Appendix 1
Assessment Sheets for Babergh

PLACE SERVICES

PLACE SERVICES

Essex County Council

Sensitivity Assessment Sheets

Settlement Name: Bildeston	District: Babergh

Settlement Description:

Bildeston lies about 5 miles north of Hadleigh on the east bank of Bildeston Brook. The settlement is sited at the junction of the main route between Stowmarket to the north and Hadleigh to the south and Monks Eleigh to the west and Needham Market to the east. The valley has cut through the High Suffolk boulder clay with the brook along its base being a tributary of the River Brett, which flows south to join the Stour. Only the farm associated with Bildeston Hall lies on the west bank of the brook, with the rest of the village area centred along the High Street, Chapel Street and Duke Street containing large numbers of listed buildings. The grade I listed Church of St Mary is located some way to the west of the village along Church Lane. The majority of the listed buildings are contained within the Bildeston Conservation Area which stretches the length of the High Street and along Chapel and Duke Streets. The built form within the conservation area comprises a mix of timber framed and brick buildings fronting directly onto the pavement. There is a centrally placed market place with a clock tower, war memorial and telephone box, all listed grade II.

Summary History:

The earliest evidence of occupation within the settlement dates from the Mesolithic period, with find sites located inside and outside the settlement. An Iron Age sherd of pottery and Roman coins have come from sites along Church Lane within the historic core, and the line of a Roman road runs just to the north of the settlement.

The village name is recorded in Domesday Book as Bilestuna, meaning the farmstead of Bildr. In 1066 Queen Edith held the manor and in 1086 it was held by Walter the Deacon. The village is recorded as comprising of 28 households as well as a church. It was within the Hundred of Cosford and its main livestock was sheep.

The current Church of St Mary Magdalene is listed grade I and dates from the 15th century. It is located to the west of the town and replaced several earlier churches on the same site. The tower collapsed on the morning of 8 May 1975, while it was undergoing maintenance, the medieval bells having already been removed. Originally the village and manor house were situated next to the church, but migrated down to its present site from the 13th century, when Mathew de Loveyne, then lord of the manor, was granted a charter for a market on the Stowmarket to Hadleigh Road in 1264. By 1603, only the manor house and church remained on the original site, though some houses were still shown along Church Road on early 19th century maps. The manor house was originally moated. Although the house was demolished in the early 18th century, the moat survived until the mid-1970s when it was ploughed out.

A medieval chapel dedicated to St Leonard originally stood in the historic core of the present settlement close to Church Lane. Medieval finds have come from sites along Church Lane within the historic core. It has also been suggested that a medieval or post-medieval gallows stood on the edge of the hill beside the road going north out of the settlement.

The 15th and 16th centuries saw the erection of several buildings associated with the advent of the cloth manufacturing industry in the settlement. The wealth of this industry is evident in the fact that of the eight listed buildings which date from this period, five are listed grade II*. The rest of the listed buildings in the settlement range in date from the late 16th century through to the early 19th century.

Modern settlement developed first in the 1950's to mid-1970s to the north of the historic core. In the mid-1980s to 2000 housing was constructed to the south of the historic core.

Historic Environment Designations

Conservation Area:
Bildeston Conservation Area

Listed Buildings: within the village

Grade I: | Grade II*: 5 | Grade II: 66

Grade I church outside village envelope

Scheduled Monument:

None

Registered Park and Garden:

None

Landscape Designations

AONB:

None

SSSI:

None

SAC:

None

Ancient Woodland:

A single Ancient Woodland lies to the west of the settlement.

Key Characteristics

Settlement:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

The historic built form lies either side of a main north-south road running through the centre of the settlement. To the west of the road is the market place with historic built form fronting onto the roads which run on either side of it. The church is set a fair distance to the west of the settlement boundary adjacent to the original location of Bildeston Hall. The Hall itself was relocated in the medieval period to its current location on the western edge of the settlement area. The historic core is encircled on all sides with considerable modern development along the entire eastern and western edge with backland development in very close proximity to the buildings fronting onto the street.

Surrounding Landscape:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

The settlement is located within a lower section of land in the surrounding landscape, which rises to north, west and east. The surrounding landscape is open in character, but unlike other areas in the district there are few historic farmsteads within close proximity to the settlement boundary.

Key Views

Note: The key views towards, through, across and away from the settlement

1. View looking north along High Street which allows an understanding of the historic linear nature of the settlement.
2. View looking south along High Street which similarly allows an understanding of the historic linear nature of the settlement.
3. View looking West along Wattisham Road which allows an understanding of the constricted nature of the roads that historically joined the High Street
4. View across the Market Place, which highlights the significant character of this area within the core of the village.
5. View looking from Church towards settlement which emphasises the church distinct physical detachment from the settlement

Value

Note: Based on designation status (including setting of AONB/heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.

The core of the settlement contains a dense concentration of listed buildings which together allow an understanding of the historic settlement character and form. In particular there is also an important collection of buildings in and around the market place. These listed buildings, along with the grade I listed church to the west, are of high value. However, Bildeston has had extensive modern development particularly to the east which has partially eroded its value and sense of place

Susceptibility

Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.

Extensive modern development means that the settlement is of comparatively low susceptibility as the existing development has already considerably eroded the historic settlement edge. However, the physical separation between church and settlement makes a highly positive contribution to the significance of the church, which is therefore highly susceptible to infill development between it and the settlement boundary. Similarly the market place is susceptible to inappropriate development, alterations or highways work.

Potential Enhancement

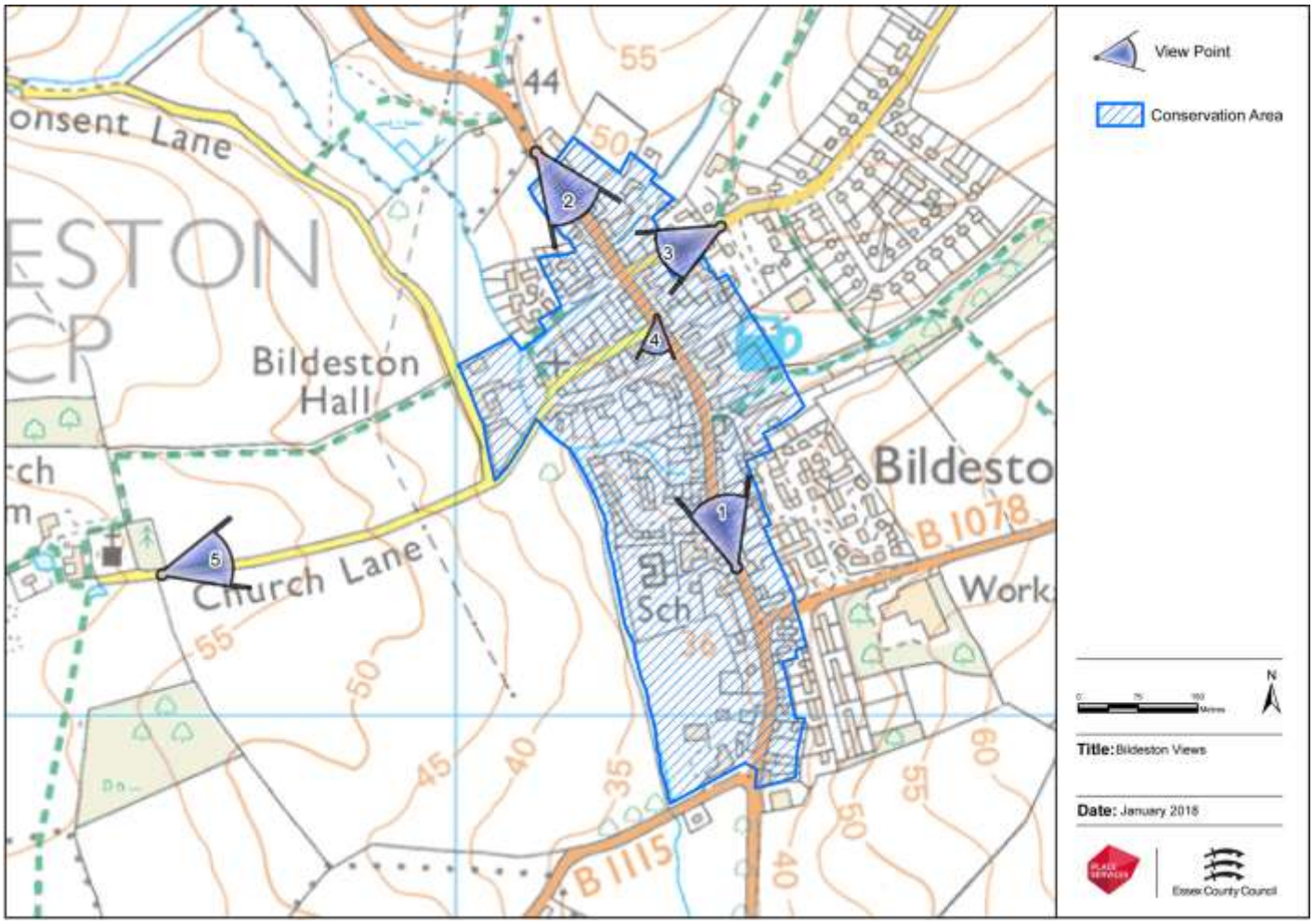
Note: Areas that could potentially be improved or enhanced.

None identified

Recommendations

The historic settlement pattern is well preserved in the core of the settlement and also includes an isolated church, formerly part of a church/hall complex. The setting of the church makes a considerable contribution to its significance and it is still currently experienced within its historic open agricultural landscape and it is therefore recommended that development of the land between the church and the western settlement edge should be avoided. The entrances to the conservation area at the south and north are well preserved and it is therefore recommended from a heritage perspective development should be restricted to the eastern side of the present settlement.

Settlement Plan



Settlement Name: Boxford	District: Babergh

Settlement Description:

Boxford lies about 5 miles west of Hadleigh and 6 miles east of Sudbury. It is situated in the valley of the River Box, which flows south-eastwards to eventually join the River Stour. The village is sited on the former main road, at the point where it crosses the river, and spreads across both sides of the ford. The church of St Mary is sited in the centre of the village next to the river. The conservation area covers the main village and extends south of the settlement area to include Stone Street, further down the Box valley. There are a number of listed buildings with the settlement area.

Summary History:

The earliest confirmed occupation within Boxford dates to the Mesolithic period with a flint axe and flake found to the north of the present settlement. Around the settlement a number of aerial crop marks are visible, which are likely to be of Bronze Age date. To the south east of the settlement the remains of an Iron Age cemetery have been recorded. Evidence of Roman occupation is limited with a figurine (found at Calais Street) and a lava quern being recovered.

The lordship of Boxford, along with many other properties in East Anglia, was granted to a Norman Knight, William Malet, a companion to William the Conqueror. It was an important centre of the woollen industry which flourished in East Anglia between 1400 and 1800, and the settlement had a far greater population in this period than it has now, reaching its peak in the 17th Century. Records show that in 1522 there were four Craft Guilds established in what was then a small town, indicating that it was a prosperous manufacturing centre. It is particularly interesting to discover that at least six merchants or tradesmen in Boxford, during the period 1648 to 1672, minted their own small currency, or 'brass farthings' until they were pronounced illegal.

The Church of St. Mary dates from the early fifteenth century, but there was certainly a church on the site in 1190, and parts of that church may have been incorporated in the present building. The North Porch was constructed in the fourteenth century and may have been moved to its present position from a monastery.

A number of mills were present within Boxford with records showing an earlier mill was blown down in 1605. In more recent times Boxford Smock Mill was destroyed in a blizzard in 1881. This was rebuilt and then destroyed by fire 1901. The mill is one of only four mills to have been fitted with an annular sail. There was also a water mill on the river until it burnt down in 1934.

There is evidence of a brickworks shown on the first edition Ordnance Survey maps of 1884, which is now within the present built up area of the settlement. The cartographic evidence indicates the presence of the brickworks, buildings and a kiln.

There have been areas of twentieth century development, but these have mainly occurred at the northern and south eastern end of the settlement.

Historic Environment Designations

Conservation Area:
Boxford

Listed Buildings: within the village

Grade I: 1 Grade II*: 1 Grade II: 61

Scheduled Monument:

None

Registered Park and Garden:

None

Landscape Designations

AONB:

None

SSSI:

None

SAC:

None

Ancient Woodland:

None

Key Characteristics

Settlement:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

Boxford is a linear settlement set around the ford of the River Box, a feature which gives the settlement its name. The church is set in a prominent position at the road junction, in close proximity to both the market place and the ford. The rest of the historic built form is generally located close to the edge of the road, and comprises a mixture of timber framed and brick built buildings. The settlement also has large areas of modern development to the north and east including development within the conservation area.

There are several outlying clusters of listed buildings at Stone Street, Calais Street and on Sherbourne Street. Although Stone Street lies outside the settlement boundary it falls within the boundary of the Boxford Conservation Area.

Surrounding Landscape:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

Boxford lies within an agricultural landscape surrounded by several dispersed farmsteads. The surrounding landscape is also characterised by a number of smaller linear settlements to the south and north west, all located within the valley of the River Box.

Key Views

Note: The key views towards, through, across and away from the settlement

1. View looking north along School Hill into the settlement core towards the church. This shows prominent location of the church at the junction of three roads and the historic ford.
2. View looking south along Swan Street which allows an understanding of the linear historic core and the considerable number of listed buildings which front onto Swan Street
3. View looking south west along Butchers Lane showing the narrow street pattern around the maltings and providing an understanding of the entrance into the settlement from the east

Value

Note: Based on designation status (including setting of AONB/heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.

The settlement core is of high value with a large number of listed buildings and an obviously discernible surviving historic street pattern. This is significant as it preserves the historic character of the settlement, and allows an understanding of the evolution of the settlement. The clusters of listed buildings on Sherbourne Street and Stone Street are also of historic and architectural significance, with the part of their value deriving from their positon within the landscape, set outside the urban core of Boxford.

The eastern and northern edges of the settlement have had modern development which has eroded the understanding of the historic settlement boundary and which are distinctly modern in both design and layout. These areas, which are characteristic of modern housing development, are of lower value.

Susceptibility

Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.

The historic core is well preserved, and is therefore susceptible to both infill development and to inappropriate alterations to the buildings. Similarly the clusters of historic buildings in Stone Street and Sherbourne Street form distinct separate historic groups and are highly susceptible to development which would conjoin them with the built settlement of Boxford. There is already modern development to the east of the settlement which divorces the settlement edge from the surrounding landscape and this area is therefore viewed as less susceptible.

Potential Enhancement

Note: Areas that could potentially be improved or enhanced.

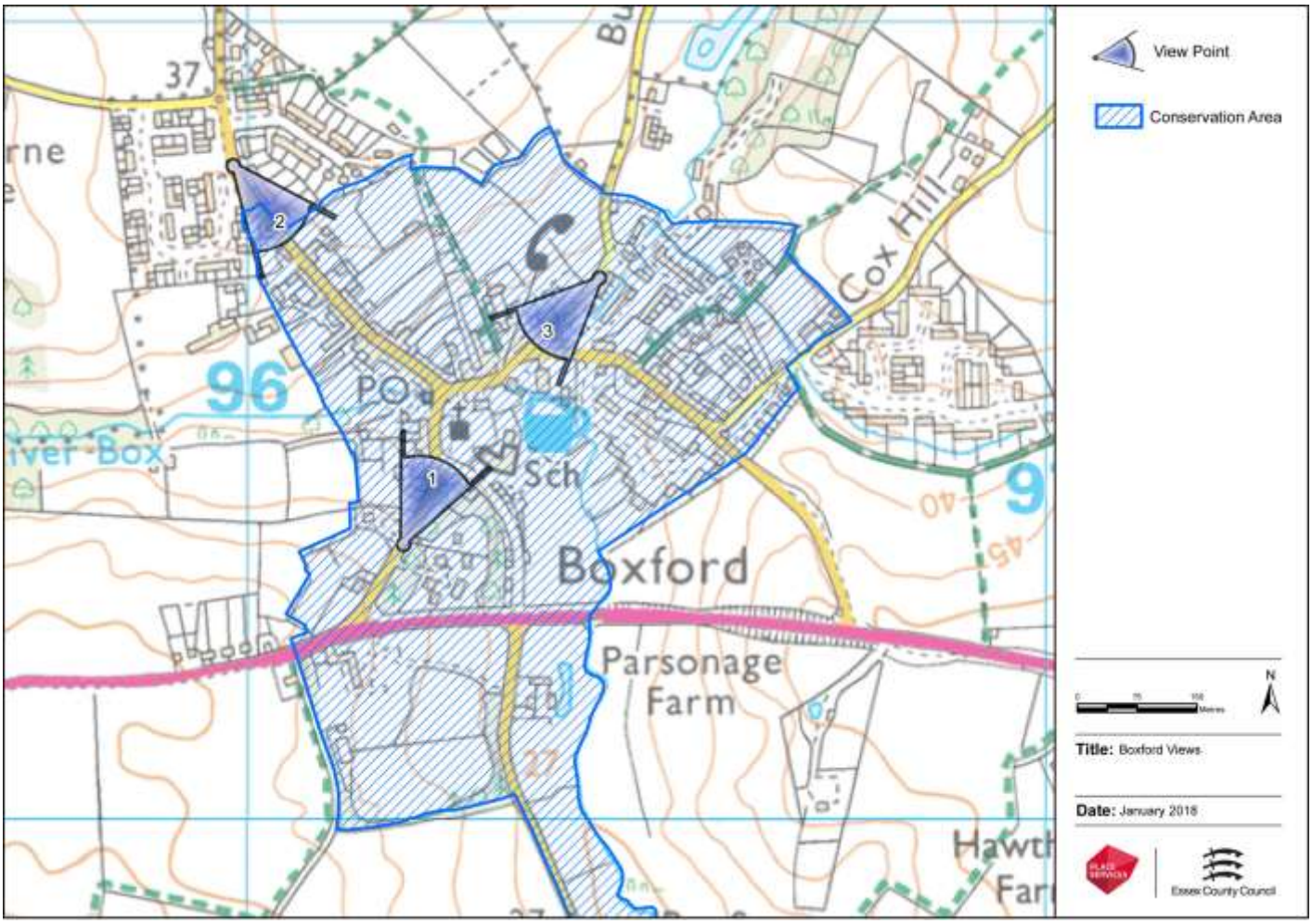
There would be a benefit to reviewing the Conservation Area, as it is of a considerable size and its boundary would seem to extend to include elements of modern development which do not merit inclusion within the conservation area boundary. The boundary also encompasses a group of listed buildings at Stone Street which would historically have been distinctly separate from the historic core which the conservation area covers. It maybe does not best reflect their historic setting and context to include them within the conservation area. .

Stone Street is however an area of historic and architectural significance which the local authority should be seeking to preserve and enhance. It therefore, would merit designation as a conservation area in its own right.

Recommendations

The core of the settlement is of high value and it is recommended that infill and backland development should be resisted. The separation between Boxford and Stone Street to the south plays an integral part in the setting of the linear group of buildings in Stone Street and it is therefore recommended that development should be resisted within the landscape between Stone Street and the A1071. The separation between Sherbourne Street and Boxford has already been partially eroded but the local authority should seek to retain the existing separation.

Settlement Plan



Settlement Name: Capel St Mary	District: Babergh

Settlement Description:

The historic core of the village is concentrated around the Church of St Mary The Virgin at the western end of the village, and is made up of a range of listed buildings many of which date to 16th century. This historic core of the village is relatively linear and fronts onto The Street. This core surrounds the church to the east and the west, and is composed largely of timber framed buildings with thatched or tiled roofs, although throughout the settlement the surviving historic buildings are interspersed between modern development within large areas of modern infill and expansion, and includes a line of ribbon development, which is shown on the first edition Ordnance Survey map, and which survives intermittently.

To the north west of the settlement at Little Wenham there is a fortified manor house, which was built between 1260 and 1290. This is of exceptional significance and is one of the best surviving examples of medieval brickwork in the country, with rare surviving examples of medieval 'great brick'.

A railway station was built as part of the Hadleigh branch line in 1847. It was closed to passengers in 1932 but freight services continued until 1965, when the line was closed as a result of the Beeching Cuts.

Summary History:

The settlement contains evidence of multi-period occupation, and evidence of prehistoric (Bronze and Iron Age) settlement and burials have been found in the western part of the village. During the construction of council properties in the area of Windmill Hill a Roman villa was partially excavated, which the finds made suggested was a villa of considerable status, and included window glass, painted plaster, glass tesserae and two Bronze Lion mounts. Roman burials were also found, indicative that there was also a cemetery associated with the villa.

The village of Capel St Mary was listed in the Domesday Book as part of the manor of Boynton.[2] An early thirteenth century charter from nearby Dodnash Priory was the first to mention it by its current name, derived from the Norman-French capel, meaning 'chapel'.

The historic core lies at the western end of the present settlement concentrated on the grade II* church of St Mary with a number of grade II buildings situated in close proximity These are all listed as dating from the 16th and early 17th centuries, and all are timber framed. To the west of the church on the edge of the village lies Church End Farm which is associated with evidence of a watermill and corn mill exploiting the valley bottom. A moated site is recorded at Vine House in Vine Lane.

In 1960 plans were drawn up for significant housing development in the village. These were finalised by 1963, initiating an expansion of the village from some 632 people in 1961 to a peak of 3,176 people in 1991. The new houses were built to the east of the village core with an open-plan design, front gardens were not to be enclosed, and grass verges were to separate fences from the pavement. These surrounded a group of buildings shown on the first edition which historically formed ribbon development along The Street but separate from the village core.

To the north west of the village lies the historic moated site of Little Wenham Hall which includes the highly significant Grade I listed thirteenth century manor house and an associated cluster of associated buildings which are listed in their own right. These include the Church of St. Andrew, another grade I listed building, and a sixteenth century barn, which is listed grade II*.

Historic Environment Designations

Conservation Area:

None

Listed Buildings: within the village

Grade I: | Grade II*: 1 | Grade II: 9

Scheduled Monument:

None

Registered Park and Garden:

None

Landscape Designations

AONB:

None

SSSI:

None

SAC:

None

Ancient Woodland:

There are belts of ancient woodland to the east beyond the railway line and beyond settlement boundary

Key Characteristics

Settlement:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

The core of the historic village is concentrated around the Church of St Mary The Virgin at the western end of the village. These comprise the church and a range of timber framed buildings dating to the 16th century. A line of ribbon development shown on the first edition Ordnance Survey map survives intermittently within large areas of modern infill. A large area of the settlement is of mid to late twentieth century construction, and it is this development which greatly characterises the settlement.

Surrounding Landscape:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

The valley at the western end of the settlement contains important built elements including Churchford Farm and Little Wenham Hall, the latter of which forms part of an exceptional important church-hall complex, the significance of which partially derives from its isolated location away from the settlement. Within the valley remains of the leet for the mill survives, and there is considerable woodland on the valley slopes leading down to the river.

Key Views

Note: The key views towards, through, across and away from the settlement

1 View looking north along Pound Lane: This is the best surviving view of the church, significant because it allows an understanding of its historic position of the church within the built and natural landscape, which emphasises it social and architectural importance.

2 View looking south from the footpaths to the north of the settlement around Jermyns Farm: These show the position of the settlement, highlighting the fact that topographically it is set in a sunken position in the landscape, where it is well hidden

3 View looking west from Jermyns Farm towards the complex of buildings at Little Wenham Hall. This highlights the importance of the landscape's contribution to the significance of these heritage assets, as well as highlighting its physical separation. .

Value

Note: Based on designation status (including setting of AONB/heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.

The overall value of settlement is considered to be low. However, there are specific areas of higher significance. These include the area around St Mary's church which includes a number of timber framed buildings. The complex of buildings associated with Little Wenham Hall which includes two grade I listed buildings and a grade II* listed building is considered to be of exceptionally high value, as set out above, and landscape in which it is situated makes an important contribution to its significance. To the east there are isolated buildings of significance including both designated assets, and surviving 19th century development, which is to form a collection of non-designated heritage assets.

Susceptibility

Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.

The sensitivity of the overall settlement to development is therefore also low. However, as indicated above the settlement includes two specific areas of higher value, both of which are sensitive to change. In particular the landscape around Little Wenham Hall makes an important contribution to its significance. This landscape also includes Churchford Farm which is experienced as a surviving semi-rural farmstead with associated historic mills outside the settlement boundary. This separation is important to how these assets are experienced. The approach to the church along Pound Lane is also considered to be sensitive as the approach to the church is currently experienced as being relatively open. This retains the important relationship between the church and surrounding landscape. .

Potential Enhancement

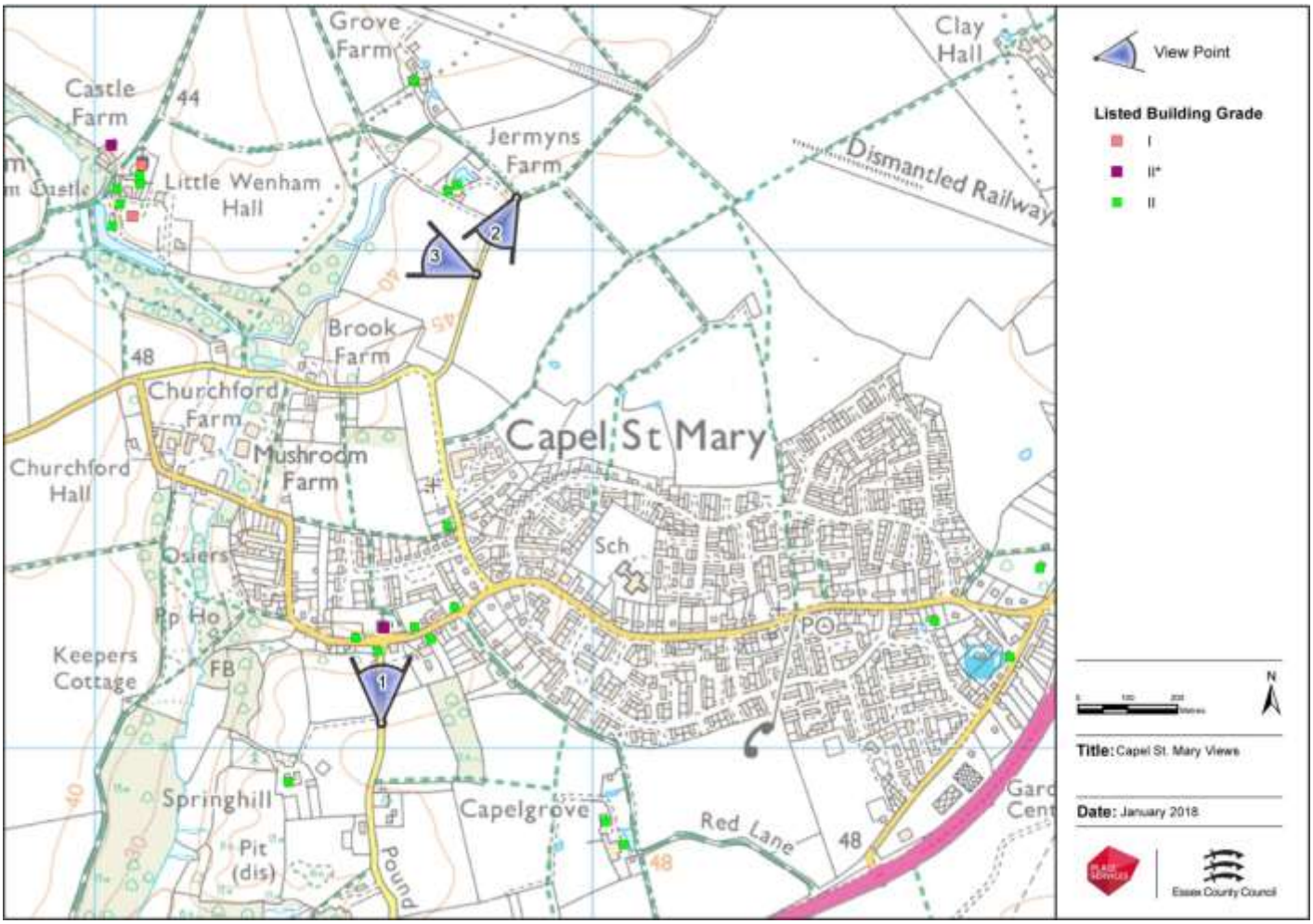
Note: Areas that could potentially be improved or enhanced.

The lanes around Little Wenham and Capel St Mary are of historic significance. As they are very narrow, and would suffer from any significant increase in traffic, consideration should be given to their protection, such as the inclusion within the emerging local plan of a policy to protect historic lanes.

Recommendations

The majority of the settlement has relatively low susceptibility to development, however the historic core, centred on the church, is significant and there are important long and short views of the church, particularly from the south and also from the north. It is recommended that the retention of these views is desirable and that new development should seek not to impinge on these. The landscape to the west of the settlement, including the river valley, mills and the complex at Little Wenham Hall are highly sensitive to change, and site allocations within this area should only be considered if they would result in considerable public benefit and cannot be accommodated in less sensitive areas of the settlement or district.

Settlement Plan



Settlement Name: East Bergholt | District: Babergh

Settlement Description:

East Bergholt is located on the northern bank of the River Stour, within the Dedham Vale Area of Outstanding Natural Beauty. The historic core of the village is located along The Street, with the Church of St. Mary situated at the southern end. Historic built form radiates out along Rectory Hill to the east and Gaston Street to the north, with outlying clusters of built form at Gaston End and Burnt Oak Corner. The settlement overlooks the Stour Valley with Flatford and Flatford Mill located to the immediate south of the settlement. There are large areas of modern development to the north-west and north of the historic core, as well as a separate cluster of modern built form to the east, around Burnt Oak Corner.

Summary History:

The Church of St. Mary was built in the 14th, 15th and 16th centuries and is unusual amongst the medieval churches of Suffolk for not having a prominent tower. Construction began on a tower in 1525, but this was halted in 1525 after the fall of Cardinal Wolsey, who was the project's patron. A wooden bell cage was built in the churchyard in the following year, a structure which was moved from its original location on the southern side of the church to its current location because the owner of Old Hall raised protests about the noise of the bells.
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Old Hall is located to the south of the church, and from 1425 it was the site of the residence of the de Vere family, a prominent landowning family across East Anglia. The current building dates to the early eighteenth century and is a large building, which has historically been used as a manor house, a nunnery, an army barracks and a friary.

The settlement was a centre of radical Protestantism in the mid-16th century, and several citizens of East Bergholt were executed for heresy during the reign of Queen Mary I.

East Bergholt is however best known for being the birthplace of painter John Constable, whose father owned Flatford Mill to the south of the settlement. Several of his famous paintings are of buildings and landscapes within or from East Bergholt, including the Old House and the painting 'View Towards Stratford St Mary Church'.

Historic Environment Designations

Conservation Area:

East Bergholt Conservation Area

Listed Buildings: within the village

Grade I:	Grade II*:	Grade II:
1	5	61

Scheduled Monument:

None

Registered Park and Garden:

None

Landscape Designations

AONB:

Southern part of the settlement lies within the Dedham Vale AONB

SSSI:

None

SAC:

None

Ancient Woodland:

Belts of ancient woodland to the east beyond the railway line and beyond settlement boundary

Key Characteristics

Settlement:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

The historic core of the settlement falls within the boundary of the East Bergholt Conservation Area and is characterised by linear development along two roads (The Street and Rectory Hill) with a heavy concentration of listed buildings at the intersection of the two roads, including a grade I and two grade II * buildings. There are two further concentrations of listed buildings, one along Quintons and Heath Road, and one around the crossroads at Burnt Oak Corner. Both form important historic groups, both of which appear to have originally formed historic greens.

The area to the north and north west of the settlement is characterised by modern estate development, the extent of which is likely to be expanded following a recent planning approval on the site. There is another area of modern development to the east and north of Burnt Ash Corner. The modern estate to the north east of the settlement is bounded to the south by a surviving major hedge line containing mature trees and pollards. This forms part of a wider system of radial field boundaries, and also forms the boundary of the Dedham Vale Area of Outstanding Natural Beauty

Surrounding Landscape:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

As noted above there is a large area of open farmland with mature hedges to the east of the historic core and to the north of Burnt Oak Corner. This would appear to form part of a wider agricultural system of radiating fields, which define the landscape to the north, east and west, and which forms the surviving historic setting for several listed farmsteads.

To the south of the conservation area, there is historic parkland associated with Old Hall. Although it is not designated, it would appear to be largely intact as compared to its depiction on the first edition Ordnance Survey map, and is considered to be a non-designated heritage asset. This land also drops significantly from east to west affording significant views across this landscape from Flatford Road, looking towards Stratford St Mary church.

Further to the south the landscape is formed of the Dedham Valley, an area of exceptionally high significance, partly as a result of its natural beauty, but also due to its historic association with John Constable. It also forms the setting for several highly significant heritage assets, such as Flatford Mill.

Key Views

Note: The key views towards, through, across and away from the settlement

1. View looking south-east from The Street towards the Church of St. Mary, emphasising the prominent siting of the church on a corner junction, and its comparatively unimposing built character.
2. View looking north along The Street from the junction with Cemetery Lane, which gives the best understanding of the configuration and architectural character of the built form in the village centre.
3. View looking west along Rectory Hill. This allows an understanding of the important group of listed buildings at Burnt Ash Corner. This group forms the strongly defined edge of the historic extent of the settlement, which is particularly evident in this view from the west.
4. The views looking west across the parkland associated with Old Hall, to the south of the Conservation Area. This forms an important landscape edge which not only is a significant part of the setting of Old Hall but is also important for the historic settlement as a whole. It also emphasises the relationship between adjacent villages. It also has historic and artistic significance as the view depicted in Constable's painting *View towards Stratford St. Mary Church*.
5. View looking south across open space on the eastern side of the settlement from landscape boundary to the north, which highlights both the extent of this field boundary and the visual character of the edge of the area of outstanding natural beauty.
6. View looking north-west from public footpath off Gandish Road, which again allows an understanding of both the character of this open space and the extent of the historic built form.

Value

Note: Based on designation status (including setting of AONB/heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.

The heritage value of East Bergholt derives from the extent, completeness and quality of the built form not just within the boundaries of the Conservation Area but also relating to the historic group of buildings to the north and east. The settlement also has important associative historic value, due to its links to John Constable.

The value of the built and natural landscape which surrounds the settlement is varied. The modern development to the north and west has severed connections between the historic settlement and the wider landscape, although the open land beyond this belt of development is important where it contributes to the setting of the series of listed farmhouses and other houses which surrounded the settlement to north, east and west. However, the historic parkland to the south is considered to be of high value for the quality and history of its landscape, for the important contribution it makes to the significance of Old Hall and for its associative value with John Constable. The landscape further to the south is arguably of international significance, due to its landscape value, its aesthetic value and its historic and associative value.

Susceptibility

Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.

The core of the historic settlement is susceptible to change, due to its surviving character and appearance which has suffered relatively insensitive intrusion. The greens to the north and east are also sensitive to change, but the extent of modern intrusion has lessened the contribution which the setting makes to the significance of the heritage assets in these areas, and they therefore have a lower susceptibility to change. The area to the south of the conservation area is of exceptional significance, and the area of Old Hall Park and the wider landscape around Flatford are highly susceptible to change due to their open character and due to the topography of the surrounding area.

Potential Enhancement

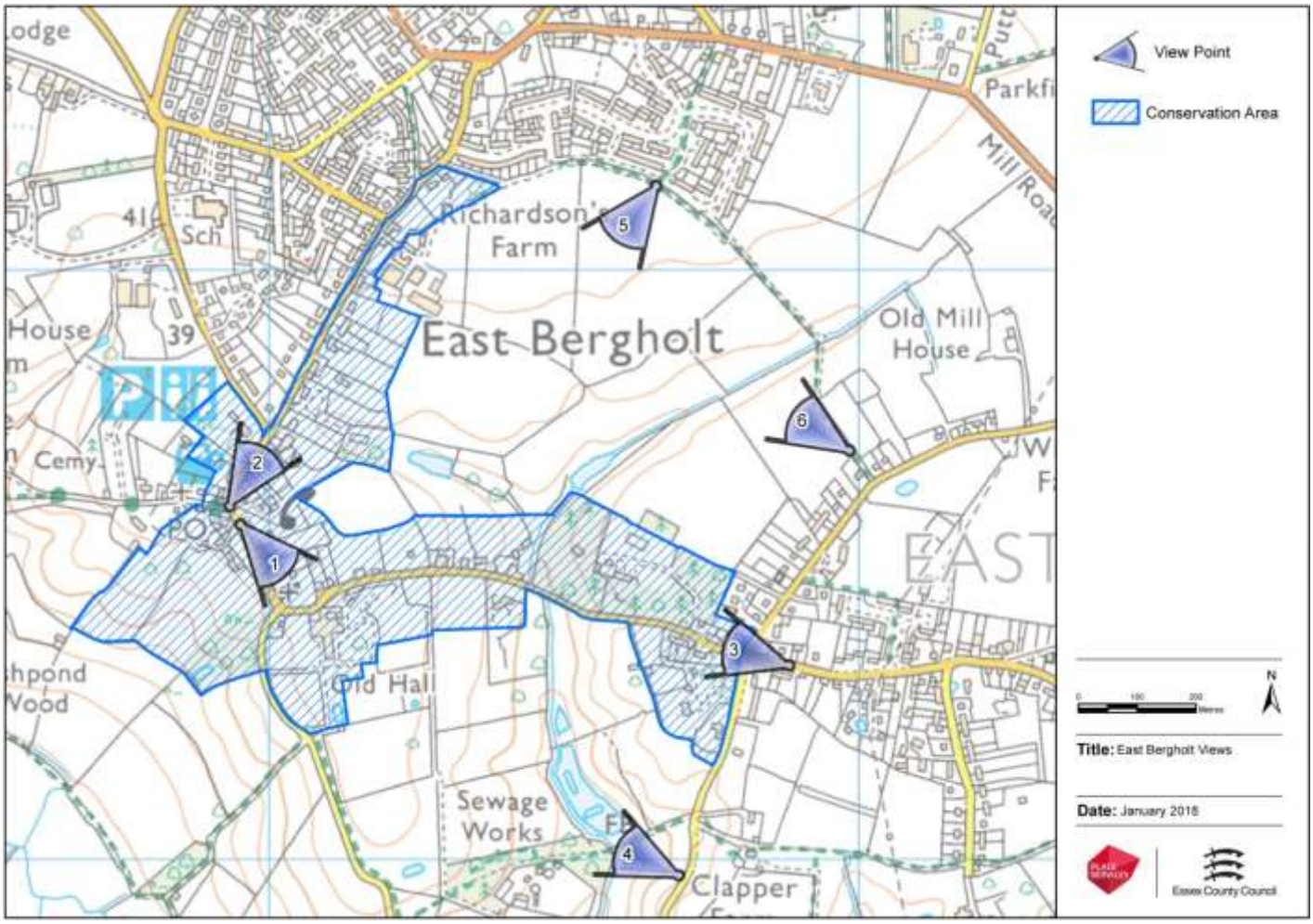
Note: Areas that could potentially be improved or enhanced.

The green to the east of the historic core is included within the boundary of the conservation area, but a potential enhancement would be to consider the extension of conservation area to include the heritage assets along Quintons Road and Heath Road. There would also be a benefit in further research into the surviving landscape surrounding Old Hall to better ensure its preservation, and maybe to support its inclusion on a local list of heritage assets.

Recommendations

The conservation area lies within the Area of Outstanding Natural Beauty and any development within this area should be resisted, including within the large open area to the north and east of the conservation area boundary. The landscape to the south which includes both the grounds of Old Hall and the landscape around Flatford is of exceptional significance and development in this area should be resisted. The area to the north and west is of less significance and is less susceptible to development, the exception being the landscape setting of The Lodge which the local Authority should protect.

Settlement Plan



Settlement Name: Glemsford	District: Babergh

Settlement Description:

The historic core of the settlement is situated along a main curving axial road. At its southern end this runs north-south, before curving west and then bending 180 degrees to the east. The built form is varied in its positon, with some set back from the pavement, and others enjoying varying sizes of front gardens. This creates a pleasingly undulating nature of the built form along the road. At the northernmost point the road meets the main road leading north out of the settlement, which is also flanked by historic built form. This junction is emphasised by an open green, evident on the first edition OS map. The older built form, of sixteenth, seventeenth and eighteenth century origin, is predominantly timber framed and plastered, with a prominent cluster located at the southern end of the settlement along Egremont Street and Hunts Hill. To the north are three distinct foci, the first being a cluster of built form found around Tye Green at the westernmost point of the axial road, the second being Fair Green to the east and north, with a third cluster of built form located around the church at the north-eastern extremity of the settlement, which includes two historic farmsteads.

The gaps between these are conjoined by relatively handsome nineteenth century built form, which is largely brick built and later twentieth century built form, of more indifferent design. The majority of the modern built form however is located in two areas. The first is to the east of Tye Green and to south of Bells Lane, the second is to the north of the body of the settlement. Both exhibit curvilinear built form, are of comparatively high density development characterised by cul-de-sacs and have relatively limited physical connection to the historic street pattern.

Summary History:

The village of Glemsford is sited on the top of a spur situated to the north of the Stour River valley, bounded in the east by the River Glem from which it takes its name. There is little archaeological evidence from within or surrounding the settlement to determine the earliest inhabitants or the origin of the town. Potential prehistoric activity may be indicated by flint artefacts dating to the Mesolithic period and later, and the presence of ring ditches in the south west at Skates Hill and the north east on the edge of the settlement at Low Street. Scatters of Roman material have been recovered from the surrounding fields, mostly in a worn condition. The road through the town meets the east-west running Roman road.

The settlement is mentioned in the Domesday Book, forming part of an estate associated with the Church of St. Ethelreda. The settlement as a whole has grown from a chain of linear developments, greens and other foci and which have gradually been conjoined to form a single curving linear settlement. The wealth of this older section of the settlement was based on a burgeoning woollen cloth industry, and the commercial success of some of the merchants is perhaps best evidenced in the high quality of the timber framing in some of the higher status buildings. From the nineteenth century cloth gave way to silk, and there were three mills in the village. Other industries, such as coconut matting and brickmaking also sprang up during this period. These industries ran alongside other traditional industries, such as agriculture and there are a number of historic farmsteads in and around the settlement. Glemsford was also the home to George Cavendish, a ‘master of the pipe’ under Henry VIII and close servant to Thomas Wolsey, of whom he wrote a biography which is still considered to be an important contemporary secondary source.

Historic Environment Designations

Conservation Area:

Glemsford Conservation Area

Listed Buildings:

Grade I: 1 Grade II*: 4 Grade II: 35

Scheduled Monument:

None

Registered Park and Garden:

None

Landscape Designations

AONB:

None

SSSI:

None

SAC:

None

Ancient Woodland:

Two ancient woodlands lie to the east of the southern part of the settlement.

Key Characteristics

Settlement:

As outlined, Glemsford is principally characterised by its surviving historic linear core, which defines the layout and street pattern of the settlement and which is punctuated by the three foci of Tye Green, Fair Green and the area surrounding the parish church of St. Mary the Virgin, known as Churchgate. The parish church largely retains its historic setting and context, and an understanding of its edge of settlement location can still be appreciated, albeit that this is somewhat compromised by the later infill development to the south of Bells Lane.

The historic linear settlement, which also forms Glemsford Conservation Area, predominantly comprises earlier buildings of timber framed and plastered construction, combined with nineteenth and twentieth century brick buildings. Along Egremont Street and Hunts Hill, the majority of this built form fronts directly onto the street, whilst the buildings concentrated around the greens and the parish church are largely set back behind front gardens. This provides an understanding of the density, development and architectural character of the historic settlement.

A number of the historic factories survive within Glemsford, such as the former Horsehair Factory on Bells Lane and the former Silk Factory on Chequers Lane, provide a tangible link to the industrial history of the village.

Surrounding Landscape:

The landscape surrounding the settlement is largely comprised of undulating topography consisting of open fields and farmland. As Glemsford sits on the top of a spur, it is afforded views across the surrounding landscape and to some of the settlements beyond. This is the case with views from the north and north east edge of the settlement, where views across

the open landscape towards the southern tip of the village of Stansted are possible.

To the south east and south west, the landscape is flatter and consists predominantly of farmland, whilst to the north west edge of the settlement, the landscape is more densely enclosed with tree lined roads. The field boundaries to the north west are clearly defined by a network of footpaths.

Key Views

1) Views towards the church from the south on Park Lane. This allows an understanding of the church's edge of settlement location and an appreciation of its historic context and elevated position.
2) Views towards the church from the north on Low Street. This similarly allows an understanding of the church's edge of settlement location and an appreciation of its historic context and elevated position.
3) The views away from the church across the landscape to the north east – This view illustrates Glemsford's position topographically at the top of a spur, with views across the undulating landscape.
4) Views northwards along Skate's Hill/Egremont Street/Hunts Hill.
5) Views southwards along Skate's Hill/Egremont Street/Hunts Hill – Both of these views, which look through the historic core of the village provide an understanding of the settlement's density and architectural character.
6) Views across Tye Green. This view provides the best opportunity to allow an understanding of the contribution of the village greens and their associated built form to the character of the village.
7) Views of Monks Hall – The grade II* listed Monks Hall forms a key element of the historic settlement. Glimpsed views of this building from its north on Low Street and the footpath between Low Street and Chequers Lane illustrate how the building overall retains its rural, isolated setting, which is representative of the historic development of the village.

Value

The value of the settlement is principally derived from its historic building stock that survives within the historic core of the village, which largely consists of grade II listed buildings. However, there are also a number of notable grade II* listed buildings. These include Angel House, Peverells, 13-17 Chequers Lane and the sixteenth to seventeenth century Monks Hall, all of which have exposed timber framing and are considered to be of high heritage value. Also of high value is the grade I listed church of St. Mary the Virgin, with its surrounding landscape setting which also contributes to its significance and to the historic landscape character of the village.

Susceptibility

In terms of the settlement's susceptibility to change, there are areas of greater or lesser sensitivity. To the north east of the settlement, the church and its churchyard, and also Monks Hall, retain their relationship with the surrounding landscape, which is representative of their historic edge of settlement location. This area is therefore considered to be of high value and any development in this area would detrimentally erode this historic relationship.

The landscape directly to the east of the settlement is considered to be less sensitive to change, specifically to the south east of the new development south of Bells Lane, within the area of land bounded by Park Lane and Flax Lane. This area overall has little or no views into the historic core of the village, excluding views from the eastern edge of this portion of land closest to Park Lane, which has important views towards the church.
The landscape to the south west and west of the village is considered to be more susceptible to change, as the open

fields in this location currently provide an understanding of the linear nature of the historic core of Glemsford. Small areas of land to the north west of the settlement, adjacent to the new development in this location, are largely obscured from view from their northeast on Duffs Hill, due to the topography of the land. Views from the west towards this area however still provide an understanding of Glemsford's surrounding rural, agricultural character and therefore make this area more susceptible to change.

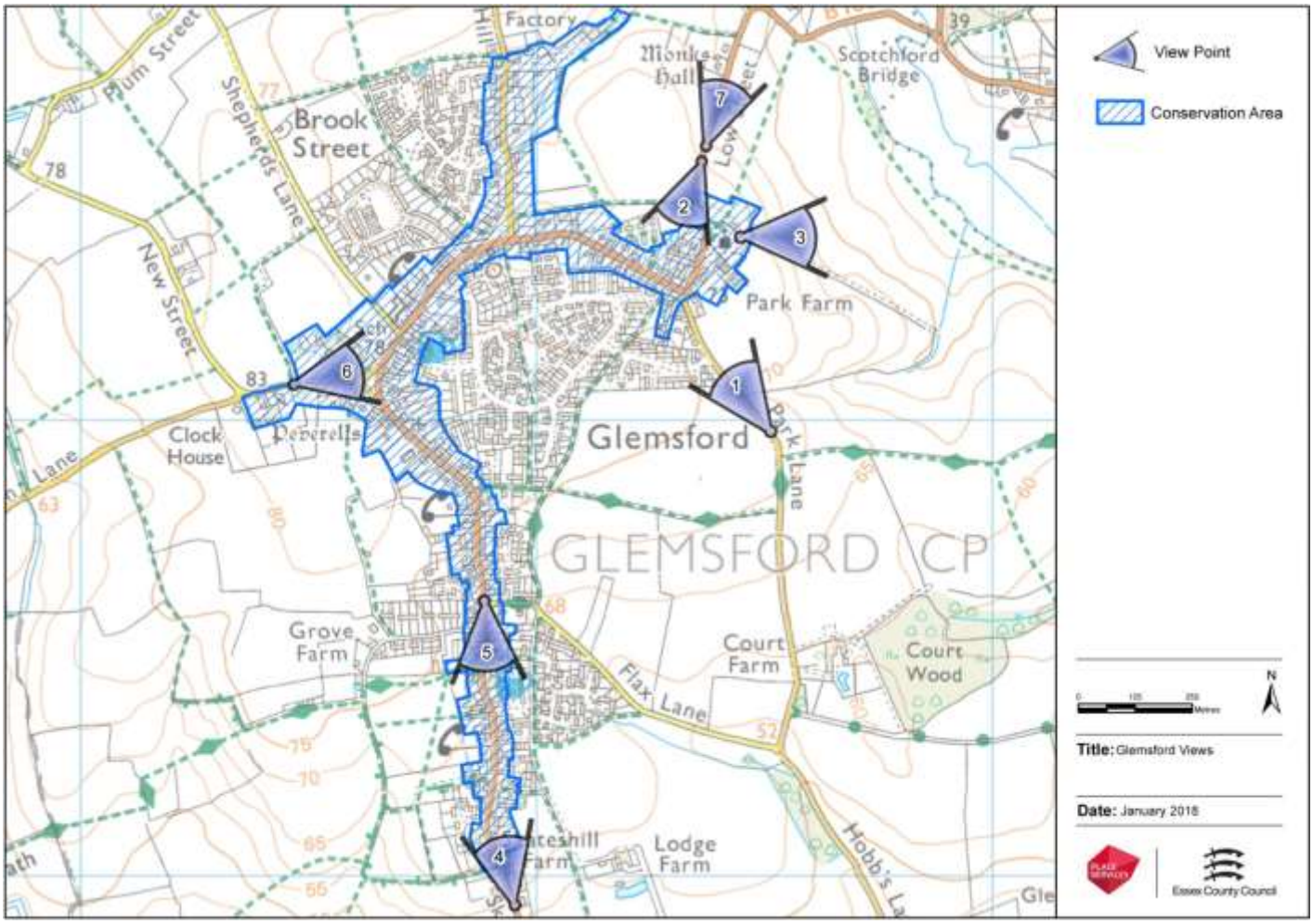
Potential Enhancement

None identified.

Recommendations

The north eastern area of settlement which includes the church is highly susceptible to development and retains its historic association with its surrounding landscape. Similarly there is little modern incursion surrounding Tye Green to the west of the settlement. The local Authority should seek to avoid development within these areas. However the area to the south west of the settlement is of relatively low value from a heritage perspective and there is the potential for expansion in this area which would not impact on the significance of identified known heritage assets.

Settlement Plan



Settlement Name: Hadleigh	District: Babergh

Settlement Description:

Hadleigh is an ancient market town and civil parish in South Suffolk, East Anglia, situated next to the River Brett, between the larger towns of Sudbury and Ipswich. The vast majority of the settlement lies on the northern side of the River Brett, however in the north western part of the town a small block of listed buildings and modern settlement lie on the opposite bank of the river. The historic settlement is largely linear along the High Street and Benton Street.

Summary History:

A sequence of, probable prehistoric, ring ditches are recorded on the HER on the northern bank of the River Brett visible as cropmarks from the air. At the northern end of the settlement, again located close to the River Brett lies the site of a Roman enclosure with a Late Iron Age phase represented by quantities of Iron Age pottery being present in the excavation.

Guthrum, king of the Danes, was defeated by King Alfred at the battle of Edington in 878 and tradition states that he is buried in the grounds of St Mary's Church. The town had been part of the domain of the senior Saxon general Byrthnoth who was killed in 991 at the Battle of Maldon, and in his will he left the manor of Hadleigh to the Priory Church of Canterbury, which later become the seat of the Archdiocese of Canterbury and hence the property of the Archbishop. It was the connection with Canterbury that preserved Hadleigh from the upheaval that followed the Norman Conquest, as the property of the Church was not confiscated and reallocated unlike the estates of Anglo-Saxon noblemen.

Hadleigh was one of the East Anglian towns that derived its prosperity from its wool and cloth industries, and it received its market charter in 1252. The wealth of the town is expressed both in its church, which has its origins in the thirteenth century, and in its Guildhall, constructed in the fifteenth-century. The town also contains many fine examples of timber and brick listed buildings, the majority of which are located on the High Street, Angel Street, Benton Street and the immediately surrounding area.

Originating in the 14th century, the Grade II* listed Toppesfield Bridge, over the River Brett, is the oldest in the county still carrying vehicles. It was widened in 1812.In the post medieval period as other industries began to develop which can be seen in the many, now converted, maltings as well as the silk trade, Hadleigh began to recover its prosperity, and was sufficiently important for the railway to arrive in the town in 1847.

Extensive expansion has occurred in the mid to late 20th century with estates built on the north eastern side of the historic settlement.

Historic Environment Designations

Conservation Area:

Hadleigh

Listed Buildings: within the Settlement

Grade I:	Grade II*:	Grade II:
4	26	204

Scheduled Monument:

Toppesfield Bridge

Registered Park and Garden:

None

Landscape Designations

AONB:

None

SSSI:

None

SAC:

None

Ancient Woodland:

None

Key Characteristics

Settlement:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

The historic core of the settlement is located along a linear north-south road with a church, guildhall and market place to the west and two historic east-west roads to the east. A second concentration of built form lies to the north of the River Brett. The settlement has more than doubled in size with a considerable amount of modern development to the north and east. The historic linear core of the settlement lies in the base of the valley on the eastern side of the river with modern expansion largely higher on the valley sides to the east.

The built form is set relatively close to the back edge of the pavement although the majority of the road is relatively wide compared to other historic settlements. There is a varied material palette with the majority of the buildings being timber framed or brick built. The settlement contains a large number of listed buildings, and the northern end of the settlement in particular contains a high proportion of buildings listed at grade I or II*. These cumulatively are indicative of the high historic significance of Hadleigh.

Surrounding Landscape:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

The immediate landscape to the west is formed by the flood plain of the River Brett with the land further to the west being largely agricultural, populated by dispersed farmsteads, This landscape also contains Holbeck House, set within its associated parkland. The land to the west is also characterised by several historic farmsteads, although the historic core is physically and visually separated by the large extent of modern development.

Key Views

Note: The key views towards, through, across and away from the settlement

1. Views looking south along High Street. This highlights the character and significance of the historic core, and which show its historic configuration and the significance of its built form.
2. View looking north along High Street. This again highlights the character and significance of the historic core, and which show its historic configuration and the significance of its built form.
3. View looking west along Church Lane towards the Church, which allows an understanding of its prominence and architectural significance.
4. View looking south from the church to the guild Hall, which highlight their historic interrelationship.
5. View looking West along George Street, which allows an understanding of the linear form on the easternmost edge of the historic core.
6. View looking West along Angel Street. This also allows an understanding of the linear form on the easternmost edge of the historic core.
7. View looking north across the River Brett towards the built form on Friars Road and Corks Lane. This highlights the physical separation between the main historic core and the historic group to the north. It also highlights the interrelationship between the listed buildings which form the former council office site and the river.

Value

Note: Based on designation status (including setting of AONB/heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.

The historic core contains a considerable concentration of listed buildings many of which are listed as being of exceptional significance. This group extends for over a mile from Gallows Hill to the north to Benton Street in the south, with the greatest density along the High Street. This area is of high value, particularly given the comparative lack of modern intrusion. Similarly the open land to the east and to either side of the River Brett which preserves the historic settlement edge is significant as it preserves the settlement edge and in making an important contribution to the setting of several listed buildings.

There is also a grouping of buildings of high value set in close proximity to the High Street. To the west of the High Street, is a group of buildings, which includes the church and guildhall, which are of exceptional significance, set in close proximity to the historic market place. To the east are two linear east-west streets which are also of historic value.

However, the level of modern development means that there are large areas of the settlement which are of low value, in particular the area on the eastern edge of the settlement.

Susceptibility

Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.

The historic core along Gallows Hill, High Street and Benton Street is considered to be of high value, as is the land between the western settlement edge and the river. These areas are also highly sensitive to inappropriate additions or unsympathetic new infill or backland development.

Similarly the significance of the house and parkland at Holbeck House is highly reliant on the contribution which its setting within the wider landscape makes. It is therefore sensitive to encroaching development, or incorporation within the settlement boundary.

Finally the group of historic buildings to the north of the river, around Friars Road and Corks Lane was historically set away from the rest of the settlement, and this group is sensitive to development which would remove this historic sense of separation.

However, there has been a considerable amount of modern development to the north and east of the settlement. Given the extent of this development, these areas are considered to be of much lower sensitivity.

Potential Enhancement

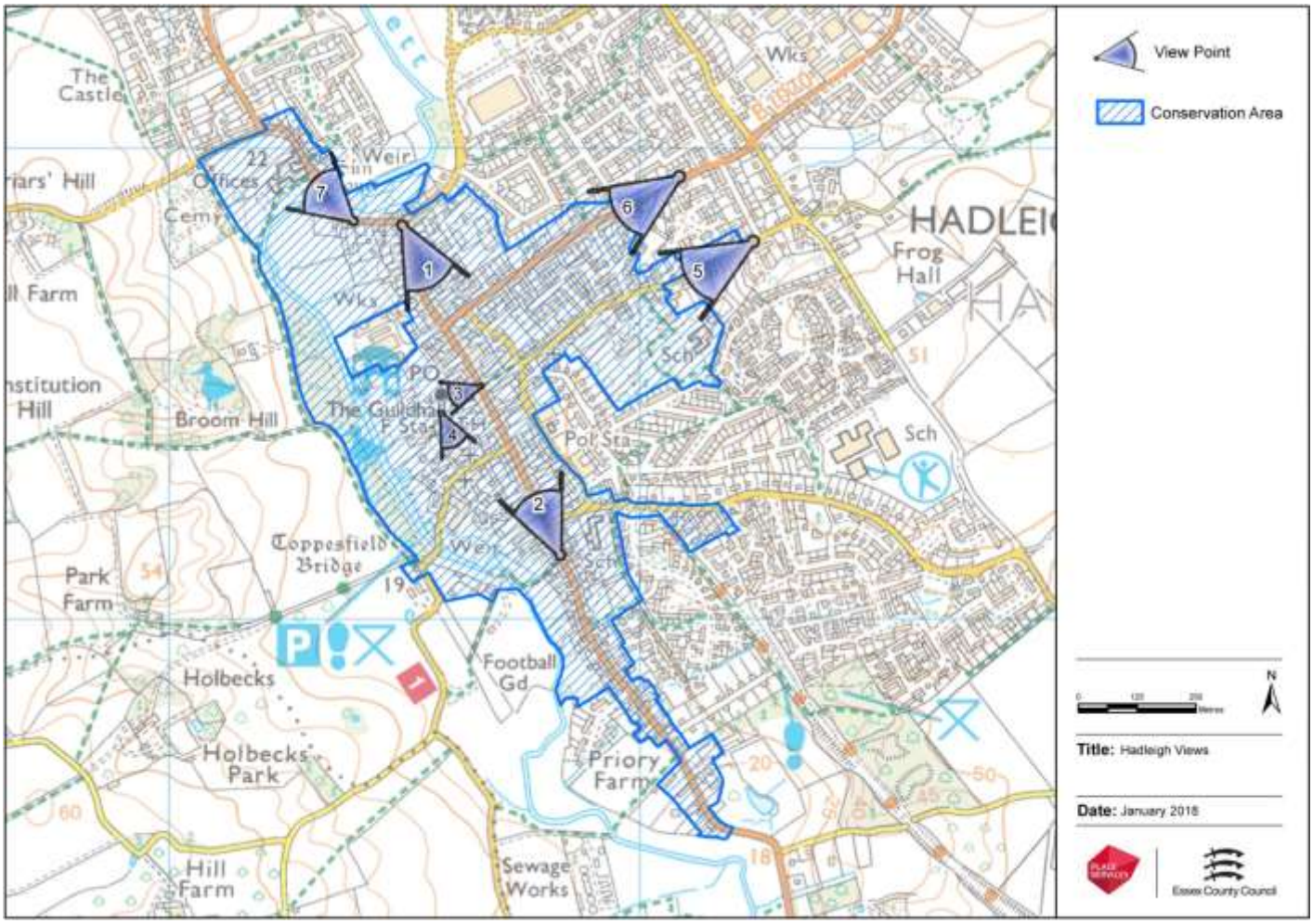
Note: Areas that could potentially be improved or enhanced.

Given the sensitivity of the historic core, and the potential as a larger settlement for Hadleigh to have larger areas allocated under the call for sites for a new local plan, consideration should be given as to the production of a design guide to guide the form, design and master planning both within and outside the conservation area.

Recommendations

The historic core of Hadleigh is mainly located along an axial north-south street, to north-east of the River Brett and its floodplain. This core is well preserved with relatively little modern incursion to the west or south, particularly within the river floodplain. These boundaries are therefore more sensitive to change, and it is recommended that site allocations seek to retain and enhance this. The settlement has had considerable modern expansion to the east, and site allocations within this area are less likely to impact directly on the historic core or other designated heritage assets.

Settlement Map



Settlement Name: Holbrook	District: Babergh

Settlement Description:

Holbrook is a small village situated in close proximity to the northern shore of the Stour estuary. It is located on the Shotley peninsula, around 5 miles (8.0 km) south of Ipswich. The present settlement is surrounded by evidence of extensive prehistoric occupation, which comprises enclosures and remains of burial mounds on the gravel terraces above the Stour, and which are evident in aerial photography. The Church of St Mary is located at the southern end of the village overlooking the estuary. To the south of the settlement is the Royal Hospital School, a vast 1930s neo-classical building, the campanile tower of which is visible from tower blocks in the centre of Ipswich. It originally served as a cadet school for the Royal and Merchant Navies, and was restricted to the education of the sons and grandsons of seafarers. It is now a mixed selective independent school, but retains its naval connections. There are a small number of other listed buildings spread throughout the village, as well as historic farm complexes on its periphery.

Summary History:

Holbrook is a village located on the northern side of the Stour Estuary. The earliest surviving building is the parish church of All Saints, the nave and tower of which date to the 14th century, with a south aisle constructed a century later and a north aisle added in the nineteenth century. It is listed at grade II*. To the east of the village lies the extensive post-medieval landscape of Holbrook Gardens which contains large lakes, fish ponds and extensive tree cover.

Within the river valley to the south of Holbrook lies the former 19th century watermill which is listed grade II.

To the south of the village is the Royal Hospital School. The school was historically located in Greenwich, in what is now the National Maritime Museum. It was set up by royal charter in 1712, following the creation of the Royal Hospital by Royal Charter in 1694. The school was granted land at Holbrook in 1921, the site of the current building. A design competition was held in 1925, which resulted in the architectural firm of Buckland and Heywood being commissioned to oversee the new building. The buildings were constructed between 1928 and 1933, and the complex includes 50 listed buildings, including two which are listed grade II*. The school is located on the site of Holbrook House, a country house set in parkland evident on the first, second and third edition Ordnance Survey Map, demolished between 1922 and 1928.

Historic Environment Designations

Conservation Area:

None

Listed Buildings: within the village

Grade I:		Grade II*:	1	Grade II:	7

Scheduled Monument:

None

Registered Park and Garden:

None

Landscape Designations

AONB:

None

SSSI:

None

SAC:

None

Ancient Woodland:

None

Key Characteristics

Holbrook is a village located on the northern side of the Stour Estuary. The earliest surviving building is the parish church of All Saints, the nave and tower of which date to the 14th century, with a south aisle constructed a century later and a north aisle added in the nineteenth century. It is listed at grade II*. To the east of the village lies the extensive post-medieval landscape of Holbrook Gardens which contains large lakes, fish ponds and extensive tree cover.

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Surrounding Landscape:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

The landscape to the east of the settlement is characterised by the historic parkland centred on Park House, called Holbrooks Gardens. To the south of the settlement is the river valley, which is well wooded and contains a complex of mill buildings, associated with Holbrook corn mill, a grade II listed building. The landscape to the north and west is agricultural in nature and contains several farm complexes.

Key Views

Note: The key views towards, through, across and away from the settlement

1. View looking north-west along High Street showing the terraced properties visible on the first edition Ordnance Survey map.
2. From the Church looking south to the mill and over the river valley, which highlights the siting of the church above the river valley.
3. From the Church to the east over the Holbrook Gardens, which allows the best understanding of the form and extent of the historic gardens
4. From the mill looking north towards the Church, again highlighting the prominent siting of the church.

Value

Note: Based on designation status (including setting of AONB/heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.

The value of the Holbrook settlement is low with much of the settlement formed of modern development. The listed buildings within the centre of the settlement have value in their own right, and retain their large associated plots. The church lies on the southern boundary of the settlement and has important views to the east over the Holbrook gardens and to the south towards the mill in the river valley.

Susceptibility

Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.

The listed buildings within the centre of Holbrook still retain their original setting, the significance of which would be harmed by insensitive infill development.

The area to the east of the settlement is formed of the historic parkland, which would be harmed by intrusive development which did not allow for the retention of the clear separation between the parkland and the settlement. Similarly the farm complexes outside the settlement boundary were historically located outside the settlement boundary, for functional reasons, and the retention of this setting is important to their significance.

The area to the south of the settlement is the most vulnerable to insensitive development, as it not only includes river valley and the historic mill complex, but it also forms the separation between the settlement and the school. The school forms a distinct complex, and given the school was historically intended to be an elite establishment, set in isolation, its separation from the settlement makes an important contribution to its significance. The remainder of the settlement is of low susceptibility as it is largely formed from modern development.

Potential Enhancement

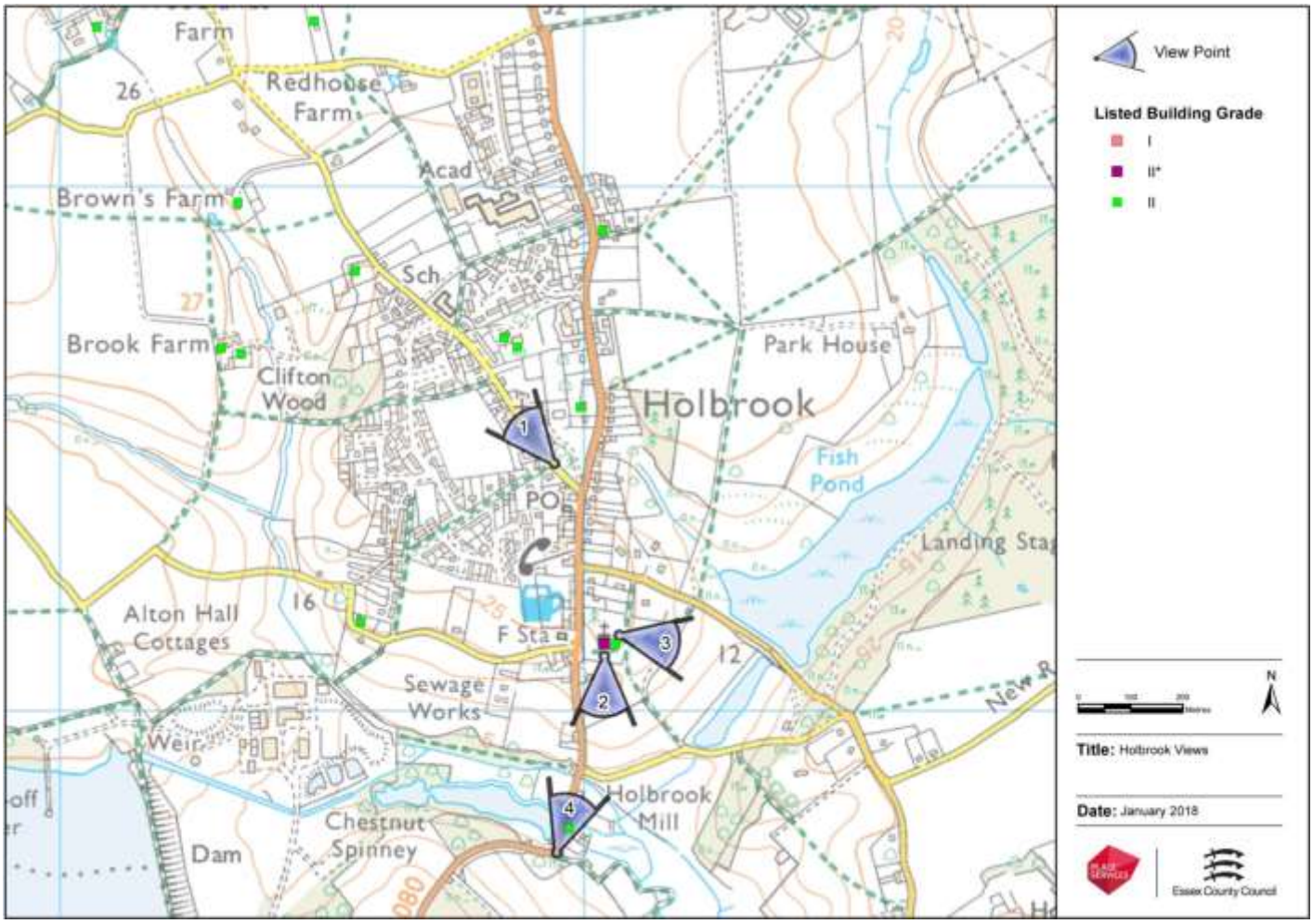
Note: Areas that could potentially be improved or enhanced.

None identified

Recommendations

The church is located on a promontory overlooking the river valley with landscaped gardens to the east. This landscape is significant in its own right and makes an important contribution to the significance of the church. The Local Authority should therefore seek to avoid development in this area. The rest of the surrounding landscape is of lower value and less susceptible to development, except where it makes a contribution to the setting of outlying farm complexes. Within the core of the settlement several of the listed buildings are larger properties of higher status and this is reflected in their large plots, which should be protected from infill or backland development.

Settlement Plan



Settlement Name: Lavenham	District: Babergh

Settlement Description:

Lavenham is a well preserved medieval market town, renowned for the quality of the surviving historic built form, not least the Guildhall in the marketplace, which is an exceptional example of sixteenth century craftsmanship. The quality of the built form was the result of the settlement's wealth, gained through its pre-eminence in the wool trade and as a result of the market charter granted to Lavenham by Henry III. The historic built form is concentrated along the main north-south High Street with a market square to the east, and around a series of east-west roads to the east of the High Street.

Summary History:

The earliest recorded evidence of human settlement within Lavenham relates to the identification of a buried mosaic and building/bath, which are thought to be the remains of a Roman villa or bath house, and were found in the area of Grove House at the southern end of the settlement. The evidence was corroborated by excavations by Time Team outside of the village, which identified a Roman field system indicating the area was being farmed during the Roman period.

At the end of the Saxon period Lavenham was a manor held by a middle-ranking noble named Ulwin, but the manor passed to Aubrey (or Alberic) de Vere, a Norman baron, after the conquest, and he is recorded as owning the manor in the Domesday Book in 1086. The de Vere family was a prominent landowning family in East Anglia, and they continued to hold the estate until 1604, when it was sold to Sir Thomas Skinner. This residence was located to the west of the settlement, in close proximity to the current Lavenham Hall, which was constructed in the sixteenth or seventeenth century. The site of the original hall is evident from a surviving medieval fishpond.

The town became increasingly wealthy throughout the medieval period, and was one of the richest towns in the country in 1524, mainly as a result of the profits of the cloth trade. This wealth is particularly evident in several high status buildings constructed in the later fifteenth and early sixteenth centuries. These included the Wool Hall, completed in 1464 and the Guildhall, an impressive timber-framed building which dominates the marketplace, and was built in 1529 as a hall of the Guild of Corpus Christi. The town's wealth was also evident in the Church of St. Peter and St. Paul, which was built in a single phase between c.1480 and 1525. This was financed by the wealth of local families, including the de Veres and the Springs, and replaced an earlier church on the site, the fourteenth century chancel of which was retained in the current church.

The wealth of the settlement declined with the influx of cheaper imports, and competing industries from Europe, such as the influx of Dutch weavers in Colchester and Huguenot weavers in Braintree. This general decline in the cloth industry is one which is born across East Anglia, and is seen in other places such as Coggeshall in Essex. This led to the settlement's decline in significance, and it had lost its reputation as a major trading town by 1600.This waning of significance is perhaps best seen in the varying uses of the Guildhall, which in the seventeenth and eighteenth centuries was used first as the Bridewell and then as a workhouse. It is also however one of the reasons why Lavenham's medieval character is so well preserved.

The railway arrived in the town in 1865 and continued in use through to 1965. The station was located at the northern end of the settlement, but has recently been demolished and replaced by a modern housing estate.

In the twentieth century there was an American Air Force airfield located in close proximity to settlement in Alpheton, but referred to as RAF Lavenham. It was manned during the Second World War but the land has since been returned to agriculture use, although some evidence of its structures and buildings remains, including the control tower.

Historic Environment Designations

Conservation Area:

Lavenham Conservation Area

Listed Buildings: within the village

Grade I:	12	Grade II*:	24	Grade II:	158

Scheduled Monument:

Market Cross in the centre of the town (1006062)
Iron Gas Holder (1005965)

Registered Park and Garden:

None

Landscape Designations

AONB:

None

SSSI:

None

SAC:

None

Ancient Woodland:

None

Key Characteristics

Settlement:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

Lavenham is an exceptional example medieval market town with linear built form centred along the High Street, and around the edge of the market place. The historic built form also falls along linear streets to the east. To the west of the settlement is a church-hall complex, with both of the original church and hall having been rebuilt by the sixteenth and seventeenth centuries. The High Street and Water Street is characterised by a considerable proliferation of high quality timber framed buildings with a comparatively high number being listed grade I or II*. This is indicative of the wealth and significance of the medieval and is vital in both understanding its historic development, and in defining its character and appearance. The market square is similarly well preserved and includes an exceptionally significant example of a late medieval guild hall. Within the core of the settlement, and indeed on several of the approach roads, the historic street pattern is well preserved, and this too contributes to its character.

Surrounding Landscape:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

Lavenham sits within a valley which is predominantly characterised by agricultural use, and this is particularly evident from Lower Road. This means that the historic built form in the surrounding landscape mainly relates to dispersed farm complexes, which are located high on the valley sides surrounding the settlement. The Church of St. Peter and St. Paul sits on a high piece of ground and is visible from long distances in all directions.

Key Views

Note: The key views towards, through, across and away from the settlement

1. Views looking north along the High Street. This emphasises the character of the highly significant built form within the core of the settlement, as well as the surviving settlement pattern. It therefore allows a good understanding of the key characteristics of the settlement.
2. View looking south along the High Street. This again highlights the contribution which the historic built form makes to the character of the settlement.
3. View looking West along Water Street. This highlights the high quality nature of the built form on the secondary roads to the east of the High Street.
4. Views from within the Market Place. These have been partly intruded upon by the extent of car parking within the Market Square, but allow an understanding of the historic commercial centre of the town, as well as the prominence and exceptional significance of the built form which fronts onto the square.
5. View looking west from Lower Road. This shows the prominence of the church in views from within the settlement.
6. View looking north from Brent Eleigh Road. This view shows the prominent location of the church in longer views from within the wider landscape
7. View looking north east from the junction of Bridge Street Road and Sudbury Road, which shows the prominent and dominant location of the church at the entrance to the historic settlement from the south.

Value

Note: Based on designation status (including setting of AONB/heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.

Lavenham is a medieval market town which is of very high value, the result of its medieval wealth, and its post-medieval stagnation as a market town. This relates not just to the complete nature of the surviving medieval town, but also to the exceptional quality and significance of the built form (in particular the Church of SS. Peter and Paul, the Guild Hall and the buildings on the High Street, Water Street and in the Market Place). This significance is best evidenced in the exceptional number of listed buildings, of which a significant number are listed Grade I or II*. The church is also a prominent landscape feature, which is highly visible in views from all directions.

However, the settlement also has considerable areas of modern built form, particularly to the north and south, but also on the backlands to the west. The latter in particular has begun to impinge on the historic character of the settlement.

Susceptibility

Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.

Given the significance and quantity of the heritage assets within the core of the medieval town, and their proximity and interrelationship with each other, the centre of Lavenham is highly susceptible to both infill or backland development. Certain assets, particularly the church, are also currently visible in long key views and these assets are susceptible to development which intrudes upon or severs these long views.

However, there are several edge of settlement, particularly to the north and south west where there is already large areas of modern development. This modern development now characterises these entrances into the settlement and these areas are of lower susceptibility. These areas of modern development vary in both age and quality and where further modern development is proposed (even in areas of lower susceptibility) care should be taken to ensure that the new development is in keeping with the character of settlement, and is of high quality.

There is currently a strong pervading character as a result of the complete and dominant character of the historic built form. This has been eroded by the areas of insensitive development and there is the potential that further insensitive development could exponentially harm the significance of the settlement.

Potential Enhancement

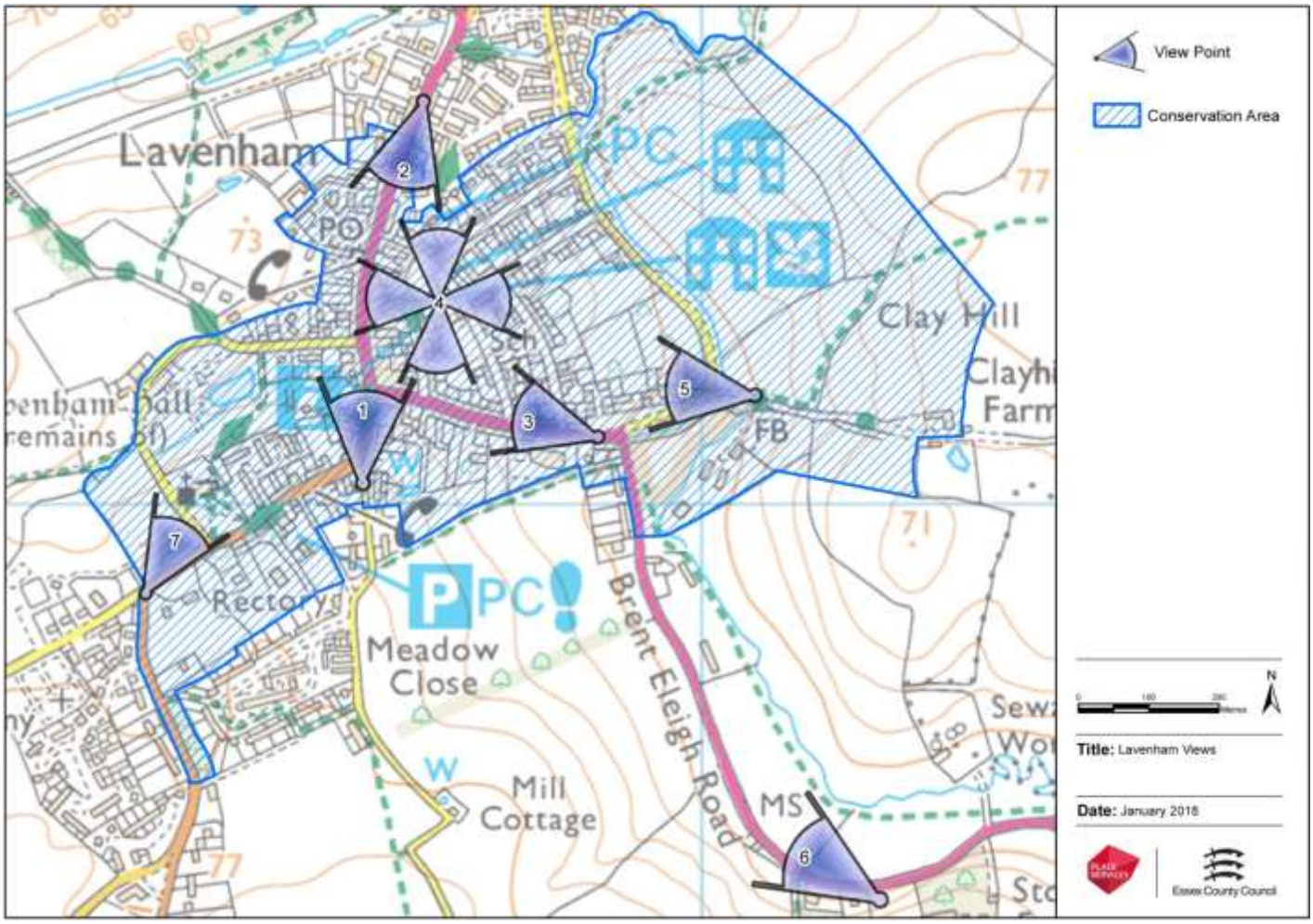
Note: Areas that could potentially be improved or enhanced.

The current prominence and extent of parking within the Market Square is an intrusive feature, which makes a negative contribution to the significance of the highly important heritage assets which surround it. The removal of general car parking from the square would therefore be beneficial in preserving and enhancing the conservation area and the setting of these assets.

Recommendations

The settlement is of high value, and is of national recognition and significance. However, existing areas of backland development have resulted in harm to the significance of the settlement which is of exceptional value and further similar development should be resisted. The church is particularly prominent in views in the wider landscape and would therefore need to be considered when considering new housing applications. There are some isolated areas of modern development to the north and southwest where further development could be located with more limited potential for harm.

Settlement Plan



Settlement Name: Long Melford	District: Babergh

Settlement Description:

Historically a linear settlement orientated around a main axial north-south road, the settlement has expanded in the twentieth century with comparatively large scale modern development. The historic core is located along St. Mary's and Hall Street, where the built form is situated on the edge of the pavement, and is characterised by a predominance of elegant timber framed and plastered buildings, interspersed with several brick buildings, used either as the primary building material or as infill. The road narrows over a bridge, before it opens up at the northern end where it reaches Melford Green. To the east of the Green is the parkland associated with Melford Hall, as well as the Hall itself. This is one of two impressive country houses constructed in the second half of the sixteenth century in Long Melford, the other being Kentwell Hall. On the northern side of the green is another cluster of medieval houses, located around the Church of the Holy Trinity. Set at right angles to the main axial road are Bull Lane to the east and Westgate Street to the west, both of which are historic routes into and out of the settlement.

The majority of the modern development is located to the east of the historic core of the village, and appears to have been laid out in several phases, which reflected in the architectural styles utilised. This development is relatively curvilinear in plan form, at odds with the rectilinear nature of the older plan form of the settlement. The relatively unbroken nature of the built form along Hall Street also means that there is a relatively clear dichotomy between old and new with the roads through the modern development only tying into the historic road structure at its north and south extremities. There are two other small scale areas of modern development at the north-east and south-west ends of the settlement.

Summary History:

The settlement and its immediate area contain evidence of Multi-period occupation. Evidence for prehistoric activity within the valley of the Stour can be seen as circular cropmark features, which have been recorded on the outskirts of the settlement indicative of Bronze Age burial mounds**.** Two scheduled Roman villas are located at Liston Lane and at the southern end of the settlement at Rodbridge House Farm. A Roman road has been identified in the area around Chapel Green where it appears to divert from the present road and run northwards in a NNE-SSW direction. There is evidence for an Anglo Saxon settlement identified from test-pitting in the north of the village and under the village green, near to the Holy Trinity Church

The village is mentioned in the Domesday Book as part of a prosperous estate covering nearly one and a half thousand hectares, belongs to the Abbey of St. Edmundsbury in Bury St Edmunds. The northern section of the village, closest to the church and Kentwell Hall, appears to have formed part of a separate estate, explaining the dual foci still visible within the settlement. The majority of the surviving built form within the village is medieval in origin, although some have been heavily altered and re-fronted in the eighteenth and nineteenth centuries. The existence of a weekly market (Long Melford was granted a market charter in 1235) and an annual fair indicates that Long Melford was a relatively prosperous village. Wealth was based on the cloth industry which can be seen in the fine example of the church, one of a number of wool churches in Suffolk. The prosperity of the medieval and later town is also evidenced by the number of high quality listed buildings which survive.

Following the Dissolution of the Monasteries in the early sixteenth century Melford Hall passed first to the crown and then to Sir William Cordell, a prominent Tudor minister who held several of the important positons of state, including Master of Rolls and Commissioner of the Peace. He rebuilt the hall and financed the construction of Trinity Hospital, at the north of the village, two of the most prominent and significant buildings within the settlement. The built form of the settlement is preserved from this period, although the Israel Armyce map of 1580 records further late medieval/early post-medieval buildings within the settlement that no longer survive.

The settlement suffered during the seventeenth century, first suffering plague in 1606, before religious tensions led to

Melford Hall being plundered during the English Civil War. The cloth industry remained strong in Long Melford throughout the seventeenth and eighteenth centuries, but the production changed from the traditional cloth of the medieval period to the lighter Bays and Says cloths. Finally the nineteenth century saw the influx of a greater variety of industries, including a foundry and horsehair weaving. Industrial heritage features survive in the landscape and as listed buildings within the main settlement. The former railway line defines the eastern and western extent of the settlement, the eastern route preserved as the Melford Way footpath.

Historic Environment Designations

Conservation Area:

Long Melford Conservation Area

Listed Buildings:

Grade I:	Grade II*:	Grade II:
4	12	171

Scheduled Monuments:

The Roman villa at Liston Lane
The Roman Villa N-E of Rodbridge House
The Conduit, Melford Green (also listed grade II*)

Registered Parks and Gardens:

Three: Melford Hall (II*),
Trinity Hospital (II)
Kentwell Hall (II*)

Landscape Designations

AONB:

None

SSSI:

None

SAC:

None

Ancient Woodland:

None

Key Characteristics

Settlement:

Long Melford represents a largely unaltered medieval and early modern settlement with a low level of intrusion from later modern development, particularly within its linear core. This positively contributes to the understanding of the historic development of the settlement and strong evidential value as to the form and character of settlements of this period. Its architectural and historic character is defined both by the quality and quantity of the surviving built form, and by the retention of the historic plan form of the settlement, including surviving important gaps in the built form. These are equally as important in interpreting the evolution of Long Melford. The significance of the settlement is also elevated by the survival of two mid to late sixteenth century country houses of exceptional quality, set within surviving designed parkland and the substantial wool church.

The survival of the tight linear settlement pattern, which is visible from inside and outside the village is significant in defining both the historic and architectural significance of Long Melford. The subsuming, infilling or general loss of this settlement pattern would considerably alter the character of the settlement, and its ability to be read or understood. The settlement also has a relatively unbroken building line, with few open plots along the frontage. Where there are open spaces these have historic significance of their own, either as the historic parkland associated with the two country houses, or as the area which separates the two distinct medieval foci. Again the loss of either would be considered to be harmful to the ability to interpret and experience the significance of Long Melford. In both instances there has been some incursion into the way in which both these characteristics are experienced, particularly to the east, with isolated areas of new development to the west and south. However, these characteristics are considered to be well defined and preserved within the core of the settlement and to west and north, particularly on the roads and footpaths approaching the settlement from these directions.

Surrounding Landscape:

The landscape surrounding Long Melford is, for its majority, characterised as open, agricultural land. The exception is the land to the north of the settlement, of which a considerable amount is characterised by the formal or pollarded landscape associated with the two country houses. Sections of the land associated with Kentwell Hall were turned over to agricultural production and are still partially viewed as such. The form of the settlement follows the topography of the surrounding landscape, with important buildings such as the church being set on topographical high points, but the majority of the settlement following the line of the lower part of the contours. This provides historic and evidential value as to the evolution, character and history of the settlement.

Key Views

Key views include:

1) Views looking south (south-west) through the settlement along Little Mary's, the main axial road through the settlement. As the road slightly bends, this view is made up of a series of changing views which are experienced as the viewer travels along the road. These views are significant in defining and understanding the overall character of Long Melford, and are relatively unaltered. .
2) Views looking north (north-east) through the settlement along Hall Street, the main axial road through the settlement. As the road slightly bends, this view is made up of a series of changing views which are experienced as the viewer travels along the road. These views are significant in defining and understanding the overall character of Long Melford, and are relatively unaltered.
3) View looking north-west across Melford Green. This view allows an understanding of the dual focal nature of Long Melford, the relationship of Melford Hall to the rest of the settlement, and is an important view in which the

architectural and historic significance of both Trinity Hospital and the Church of Holy Trinity (both listed grade I), are experienced and understood.

4) Views looking east from footpaths to the west of the settlement. These offer a good understanding of the placement of key assets within the landscape, as well as the positioning of the settlement as a whole. Both the Church and Hall, which were designed from both a functional and ostentatious purposes to be visible in the landscape, are highly prominent, but the core of the village itself is well screened by the topography. It is the areas of new development and areas of open landscape around the settlement which are mainly visible in the long views.
5) Views looking east and west along Westgate Street, and north and south along High Street. These represent the historic routes into and out of the settlement, and the key routes between adjacent settlements. These are again relatively unaltered, and help to define a sense of entry into Long Melford, as well as an understanding of the historic extent of the settlement. The equivalent views travelling south out of the settlement have been partly eroded by the modern development, which detracts from the sense of arrival into the settlement. Similarly the entrance along Bull Lane has been encroached upon by modern development and poor boundary treatments almost immediately after leaving the historic core of the settlement.
6) Views looking north from the Roman Villa on Mills Lane. The open land, which drops steeply away from the historic site of the villa is important in appreciating both the historic prominence of the villa within the landscape, as well as offering evidential value as to the status and wealth of the landowner, the siting of such buildings within the landscape and the historic proliferation of the older settlement pattern within the valley.

Value

Long Melford is a well preserved medieval and early modern settlement largely unaltered by modern alterations, save most obviously by a modern housing development to the south-east. The settlement is dominated by a considerable number of listed buildings, including two surviving sixteenth century country houses, which exhibit a high quality of architectural design and craftsmanship. The north of the settlement is dominated by the Church of Holy Trinity, Trinity Hospital, Kentwell Hall and Melford Hall, all four of which are listed grade I, and three of which sit within Registered Parks and Gardens. This is an exceptional survival from a heritage perspective, which in turn means that it is considered to be of exceptional value. Both Kentwell Hall and Melford Hall are open to the public and the proliferation of tearooms, antique shops and other commercial properties, as well as the high volume of cars parked along the main road, are also indicative of a strong communal and social interest in the village on both a local and national level. This communal value is considered to be intrinsically linked to the heritage value of Long Melford.

Susceptibility

As set out above Long Melford is considered to be of exceptional value, and this is fundamentally based on the completeness of its historic core, and its relatively low level of change. As such it is considered to be highly susceptible to change, as modern intervention and change would be more conspicuous by its contrast to the prevailing character and streetscape of the settlement. From a practical perspective the settlement is also considered to be highly susceptible to change as it has strong townscape or heritage features which define its boundary. To the north, almost the entire boundary is defined by Melford Hall and Kentwell Hall and their associated designated landscapes. Development within these areas is considered to have a high level of impact on the significance of the halls and their Registered Parks and Gardens, which are interrelated assets. Development beyond these areas would be considerably divorced from the settlement as a whole, and would form new settlement areas in open countryside. To the west the settlement boundary is relatively unbroken, and views across the field offer important views of assets such as the Church and Melford Hall. The land outside the settlement boundary is on a higher topographical strata, and all new development on this land would not only blur the historic boundary, but is also likely to be the most dominant feature in long views across the settlement. Poorly placed development would also sever key views by which the historic and architectural significance of assets such

as Melford Hall and the Church of Holy Trinity are best experienced and understood. Land to the east is bounded by the Melford Hall Registered Park and Garden at its northern end and the disused railway at its southern end. This land to the south-east is less susceptible to change in relation to receptors. However the railway has been cut into the landscape and the spoil appears to have been piled to the west of the railway. This has created a visually impermeable bund along this section of the settlement boundary which also creates a physical barrier to anything other than isolated areas of pedestrian access. The settlement boundary as it is currently formed also preserves the historic line of the railway. The land to the south is less susceptible to relation to above ground heritage, but the land to the south is defined by the Roman Villa to the north of Rodbridge Road and its surrounding landscape setting.

The significance of the settlement, and of key heritage assets within it, is therefore highly susceptible to change, insertion or alteration.

Potential Enhancement

Note: Areas that could potentially be improved or enhanced.

The core of the village is in a relatively positive condition, indicative of the continued relative prosperity and success of the village. The key views along the main axial route through the town are however visually dominated by the volume of parked cars along its length. These are considered to block or mar key views, however it is also clear that there would be limited other areas to accommodate parking, and the creation of car parking either in key gap sites or to the rear of the main road are likely to cause greater levels of harm. It is also clear the preservation of both the character of the village and the heritage assets within it are heavily dependent on the tourist trade created, and again therefore there is a competing benefit to allowing the current parking arrangements.

The water conduit situated on Melford Green (a Scheduled Monument and a grade II* Listed Building) is in a poor state of repair, and if new development was allowed in Long Melford it would be positive to consider the use of S.106 money to allow for its restoration.

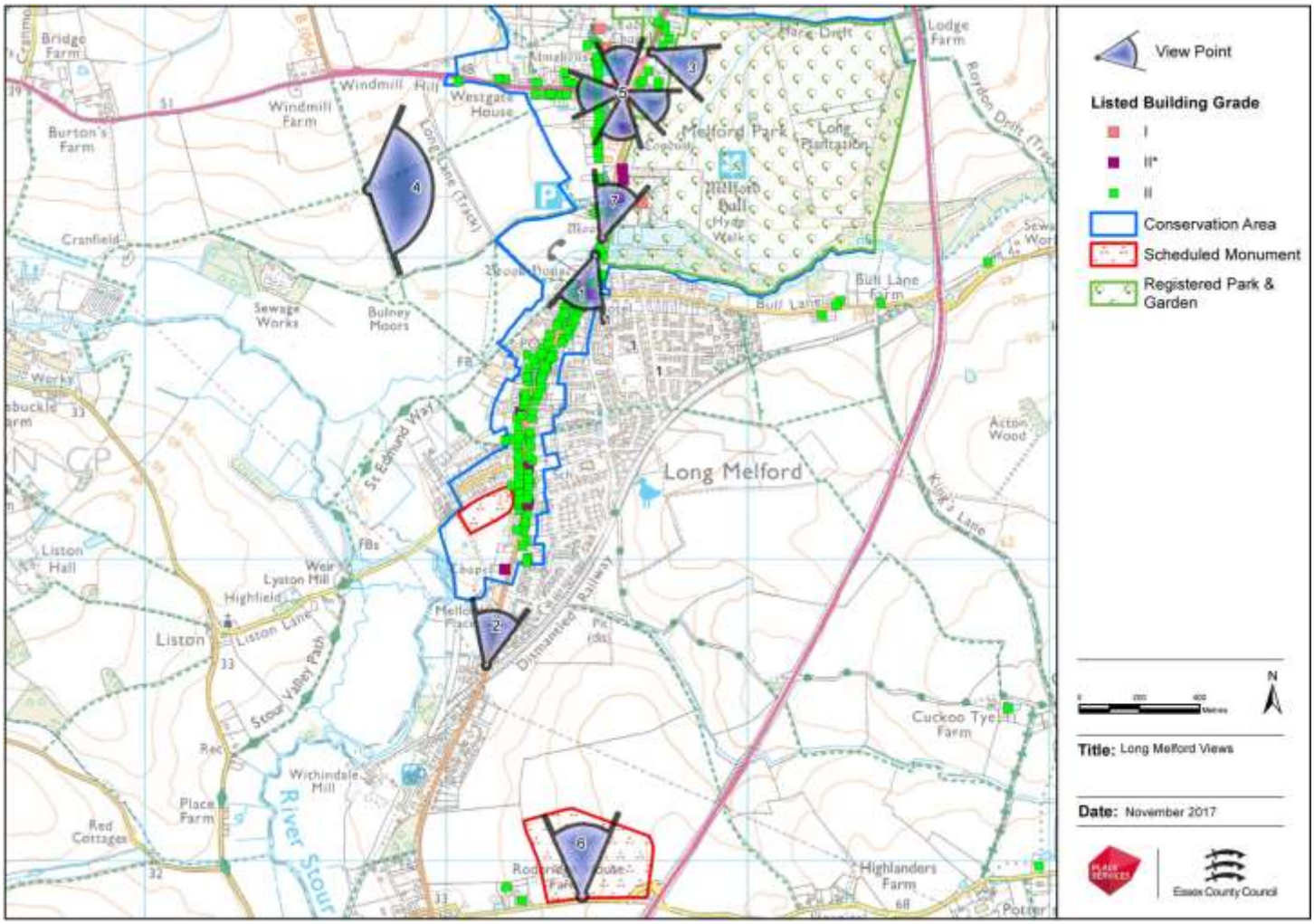
The village is also rare for the existence of two scheduled Roman villas. Neither, however, have any interpretation. There would be a benefit, therefore to commissioning interpretation panels or similar, to better allow people to recognise and appreciate these assets, and to better reveal their historic significance.

The dismantled railway running along the eastern boundary of the settlement is of significance in its own right and if development is proposed in this area it is recommended the local Authority seek contributions to enhance the interpretation

Recommendations

The landscape to the north of the settlement containing two country houses is of exceptional significance and development in this area should be resisted. The location of the settlement on lower grounds means that it is highly susceptible to development along its western boundary which would be sited on higher ground, and development here will need to be very carefully considered, with parameters over height, density, location and extent. The development of Long Melford to the south and Sudbury to the north has the potential to create coalescence and it is recommended that this is strongly resisted.

Settlement Plan



Settlement Name: Nayland	District: Babergh

Settlement Description:

Nayland village and the adjoining rural hamlet of Wiston (historically Wissington) were originally two separate parishes located on the northern bank of the River Stour. In 1883 they were united into one civil parish, Nayland-with-Wissington, although the two ecclesiastical parishes remain separate. Nayland and Wiston lie on the northern bank of the River Stour, which divides Essex and Suffolk, and are sited within the Area of Outstanding Natural Beauty.

The name Nayland derives from the Old English for 'island', stemming from the fact that the village developed on the higher ground set within the lower river flood plain. This and the fact that it is set close to a crossing point over the Stour led to its creation as an early manorial centre, and there is evidence on lower ground for the site of either a timber castle or an Iron Age hillfort, known as Knoll Court.

The built form of the settlement comprises a large number of historic buildings concentrated on Birch Street/Bear Street and High Street, almost all fronting directly on the pavement. The core of the settlement, as well as the area of Knoll Court and a large piece of water meadows leading down to the Stour all fall within the boundary of the Nayland Conservation Area.

Summary History:

Evidence from aerial photography shows a continued period of occupation, with a number of cropmarks near to Nayland which are most likely to be prehistoric in origin, a number of small circular enclosures indicative of Bronze Age burial mounds and irregular enclosures typical of Late Bronze Age and Iron Age settlements. Bronze Age bucket urns were identified to the north of the school, providing evidence of a cemetery on the valley slope above the River Stour. Roman building material has been recovered from excavations within Knoll Court indicating a substantial Roman site within the vicinity.

Knoll Court is situated 150m east of Nayland Bridge on the flood-plain of the River Stour and consists of a D-shaped earthwork with a mound in the north-east corner, which has the superficial appearance of a medieval motte and bailey Castle. It is scheduled as an earthwork Excavations in 1924 revealed building foundations believed to be Norman in date and built of flint and Roman tile. Geophysics showed a number of probable building foundations and archaeological features though no obvious plan by which to characterise the above ground built form. Documentary evidence suggests that the site was most likely constructed for Swein of Essex sometime around the Norman Conquest and may have gone into decline during the fourteenth century.

Nayland's location on higher ground and controlling the River Stour encouraged the establishment of the settlement and was conducive to settlement's prosperity. This in turn encouraged the establishment of a market, in evidence by 1227, and, by the late Middle Ages it was a successful small town. Its importance altered after the fourteenth century, when the owners of the manor moved to a new manor house. In their absence Nayland was governed by wealthy local cloth merchants, who are responsible for much of the current character of the settlement as they built impressive timber-framed houses and the imposing parish church of St James.

The prosperity continued through to the beginning of the 17th century, when the wealth of the settlement declined. This is a pattern seen in other settlement, such as Lavenham, and like Lavenham it is resulted in the medieval and early modern character of the settlement being well preserved. There have however been areas of more modern development in 1960s and 1970s, but this has been mainly limited to the western part of the settlement.

Historic Environment Designations

Nayland Conservation Area

Listed Buildings: within the village

Grade I:	2	Grade II*:	6	Grade II:	101

Scheduled Monument:

Knoll Court possible Motte and Bailey

Registered Park and Garden:

None

Landscape Designations

AONB:

Dedham Vale Area of Outstanding Natural Beauty

SSSI:

None

SAC:

None

Ancient Woodland:

None

Key Characteristics

Settlement:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

The character of the settlement is defined by two features. The first is its placement within the landscape, set on the rising land above the River Stour, which rises sharply to the north, and influences views to, from and through the settlement. The relationship with the River Stour also defines the location of several key assets, such as the scheduled monument on the south eastern edge, which was the original site of the medieval manor house, but appears likely to have the site of earlier built form.

The second is the linear nature of the historic core, which is predominantly flanked by timber framed buildings, with a particular concentration of listed buildings around the intersection of Bear Street and the High Street/Mill Street. This character is little intruded upon, and the extent of the settlement is little altered from its historic plan with only a small area of modern development at its north western edge.

Surrounding Landscape:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

As set out above, the character of the settlement is heavily defined by the nature of the surrounding topography, with the river flood plain to the south and steeply rising land to the north. This area all falls within an Area of Outstanding Natural Beauty and that which is not in the floodplain is agricultural in nature. This manifests itself in a number of historic farmsteads, which are located on the ridges either side of the Stour Valley, overlooking Nayland.

Key Views

Note: The key views towards, through, across and away from the settlement

1. Looking south along Mill Street over the mill stream towards the church, which allows an understanding of the character of the historic core.
2. Looking east along Birch Street towards Bear Street, which again is significant in highlighting the character of the built form, and the considerable proliferation of historic buildings within the historic core.
3. View looking north and east along Horkesley Road, which allows an understanding of the historic entrance of the settlement, and the relationship between the settlement and the river.
4. View looking south from the ridge at Shaddelows Farm. This is the best location to understand the position of settlement within the valley and wider landscape. It also allows an understanding of the extent of the historic settlement.
5. View from Park Road looking north across the River Stour, which highlights the prominence of key buildings within the settlement such as the church, in longer views.

Value

Note: Based on designation status (including setting of AONB/heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.

Nayland is a largely unaltered historic settlement with a large collection of highly significant listed buildings and relatively few modern incursions. As such it is one the best surviving examples of a medieval market village, and is of high evidential historic and architectural value. It occupies a prominent location above the River Stour in the Area of Outstanding Natural Beauty. The settlement is therefore considered to be of exceptionally high value.

Susceptibility

Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.

The susceptibility of Nayland is extremely high for several reasons. The first is that it is considered to be of exceptional value, given the high value attributed to the built form and surrounding landscape. Second its location within the topography, which makes both the settlement and the surrounding highly prominent in views, and new development would therefore be a more visually obvious intrusion. Third, the settlement has had minimal infill by which to dilute its historic character and value, and modern incursion will be therefore be proportionally more harmful As such the settlement is vulnerable to both development within the settlement boundary and development on the periphery.

Potential Enhancement

Note: Areas that could potentially be improved or enhanced.

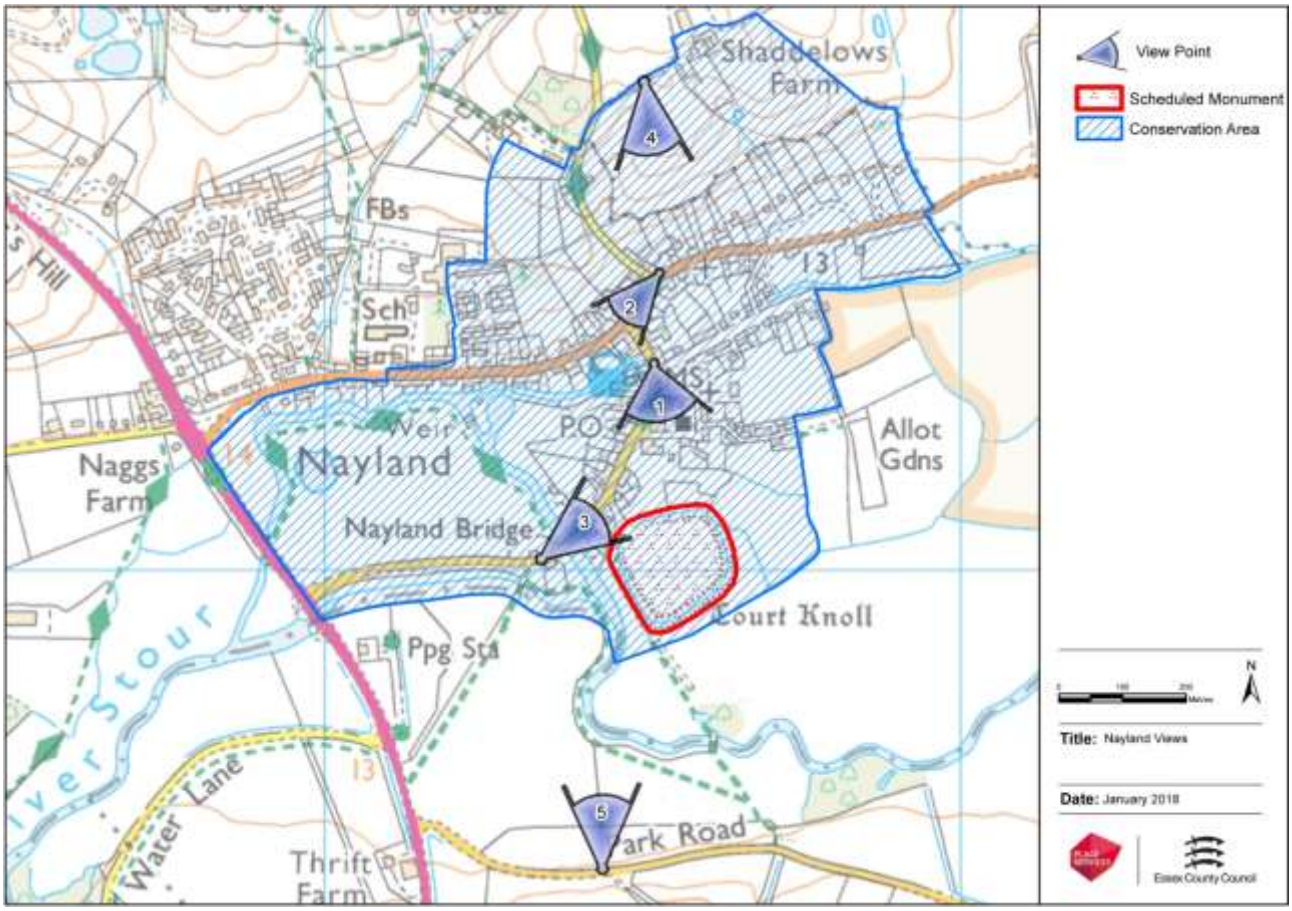
The current interpretation regarding the Court Knoll is limited and it would increase both the appreciation and understanding of this important monument if updated interpretation was introduced. Discussions with Historic England to support this would therefore be beneficial.

Recommendations

The settlement is of considerably high value, as it is sited with the Dedham Vale AONB and has a well preserved medieval core, with little intrusion from modern development. It has an important relationship with the flood plain of the River Stour to the south, which affords key views of the settlement. This, along with the steeply rising topography, help to define the appearance and character of Nayland, and means that the potential for siting new housing in the settlement without causing considerable harm to its significance is limited. The exception is to the west of the settlement, adjacent to existing modern development.

It is therefore recommended that the settlement is highly susceptible to change, and that very careful consideration will need to be given to the allocation of any sites within the settlement. It is also recommended that with any site allocations within the settlement, that design guides and parameter plans are produced.

Settlement Plan



Settlement Name: Pinewood	District: Babergh

Settlement Description:

Pinewood lies on the western edge of Ipswich located between the main residential areas of Ipswich, the southern bypass of the A14 and western bypass of the A1214. The settlement is comprised mainly of twentieth century residential development, with modern expansion continuing on the western side out to the A1214. There is only a single listed building within the settlement area, Belstead Hall. There is a further listed building beyond the A1214; the farmhouse at Poplar Farm.

Summary History:

Evidence of prehistoric occupation has been identified in the north western part of the settlement with a number of Bronze Age burials being excavated in advance of development. Similarly excavations to the west of the A1214 and inside the A14 have identified further prehistoric remains of Iron Age date.

The settlement at Pinewood has its origins in the mid to late 20th century. Previously the land had been in agricultural use, being farmed as part of the Hill House estate (Now Belstead House). The House is located in the southern part of the settlement overlooking Belstead Brook; it has its origins in the late 16th or early 17th century originally forming part of an estate complex. To the north of the settlement lies a single listed farmhouse at Poplar Farm.

Historic Environment Designations

Conservation Area:

None

Listed Buildings: within the village

Grade I:	Grade II*:	Grade II:
0	0	1

Scheduled Monument:

None

Registered Park and Garden:

None

Landscape Designations

AONB:
None

SSSI:
None

SAC:
None

Ancient Woodland:
None

Key Characteristics

Settlement:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

As there was no historic settlement in Pinewood, the only key surviving element is Belstead House, which was marked as Hill House on the First Edition Map. Part of its associated agricultural land survives to its south.

Surrounding Landscape:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

The majority of the landscape surrounding Pinewood is characterised by urban nature of Ipswich to the east and by the A14 and the A1214 to the west and south. The landscape in close proximity to Belstead House is a relatively open meadow, which survives to the south where it slopes down towards Belstead Brook, which sits in the bottom of the valley.

To the north west of the settlement between the A1214 and the A14 is Poplar Farmhouse, one of the historic farmsteads which previously would have characterised the area.

Key Views

Note: The key views towards, through, across and away from the settlement

1. Short views of Belstead House. Due to the nature of the lane and the thick woodland belt to the south these are limited to the small area directly adjacent to the house.

Value

Note: Based on designation status (including setting of AONB/heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.

The existing settlement of Pinewood has negligible value from a heritage perspective, the only above ground facet of historic significance being Belstead House itself. There is the potential for below ground archaeological deposits in areas that have not been disturbed by major housing or roads.

Susceptibility

Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.

The susceptibility of the settlement is very low and restricted to the fabric of Belstead House and the small area to its south between the house and Belstead Brook. This is perhaps the only undisturbed element of the historic landscape which would have formerly characterised the area.

The farmstead at Poplar farm, currently and historically sits within an open landscape albeit heavily vitiated by new major roads.

Potential Enhancement

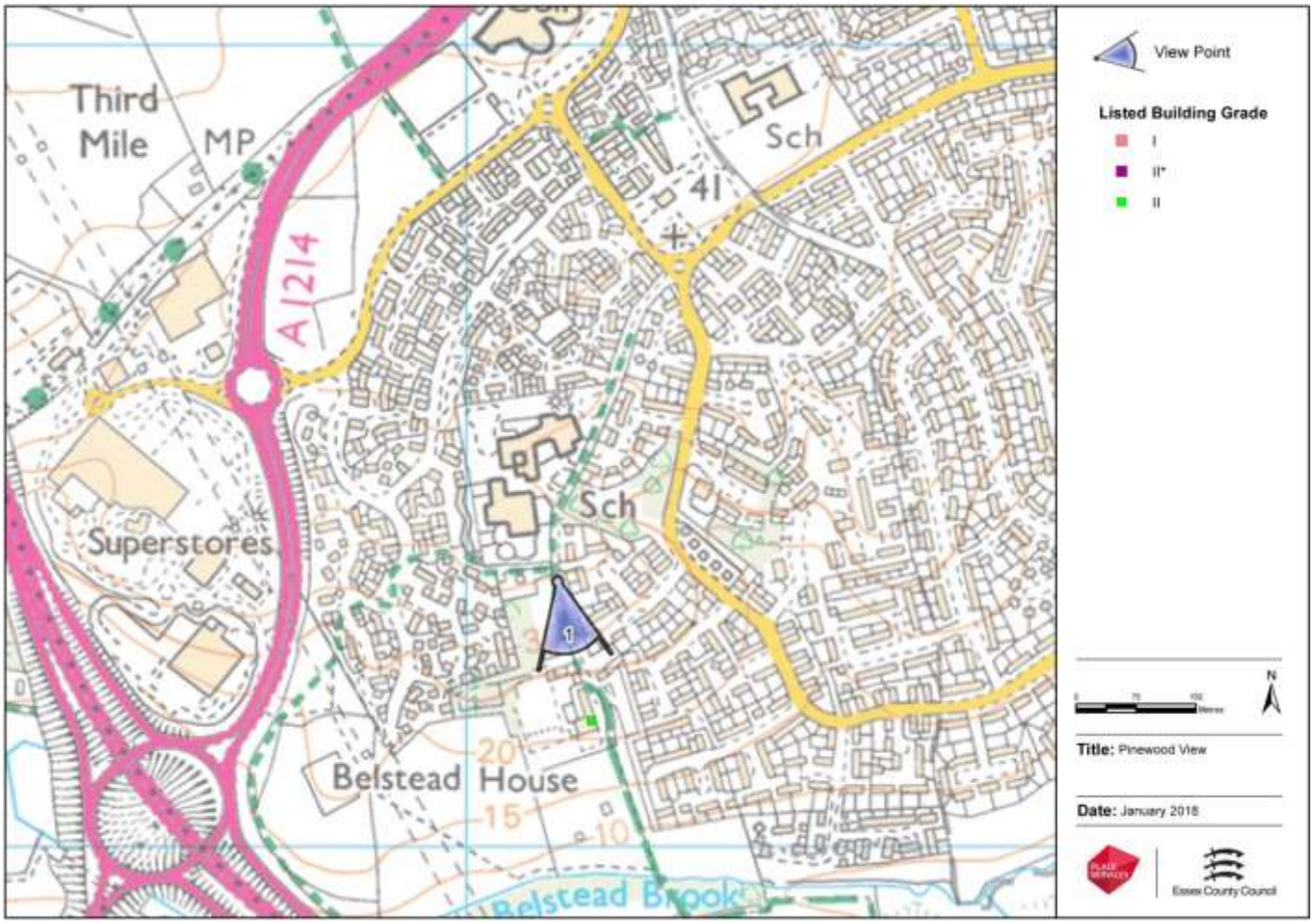
Note: Areas that could potentially be improved or enhanced.

None identified

Recommendations

As this settlement only contains a single designated heritage asset, the only recommendation would relate to ensuring that the fabric and setting of the asset is preserved in a manner appropriate to its significance.

Settlement Plan



Settlement Name: Sudbury	District: Babergh

Settlement Description:

Sudbury

Sudbury is a small market town on the River Stour, located on the Essex-Suffolk border. Evidence of Sudbury as a settlement originates from the end of the 8th century during the Anglo-Saxon era, and its market was established in the early 11th century. Its textile industries prospered during the Late Middle Ages; the wealth of which funded many of its buildings and churches. The town has an important historic association with the eighteenth century painter Thomas Gainsborough, who is of national significance. Its historic core is located on the southern side of the settlement with a Conservation Area extending beyond the river and encompassing the town centre. The majority of the buildings are timber framed with the buildings fronting directly onto the pavements.

Chilton

Chilton is a medieval church/hall complex located on the northern boundary of modern day Sudbury. The Hall lies within a moated site and a registered park and garden. The modern expansion of Sudbury has extended to abut the southern boundary of the land associated with the church.

Great Cornard

The village was a small linear settlement until the 20th century, with the surrounding landscape characterised by a chain of historic farmsteads, with an historic manor house, Abbas Hall sited on higher ground. Following the turn of the 20th century the population steadily increased and in the 1960's a council estate was constructed, which significantly increased the population.

Summary History:

Sudbury

The settlement of Sudbury has its origins in the Saxon period, and is first mentioned in 799 AD, when Aelfhun, Bishop of Dunwich, died in the town. The *Anglo-Saxon Chronicle* records the town as *Suthberie* ("south-borough"), presumed to distinguish it from Norwich or Bury St Edmunds, to the north. The town is identified in the Domesday Book of 1086, as a market town where the local people came to barter their goods. The market was established in 1009.

A community of Dominicans arrived in the mid-13th century and gradually extended the size of their priory. The settlement was one of the first towns in which Edward III settled the Flemings, and both the weaving and silk industries prospered in the town during the medieval period. This is evident in the quantity of large houses and churches built within the town in this period, and it is recorded that the Woolsack in the House of Lords was originally stuffed with wool from the Sudbury area, a sign of both the importance of the wool industry and of the wealth of the donors.

The settlement also has connections to nationally important people and events. Simon of Sudbury was Archbishop of Canterbury to Richard II as well as his Lord Chancellor. He founded the College of St Gregory in Sudbury in 1375, utilising his father's former house and an adjoining plot. However he was deeply unpopular for his role in the instigation of the Poll Tax, and he became the most high profile casualty of the Peasants' Revolt, during which he was dragged from the Tower of London and beheaded. His body was afterwards buried in Canterbury Cathedral, but his skull is kept in St. Gregory's with St. Peter's Church, one of the three medieval churches in Sudbury.

From the 16th to 18th century there was a gradual decline in the weaving industry resulting in periods of mixed prosperity for Sudbury. Sudbury and the surrounding area, like much of East Anglia, was a hotbed of Puritan sentiment

during much of the 17th century, and Sudbury was among the town's called the "notorious wasps' nests of dissent". During the decade of the 1630s, many families departed for the Massachusetts Bay Colony as part of the wave of emigration that occurred during the Great Migration.

During the 18th century Sudbury became famous for its local artists. John Constable painted in the area, especially the River Stour. Painter Thomas Gainsborough was born in Sudbury in 1727, and was educated at Sudbury Grammar School. A statue of Gainsborough was unveiled in the town centre outside St Peter's Church on Market Hill in 1913 and his former house on Gainsborough Street has been converted into a museum.

Chilton

Chilton Hall (listed grade II*) sits in the southern half of an associated Registered Park and Garden completely surrounded by a deep moat which currently occupies a similar but slightly different line to that shown on 1597 map. The Hall was built by Robert Crane between 1550 and 1560 on the site of an earlier medieval house. The majority of the house destroyed by fire c.1800, and only the east wing survives today. It forms part of a church and hall complex with the Church of St. Mary is situated half a kilometre to the south of the hall, and would historically have sat in complete isolation. It is now sited adjacent to a modern industrial estate.

Great Cornard

The village was originally formed of a linear north-south road, and a number of farmsteads to the east. Abbas Hall was located in the centre of this landscape on higher ground in its centre. This dates from the second half of the thirteenth century and is one of only two examples of late thirteenth century aisled hall houses in Suffolk. An area of ancient Woodland lies immediately south of the hall.

Following the turn of the 20th century the population steadily increased and in the 1960's a council estate was constructed significantly increasing the population and now linking the settlement into a suburb of Sudbury.

Historic Environment Designations

Conservation Area:

Sudbury Conservation Area

Listed Buildings: within Sudbury

Grade I:	Grade II*:	Grade II:
6	9	194

Listed Buildings: within Great Cornard

Grade I:	Grade II*:	Grade II:
1		10

Listed Buildings: within Chilton

Grade I:	Grade II*:	Grade II:
1	1	1

Registered Park and Garden:

Chilton Hall

Landscape Designations

AONB:

None

SSSI:

None

SAC:

None

Ancient Woodland:

Woodland to the south of Abbas Hall

Key Characteristics

Settlement:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

Sudbury

Sudbury is a large medieval market town, the core of which is centred around a church and market square. These fall at the centre of the settlement, with three historic roads radiating away from the market place, all of which are heavily populated with listed buildings. There is a second linear cluster of listed buildings to the south-west, in close proximity to the crossing over the River Stour. The built form comprises a range of timber framed and brick built buildings set close to the edge of the road and opening up around the church and market place. The historic core contains a number of medieval parish churches indicating the comparative wealth and significance of the settlement. In the surrounding landscape there is evidence of several other religious houses, especially to the north.

The settlement boundary of Sudbury has substantially expanded in the 20th century and it is now roughly 4 times its historic size. This large modern expansion incorporates some pockets of listed buildings including the complex around St Bartholomew's Chapel, which includes two grade II* listed buildings and a scheduled monument. This urban expansion is of low historic value and has significantly impacted on the historic core of Sudbury on its north eastern side, with the other sides remaining undeveloped due to its proximity to the river and its associated flood plain. The ability to experience the historic settlement of Sudbury has been significantly eroded by the fact that it forms a small periphery of a much larger modern settlement.

Chilton
Chilton was historically formed of a church and hall complex with an associated later farm. This would have been set within an open agricultural landscape clearly distinct from the settlement of Sudbury. The current character of the settlement has been considerably altered by the expansion of Sudbury with the church now sited immediately on the edge of an industrial estate.

Great Cornard
Great Cornard is historically characterised by a chain of historic farm complexes with a medieval hall set at the highest point within this landscape. More recently the expansion of Sudbury has altered the character of the surrounding landscape to the west and partially incorporated Great Cornard within the urban area.

Surrounding Landscape:
Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.

Sudbury
To the south, east and west of the historic core the landscape is initially characterised to the proximity to the River Stour and its surrounding flood plain. The surrounding land around rises towards the south and west and there are long views of the various churches within the historic core when moving through the landscape. Within this landscape there are three hall complexes, two of which survive (to the north west and south west of the town). The immediate historic landscape to the north and east has been intensively developed encompassing a number of designated heritage assets, which would formerly have been experienced as independent assets or groups outside the edge of Sudbury.

Chilton
Chilton is currently situated on the eastern boundary of Sudbury with the church now directly adjoining the industrial estate. Its historic landscape setting has therefore been considerably altered, as it historically would have been experienced as hall and church complex, set within open agricultural land. The hall is still located just outside the present northern edge of the modern expansion of Sudbury and forms part of a ring of hall complexes set on higher ground surrounding the historic settlement of Sudbury. It sits within its associated historic gardens, which are registered in own right, and screened by trees. This is set within a wider landscape characterised by an undulating topography.

Great Cornard
The landscape is characterised by its agricultural nature as identified by the number of historic farmsteads. The land rises sharply towards Abbas Hall (grade I listed) with a large woodland belt to its south. Abbas Hall is well screened on all sides by trees. The character of the land to the north of the hall has been altered by its conversion to a golf course.

Key Views

Note: The key views towards, through, across and away from the settlement

Sudbury

1. View looking south west across the market place from the church which allows an understanding of the historic character of the settlement.
2. Views looking along the historic roads within the town core, which highlight its historic street pattern and the quality of the built form.
3. View looking south from the river crossing along Ballingdon Street, which allows an appreciation of this important cluster of buildings around the river crossing.
4. View looking north from Middleton Hall Road across the flood plain. This highlighting the prominence of the various churches within the landscape.
5. View from Brundon Hall across the river valley to the historic settlement, highlighting its historic sense of separation and the significance of the flood plain.

Chilton

1. View looking north from the church to the edge of the hall complex, this is the view which best highlights the historic relationship between these two assets.

Great Cornard

1. Emerging views travelling along the road by Grays Hall and Prospect Hill, which allow an understanding of the character and interrelationship of the sequence of historic farm complexes.

2. View from Cornard Tye to Sudbury looking south east towards Abbas Hall. This emphasises the prominent siting of the hall within the landscape, and its isolated location.

Value

Note: Based on designation status (including setting of AONB/heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.

Sudbury

The historic core of Sudbury was a high status medieval market town, and contains a large number of listed buildings, including a comparatively high number which are listed grade I or II*. This core also contains a relatively exceptional concentration of churches and other religious establishments, indicative of the fact that it was historically a significant settlement. However, the majority of the settlement comprises of modern 20th century expansion, and is of low value. However, it should be noted that there are several important buildings and groups of buildings which have been encircled within this modern development which are considered to be of high value, specifically the group of buildings at St Bartholomew's Chapel of which two are listed grade II* and are of high value.

The boundary of the historic settlement to the south and west has been protected by the location of the River Stour and its flood plain. This has helped protect the character and appearance of the historic core and offers strong evidential value as to its historic extent. This therefore can be ascribed a high value.

Finally the settlement also has important historic associations with nationally important figures such as Simon of Sudbury and Thomas Gainsborough, which imparts value in its own right.

Chilton

Chilton Hall and church form an important manorial Hall and church complex with the Hall being set within a registered park and garden. These assets in isolation are of high value, and also have high value as an associated complex. However, their value has been partially eroded by the proximity of the modern industrial estate to the church, which has removed their historic sense of isolation.

Great Cornard

Great Cornard is made up of a series of historic farmsteads which collectively have historic value. Abbas Hall is located on higher ground at the centre of this landscape, and has exceptional value for its architectural rarity and its corresponding evidential significance, which is reflected in the fact that it is designated Grade I. However, the integration of Great Cornard into the wider settlement conglomeration of Sudbury has harmed the ability to understand it as a separate entity, and has accordingly harmed its overall value.

Susceptibility

Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.

Sudbury

The core of Sudbury is a relatively intact medieval market town of high value which is susceptible to inappropriate modern infill or backland development. To the south and west the landscape has remained open, which has not only preserved an understanding of the historic settlement edge, but also allows key views of significant heritage assets. This open land also preserves the isolated setting of several of the hall complexes located outside the settlement of Sudbury. This landscape is therefore highly susceptible to any development.

The northern and eastern sections of the settlement are of lower value and are much less susceptible to change. However, the expansion of Sudbury has incorporated several former isolated historic groups and those which remain outside the settlement boundary are susceptible to the further expansion of Sudbury which would alienate them from their historic setting. The highly significant settlement of Long Melford is located directly to the north-west and this would be highly susceptible to any expansion to Sudbury which joined the two settlements together.

Chilton

The church and hall complex was historically highly susceptible to development which brought it adjacent to the Sudbury settlement boundary. As this has already occurred its susceptibility is correspondingly lower. However, the hall is still discernibly separate from the edge of Sudbury and would be susceptible to any development which infilled this small section of open landscape between it and the edge of Sudbury. The church and hall have a highly significant historic relationship, they are therefore of particular susceptibility to any development on the land directly between the two.

Great Cornard

The chain of historic farm complexes contains relatively low level of modern infill. As their inter-relationship makes an important contribution to their significance they are therefore susceptible to infill development or to development which would encircle them. Abbas Hall is also still experienced in an open agricultural landscape albeit particularly intruded upon by the re-landscaping of the surrounding area. This isolation was a deliberate decision, reinforcing the status of the hall's owner, and makes an important contribution to its significance. It is therefore also susceptible to the encroachment of development.

Potential Enhancement

Note: Areas that could potentially be improved or enhanced.

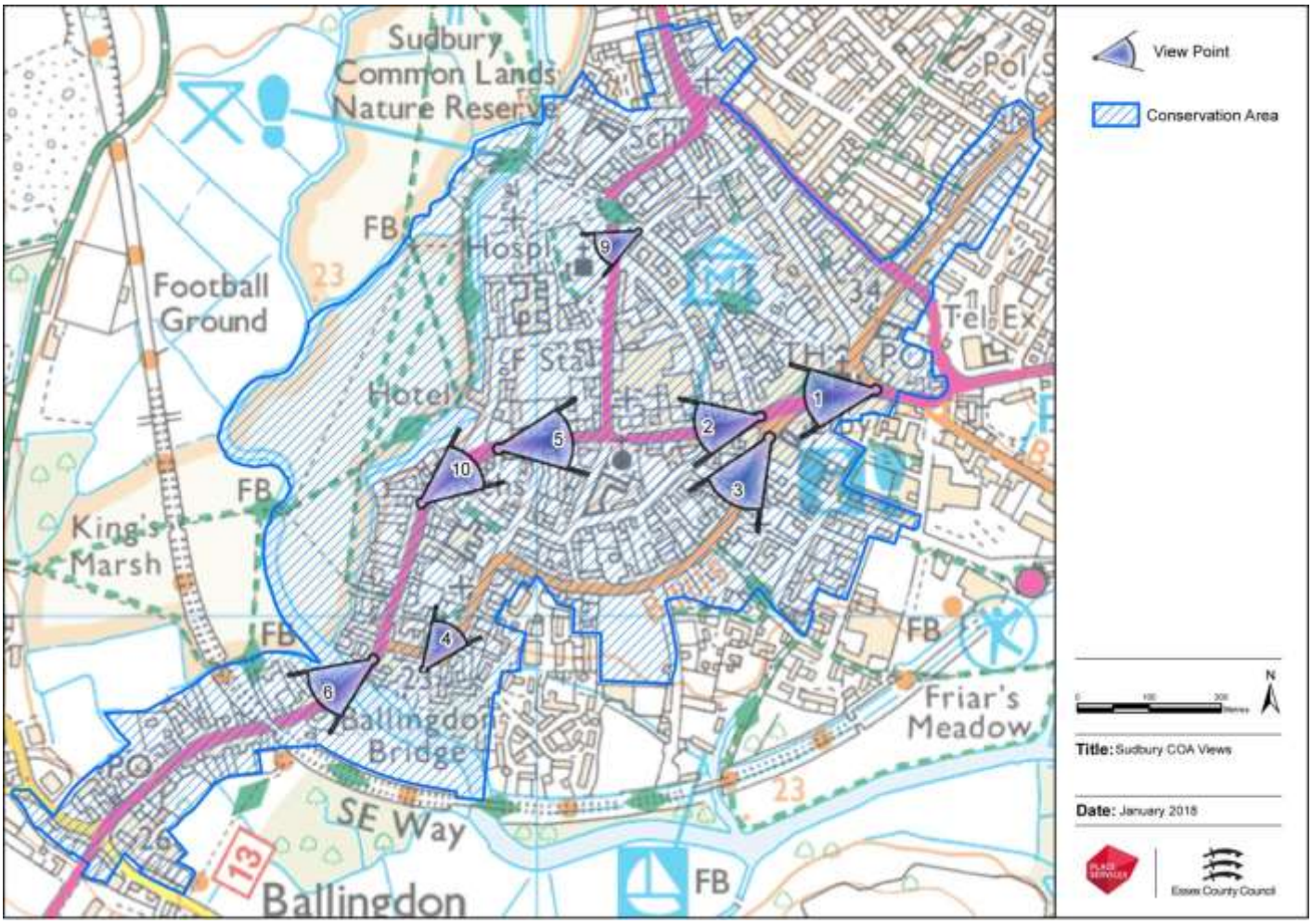
The present listing description of the Church of St. Mary states that "The church stands about 500 m south of Chilton Hall in isolation, completely surrounded by agricultural land", this is wholly erroneous, and it would be beneficial to contact Historic England to update this list entry to reflect the current setting of the building.

Recommendations

The settlement of Sudbury has expanded considerably to the north and east in the 20th century and has encroached upon the setting of several highly significant heritage assets which are now located just beyond or on the settlement edge. It is recommended that future development sites avoid further encroachment on these assets, in particular Chilton Hall and Church and Abbas Hall. There are also important views into the settlement from the floodplains and development should seek to avoid intruding on these. The historic core includes a high concentration of listed buildings and is susceptible to poor quality infill or backland development. Allocations within the town should seek to promote good design, and should avoid development of a density or layout which does not respond to its surrounding context.

Settlement Plan

Historic core



Wider area Plan

