largely rebuilt mid or late C17.	
Goldbrook.			
Goldbrook House, Eye Road, Goldbrook	II	Goldbrook House II House. Late C16, with late C19 alterations. Timber framed and plastered.	
Goldbrook Cottage and Hollydean, 59, Goldbrook.	II	Gold Brook Cottage & Hollydean (No.59) GV II Formerly one dwelling, now 2 cottages. Mainly C17, possibly older origins.	
Christmas Cottage, Goldbrook.	II	Christmas Cottage GV II Small house, probably originally a wing to adjoining house, Old Thatch qv. Circa late C16 and C17 remodelled in circa mid to late C19 and repaired and altered in late C20.	

The Old Thatch, Goldbrook.	II	Old Thatch GV II House. Probably C15. Timber framed with plastered facade; C19 red brick to right gable end. Thatched roof.	
Green Street			
Church of SS Peter and Paul, Green Street.	I	Church of SS. Peter and 29.7.55 Paul GV I Parish church. Medieval; chancel rebuilt 1853. Restored 1879-80. Nave, chancel, north aisle, west tower, south porch, north vestry. Flint rubble, the tower faced in knapped flint; stone dressings. Nave roof clad in copper, chancel roof slated. Fine C15 square tower, in 4 stages, with diagonal buttresses and crenellated parapet; polygonal stair turret projects on south side.	
Dairy Farmhouse, Green Street.	II	Dairy Farmhouse II Farmhouse. Early C16. Restored in early 1970's when rear wing was enlarged.	
Dove Cottage and Penbryn, Green Street.	II	Dove Cottage & Penbryn (formerly listed as Oakley Terrace, Church Villa and Penbryn) GV II Originally a row of 5 almshouses, now 2 dwellings. Dated 1844 on the wings.	
Elm House, Green Street.	II	Elm House , C16 core, remodelled in early C19; extended to left in early C20.	
The Firs, Green Street.	II	The Firs GV II House. C18 or earlier core, much altered mid-late C19. Double-pile plan.	
High House, Green Street.	II	High House . Circa 1500. Timber framed and plastered with a plaintiled roof. 2 storeys.	
Hill House (incl doctor's surgery to rear), Green Street.	II	Hill House (including doctor's surgery to rear). Mid C17; altered in C18 and C19 when used as a schoolmaster's house. Timber framed, entirely cased in C18 and C19 red brick. Roof pantiled to front and plaintiled to rear, the left	
Moat Farmhouse, Green Street.	II	Moat Farmhouse. Early C17 2-cell range to rear; early C19 front range (said to be dated 1803 on a rafter) forming double pile plan.	
Mulberry Cottage, Green Street.	II	Mulberry Cottage, formerly a pair of cottages. Circa 1810 with mid C19 estate-style alterations. C20 rear additions.	

Barn 90m W of Shreeves Farmhouse, Green Street.	II	Barn 90m west of Shreeves Farmhouse . Circa 1600. Timber framed, mainly with C20 smooth render; a small part weatherboarded.	
The Vicarage, Green Street.	II	The Vicarage. A very complex house with work of late C15, early-mid C16, C17, early C18 and 1870. Substantially reduced in size c.1960 by demolition of some rear additions.	
Low Street.			
16, Low Street.	II	No.16 , latterly 2 cottages. Early C18. Some mid C20 reconstruction.	
Trees (22), 23 and 24, Low Street.	II	No.22 (Trees), No.23, No.24 Originally one house, now subdivided into 3 cottages. C16 or earlier. Timber framed. No.22 and No.23 have C20 textured render and a roof of modern plaintiles. No.24 has old panelled plasterwork	
41, Low Street.	II	No.41. C16 and later. Timber framed and plastered.	
49, Low Street.	II	No.49. Mid C19. Red brick, roof of glazed black pantiles. Shaped parapet gables.	
53 and 54 Low Street.	II	No.53 & No.54 Originally one house, now 2. Late C15/ early C16. Timber framed.	
55, Pilgrim Cottage (56) and 57, Low Street.	II	No.55, No.56 (Pilgrim Cottage), No.57 Originally one house, now 3 cottages. C16. Timber framed and plastered.	
White Cottage (77), Low Street.	II	No.77 & White Cottage . (formerly listed as Premises occupied by A. Knights, Premises occupied by Miss R. Capon) 2 cottages, probably built as a single house. C16-C17.	
Aldersyde, The Cottage and adjoining cottage, Low Street.	II	The Cottage & adjoining cottage to north (previously listed as Aldersyde, Two cottages adjoining Aldersyde) Originally one dwelling, now 3 cottages. C16, in several phases, with later alterations.	
Bridge Cottage and Bridge House, Low Street.	II	Bridge House & Bridge Cottage formerly listed as Nos. 30 and 31 (Bridge House) Originally one house, now 2. Early C17 cross-wing. The main range attached to the east	

		may have had earlier origins but has been greatly altered.	
Lea Cottage and The Old Bakery, Low Street.	II	The Old Bakery & Lea Cottage Originally one house, now 2 houses and a shop. Mid C17 with mid C19 alterations.	
Market House, Low Street.	II	Market House . C17 or earlier core, mid C19 exterior. Timber framed and plastered, the facade lined in imitation of ashlar.	
Post Office, Low Street.	II	House and shop. Early C19. Part red brick, part timber framed with a roughcast-rendered facade.	
Red House, Low Street.	II	Red House. C17 or earlier core, largely rebuilt mid C18 as agent's house for Oakley Park estate. Red brick with a hipped plaintiled roof.	
Red House Cottage, Low Street.	II	Red House Cottage (formerly listed as The 29.7.55 Laurels) GV II House. C16 with early C18 alterations.	
The Swan Inn (including outbuildings) Low Street.	II*	The Swan (including 7/106 attached outbuildings) (formerly listed as 29.7.55 Swan Inn) II* GV Public house. Early C16 2-cell end-chimney hall range; mid C16 parlour addition to south, with higher roof ridge. Early C18 alterations.	
Time House and Time Cottage, Low Street.	II	Time Cottage & Time House (formerly listed as 29.7.55 No.18, No,19 , No.20, No.21) GV II Two houses. C17 or earlier origins, largely rebuilt C18; mid C19 alterations.	
The White House, Low Street.	II	The White House. Mid C19. White brick facade, the remainder red brick.	
The Wooden House (Hobby House Butchers) Low Street.	II	The Wooden House (Formerly listed as Hobby House, previously listed as Butcher Shop (opposite Bridge House) . Early C19 with early C20 alteration.	
Oakley Park			
Stable block, Oakley Park.	II	Stable Block II Stable court to Oakley Park. Circa 1825, probably by Sydney Smirke who remodelled the house at this time for Sir Edward Kerrison. Red brick, stuccoed and ashlar-lined. Slated roof	
Reading Green			

Greenfields, Reading Green.	II	Greenfields 29.7.55 II House. Late C17. Renovated and extended to rear mid C20. Timber framed and plastered under a thatched roof.	
Locks Farmhouse, Reading Green.	II	Locks Farmhouse II Farmhouse. Late C16/early C17. Renovated and enlarged mid C20. T	
Reading Green Farmhouse, Reading Green.	II	Former farmhouse. Late C16. Timber framed and plastered with a thatched roof. 1 1/2 storeys with small attic.	
Thorpe Hall, Reading Green.	II*	Thorpe Hall House. Late C16 (said to be 1580), apparently for Sir Guy Thorp. Mid C19 plastered and pantiled kitchen wing added to west	
White House, Reading Green.	II	White House Farmhouse. Late C16/early C17. Timber framed and roughcast-rendered under a thatched roof.	
South Green			
Colbys Farmhouse (recent alias Home Farm), South Green.	II	Colbys Farmhouse. Early C16. Timber framed and plastered except for the gables which are weatherboarded.	
Gissing Farmhouse, South Green.	II	Gissings Farmhouse II Farmhouse. C16-C17, in 2 or possibly 3 phases, forming a single long range. Timber framed, all encased in colourwashed brick, dated on the front by an oval tablet inscribed 'T.M 1794'.	
Myrtle Cottage, South Green.	II	Myrtle Cottage II House. In 2 sections: the right section is the earlier and appears to be part of a medieval house, now considerably altered; left hand section is C16, extended to left and re-roofed in C19.	
Barn 100m W of Red House Farmhouse, South Green.	II	Barn 100m west of Red House Farmhouse (formerly listed with Red House Farmhouse) . C17.	
Red House Farmhouse, South Green.	II*	Red House Farmhouse II* Farmhouse. Early C16 3-cell house with one-bay early-mid C17 addition at service end, forming a single long range.	
South Green Farmhouse, South Green.	II	South Green Farmhouse, latterly 2 dwellings. Late C16 with C19 addition to right. Roof over main	

		range replaced by one of shallower pitch, probably in C19.	
Watermill lane.			
Low Farmhouse, Watermill lane.	II	Low Farmhouse. C16. Timber framed and plastered under a thatched roof. 2 storeys. 3-cell form.	
The Watermill (Mill House) Watermill Lane.	II	The Water Mill House. Mid C19 with earlier work to rear. Whitewashed white brick with red brick ranges to rear.	
Hoxne Watermill, Watermill Lane.	II	Hoxne Watermill (formerly listed under Mill Lane) . Dated 1846.	
Wittons lane.			
The Red House, Wittons lane.	II	The Red House Former farmhouse. C16, in 2 phases; late C19 and mid C20 alterations. Timber framed, the front and right gable end cased in red brick in 1880's, dated in a panel in the front gable with the initials 'AW'. Brick casing to rear added in 1940's.	

Key

I	Grade 1
II*	Grade 2 star
II	Grade 2

Appendix 3 - Non Designated Heritage Assets.

The National Planning Policy Framework (NPPF), adopted March 2012, gives significant policy weight in planning decision-making to heritage assets that are not nationally designated. The NPPF places obligation on local planning authorities to identify heritage assets and to define the significance of these assets .

The following definition of a heritage asset is provided within Annex 2 of the NPPF: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”

This definition makes it clear that heritage assets include those parts of the historic environment that may not be subject to a formal designation (such as listing or scheduling). It can also be taken from this definition that the local planning authority should identify undesignated heritage assets in its area, preferably through a Local List.

Historic significance includes surviving examples of buildings or structures associated with:

- a) Events or significant phases in local history;
- b) Activity crucial to the development of a place;
- c) Local industries, local commercial activity, past communities, conventions and traditions;
- d) Known pre-historic interest or have the potential to yield evidential value;e) Human interaction with the landscape and topography of the district;
- f) Strong community significance (e.g. civic buildings, schools, community halls, libraries);
- g) Locally famous or notable people or events;
- h) Hoxne’s social, economic and physical development and history such as schools, churches, leisure and entertainment, commercial and employment

Mid Suffolk District Council does not have a local list of non designated heritage assets for Hoxne.

Proposed non designated assets that should be protected in the Plan are:

Buildings or Architecture

- 1) The Village Hall (Goldbrook).

- 2) The old forge (Cross Street/Nuttery Vale).
- 3) The Chapel (cross Street).
- 4) The Goldbrook Bridge (Goldbrook).
- 5) The Swan Bridge (Low Street).
- 6) St Edmunds Primary School. (Heckfield Green).
- 7) The Banham Brickyard (Eye Road).
- 8) The Pump (Cross Street).
- 9) The Old Surgery (Church Hill).
- 10) Home Farm (Eye Road).
- 11) Heath Lodge (Oakley Road).
- 12) Waveney Lodge (Oakley Road).
- 13) Pit Barn (South Green).

Landscape

- 1) The remaining greens at Heckfield Green.
- 2) Open space opposite Abbey Terrace (Abbey Hill).
- 3) Open space between Goldbrook Bungelows and Downbridge track.
- 4) Permissive footpath to St Edmund Monuments (Abbey Hill).
- 5) The Slade (Ancient wood).
- 6) The Grove.
- 7) Hoxne Wood.
- 8) Pit Wood.