

INTERESTED PARTY NO. [REDACTED]

Expansion on Open Floor Hearing Speech

As an owner of a Mid Suffolk listed building it is very clear to me that we are custodians of history for future generations. Listed buildings need to be preserved and nurtured, their stories told. If people do not want to buy a house because of its proximity to a badly executed grid upgrade then the houses will fall into disrepair and their stories lost forever. We owe our children and grandchildren the right to the history of our green and pleasant land. Upgrading the grid is not impossible to do without damaging beyond repair our historical assets.

[REDACTED] (listed for its special historic interest) is one of the 2000 listed properties directly affected by National Grid's proposed Norwich to Tilbury pylon route. This grade 2 house with a manorial history dates back to the Domesday Book. It will be flanked on the east side and at the entrance by pylons RG127, RG128, RG129, RG130 and RG131.

The manor house was owned by Sir Robert de Sackville during the reign of Henry 1 in 1068. The fortification walls of the original manor are still visible today and surround the medieval moat. By 1367 it became the property of the Hemenhale family (from where it gets its name) and was the birth place of Ralph de Hemenhale's grandson, William de la Pole, 4th Earl and first Duke of Suffolk. William married Alice Chaucer, granddaughter of Geoffrey Chaucer and William de la Pole was known as the power behind the throne of the somewhat weak Henry VI. It has been owned by many historical figures, Sir John Fastolf (Shakespeare's Falstaff) who created the deer parks that surround the house, Charles Brandon and Anne of Cleves, who was given it as part of her divorce package. It has been owned by John Paston who wrote the Paston letters at the house by candlelight, although his ownership was disputed by the wife of Henry VII, Queen Elizabeth, who claimed it as her own.

The setting and view from the Hall has not changed for many hundreds of years and maps from the 1800s show

the house as it is today with the fields around it set and named as they remain today and I enclose a Historic Landscape paper on the detriment of this Norwich to Tilbury proposal on the house by [REDACTED]

The grid proposal will take £200,000 off the market price of the house. This can be proved by our estate agents who valued the house before National Grid started excavating in Norfolk for a project that has not yet had the go ahead. This amount of money is not something that my husband and I can afford to just dismiss from our pension. This house was bought by us 25 years ago. We have renovated and cared for it and now the thought of realising our hard work and money that we have invested in this house for our pension is gone. The house has been on the market since July and we have had two viewings - both were unserious buyers. This is a unique house and I would ask for a site visit to see for yourself the damage that will be done to its special, rural situation along with the rest of Cotton which faces 15 pylons in this tiny village.

The house is ideally secluded but not isolated, unchanged landscape that pours out charm. It is also a haven for wildlife with a resident Tawny and Barn Owl, Roe Deer and Munt Jack, Brown Hares, Bats, Pipistrelles and Brown long eared bats and Crested Newts that live around its medieval moat. Toads that make their way back to the moat to breed every year and English Partridges, Red Kites, Buzzards, Cormorants, Herons and more birds than you can imagine including Kingfishers, swallows nesting in the barns, garden warblers. We are awash with cowslips, bee orchids and many other flora. We have had otters in the moat and many years ago, water voles. This is a truly special place that should be protected. HVDC would allow this time capsule to continue in its undisturbed way.

Under the Historic Environment Good Practice Guide to planning it is noted that settings and experiences of heritage assets should be protected as well as the assets themselves - and there is a reason for this. The Hall will lose its historic character when haul roads are

built and far higher than usual pylons seen within 400m. We will not get any compensation of any kind as the pylons are on neighbouring land but blight us as if they were on our own. I enclose a statement to Adrian Ramsey MP from Simon Pepper which, quite frankly insults my intelligence. I have worked for an estate agent for 20 years and understand the attraction of this joyous house and its one off appeal, sadly diminished by the proposed pylons. Its original configuration of deer parks and fields will be industrialised and its land use changed. The Hall has two well used footpaths that run through the grounds, one will have a direct view of the proposed pylons. National Grid decided that haul roads (later explained as access roads) be built down our private drive.. As the drive is the property of [REDACTED] [REDACTED] our neighbour, they decided not to contact us about the “access roads” going past our property as we had no legal right to the drive.. This is a mistake. We have a financial interest in the upkeep of the drive and have legal right of way over the drive, [REDACTED] [REDACTED]. This is just another example of National Grid not doing their homework properly. (I include a copy of a

text from [REDACTED], NSIP Specialist, Suffolk County Council). After much communication with both Suffolk County Council and National Grid, they have said that they will only walk down the drive, not drive. I ask the question, where are they going to park their vehicles? The road leading up to the drive is single track with no carparking space.. Why do they need to walk down the drive when there is a parallel public right of way

It is important to realise that if we, the owners of the Hall, wanted to change anything around the curtilage of the house, we would need to follow planning rules and regulations but it seems that National Grid can irreparably damage the setting and experience of this medieval manor with ties to Tudor kings and queens without a blink of an eye. National Grid can ignore the Holford Rules and not follow The Green Book. Are they above the law?

There are other ways to upgrade the grid without shattering British countryside and making a mistake by wiping out our important history. HVDC or Offshore are

viable considerations and do not damage people's property or farmland rendering farmland unsuitable land for many years and destroying the value of homes which I am sure has not been accounted for in National grid's costings. Which they will not divulge for public scrutiny. Historic England are doing a report on this house which I enclose and The Gardens Trust will also review the report and submit for application for registration of the areas outside the garden of the house as they are of significance according to Historic England. I submit a report by [REDACTED] on behalf of Historic England

As I am sure you are aware, I hope I speak for all owners of listing buildings.

I do not feel we were properly consulted at the consultations held by National Grid. We were not given alternatives to pylons, we were not shown costings, the consultations themselves were held in far away places to the villages concerned and some only during a working day and not on weekends. If you were a

working person or non driver, you may not have got to a consultation.

Since National Grid have taken little notice of the region's concerns, I feel it is essential to have additional hearings to consider viable alternatives to these unnecessarily destructive, monstrous pylons when there ARE alternatives.

Wednesday, February 25, 2026 at 17:11:10 Greenwich Mean Time

Subject: Attachment for deadline one
Date: Monday, 23 February 2026 at 21:05:02 Greenwich Mean Time
From: Charlotte Banks
To: [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED] <[REDACTED]@parliament.uk>
Date: 10 February 2026 at 17:57:38 GMT
To: [REDACTED] <[REDACTED]@btinternet.com>
Subject: Property issues - update (Case Ref: AR03215)

Dear Charlotte,

Adrian has received a reply from Simon Pepper, Project Director at National Grid, regarding the issue you raised re the impact of the proposed pylons on property prices, both for yourself and others.

The response says:

"The value of houses is affected by many factors and so it is difficult to identify any individual reason for a house to depreciate in value. We understand that the visual impact of any new electricity infrastructure is likely to be a concern for local communities and we seek to avoid communities and properties as much as possible and to reduce potential effects on communities and residents through routeing and design. However, UK law does not require developers to compensate for loss of view or changes to a view.

We would be happy to engage with your constituent's appointed estate agent should they wish to place Hempnalls Hall back on the market. This will enable concerns to be raised and discussed at an early opportunity and provide a regular point of contact to respond to queries and concerns."

I'm appreciate this will be very disappointing.

Adrian has been given another contact working on property issues for Norwich-Tilbury, [REDACTED] – would it be useful to put you in touch with her directly? (I would need to check I can pass on her email.)

I am really sorry not to have more positive news.

With kind regards,

Lucy

[Redacted]

Caseworker

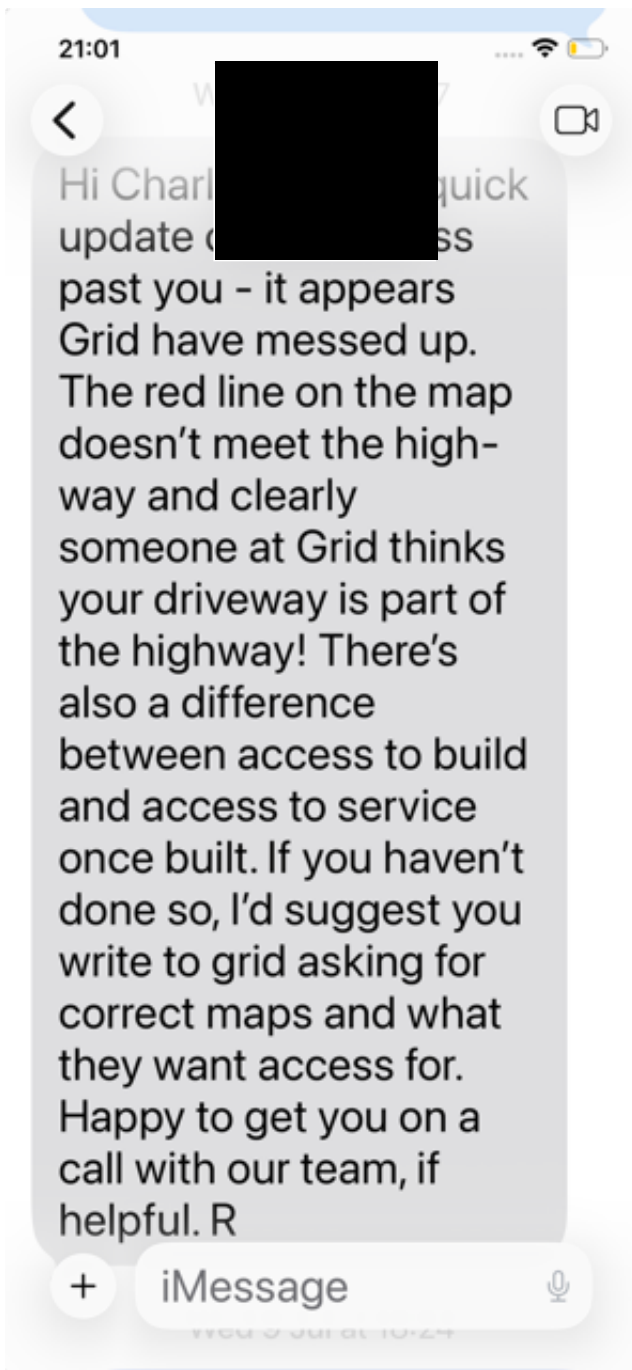
[Redacted]

Adrian Ramsay MP

Member of Parliament for Waveney Valley

Wednesday, February 25, 2026 at 17:11:48 Greenwich Mean Time

Subject: Attachment for deadline one
Date: Monday, 23 February 2026 at 21:02:33 Greenwich Mean Time
From: Charlotte Banks
To: [REDACTED]
Attachments: Screenshot 2026-02-23 at 21.01.55.png



Sent from my iPhone

Executive Summary

This Heritage Impact Assessment examines the impact of the National Grid's proposed Norwich to Tilbury project upon the Grade II-listed Hempnalls Hall, the associated Grade II-listed bridge, and the moated site which contains them, which together form an historically and archaeologically significant manorial centre in the parish of Cotton, Suffolk.

The Norwich to Tilbury project is a proposal by National Grid Electricity Transmission (National Grid) to reinforce the 400kv high-voltage power network in East Anglia between Norwich and Tilbury substations, including a new 400kv connection substation in the Tendring district. The project includes a new 400kv overhead line between Norwich and Bramford. In the Hempnalls Hall area the 2023 draft proposed route brings the new overhead lines and pylons on a north-south alignment through the agricultural fields to the east of the moated manorial complex, within land which formerly formed part of the Hempnalls Hall estate and which forms part of the setting of the moated site and its associated listed buildings. In particular, proposed new pylon RG127 is located 500m to the north-east of the moated site, within the former landholdings of the Hempnalls Hall estate, proposed pylon RG128 is located 280m to the east of the moated site, again within the former landholdings of the Hempnalls Hall estate, and proposed pylon RG129 is situated 400m to the south-east of the moated site, adjacent to the boundary of the former deer park, such that the new overhead cabling traverses the area of the former park.

While the proposed construction of pylons and overhead lines in the fields to the east of the Hempnalls Hall complex would not have a direct physical impact upon the heritage assets themselves, it would have an impact upon the settings of those buildings and features, which would in turn have an impact upon their significance. This report has established that the affected assets at Hempnalls Hall are the Grade II-listed Hall itself, the associated Grade II-listed bridge and the moated site with which they form a medieval manorial complex (a non-designated heritage asset).

In the case of the Grade II-listed Hempnalls Hall, the immediate setting of the building is the moated site within which it stands, which surrounds it on all sides and is crossed by the separately Grade II-listed bridge to its north. The historical and cartographic evidence for the development of the Hempnalls Hall complex indicates that the moated site itself is of great historical and archaeological significance, both because of the numerous historical associations which the site has with locally and nationally significant families and individuals, but also because of the physical extent and quality of the surviving earthworks of the moat itself, and the archaeological potential of the moated island, which clearly contains the remains of the former buildings which stood on the site. In planning terms, the moated site constitutes a non-designated heritage asset, and it is argued here that it should be considered to be of equivalent significance to scheduled monuments, as per footnote 68 of the NPPF.

Throughout the medieval period and well into the 20th century, the Hempnalls Hall manorial complex stood at the centre of a large estate, which incorporated substantial tracts of surrounding agricultural land in the parishes of Cotton and Wickham Skeith. Historical and archaeological evidence indicates the degree to which this landscape formed the setting of the manorial complex, in particular regarding the creation of a formal deer park to the south and east of the manorial complex during the 14th century. Although no longer extant, the former existence of the deer park can be read in the surviving field-names and in the survival of boundary ditches within the surrounding fieldscape. It is therefore concluded that the agricultural landscape, with its strong historical connections to Hempnalls Hall, and in particular the landscape to its south and east in which the former deer park was located, forms the setting of the manorial complex and contributes to its significance.

The construction of overhead lines carried by pylons 44–50m high would cause harm to the setting of the Hempnalls Hall complex, which would in turn have an adverse impact upon the significance of the Grade II-listed Hall, the associated Grade II-listed bridge and the moated site with which they are associated. As noted above, together these features form a manorial complex of great historical and archaeological significance. Specifically, the open agricultural land to the east of

the complex is a key characteristic of its wider setting, as a former part of the Hempnalls Hall estate and the probable location of the former deer park, and this would be adversely affected by the introduction of industrial infrastructure into what is currently an open, rural landscape. Given the relative heights of the existing buildings, the surrounding trees and the proposed pylons, it is considered likely that, as well as potentially being visible in views to and from the Hempnalls Hall complex, these overhead wires would also be visible in the longer views obtainable from positions on the south-western approach road to the Hempnalls Hall complex. In planning terms, the construction of the new infrastructure for the Norwich to Tilbury scheme in this location would result in 'less than substantial harm' to this pair of Grade II-listed heritage assets and associated moated manorial complex, with this harm lying towards the middle of the scale. Under existing legislation and planning policy, 'great weight' must be given to this harm when the Development Consent Order for the scheme is examined and determined.

In causing harm to the setting of designated and non-designated heritage assets, the construction of pylons and overhead wires east of the Hempnalls Hall complex contravenes legislation set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 3(1) of the Infrastructure Planning (Decisions) Regulations 2010. It also contravenes national heritage policies set out in the existing and draft National Policy Statements EN-1 and EN-5, as well as the NPPF, the Mid Suffolk Core Strategy and the Mid Suffolk Local Plan.

Finally, when considering the route of the overhead lines and pylons within the proposed corridor, it is concluded that the heritage harm identified in this report could be reduced or mitigated by moving the proposed lines away from the open ground to the east of the Hempnalls Hall complex, instead taking the route further to the east, where existing belts of trees and natural topography would result in the pylons and overhead wires being screened from the key views of these historic buildings and their associated landscape features identified in this report. As such, it is concluded that the current proposed route would result in the avoidable harm to the heritage assets which constitute the Hempnalls Hall complex, and the avoidable nature of this harm must also be taken into account when the Development Consent Order for the scheme is examined and determined.

Gardens Trust Green Futures Project, 2025-2026: Site Record

ACKNOWLEDGMENT

The owners commissioned a detailed Heritage Impact Statement from Richard Hoggett Heritage in 2023. This report draws heavily on this comprehensive work. References to RH, refer to this report.

SECTION 1.

Site Name* - Hempnalls Hall

Location* County: Suffolk District or Borough: Mid Suffolk Parish: Cotton

Type of Survey* Desk based and site visit

Surveyed by: [REDACTED]

Reported completed: 24th February 2026

1.1 Heritage Assets

1.1.1 NHLE Names and Nos.* The Hall is listed at Grade II (1180451) as is the bridge over the moat (1032280) 30 metres north of it.

1.1.2 Historic Environment Record*

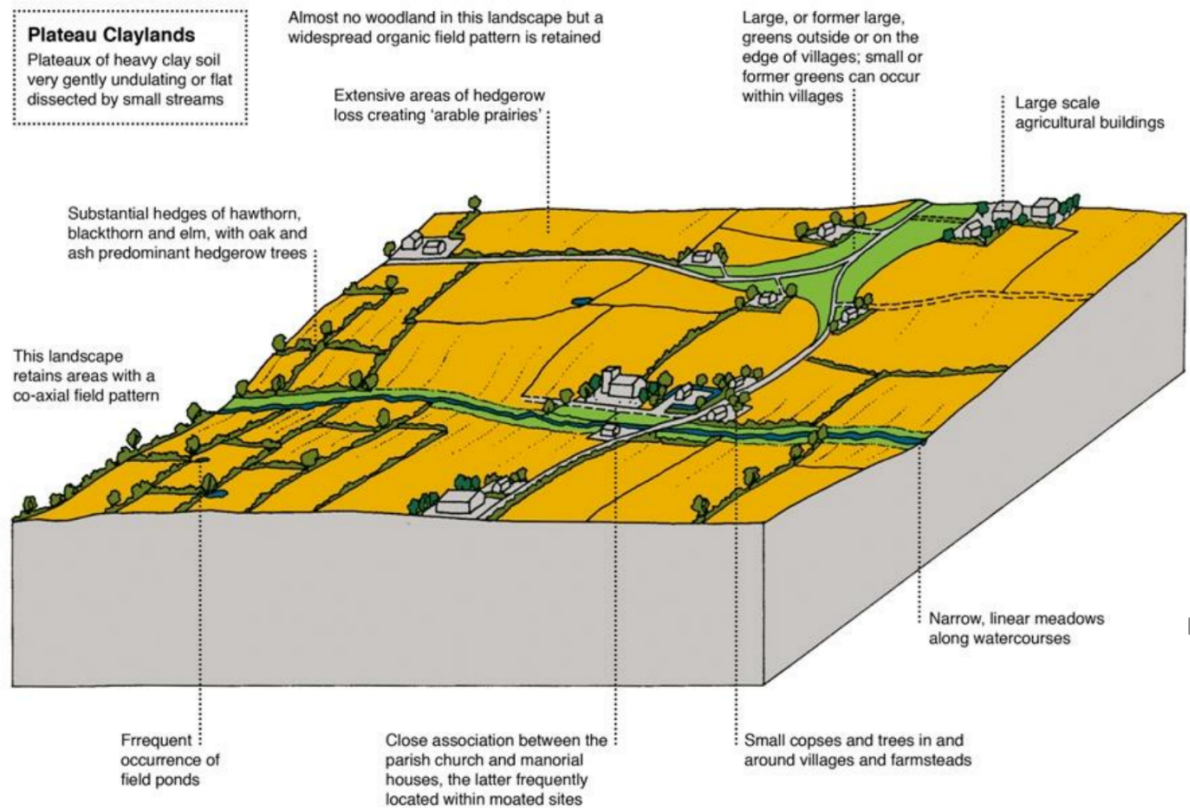
a) Farmstead record COT 052 - Farmstead: *Hempnalls Hall, Cotton. 19th century farmstead and 16th century farmhouse with converted buildings. Regular courtyard full plan formed by working agricultural buildings. The farmhouse is set away from the yard. Significant loss (over 50%) of the traditional farm buildings. Located within an isolated position.*

b) Moat COT 010 *'Square, inhabited, isolated on edge of parish. Garden works have exposed a cragstone retaining wall on the S side of the moat island (S1). Originally part of the Domesday vill of Caldecota (Kaldecotes, Caldecoten, Caldencotan). Held in the C14 by the knightly de Hemenhale family from Hempnalls, Norfolk, hence the present name. Sir Robert de Hemenhale (d.1402/ 3) married Joan de la Pole and Hempnalls Hall was probably the birthplace of William de la Pole, 4th Earl and 1st Duke of Suffolk in 1396. Manor sold by Sir Robert's widow 1403-4. Later acquired by Sir John Fastolf of Caister Castle (d.1459). Succession of John Paston to Fastolf lands at Cotton Hall and Caldecott disputed (see Paston Letters). Held by Charles Brandon, Duke of Suffolk 1515-38. Acquired 1560 by Sir John Tyrell of Gipping. Occupied by his daughter, Dame Anne Clere till her death 1576. For subsequent owners and occupiers see (S4). Traces of mortared flint and brick revetment on S, W and E sides. Crag blocks underpinning revetment on S side near SW corner. Stump of flint and brick walling near SE corner. Brick bridge (?C16 with later upper part) across middle of N side. C16 timber-framed house with brick crow-stepped W gable wall. Stone fireplaces. Foundations of wall extending southward from the S wall of house exposed in the garden (S2). Two C14 tiles - one impressed with a version of the de Hemenhale coat-of-arms, the other inlaid with a wheel design (S3). Two terracotta architectural fragments, very similar to the material from Westhorpe Hall (1520s). Mortar on break surfaces suggests they were used at some stage in a rubble wall (?salvaged material from the demolition of Westhorpe Hall)(S2).'*

The Suffolk HER notes that the bridge may be 16th century with an 18th century upper section.ⁱ In all in the parish of Cotton, there are 78 HER records, another 12 grade II listed buildings and a Grade I, which together form the setting for Hempnalls. Nearby Cotton Lodge (1580, Grade II listed 1285476) was reputedly used as meeting place by conspirators in Gunpowder Plotⁱⁱ. Together these form the setting for Hempnalls.

c) Deer Park COT 033 – Site of medieval deer park (MSF27549)

1.1.3 Is the designed landscape listed locally? - No, but according to the relevant Babergh and Mid Suffolk Supplementary Planning Documentⁱⁱⁱ (SPD) it is located in the Plateau Claylands Area of Mid Suffolk, the historic character of which is illustrated overleaf.



Historic Character of Suffolk Plateau Claylands

A key design principle of the SPD for this area is to *'retain rural character of the small settlements and conservation areas by avoiding the use of standardised and intrusive urban materials and features'*

1.1.4 Is it in a Conservation Area? No

1.2 Landscape Summary and Description (for the HER record)

1.2.1 Summary* - 16th century Hempnalls Hall, set in National Landscape Character (NCA) 83 (High Suffolk and South Norfolk Claylands), is an isolated manorial farmstead surrounded by a medieval moat. Field name evidence suggests the grounds formerly included a kitchen garden, orchards, a deer park, dovecote and farmland. Remains of a formal courtyard of farm buildings are set apart from the Hall, which is accessed by an early C18 bridge: *'red brick with brick copings. One segmental arch. Flat parapet about one metre high, splayed at each end'*.^{iv}

1.2.2 Description* - Hempnalls is an isolated farmstead that reflects the agricultural development of the area, changing from a haphazard arrangement of farm buildings in the early 19th c. to a formal more efficient courtyard layout by the late 19th century. The dispersed pattern of the settlement is typical of East Anglia. As a medieval moated site, the Hall was approached by a bridge, the base of

which may well be 16thc with the surface dating from the 18th c. The moat is believed to have been dug in the 14th century. Several decorative structures are placed throughout the grounds as eye catchers, including pedestrian bridges, one of which was only discovered a couple of years ago, when a tree fell down.

Important archaeological remains include the foundations of an earlier house, a revetment within the bank of the moat and a wall and post fronting it. The site includes a number of mature trees, including 6 aged yew trees, while there are the remains of two lime avenues and the intact route of a former drive to the north. Structural planting includes several topiary gardens and planted areas. A modern walled kitchen garden in the style of the Hall is located through an arch in a aged brick wall where a former window can be seen bricked up. Alongside the moat sits a three person (including a child's) privy, and discharges into it.

The estate sits alongside the site of a former deer park established in the 15th century.



Figure 6. Aerial photograph of the Hempnalls Hall moated site from the south-east, taken in 2023. (John Fielding)

(Taken from RH)

1.3 Statement of Significance

1.3.1 Archaeological interest - Evidence of

- Foundations of medieval house before the current 16th Hall
- Possible revetment along one edge of the moat faced with wall fragment and post.
- Finds of medieval floor tiles including one with Arms of the owner in 1419
- Similarity in style to nearby Westhorpe Hall home of Charles Brandon (one time Hall owner) and Mary Tudor, former French Queen and sister to Henry VIII.

1.3.2 Architectural and Artistic Interest

- Isolated medieval farmstead rebuilt in 17th century with enhancements
- Remains of formal courtyard style farm buildings designed to optimise 19th century farming efficiency, including possible early stables
- Hall surrounded by large medieval deep square moat lending status and splendour to the Hall, accessible only by bridge
- Separately listed bridge, possibly 16th century at base with 18th c. upper structure
- Topiary gardens to front and rear in keeping with the period
- Various decorative structures enhancing views of and from the Hall
- Surviving mature trees and avenues
- Reconstructed walled kitchen garden in the style of the Hall

1.3.3. Historic Interest

Illustrative - Hempnalls and its history exemplify:

- An isolated medieval moated farmstead typical of the Suffolk claylands and its dispersed settlement pattern. The Hall was included in the *Farmsteads in the Suffolk Countryside Project* by Historic England^v which described the layout, based on a desktop assessment, as a '*rrregular courtyard, full plan formed by working agricultural buildings. The farmhouse is set away from the yard. Significant loss (over 50%) of the traditional farm buildings. Located within an isolated position.*'^{vi} It is also noted in *Country Houses of Suffolk*^{vii} as an isolated Hall.
- The 'Gipping Divide' noted in local landscape SPDs: '*of particular, and unexpected, importance was a division running diagonally across the claylands of central Suffolk, approximately on the line of the River Gipping. To the south of this there is gently undulating land which had a high potential for arable farming in pre-modern times, while to the north there is mainly flat land, with an historic tendency towards dairy farming. It was also possible to demonstrate a high incidence of block holdings [farmsteads surrounded by their own group of fields] in the southern area and, conversely, a link with a form of common fields to the north. But beyond these topographically explicable differences, it was also apparent that the 'Gipping divide' was a significant cultural boundary. This can be seen in vernacular architecture, both in constructional methods and in plan forms; in the terminology used to describe greens and woods; and in inheritance customs.*'^{viii}
- Changes in farm building layout over time typical of the changing understanding of agricultural efficiency in the 18th to 19th century
- The unstable period after the Wars of the Roses when Hempnalls Manor was the subject of ownership disputes between John Paston and powerful figures such as the Duke of Norfolk and the Duchess of Suffolk over many years.

Associative - The manor is associated with a number of important historic figures including:

- The first Duke of Suffolk, William de la Pole who was born at the Hall in 1396
- Sir John Falstof, believed to be one of the wealthiest men in England at this death in 1459, was the model for Shakespeare's Falstaff in the Henry IV plays and owned Hempnalls
- John Paston whose 1000 plus Paston Letters provide unique and invaluable insight into 15th c. life, some of which were written at Hempnalls (which he inherited from Falstof) '*by candlelight*;
- The Duke of Norfolk who during the troubled reign^{ix} of Henry VII laid claim to Hempnalls

- Queen Elizabeth, wife of Henry VII and eldest daughter of Edward IV, who wrote to the Earl of Monmouth sometime between 1487 and 1502 about the long ownership dispute of the manor advocating for Simon Blyant as owner
- Alice Chaucer, the poet's granddaughter and Duchess of Suffolk who unexpectedly visited the manor and held court during the long running dispute, in an attempt to claim ownership
- Charles Brandon, Duke of Suffolk who plundered the Hall for his nearby mansion at Westhorpe Hall for himself and his wife, former French queen and Henry VIII's sister
- Anne of Cleves, whose divorce settlement from Henry VIII included the manor

It is also associated with the development of agricultural practice in the 19th century with the change in it's the layout of farm buildings to maximise efficiency, evidenced in comparison of the Tithe and OS maps.

Community - The estate is traversed by a public footpath providing a fine and close up view of the moated site, passing between the farm buildings and the moat.

1.3.4 Summary Statement of Significance (up to 250 words) -The significance of Hempnalls Hall, its moat and grounds lies both above and below ground. Above ground, it is an 16thc isolated farmstead with the remains of a 19th c farm courtyard, surrounded by a medieval moat and approached by an 18th c. bridge. Below ground, the foundations of a medieval house have been found. Along the moat the remains of a revetment faced by a wall can be seen. Finds of medieval floor tiles reinforce this below ground history.

Historic mapping charts the change from a haphazard farm building arrangement to a courtyard layout, typical of the 19thc. when the efficiency of this began to be understood.

Hempnalls is associated with several historical figures:

- William de la Pole first Duke of Suffolk, who was born there;
- Sir John Falstof, the model for Shakespeare's Falstaff who owned it;
- John Paston, who inherited the Hall from Falstof but had to fight hard to hold onto it, as chronicled in the Paston Letters, an extensive 15th century archive;
- Queen Elizabeth, Henry VII's wife and Edward IV's daughter, who intervened in its ownership dispute, as recorded in her letter written between 1487 and 1502
- Alice Chaucer, Duchess of Suffolk and Chaucer's granddaughter, who held manorial court there to try to prove ownership
- Charles Brandon, Duke of Suffolk, who owned it as nearby Westhorpe Hall where he lived with his wife, former French queen and Henry VIII's sister.
- Anne of Cleves, whose divorce settlement from Henry VIII included it

1.4 Owner Information

1.4.1 Name - Charlotte and [REDACTED] Banks

1.4.2 Address - Hempnalls Hall, Willow Lane, Hempnalls Cotton Suffolk IP14 4QU

1.4.3 Telephone - [REDACTED]

1.4.4.Email - [REDACTED]@btinternet.com

1.5 Main contact for the site – as above

1.6 Owner/Occupier notes

SECTION 2 OUTLINE HISTORY OF THE SITE

2.1 Key Dates*

Domesday - Caldecota held by Roger Malet

1068-1135 During reign of Henry I – held by Sir Robert Sackville

1272 – Sir Philip Bocland

1367 – Sir Ralph de Hemenhale

1370 – Sir Robert de Hemenhale (son of the above), married to Joan, daughter of Sir John de La Pole

1403 – sold by Joan, then widowed

1418 – William of Wingfield who died leaving to his widow, Catherine.

1419 – Ralph Hemenhale

1441(?) - Robert Crane

1442 – William Clopton

? -1460 – Sir John Falstof of Caister Castle who paid £933 for it

1460- Sir John Paston (of Paston Letters)

1467 – Sir John Paston grants the manor to the Duke of Norfolk^x

1522-1536 – Charles Brandon Duke of Suffolk

1541 – what remained of the estate was part of Anne of Cleve's divorce settlement from Henry VIII

1560 - Tyrell family

1573 - Duke of Norfolk^{xi}

1606 – De Cleres family

Late 17th century- Wroth family. Sir Anthony Wroth of Hempnalls Hall is recorded as married to...

Early 18th Century – Goate Family

Mid-18th century – Clarke family

19th century – Mathews Family.

1828 Venn family (tea merchants)

1912 Charles le Grice whose mortgagees directed the sale of the Hall in 1929

2.2 Key People*

William de Pole – Hempnalls was probably the birthplace of William de la Pole, 4th Earl and 1st Duke of Suffolk, in 1396. Nicknamed Jackanapes, he was a favourite of Henry VI

Sir John Falstof - said to be the model for Shakespeare's Falstaff in Henry IV Parts 1 and 2, and the Merry Wives of Windsor. *'He served with distinction against the French at Agincourt (1415) and Verneuil (1424) and in the "Battle of the Herrings" at Rouvay in 1429, where he used barrels of herrings to shield his troops. Although accused of cowardice in the defeat of his forces at Patay in June 1429, he was later cleared of the charge.'*^{xii}

John Paston – the Paston family left a vast collection of letters revealing in much detail the daily lives of a 15th century Norfolk family. This account includes the struggles for ownership of the Falstof estates which had been left to John Paston.

In 1464, John Paston petitioned^{xiii} King Edward IV for the establishment of a College of Priests at Caister, Falstof's grand castle near Great Yarmouth part funded by annuities from Hempnalls manor.

Alice Chaucer was granddaughter of the poet, and wife of William de la Pole who, born at nearby Cotton Hall, later became the Duke of Suffolk. According to the Paston letters, Alice visited

unexpectedly in 1468-69 'in order to claim the overlordship of Hempnalls Hall in Cotton, the manor to which the Pastons laid claim.'^{xiv}

Charles Brandon Duke of Suffolk (husband of Henry VIII's sister, Mary) to whom the manor was eventually granted, who is said to have plundered the manor for building materials for his nearby estate at Westhorpe between 1522 and 1536

Anne of Cleves – the manor formed part of her divorce settlement from Henry VIII

The de Cleres Family – possibly responsible for the construction of the existing manor house in the very early 17th century^{xv} The initials of Elizabeth de Clere are inscribed on the stone fireplaces.

2.3 Events

a) 1430-1440 Emparkment - Sir John Falstof spent a considerable sum improving the manor house and emparked the park in 1466, as recorded in his expenditure of £400 for this purpose.^{xvi} The Tithe Map field names, as recorded in the Tithe Apportionment Index, indicate the probable location of the park to the SE of the Hall: two adjoining fields called 'the Parks' and another adjoining called 'the Park'.^{xvii}

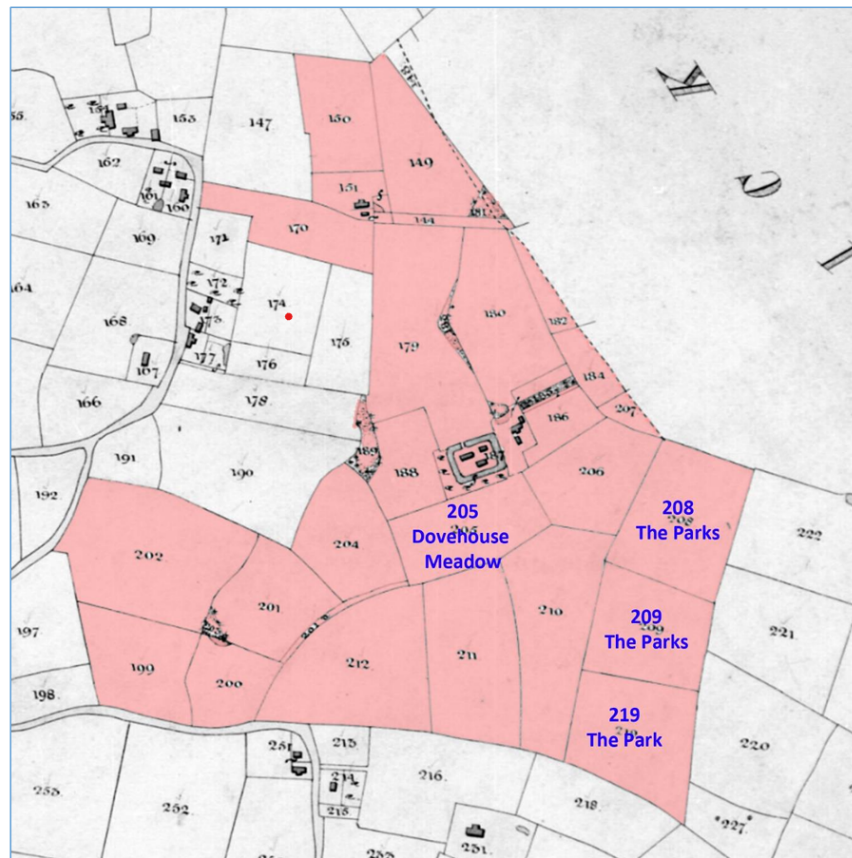


Figure 8. Extract from the Cotton **tithe** map of 1840, highlighting land belonging to the Hempnalls Hall estate in pink and significant field-names. (TNA 30/33/116)

1840 Tithe Map with field names, prepared by RH

b) 1459 onwards – disputed inheritance - On his death in c.1459, Sir John Falstof, then a very rich man, left much of his property to his friend John Paston, whom he described in his will as his '*best friend, helper and supporter.*' Unfortunately, this triggered a long history of dispute with powerful men such as the Duke of Norfolk and the Duke of Suffolk who laid claim to some of that property, including

Hempnalls.^{xviii} Sir John Paston is recorded as granting the manor of Hempnalls to the Duke of Norfolk in 1467, symptomatic perhaps of this dispute, which did not end there.

Sometime between 1487 and 1502, Queen Elizabeth, wife of Henry VII who had seized the throne at the Battle of Bosworth only a few years before, wrote to the Earl of Oxford concerning the claim of Simon Bylant, to the manor, The Queen supported the claim and requested that Simon Bylant be '*restored and put in to his lawful and peaceable possession of the same , as far as reason, equity and good conscience shall require.* (Full transcription in the Appendix), According to Coppinger, the manor had been granted to Simon Bylant in 1404, so this was a very long running dispute.

c) 1606 Reconstruction – At some point during this period it seems the de Clere's family rebuilt the Hall or perhaps based on recent archaeological evidence, built a new Hall on the foundations of the old.

2.3 Influence - Hempnalls is mentioned more than once in the Paston Letters and the dispute over its ownership recorded there perhaps typifies the unrest during the early Tudor reign.

It is also an example of the change in thinking and agricultural practice that revolutionized farming in the 18th and 19th centuries.

2.4 Documentation* - The history of the site is well documented (see references) in particular, several of the Paston Letters '*written at Hempnalls by candle light*'. *The Paston Letters contain numerous references to the Pastons' occupation and management of the Hempnalls Hall estate, including the fact that Paston's holding of Fastolf's lands was disputed. One letter containing references to this controversy describes the local residents being 'strangely disposed against you [John Paston], for, as I hear say, they make revel there, they melt lead, and break down your bridge, and make that no man go into place but on a ladder'* (see Gardiner 1874, pp. 57–8). John Paston died in 1467.^{xix}



Sketch of Hempnalls Hall from Copinger's Manors Vol 3 c. 1910



“Hempnalls Hall, Cotton. View from the West prior to Restoration”^{xx} 1977



Hempnalls in 2026, carriage drive grassed over and yew tree still in place to the left

2.5 Major changes - The first record of a deer park is in 1466. The significance of a deer park at Hempnalls is described by RH: *‘The creation and ownership of a deer park was a physical statement of power and authority, not least because deer parks of this kind were economically unviable exercises, costing more to create and maintain than they could ever recoup through their use. The creation of a*

park also took agricultural land out of production, and for these reasons was a sign of wealth, power and command expressed through the medium of conspicuous consumption.'

As RH also points out, the name of the field to the south of the hall, Dovehouse Meadow, indicates that the manor also had a dovecote somewhere within this field, a prestigious symbol: *'the construction of a dovecote indicated the status of the owner, as in the medieval period the keeping of doves or pigeons was usually restricted as a manorial right.'*^{xxi}

All in all, this was clearly a significant manorial estate, which may explain why ownership was fought over so fiercely on the death of John Falstof, as described in S2.3 above.

In the 19th century during ownership of the wealthy tea merchant Venn family, the drive was reconfigured and a carriage turning circle added in front of the northern facade, as described by RH: *'the northern approach to the site is depicted as a series of tracks converging on the Grade II-listed bridge, while the newly constructed eastern bridge is shown for the first time. This corresponds with the tree-lined avenue depicted leading to the site from the south-east, indicating that the mid-19th century witnessed the 42 43 reconfiguration of the approach-roads to the moat. Further changes were also depicted in the farmyard to the east of the site, which is shown as having been expanded to form an enclosed yard with several open fronted ranges of buildings facing into it. This yard apparently incorporated the barn and other buildings depicted on the tithe map, as well as incorporating several other structures constructed in the middle decades of the 19th century.'*

These changes can be seen by comparing the 1840 Tithe Map and the 1884 OS Map (25inch to mile) shown overleaf.

In 1884, the farmstead comprised a typical courtyard format, described in the Suffolk HER as a *'regular courtyard full plan formed by working agricultural buildings.'* This layout had developed since 1840 where a more haphazard configuration is shown on the Tithe Map. Hempnalls seems to be an important example of development of more efficient farmstead lay outs as described by English Heritage^{xxii}: *Formal courtyard layouts, where the barns, stables, feed stores and cattle shelters were ranged around a yard and carefully placed in relation to one another in order to minimise the waste of labour, and where the manure could be conserved, were recommended from the mid 18th century and many are documented from this period, although no surviving groups can be dated before the 1790s..... The ultimate examples of courtyard farmsteads are the planned and model farms of the late 18th- and 19th century estates..the ideas for which were widely disseminated in textbooks and journals (Wade Martins 2002). They are generally associated with holdings over 150 acres.'* The estate comprised 170 acres In the 1881 census and employees included a dairy maid and stable help, suggesting both dairy and arable farming, as well as a resident bailiff.

This change at Hempnalls coincides with the *'unprecedented activity of farm building and improvement. Changes in design reflected various farming and technological developments of the period. As standards of living rose and railways made the transport of animals easier, the demand for meat grew and livestock began to play a more important part in the farming system of eastern England,'* as noted by English Heritage.

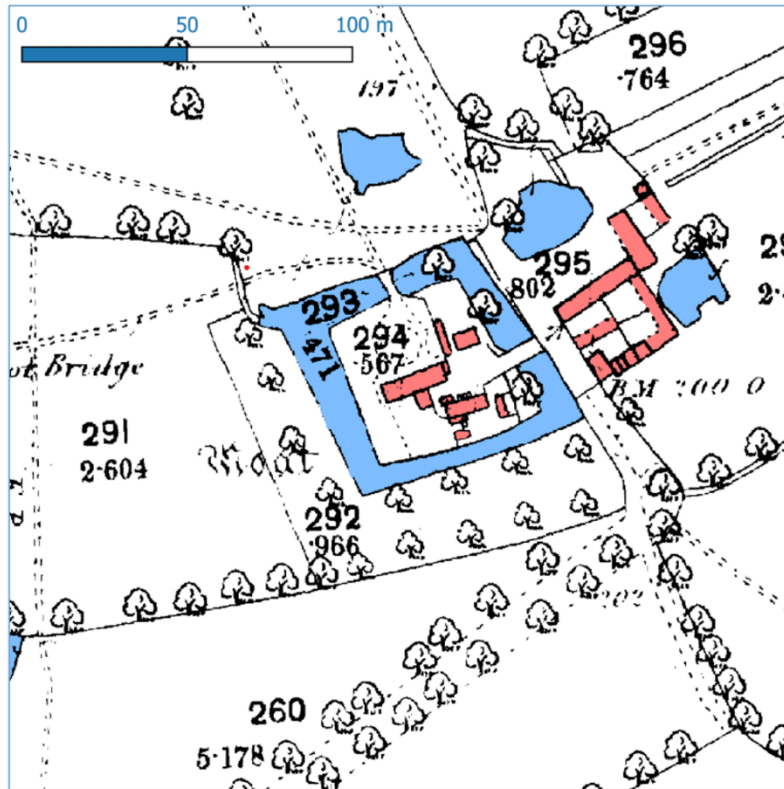
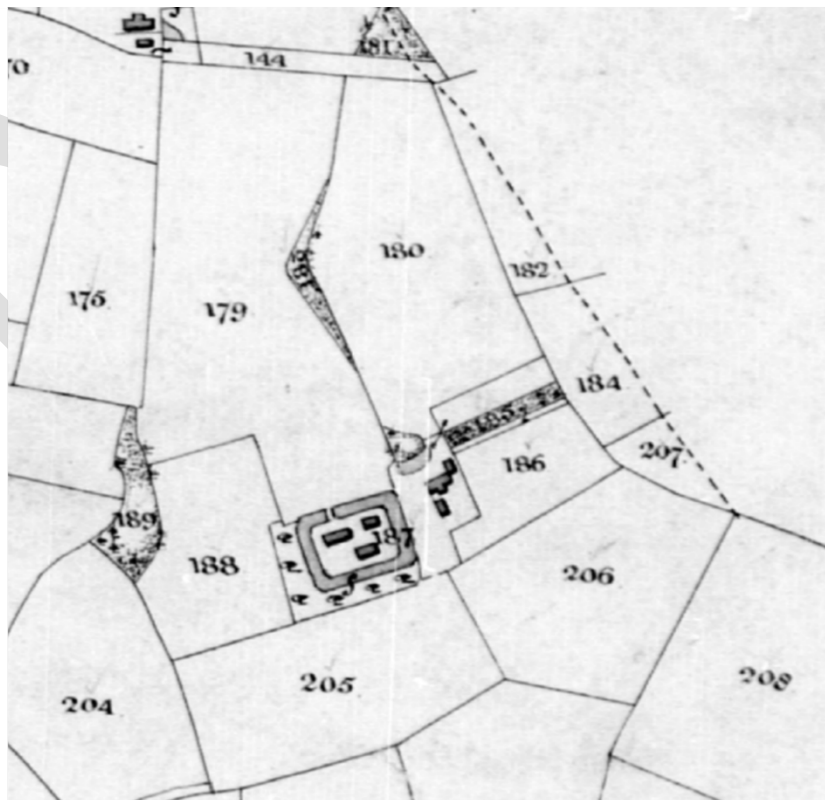


Figure 12. Extract from the First Edition Ordnance Survey 25-inch-to-1-mile map of 1884 showing the Hempnalls Hall moated site. (Suffolk XLVI.4)



Tithe Map 1840

The estate has seen a gradual contraction. At the date of the Tithe Map (1840) the estate stretched across two parishes, Wickham Skeith and Cotton, as depicted on the map below by RH^{xxiii}. Currently the Hall has 10 acres.

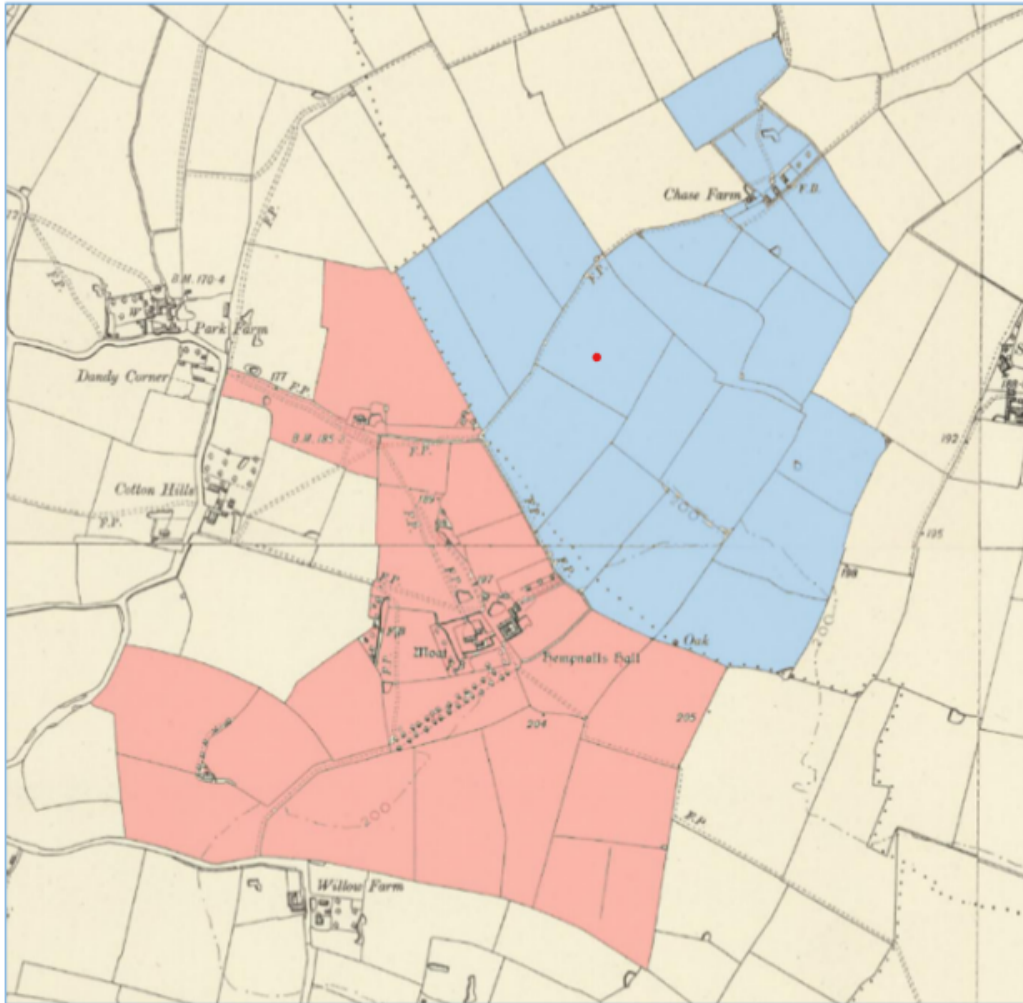


Figure 10. The tithe-map holdings of the Hempnalls Hall estate in Cotton (pink) and Wickham Skeith (blue) superimposed on the First Edition Ordnance Survey 6-inch-to-1-mile map of 1884.

Despite 20th century changes to the farmstead there are buildings remaining which may well have been constructed on the sites of the former courtyard lay out. RH concludes: *However, despite these changes, it is clear from these later maps and images that the essential historical character of the house, moat and their environs, as well as the historical nature of their relationship with the surrounding farm buildings and wider landscape has remained largely unchanged during the last century.*

2.6 List of sources* See references

SECTION 3. SITE VISIT

3.1 Date/s* - 6th February 2026

3.2 Site Contact - Charlotte Banks

3.3 Site visit by* [REDACTED]

3.4 Are there any threats to the preservation of the site? The group value of the Hall and its environs is not captured by the current listing, while the significance of the setting – the old deer park – has only limited protection.

The Norwich to Tilbury National Grid project involves new overhead lines and pylons, the proposed route of which would run through the fields east of the manor, formerly part of the estate and therefore of its setting:

- pylon RG127 would be 500m NE of the site
- RG128 280m to the east;
- RG129 400m to the SE

The overhead line would cross the former deer park, significantly impacting upon the medieval moated site, as depicted in the photo extracted by RH from the National Grid project map.^{xxiv}



Figure 15. Extract from the National Grid's interactive website, showing the proposed route of the overhead lines and pylon locations in the vicinity of Hempnalls Hall.

3.5 Are there any other issues and/or vulnerabilities that could potentially affect its preservation? No

3.6 Are there any Stewardship Schemes relevant to the site? No

3.7 Is there a management plan in place? No

3.8 Constraints encountered None

SECTION 4. DESCRIPTION OF THE SITE

4.1 Ordnance Survey 8-figure grid reference - Centred TM 0809 6756

4.2 Postcode: IP14 4QU

4.3 Type of Location - Hempnalls Hall is both a manorial complex with a distinguished history and an isolated farmstead (HER COT 052) recorded as *'19th century farmstead and 16th century farmhouse with converted buildings. Regular courtyard full plan formed by working agricultural buildings. The farmhouse is set away from the yard. Significant loss (over 50%) of the traditional farm buildings. Located within an isolated position.'*

4.3.1 Isolation - It was included in the Historic England funded pilot project, *Farmsteads in the Suffolk Countryside*, which noted the significance of this aspect of its character^{xxv}: *Farming has been a major factor in the development of Suffolk's landscape, both physically and socially throughout time. The farm buildings can help us to understand the agricultural practices and their development since the medieval period. Many farm buildings have become redundant in the post-war period due to changes in agricultural technology and farming practise. The survival of historic farmsteads in England is not reliably recorded, as many of these buildings are not individually listed.'*

English Heritage's in depth study of the Historic Farmsteads in East Anglia^{xxvi} describes the place that this type of location occupies in the historical agricultural landscape, and its contribution to group significance and setting: *'The distribution of farmsteads, their dates of foundation and their relationship*

to the farming landscape are intimately linked to historical patterns of fields and settlement in the landscape.'

More broadly, the dispersed settlement pattern of the area, with isolated farmsteads such as Hempnalls, also typifies the regional pattern, where such farmsteads were often created in remote locations amongst fields as a result of enclosure.

The pattern of fields seen around Hempnalls is also typical: *Across the claylands of the south and east of the Region, settlement is predominantly dispersed with high numbers of scattered farmsteads and hamlet groups, often focused on small greens or along stretches of roadside common. The farmsteads, mostly of medieval origin, often retain buildings of pre-1700 date and many are moated. Here the fields are the result of old enclosure but lie within a broad, curving co-axial field system. Such field systems can run for several kilometres across the landscape, and can be prehistoric in origin.'*

4.3.2 Courtyard Layout - The fact that the Hall is detached from the farmyard, rather being in a single connected complex, is typical of East Anglia. The farmyard is recorded in the HER as '*a regular courtyard full plan*' of the type that became common once the value of the careful arrangement of various farm buildings, to facilitate the housing of cattle and gathering of manure for arable farming was understood. Traces of this layout can be seen in the buildings remaining at Hempnalls.

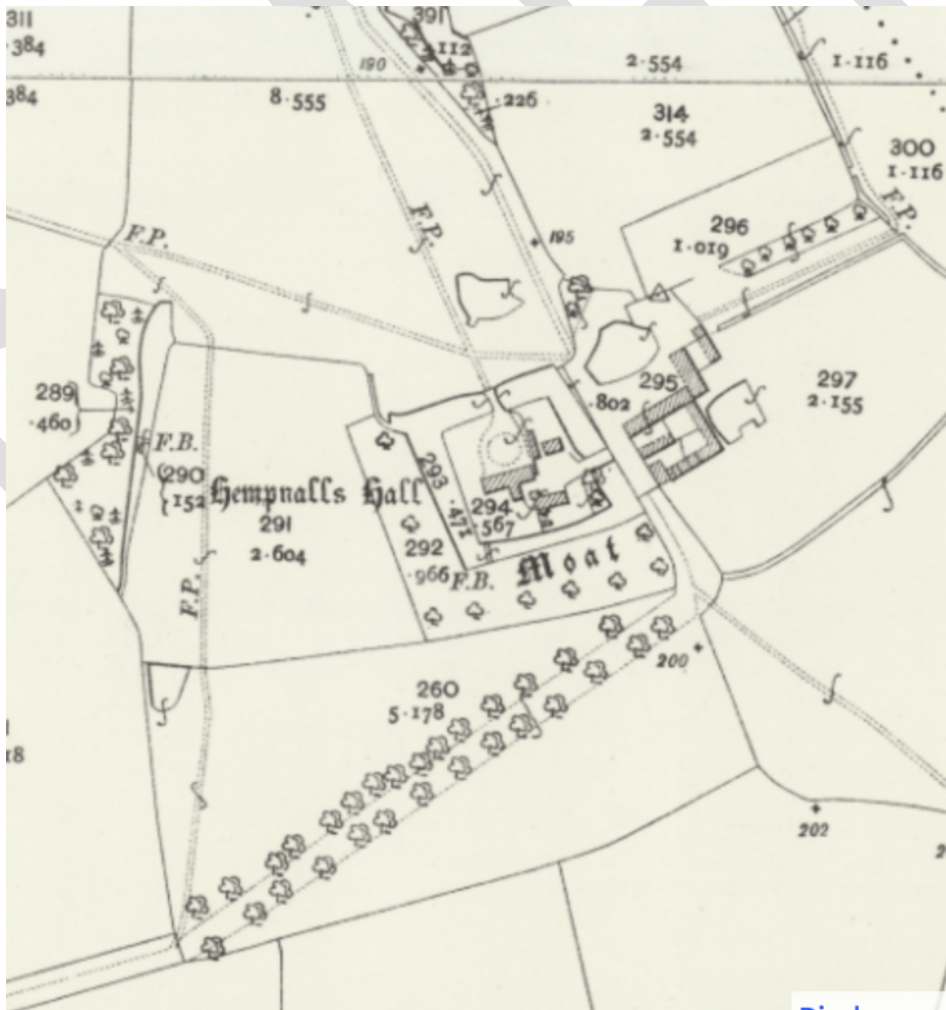
This layout had developed since 1840, where a more haphazard configuration is shown on the Tithe Map. This seems to have been an important example of the more efficient farmstead lay out as described by English Heritage^{xxvii}: '*Formal courtyard layouts, where the barns, stables, feed stores and cattle shelters were ranged around a yard and carefully placed in relation to one another in order to minimise the waste of labour, and where the manure could be conserved, were recommended from the mid 18th century and many are documented from this period, although no surviving groups can be dated before the 1790s..... The ultimate examples of courtyard farmsteads are the planned and model farms of the late 18th- and 19th century estates..the ideas for which were widely disseminated in textbooks and journals (Wade Martins 2002).They are generally associated with holdings over 150 acres.'*

This change at Hempnalls between 1840 and 1884 coincides with the '*unprecedented activity of farm building and improvement. Changes in design reflected various farming and technological developments of the period. As standards of living rose and railways made the transport of animals easier, the demand for meat grew and livestock began to play a more important part in the farming system of eastern England,*' as noted by English Heritage.

Despite 20th century changes to the farmstead there are buildings remaining which may well have been constructed on the sites of the former courtyard layout.

4.4 Entrance points and pathways* As the Hall is situated within a four sided moat, the access is by bridge. There are two bridges, offering vehicular access,

a) North bridge is separately listed as Grade II (1032280), being early 18th century possibly on a 16th c. base: '*red brick with brick copings. One segmental arch. Flat parapet about one metre high, splayed at each end.'* During recent works to this bridge, the original brick paving was discovered and has been preserved under the grass.



On the 1884 OS map shown above, a carriage turning circle can clearly be seen at the front of the house, onto which this drive led.

The route of a further drive that used to approach the house from the NE (shown on the 1884 OS Map) can be seen in the photo below. Its surface is sound and the owner recalls that it rarely puddles, suggesting a buried made-up surface.



Route of former drive to NE

b) East bridge – the bridge now used for access (first shown on the 1884 OS Map shown on page 10) crosses the moat to the east and is probably 19thc. The current entrance with brick built posts, which curves onto the 'new bridge', is shown below.



Eastern entrance drive curving onto the 'new bridge'.

RH explains the history of the two bridges: *early documents indicate that the moat was formerly accessed via an elm lined avenue, which approached the site from the north and is likely to have been planted in the 16th century. This avenue was focused on the bridge which crosses the northern side of the moat. As is discussed further below, historic mapping illustrates that by the late 19th century, this northern avenue had been removed and a new principal access established from the south-east. The existing eastern bridge across the moat was in existence by the late 1880s and continues to be the main approach to the house today.* A later elm avenue, lost to disease, that used to lead to the SE entrance is shown on the 1929 Sale Particulars Map below, and on the 1892 OS Map.

c) Pedestrian Bridges - A pedestrian footbridge installed by the owners crosses the moat to the south. A few years ago when an elm tree came down, an earlier brick paved foot bridge was discovered a few metres west of this bridge.

A pedestrian bridge also crosses the outlet from the moat.



Recently discovered pedestrian bridge



Bridge over the moat outlet



Figure 11. The extent of the Hempnalls Hall estate, as depicted in sales particulars from 1929. (Owners' collection)

4.5 Main component areas - The property comprises:

- The Grade II 16th c. Hall
- Its Outbuildings, remains of the formal courtyard farmstead layout typical of the 19th century agrarian reforms, with ornamental brick paving
- The Moat and its bridges (one listed at Grade II). with the remains of a very much earlier house clearly visible on its banks
- The gardens and ponds with ornamental topiary gardens and structures including a 20th century walled kitchen garden as well as an orchard planted on the site of that shown on historic mapping
- A rear courtyard around the back entrance with an old brick wall and arched entrance to the rear topiary garden, including a large bricked up window within the wall.
- 10 acres of land adjoining the remains of a deer park emparked in the 15th century by Sir John Falstoff

4.6 Views and vistas - The view from what is now the main entrance gives onto a curving drive over the 'new' bridge leading to the rear of the Hall.



Main entrance with drive curving to new bridge

The front of the Hall enjoys an unobstructed view across the gardens, to the former 'Front Field' named on the title Map with a natural pond with a wooden arbour in its bank, to what would have been the original north entrance. To the west is part of an avenue of lime trees, planted in the 1970s. To the rear the view from the Hall, is over a large topiary garden fronting the moat and beyond.



View of pond with arbour backed by mature trees



Remains of 1970s lime avenue



View over topiary garden

4.7 Landforms and earthworks* - There are a number of grassed mounded areas adjacent to the moat, perhaps the spoil of moat dredging over the years. Significant finds in the 1990s included:

- a) **The manor** - *Originally part of the Domesday vill of Caldecota (Kaldecotes, Caldecoten, Caldencotan). Held in the C14 by the knightly de Hemenhale family from Hempnalls Norfolk, hence the present name. Sir Robert de Hemenhale (d.1402/ 3) married Joan de la Pole and Hempnalls Hall was probably the birthplace of William de la Pole, 4th Earl and 1st Duke of Suffolk in 1396. Manor sold by Sir Robert's widow 1403-4. Later acquired by Sir John Fastolf of Caister Castle (d.1459). Succession of John Paston to Fastolf lands at Cotton Hall and Caldecott disputed (see Paston Letters). Held by Charles Brandon, Duke of Suffolk 1515-38. Acquired 1560 by Sir John Tyrell of Gipping. Occupied by his daughter, Dame Anne Clere till her death 1576.*
- b) **The Moat.** *Square, inhabited, isolated on edge of parish. HE notes: The house is surrounded by a near-square waterfilled moat dug on level ground with an outlet in the NW angle. It measures 68.0m overall with arms averaging 10.0m wide by 1.8m deep. An original bridge crosses the centre of the north arm and later causeways cross the NE arm and SW angle.^{xxviii}*
- c) **Revetment, wall and bridge** - *Traces of mortared flint and brick revetment on S, W and E sides. Crag blocks underpinning revetment on S side near SW corner. Stump of flint and brick walling near SE corner. Brick bridge (?C16 with later upper part) across middle of N side. C16 timber-framed house with brick crow-stepped W gable wall. Stone fireplaces.'*

The Suffolk Archeological Team's notes give more detail: 'Wall 3ft thick with a front facing of quite large (c. 1' by 9") crag sand stones which had been cut to a face. The wall core and rear face flint and mortarThe wall width makes it likely that the wall was for a building not just a moat revetment... Location at the waters edge is consistent with general building practice.' The position of walls going right into the moat is typical of the area, seen, for example, at Columbine Hall and Wingfield Castle (1352322 and 1032894). The notes conclude that these are a 'clear implication of major early 16th century building.' The photo below shows what appears to be a post on the flint wall facing an earlier rubble wall. This section of wall, which is about 6 m long, aligns with another section along the bank to the east which is about 3m long.



Revetment, wall and post, fronting moat

- d) Foundations of possible earlier house – ‘Foundations of wall extending southward from the S wall of house exposed in the garden’, between the southern façade and the moat.

Hempnalls Hall
Cotton

Wall foundation in
garden on the south
side of the house.

April 1998.



View looking northward.



View looking eastward (rear wing in background).

Foundations of earlier building

- e) **Architectural Fragment (16th Century To 17th Century - 1501 AD To 1600 AD) Floor Tile** (16th century to 17th century - 1501 AD to 1600 AD) *Two C14 tiles - one impressed with a version of the de Hemenhale coat-of-arms [who owned the manor in 1419 and after whom it is named], the other inlaid with a wheel design. Two terracotta architectural fragments, very similar to the material from Westthorpe Hall (1520s). Mortar on break surfaces suggests they were used at some stage in a rubble wall (?salvaged material from the demolition of Westthorpe Hall).*



Fragment showing Hemenhale Arms

4.8 Water features* - The moat encircling the Hall is medieval. It appears to be stream fed as the owner notes that the level rarely drops. It has an overflow outlet to the west, which has a bridge upon it constructed by the owners (pictured on page 17).

A natural pond lies to the NE of the Hall, outside the moated area, which is shown on the historic mapping back to 1840 (pictured on page 20). This may have been a stew pond for the Hall with the moat acting as the fishpond.

4.9 Tree species and specimen trees - There are 6 mature yews surrounding the Hall and a fine fan trained fig tree against one of the barn walls. Several significant heavily coppiced native trees run along the boundaries and mature native trees are scattered throughout the plot, including chestnut, lime, oak, yew, hawthorn, elm and a line of conifers beyond the south gate. Two of the areas of plantation to the north and west of the Hall shown on the 1882s OS Map, survive.



Mature chestnuts along S



Mature trees fronting



Much coppiced tree in the grounds



Fan trained fig on



Mature yews flanking the Hall

4.10 Structural planting The remains of a lime avenue of some age runs at right angles to the northern façade of the house, but not parallel to it, suggesting a former drive. There is also an incomplete section of 20th century lime trees in the form of an avenue running parallel with the boundary to Front Field. The former drive to the north east of the Hall is depicted below.

There are two large topiary gardens, one at the front of the Hall and one at the rear as well as a raised area with decorative wire arch. There are also planted raised beds within the courtyard at the rear of the house and against one of the barns.



Remains of lime avenue



1970s lime avenue



Topiary garden S of the Hall



Topiary garden to NW of Hall

4.11 Buildings, constructions and ornaments*



One of a row of evenly spaced beams - possible former stables

a) Outbuildings - The outbuildings include a large barn where the original timber framing can be seen, as well as what appears to be an original stables which has been extended but where the original vertical beams set out in a regular linear pattern across the interior, can still be seen.

b) Privy - There is a privy adjacent to the moat, with two adult sections and one child sized one within it. This discharges into the moat on the south side.



Interior of privy, showing 2 adult and one child seat (just seen to the right)

Next to this is a 20th century pedestrian bridge and an earlier bridge only recently discovered, as described and pictured in S4.4.

The courtyard to rear of Hall includes a bricked up section to the left of the arch, possibly a window, shown overleaf, with privy in the background.

Additions by the owners include:

- A wire arbour on raised ground
- A walled kitchen garden in historic style, described in S4.15.
- a wooden arbour next to the pond to the NE of the Hall, described in S4.6
- a number of cast metal urns at various points round the grounds



Wire arbour on raised ground

- a wooden bridge over the moat outlet, described in 4.4



Arch to topiary garden with bricked up arch to the left, mature yew to the right
Some constructions sit upon older sections of wall of unknown age, such as that shown below.



Recent wall and paving abutting an older flint wall

4.12 Pleasure grounds/gardens - The main features of the gardens are described above.

4.13 Parkland - The Suffolk HER records a deer park at Hempnalls (COT 033 (MSF27549). An early record of a deer park at Hempnalls is recorded as 1466^{xxx} in the Paston Letters. However, this was after Sir John Falstof died in 1459 so the record of his expenditure of £400 for '*imparking the park at Cotton together with repairs to the manor*' is definitely earlier. ^{xxx} Hence the park was definitely older than the house in its current form, which was thought to have been constructed in the early 17th century by the de Cleres family. RH comments on the location, significance and evidence for the deer park:

- '*The Cotton tithe map identifies Plots 208 and 209 as arable fields both known as 'The Parks', while Plot 219, to their south, was also known as 'The Park' (Figure XX). These field names are indicative of the former presence and extent of the deer park, which would have encompassed much of the land to the south of Hempnalls Hall and would have been enclosed with a substantial bank and a ditch, topped with a pale, to prevent the deer escaping from the park.'*
- '*Throughout the medieval period and well into the 20th century, the Hempnalls Hall manorial complex stood at the centre of a large estate, which incorporated substantial tracts of surrounding agricultural land in the parishes of Cotton and Wickham Skeith. Historical and archaeological evidence indicates the degree to which this landscape formed the setting of the manorial complex, in particular regarding the creation of a formal deer park to the south and east of the manorial complex during the 14th century. Although no longer extant, the former existence of the deer park can be read in the surviving field-names and in the survival of boundary ditches within the surrounding fieldscape. It is therefore concluded that the agricultural landscape, with its strong historical connections to Hempnalls Hall, and in particular the landscape to its south and east in which the former deer park was located, forms the setting of the manorial complex and contributes to its significance.'*
- '*The creation and ownership of a deer park was a physical statement of power and authority, not least because deer parks of this kind were economically unviable exercises, costing more to create and maintain than they could ever recoup through their use. The creation of a park also took agricultural land out of production, and for these reasons was a sign of wealth, power and command expressed through the medium of conspicuous consumption.'*

4.14 Land beyond the boundary that makes a contribution to significance - In addition to the former deer park described above, the open agricultural landscape preserves the character of the manor as an isolated farmstead, the importance of which is recognized by English Heritage, as described in S2.5. This setting makes a major contribution to the historical significance of the manorial complex and the isolated farmstead.

4.15 Kitchen gardens and productive/service areas* - A field on the West side is named on the Tithe map as Kitchen Garden Mead while another to the south is Dovecote Meadow, as described at Section 2.5. The courtyard style of farmyard separate from the house is described in detail in S4.3.

There is a walled kitchen garden south of the Hall built to match existing historic brickwork shown overleaf.

The south side area of the orchard shown on the Tithe Map and the 1884s OS map have been replanted in the same position, also shown overleaf.



Modern walled kitchen garden in keeping with the era of the Hall



Orchard

The courtyard style of farm buildings noted by Suffolk HER is described in S4.3. The transition from the scattered style of farm buildings at Hempnalls in the early 18th c., as shown on the Tithe Map, to the

more purposeful and efficient courtyard layout shown on the 1884 OS 25 inch map demonstrates the developments in rural architecture and farming practice in this part of Suffolk.

4.16 Modern features - The grounds include a swimming pool and two of the barns have been converted to entertainment use.

4.17 Boundaries* - Boundaries consist of open fencing adjacent to the main entrance and public footpath, permitting views of the hall to the community. Other boundaries comprise hedging, with some very mature trees lining the east side of the other NE drive.

4.18 Other descriptions or features not covered above - None

SECTION 5. CONCLUDING

5.1 Final comments - Hempnalls is an important isolated farmstead which illustrates manorial history as well as agricultural reforms, and has associations with some important historical figures. The group value of the Hall, its archeological remains, moat, bridges, gardens and grounds including the adjoining remains of a medieval deer park, add to its significance.

5.2 Site map attached? Yes

5.3 Labelled photographs* Yes

5.4 Photo permission attached? To follow

5.5 Drone images None

5.6 Copies of useful source materials attached and labelled? Yes

5.7 Sensitive information N/a

ⁱ Richard Hoggett Heritage: *Heritage Impact Assessment Hempnalls Hall, Cotton, Suffolk* August 2023, kindly provided by Mr. and Mrs. Banks

ⁱⁱ Ibid

ⁱⁱⁱ [Joint Babergh and Mid Suffolk District Council Landscape Guidance 2015](#) accessed 24.02.26

^{iv} Historic England listing 1032280

^v <https://heritagesuffolk.wordpress.com/2020/06/16/farmsteads/>

^{vi} <https://heritage.suffolk.gov.uk/Monument/MSF40960> accessed 05.02.26

^{vii} <https://heritage.suffolk.gov.uk/Monument/MSF40960>

^{viii} Edward Martin, Max Satchell, 2008. 'Where most Inclosures be' *East Anglian Fields: History, Morphology and Management*, *East Anglian Archaeology* 124

^{ix} [Henry VII's reign](#) accessed 24.02.26

^x *The Paston Letters* ed. Gardiner, ii, p222 [internet archive](#) accessed 03.01.26

^{xi} *Parish Histories – Cotton* [Suffolk HER](#) accessed 24.02.26

^{xii} <https://www.britannica.com/biography/John-Fastolf> accessed 31.12.25

^{xiii} [Paston Letters](#) No 464 John Paston to Edward IV 1464 [internet archive](#) accessed 16.02.26

^{xiv} Redstone L: *Notes on Suffolk Manuscript Books* undated. citing *The Paston Letters* ed. Gardiner, ii, 324, 337.

^{xv} RH

^{xvi} Sandon Eric *Suffolk Houses, A Study of Domestic Architecture* 1977

^{xvii} RH

^{xviii} Bennett H.S *The Pastons and Their England* 1922

^{xix} Ibid.

^{xx} Sandon Eric *Suffolk Houses, A Study of Domestic Architecture* 1977

^{xxi} *Historic Farmsteads Preliminary Character Statement: East of England Region* Copyright 2006 Authors, University of Gloucestershire, English Heritage and the Countryside Agency

^{xxii} *Historic Farmsteads Preliminary Character Statement: East of England* 2006 University of Gloucestershire with English Heritage and the Countryside Agency

^{xxiii} RH

^{xxiv} Ibid

^{xxv} [Farmsteads in the Suffolk Countryside](#) accessed 09.02.26

^{xxvi} *Historic Farmsteads Preliminary Character Statement: East of England Region* Copyright 2006 Authors, University of Gloucestershire, English Heritage and the Countryside Agency

^{xxvii} *Historic Farmsteads Preliminary Character Statement: East of England* 2006 University of Gloucestershire with English Heritage and the Countryside Agency

^{xxviii} [Historic England Research Notes](#)

^{xxix} Hoppitt R. *A Study of the Development of Parks in Suffolk from the Eleventh to the Seventeenth Century Vol II* University of East Anglia 1992

^{xxx} RH