



DECEMBER
2025

Land at Grove Farm and Land East of the Railway Line, Bentley, Suffolk

Appendices of Laurie Handcock

Iceni Projects Limited on behalf of
Babergh District Council

December 2025

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ICENI PROJECTS LIMITED
ON BEHALF OF BABERGH
DISTRICT COUNCIL
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A1. SITE PHOTOGRAPHS

Listed Buildings



A1.1 Church of St Mary (Grade II* listed)



A1.2 Bentley Hall and Meeting House Stables (foreground) with its grounds and fishpond.



A1.3 Bentley Hall Barn, viewed from the south.



A1.4 Maltings House, viewed from the west.

Summer Photography, September 2025



A1.5 View across the Western Parcel from the southwest, close to Grove Farm, looking northeast,.



A1.6 View across the Western Parcel from Potash Lane.



A1.7 View across the Western Parcel from Potash Lane, close to the position where the public footpath joins the Lane from the south. From this location, the Church of St Mary is visible, appreciable just above the treeline.



A1.8 Slightly zoomed version of the view at A1.7; the tower of St Mary's is visible centre-left.



A1.9 View across the Western Parcel from Church Road, looking northwest towards Engry Wood.



A1.10 View from the verge of Church Road across the Western Parcel; the Church tower is visible to the right.



A1.11 View from Church Road across the eastern parcel, looking northeast.



A1.12 View from Church Road across the Western Parcel, close to the Church, looking southwest.

Winter Photography



A1.13 View across the Western Parcel from Pond Hall Lane, close to Engry Wood, looking west.



A1.14 Example view from Pond Hall Lane illustrating views out from the Lane, through filtering branches, of the site; these views persist along the Lane.



A1.15 View across the Western Parcel from the southwest of the site, close to Grove Farm, looking northeast, in a similar position to A1.5.



A1.16 View across the Western Parcel from Potash Lane, close to the position of A1.7. The tower of St Mary's Church is visible here centre right.



A1.17 View across the Western Parcel from the verge of Church Road; the Church tower is visible to the right.



A1.18 View from Church Road towards the Western Parcel showing open aspect through hedges in winter.



A1.19 View from Church Road across the Eastern Parcel, close to the location of A1.11.



A1.20 View across the Western Parcel from Church Road, illustrating the openness of views along this route in winter.



A1.21 View from Church Road's verge looking across the Western Parcel with the Church tower visible.



A1.22 View across the Western Parcel from Church Road looking southwest, close to the location of A1.12.



A1.23 View from close to the south door of St Mary's Church, towards the Western Parcel (visible as green fields appearing in gaps in the hedges and shrubs to the south).



A1.24 Further Churchyard view, looking south towards the Western Parcel, appearing here in gaps in the hedges to the lane towards Church Farm.