

LAWSHALL NEIGHBOURHOOD PLAN 2016 – 2036

Character Assessment Autumn 2017



Youth Club Collage of Lawshall buildings – unveiled at 1st Community Consultation Nov 2015

Lawshall Parish Council

Loving our village – past, present, future!

LAWSHALL CHARACTER ASSESSMENT 2016

HOW WE WENT ABOUT IT

Our Character Assessment of Lawshall is based on the guidelines offered by Planning Aid England and aims to provide a qualitative and visual counterbalance to the factual data gathered through the village Questionnaire and our two major Community Consultations (Nov '15 and July '16).

We began with a Village Walk on 15th May 2016. For this we used a pro forma template encompassing 10 physical aspects of the parish and which we adapted, to make it more Lawshall-friendly. 26 walkers were asked to fill in the templates, assess the best views and enhance their findings with photos. The walkers met up afterwards to compare notes and discuss the best way forward to develop the Assessment.

A smaller core group met several times over the next few months to identify the main character areas of the village, the best way to describe them, and the most effective use of maps and photos. We hope the result gives the reader an evocative 'feel' of Lawshall and a clear indication of what our residents most value.

We offer our thanks to our Babergh Liaison, Rachel Hogger, who provided invaluable support throughout the process.

PARISH OVERVIEW

Lawshall is a working Suffolk village with a total population of 968 (2011 Census). It lies 8 miles equidistant from Bury St Edmunds and Sudbury, and is accessed by winding lanes and the A134 which passes within a mile or so of the main village street. The parish has an uncommonly large land mass of 2,900 acres and comprises a string of hamlets, several with their own greens, and all separated by rolling farmland.

Originally perhaps, the hamlets grew up around the many farms in the village. Even today we boast a high number of working farms with, unusually for West Suffolk, animal husbandry as well as crop growing. In contrast we also have a more recently developed central 'hub' delineated by the main BUAB and with about 45% of the population. Here there are well laid out enclaves of homes built between the 1930's and the early 2000's.

Our valued amenities include: recently refurbished village hall; welcoming pub much used for meetings and private functions; acclaimed primary school with 166 pupils; a cricket pitch which doubles as a football ground; a fenced playground; 3 churches; Community Woodlands of 23 acres, planted and managed by the community; but sadly our much valued shop is currently closed.

Lawshall is also proud of its SSSI *ancient* woodland of 37 acres. Wildlife abounds, with additional havens provided by the greens, the woods, many *private* conservation areas and an extensive network of ancient hedges. Our above-average biodiversity includes several rare species of fauna and flora including Herb Paris, Adder's Tongue fern, White Letter Streak butterfly and Great Crested Newt. And though footpaths are scarce, landowners allow villagers to walk their land by personal permissions – demonstrating the good will and community spirit. This is enriched by the folk who have lived here all their lives and young people keen to stay on in the village.

Lawshall is not a picture postcard or a tourist trap. But we relish our sweeping views and enjoy a rural quiet and a friendly ambience that is highly valued by all.

HISTORIC BACKGROUND

History-wise we are rich too, with 34 listed buildings and at least another 30 of note as identified by our active Archive Group.

It's not clear where the original settlement stood, but the name derives from the Old English *Hlaw-sele* or *gesell*, meaning 'a dwelling or shelter by a mound or hill'. Indications are that it was inhabited in prehistoric times, and there are remains of a pre-Roman defence system at 'Warbanks' by the A134; a late Bronze Age sword discovered there is now in Moyses's Hall Museum, Bury St Edmunds.

We have first documentary evidence of *Laushella* from the Ramsey Chronicle of 972 AD. Subsequently, the village of *Lawesselam* and its occupants (human and animal) were recorded in some detail in the Domesday Book (1086), which also included the first record of a Church in the village. Further documents in 1269 and 1327 mention some of the wealthier inhabitants whose names have connections with the present day; William Herberd could have been the origin of Herbert's Farm, and Alicia de Hanningfield of Hanningfield Farm and Hanningfield Green.

A very important family in the district were the Drurys of Hawstead. Sir William Drury became owner of Lawshall Manor in 1547. The connections of several members of this family to royalty brought about the famed connection to Queen Elizabeth I. On her 'Royal Progress' tour in August 1578 she is said to have dined with Henry Drury, travelling from Long Melford. The Lawshall Parish Register records:

"It is to be remembred that the queens highnesse, in her progresse ...dined at Lawshall Hall, to the great rejoycing of ye said Parish, and the Country thereabouts."

The Rookwoods of Coldham Hall - said to be linked to Lawshall Manor by a secret tunnel – were staunch Catholics, so suffered persecution under Elizabeth I. In later times, Ambrose Rookwood was involved in the Gunpowder Plot, the conspiracy to blow up James I and his Parliament, and provided horses from his stud at Coldham Hall for a quick getaway. He was captured, imprisoned in the Tower and executed.

In 1611, a detailed map of the area, tenants' land and houses, was made for Henry Lee, the Lord of the Manor. There are also Hearth Tax records of 1674 with further information on names and occupiers of all the houses.

C15th All Saints Church once held a substantial library, with several volumes printed in the 1600's that are now housed in Bury Library. The Church was silenced for 90 years after the bells were removed at the time of the Civil War. A major restoration was undertaken by William Butterfield in the 1850's and Rev Baillie spent £3,000 of his own money on restoring the windows and chancel before resigning to join the Catholic Church a few months later! A Roman Catholic school was adjacent to Our Lady Immaculate & St Joseph's Church on Bury Road (Coldham Cottage). Built in 1870, it is the oldest Catholic Mission in Suffolk.

The growth of the village population in the 19th Century – up to 925 by the mid century – reflects the raised living standards in a period of greater prosperity. Mechanised farming methods brought the threshing machine, artificial fertilisers and advances in land drainage. Local industry thrived with the arrival of the railways, when goods were sent by carrier, several times a day, to the local station at Cockfield. The Horsehair factory in The Street was a major industry, as it was in many local villages in the area, producing mainly fabric & upholstery stuffing.

In more recent times, the coins on the oak beam in the Swan Pub are a sad reminder of the loss of 24 Lawshall men in the First World War; they were placed by them to be collected when they returned. Changes in the village in the 20th century reflect those across the country, with tractors replacing horses and the introduction of cars and the telephone, radio & electricity. Although local shops, post office, garage and four out of five pubs were lost, the village school is thriving. Fields have been enlarged and many hedgerows lost, but new community woodlands have been planted through the initiatives of Green Light Trust, based at The Foundry. The internet has brought new opportunities for small business and the self employed.



Old Postcard courtesy of Lawshall Archive Group

CHARACTER AREAS

Because of its spread out nature, we've split the parish into 4 main area types, rather than dividing it into adjoining blocks.

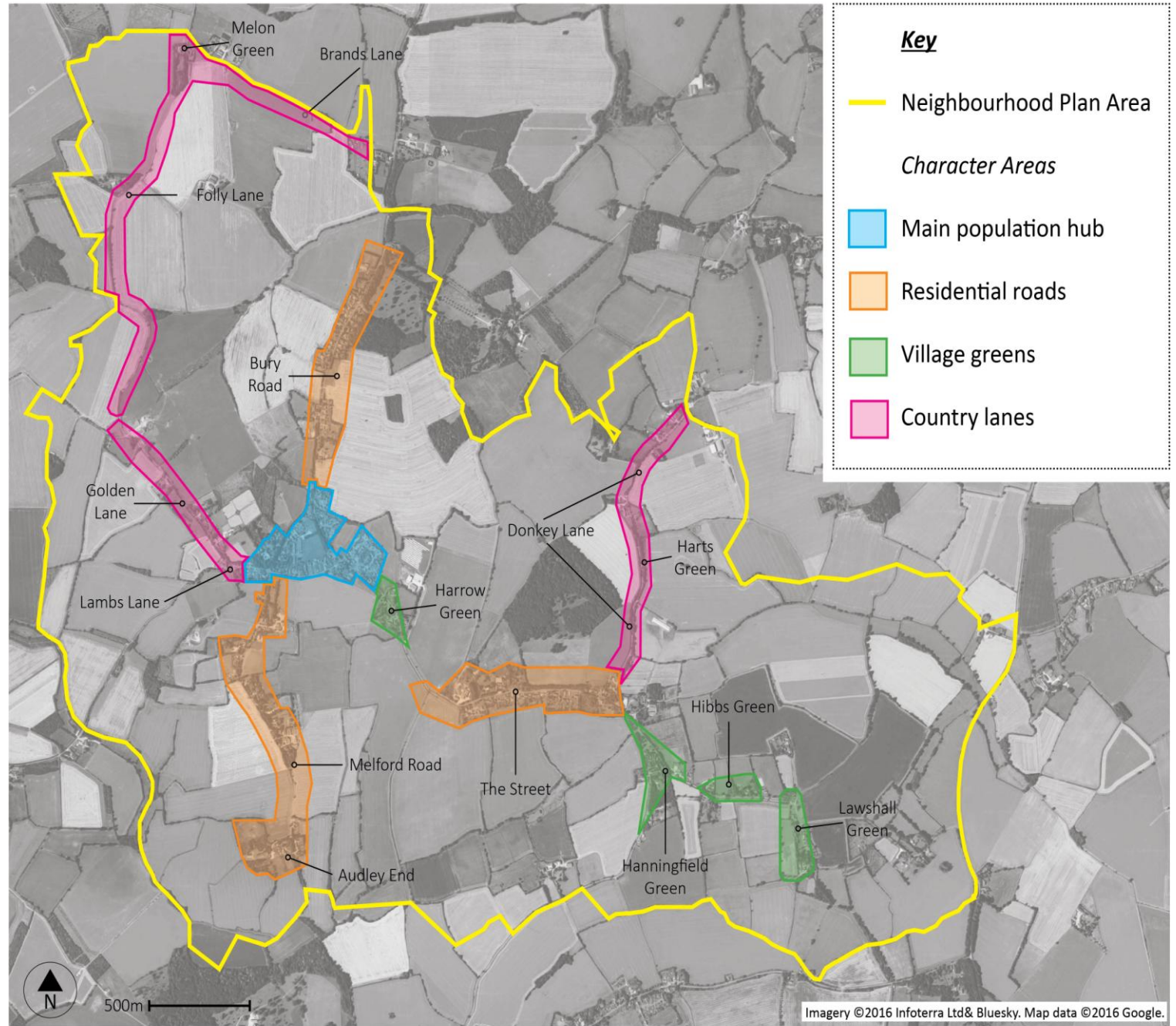
AREA 1 - Main population hub

AREA 2 - Residential roads

AREA 3 - Village greens

AREA 4 - Country lanes

Each area is divided into 3 distinct sub-sections. These are described in sequence on the following pages, each with their own maps and photos.



Character Area 1: Main Population Hub

Overview

The newer part of the village, this area is predominantly characterised by 20th century development, but does contain a few older properties. Proportionally it is more highly populated than the outlying hamlets. The village hall and purpose-built shop (currently closed) and 'important green spaces' form a service and amenity hub with a street scene that is softened by the presence of mature trees and hedges. Many properties still back onto farmland or the 'green spaces', and the proximity to Golden Wood, our 21 acre community woodland helps to retain a practical and visual connection to the countryside despite this being a relatively densely populated area. It is natural that this 'hub' has become the focus of recent infill development, however, the aspiration is that not all new housing will be located exclusively within this area of the parish in future years.

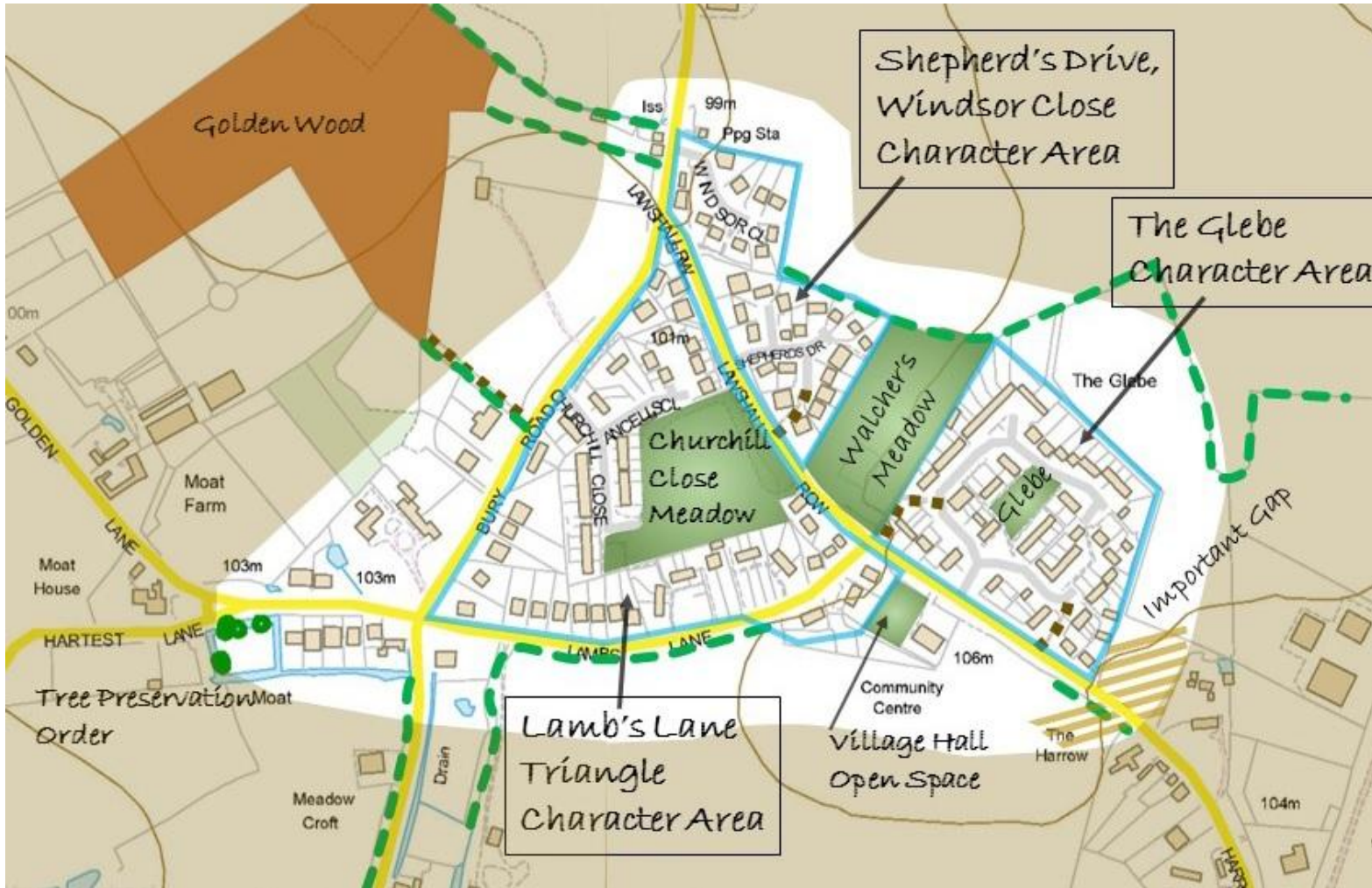
This central village area and Lawshall's main BUAB consists of:

- A) The Glebe (1980) Lawshall's largest housing development
- B) Lambs Lane Triangle including ex-council houses (1939), Churchill Close (1952, 1966, 1973), Ansell's Close (2007), Pates Corner (1995)
- C) Shepherds Drive (1982) and Windsor Close (1984);













Lawshall school children crossing Churchill Close Meadow after a trip to Golden Wood. Photo - Claire Osborne









Character Area 1: Main Population Hub



Key to Character Area Maps

- | | | | |
|---|-------------------------------------|---|--|
|  | Ancient Hedgerow |  | Settlement Gap |
|  | Tree Preservation Order |  | Listed Building |
|  | Important Woodland |  | Public recreation and open space |
|  | Special Landscape Area |  | Privately managed habitat conservation |
|  | Site of Special Scientific Interest |  | Public rights of way or permissive paths |
|  | Important View |  | Parish Boundary |

	THE GLEBE	LAMBS LANE TRIANGLE	SHEPHERDS DRIVE, WINDSOR CLOSE
			
Summary of Characteristics Positives and negatives.	Lawshall's largest development with mix of housing types, open-plan front gardens and green spaces with trees. Much-valued village shop recently closed.	Triangle of roads with wide range of building types, styles and ages. Recent new housing has mostly been focussed here. Flooding a serious issue for some residents.	Two smaller quiet residential developments comprising of 12 two storey houses and 16 bungalows with pleasant open-plan front gardens. Problem with pumping station at Windsor Close entry.
Layout & Topography Relationship of road space & buildings. Landscape gradient	Horseshoe layout around central green with close in two separate parts. Houses evenly spaced with blocks of garages and additional small green areas. Mainly flat.	Housing on a triangle of roads with various groupings of individual homes and small developments, around central playing field (2 acres). Mainly flat with slight downward gradient from Pates Corner to Bury Road.	Two separate developments with evenly spaced dwellings on curving cul-de-sacs. Both more or less level.
Village spaces Recreation, amenity & village greens.	Large green with mature trees in middle of Glebe + several smaller green spaces and verges giving an open aspect. Also parking areas and Walchers Meadow (2 acres), with well-used playground and seating, adjacent to the Glebe's west side.	Large playing field/football pitch in centre of triangle. Village hall car park with 20 spaces & an additional green used for youth club and community events. Entrance to Golden Wood (21 acres of community woodland) from top of Bury Rd.	Walchers Meadow (2 acres), with its playground, walkways and seating lies along the eastern edge of Shepherds Drive.
Roads, streets, routes Roads, footpaths, bridleways.	Curving roadways to housing and pavements adjacent to roads and around central green. Also two short footpaths leading to main road from each side of the 'horseshoe'.	A triangle of 3 roads with some cul de sacs leading to 'interior' housing and a short private road to 3 period dwellings at Rectory Corner. Path access to central playing field from 2 sides and permissive path to Golden Wood.	Curving cul-de-sacs to properties with pavements on each side of road. Shepherds Drive has alleyways leading to Walcher's Meadow and Lawshall Row.
Green/natural features Trees, woods, hedges, ponds etc	On entering Glebe you see the large green with maturing trees. There are also trees and other small grassed areas throughout the development.	Much of central playing field is surrounded by trees, high hedges & scrub. Mature trees and hedges often line the triangle of the 3 main roads.	Pleasant gardens with ornamental trees and shrubs at the front of properties. Fenced pond on roadside edge of Walcher's Meadow.

<p>Landmarks Recognisable local features.</p>	<p>The shop. The central green. Children's play area on Walcher's Meadow.</p>	<p>Village hall. Playing field. Entrance to Golden Wood.</p>	<p>No particular landmarks.</p>
<p>Buildings Type, storeys, age, materials.</p>	<p>The Glebe is the largest of Lawshall's housing developments, built around 1980. A mix of 60+ detached, semi-detached & terraced houses and bungalows, plus a purpose built shop. Most are brick, some are rendered & all have tiled roofs.</p>	<p>Wide mix of older homes with some lovely period houses of note. Post-war developments include an arc of ex-council houses, a close of 14 bungalows (Churchill Close) and enclave of 12 Housing Assoc. homes (Ansell's Close / above photo). Recently several homes have been built on garden sites.</p>	<p>Shepherds Drive built in 1982 and Windsor Close in 1984 (above photo). Together comprise 12 two storey houses and 16 bungalows. All properties are of brick and/or render construction with tiled roofs.</p>
<p>Streetscape Lamp posts, benches, signage, boundaries.</p>	<p>No street lighting and seating only at Walcher's Meadow. Boundaries are usually fences, although the front gardens are open plan. The road is tarmac.</p>	<p>Lawshall's only two street lights are in Ansell's Close.. Two covered bus shelters. Large village map and PC notice board outside village hall with bottle & clothing banks and a post box nearby. Hedge & fence boundaries with many enclosed front gardens.</p>	<p>Trees and mature hedging but no street lamps. Some mature trees. In Windsor Close some gardens enclosed with low hedging or picket fencing.</p>
<p>Land use Residential, leisure, farming, commercial conservation.</p>	<p>Residential + one recently closed shop. Some properties back onto agricultural fields; some overlook Walcher's Meadow and some the green.</p>	<p>Mainly residential with a playing field and village hall with large car park. Beyond Lambs Lane & Bury Road farmland and Golden Wood (community woodland).</p>	<p>All land is residential.</p>
<p>Public Views Important views into and out of area.</p>	<p>No major views, but ancient hedge bordering field towards Harrow Green and pleasant well-maintained development throughout.</p>	<p>No major views but open fields south of Lambs Lane and pleasant tree-lined space of playing field.</p>	<p>No major views, but pleasant well-maintained developments.</p>
	 <p style="text-align: center;">THE GLEBE The green in centre of development</p>	 <p style="text-align: center;">LAMBS LANE TRIANGLE Path to Golden Wood</p>	 <p style="text-align: center;">SHEPHERDS DRIVE, WINDSOR CLOSE Walcher's Meadow/Shepherds Drive behind</p>

Character Area 2: The Residential Roads

Overview

These are three longish and fairly straight roads along which ribbon development has arisen forming small clusters of houses. Dwellings range in period and architectural style, from attractive listed properties, to Victorian terraces and modern infill dwellings. In general the density is low, with properties that have generous, well landscaped gardens bordered by hedges and mature trees. Residential development is punctuated in places by the presence of agricultural buildings. The sizeable gaps between clusters offer views towards open countryside and over ancient hedgerows. These areas contain some key services, such as the primary school, Swan public house, two of the churches, a care home, a B & B and Green Light Trust headquarters. These areas have recently been characterised by rising levels of traffic that threaten their rural tranquillity. The pastoral pattern of development should be protected from coalescence of clusters, and growth should remain proportionate to the aspiration of maintaining the rural tranquillity. The 3 roads comprise:

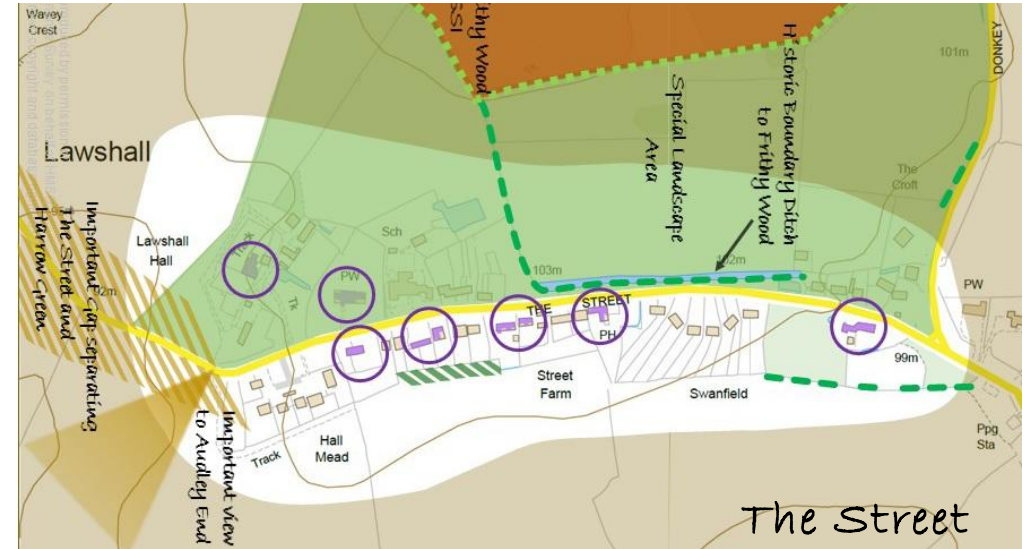
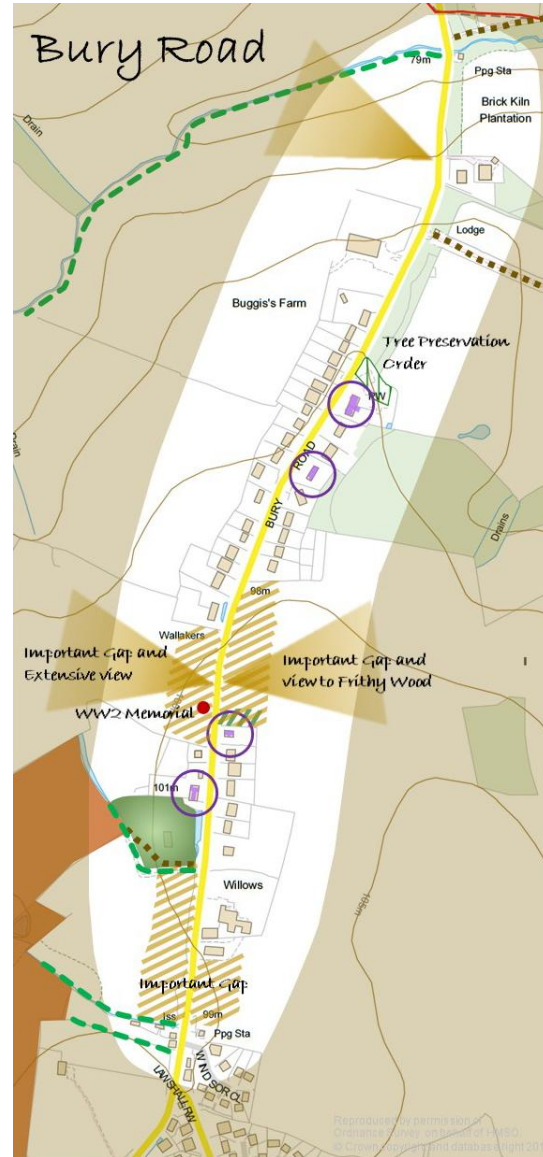
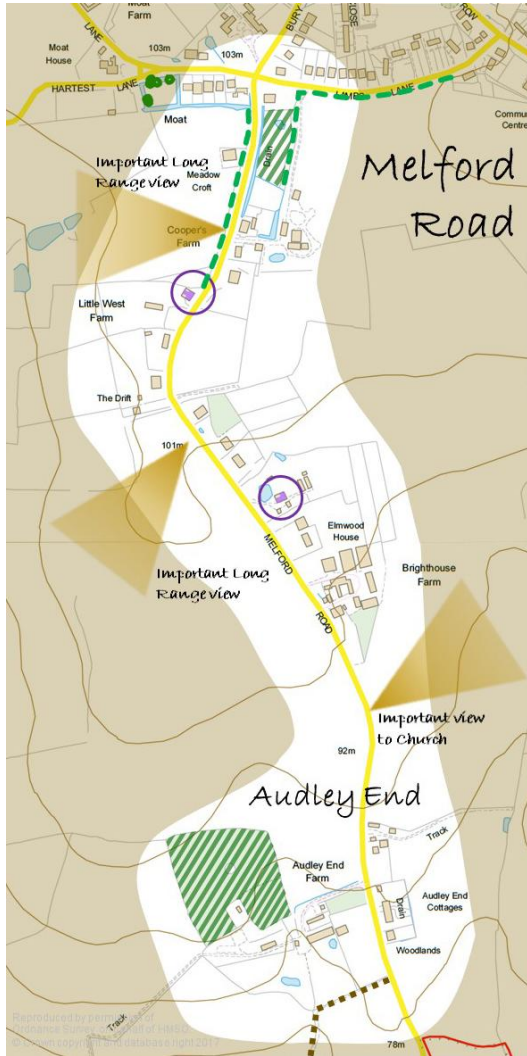
- A) Melford Road- leading by back lanes to Long Melford
- B) The Street- leading through Lawshall to the A134
- C) Bury Road- leading to Bury St Edmunds

Much of Lawshall's other housing is situated along these roads and The Street and Bury Road contain Lawshall's smaller BUABs.













A view across fields from Melford Road. Photo - Ros Debenham









Character Area 2: Residential Roads



Key to Character Area Maps

- | | | | |
|---|-------------------------------------|---|--|
|  | Ancient Hedgerow |  | Settlement Gap |
|  | Tree Preservation Order |  | Listed Building |
|  | Important Woodland |  | Public recreation and open space |
|  | Special Landscape Area |  | Privately managed habitat conservation |
|  | Site of Special Scientific Interest |  | Public rights of way or permissive paths |
|  | Important View |  | Parish Boundary |

	MELFORD ROAD	BURY ROAD	THE STREET
			
Summary of Characteristics Positives, negatives	A quiet rural road with a mix of larger homes and smaller ones along with working farms and a B & B with a campsite.	Village through road leading to Bury St. Edmunds, busy at peak times, with a mix of both modern and period properties. Serious flooding to homes at south end.	Traditionally the heart of the village. Attractive through road towards A134 with very mixed housing both old and new + key amenities including school and pub. Major parking problem at and near school.
Layout & Topography Relationship of road space & buildings Landscape gradient	Groups of houses with fields between them. Largest is Audley End. Most houses on east side set back from road and some with large gardens. Gradual down-sloping to south with steep plunge at parish boundary.	A straight road, with well-spaced dwellings in groups along both sides and some farmland gaps. One of the higher points of the village, gently sloping away to the north with steeper dip and rise again near parish boundary.	Mix of old and newer property types lining both sides of the road and mostly with limited gaps between them apart from stretch of hedgerow on north side. Mostly flat, dropping slightly at both east and west ends.
Village spaces Recreation, amenity & village greens	None.	Golden Wood (community woodland), The Foundry meadow.	All Saints cemetery, small green at Hall Mead, the school playing field and school car park.
Roads, streets, routes Roads, footpaths, bridleways.	A quiet 30mph B-road leading towards Long Melford. Narrow with some passing points. There are some farm tracks but only one footpath.	Main route into village from Bury St Edmunds with 30mph zone. Public footpath at Coldham Hall gate and 2 access paths to Golden Wood.	Main route into village from A134 with some bends unsuitable for on-street parking. Some parts with pavement, some without plus a permissive path around headlands. 30mph/ 20mph at school zone.
Green/natural features Trees woods etc	Many mature trees and shrubs + wide wildflower verges. Some ponds nearby.	Mature trees and several ancient hedgerows. Foundry meadow with pond and swathe of orchids. Golden Wood close by with high biodiversity.	Row of large limes at church and carpet of 'rhubarb & custard' primroses in springtime cemetery. Also couple of ponds and stretches of ancient hedgerow.
Landmarks recognisable local features	Dales Farmhouse, Little West Farm, Bayleaf House (formally General Stores, photo above) Coopers Farm House. Brighthouse Farm B&B, a large conker tree and stunning views.	Willows Care Home, Hills Farmhouse, catholic church, WW2 memorial stone, The Foundry (photo above), gate lodge to Coldham Hall (Tudor mansion)	Lawshall Hall, All Saints grade 1 listed Church, School, Old Post Office (photo above) Street Farmhouse and Swan Inn. Also grass triangle at Donkey Lane.

<p>Buildings Type, storeys, age, materials</p>	<p>25 residential properties, mostly large detached 3-4 bedroom houses/ bungalows plus 4 small cottages. Several period/ listed properties, no new builds. 10 of the dwellings form a cluster at Audley End. Mainly red brick, cream rendered or weatherboard clad. Roofs, thatch and pantiles.</p>	<p>3 listed buildings, plus mix of detached bungalows and 2 storey houses, also a few semi-detached properties. Also 16th Century Catholic Church and Green light Trust's carbon-neutral headquarters (The Foundry) + some farm buildings.</p>	<p>Approx 40 dwellings, from 8 listed to new builds. Mix of detached, semi-detached and terraced properties and council houses. Also Victorian school and Grade 1 listed Church. Materials include rendering in neutral & coloured shades, red brick, timber clad and flint church. Roofs are slate, thatch and pantiles.</p>
<p>Streetscape Lamp posts, benches, signage, boundaries</p>	<p>No lamp posts or seating. Front gardens fenced or hedged. Large mature trees and fields coming right up to road.</p>	<p>No lamp posts or seating but some road signs + phone box and a post box. Boundaries mostly high to medium hedges or open front gardens and flint wall at catholic church. Also Green Light Trust wind turbine and two sewage pumping stations.</p>	<p>No lamp posts or seating but some road signs, also post box converted to book swap shop, bottle bank and bus shelter. Attractive village sign on Hall Mead green and notice board at school. Boundaries mostly hedges, small low walls and old flint wall at church.</p>
<p>Land use Residential, leisure, farmland, commercial, conservation</p>	<p>Residential, 3 working arable farms, a commercial campsite and B&B. Also grazing and woodland and couple of private conservation / woodland areas.</p>	<p>Residential, farming, recreational/conservation community woodland, Green Light Trust offices, Willows Care Home, catholic church and grounds.</p>	<p>Mostly residential, with farmland behind on both sides of road. Also church and large cemetery. School and playground. Pub with large garden.</p>
<p>Views Important views into / out of area.</p>	<p>Many stunning and treasured views over wide expanses of farmland towards Hartest to the west and to All Saints church and Lawshall Hall to the east.</p>	<p>Highly valued and far reaching views both west and east at several points along the road - of rolling farmland, woods and ancient hedgerows.</p>	<p>Extensive sweeping views from western end opposite Lawshall Hall and at pub across farmland towards Shimpling parish and Chadacre estate.</p>
	 <p style="text-align: center;">MELFORD ROAD Grassy verges and many tall trees</p>	 <p style="text-align: center;">BURY ROAD WW2 memorial stone with wide view beyond</p>	 <p style="text-align: center;">THE STREET Swanfield arc of council and ex-council houses</p>

Character Area 3: The Greens

Overview

These comprise four small hamlets set apart from each other with farmland in between. They are characterised by their greens all managed for wildflowers and conservation. The dwellings in these areas range in period and architectural style, from pretty listed thatched cottages, to Victorian semi-detached, to modern in-fills of both one and two storey houses. Residential properties sit side by side with working farms, many of which contain farm buildings of traditional and modern design. While the greens themselves vary in size and the hamlets (clusters) are all surrounded by farmland, woods, ancient hedgerows and ponds. Panoramic views are important features here and these areas are characterised by their rural settings, abundant wildlife, and dark night skies. Some recent property conversions have been disproportionate to the buildings around them and there is an aspiration that any future in-fills should be proportionate to the hamlet setting and retain the cluster boundaries to avoid coalescence between them.

The four main greens in the village are:

Lawshall Green – with about 13 dwellings

Hanningfield Green – with about 12 dwellings

Hibbs Green – with about 8 dwellings

Harrow Green – with about 12 dwellings

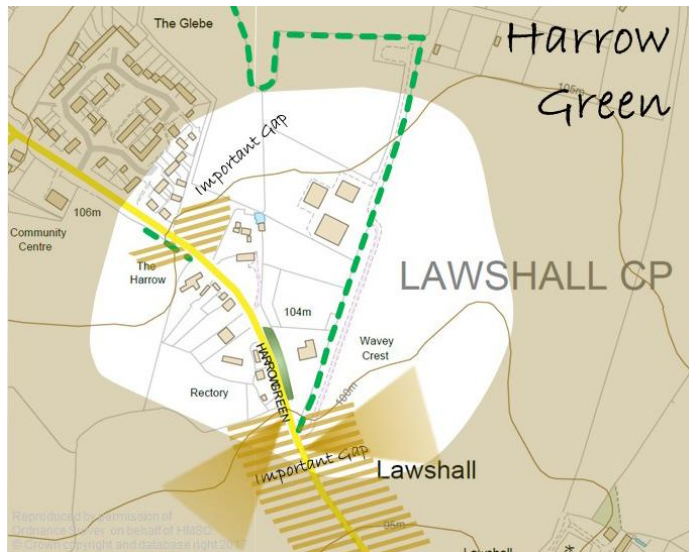
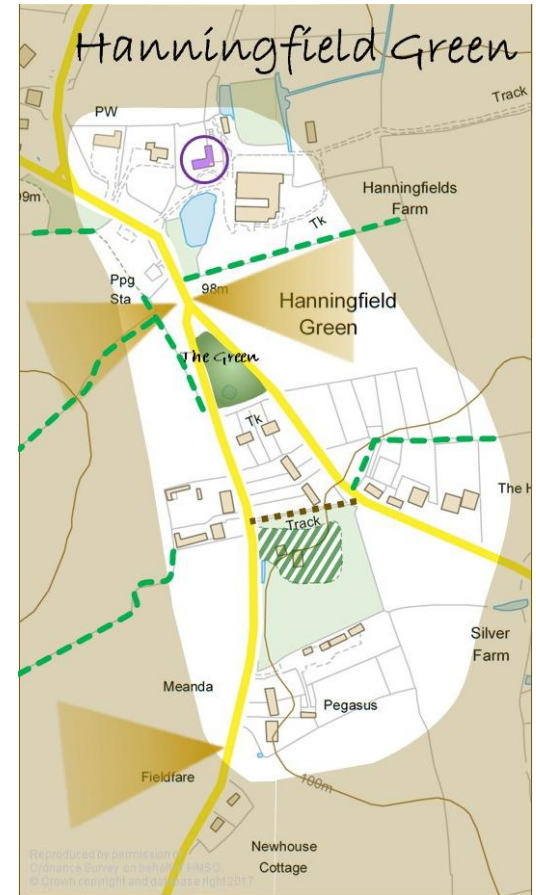
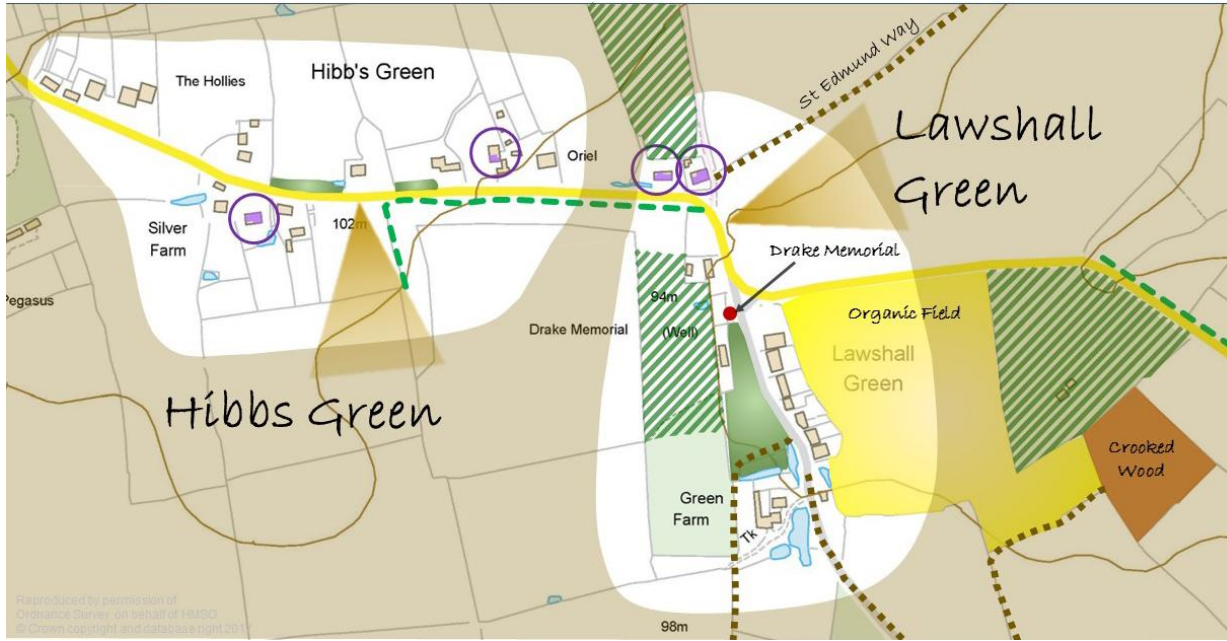
In addition, Lawshall has two other named greens, Hart's Green (along Donkey Lane), and Melon Green (at the junction of Folly Lane and Brands Lane) although their grassy greens no longer exist.

For the purpose of this assessment Hanningfield and nearby Hibbs Green are described together.

A view from Harrow Green. Photo - Lucy Bell.



Character Area 3: Village Greens



Key to Character Area Maps

- Ancient Hedgerow
- Tree Preservation Order
- Important Woodland
- Special Landscape Area
- Site of Special Scientific Interest
- Important View
- Settlement Gap
- Listed Building
- Public recreation and open space
- Privately managed habitat conservation
- Public rights of way or permissive paths
- Parish Boundary

LAWSHALL GREEN



N Hughes

HANNINGFIELD & HIBBS GREEN






L Bell

HARROW GREEN



P Harber

<p>Summary of Characteristics Positives, negatives</p>	<p>Largest green in quiet corner of village bordered by farmland. Assortment of old and new properties are straddled alongside it. Flooding occurs at south end.</p>	<p>Quiet rural area with triangular green a designated County Wildlife Site. Properties set well back in large plots with hedges and mature trees.</p>	<p>Quiet area with small tight knit community. Mix of properties that do not dominate plots & have large gardens.</p>
<p>Layout & Topography Relationship of road space & buildings Landscape gradient</p>	<p>Most dwellings situated in a row along east side of green. A few at the north end + 2 up an un-surfaced track, and a farm at the south end. Some with large gardens. . Road slopes gently down to pond at south end.</p>	<p><u>Hanningfield</u>: Most houses with long front gardens at south end of green. Lawned area in front evangelical church. <u>Hibbs</u>: Most properties and outbuildings spaced with gaps along north side of road. Very gentle gradient up one end and down the other.</p>	<p>Well spaced dwelling follow curve of road. Most on south-west side, opposite the narrow green. Most gardens border arable land or paddocks. Hamlet sits at top of hill from where road slopes sharply down to valley then up to The Street.</p>
<p>Village spaces Recreation, amenity village greens</p>	<p>2.5 acre green, managed for conservation as wildflower hay meadow and Parish Council owned.</p>	<p><u>Hanningfield</u>: County Wildlife Site managed as hay meadow, Parish Council owned and playing field along Shimpling Rd. <u>Hibbs</u>: narrow strip of green.</p>	<p>The narrow green, a wide grassy verge at bend of the road with nearby viewpoint on brow of hill.</p>
<p>Roads, streets, routes Roads, footpaths, bridleways.</p>	<p>Narrow no-through road along the green ¼ mile from A134. St Edmunds Way passes along it. Also permissive access up farm track to Crooked Wood, Lawshall's smaller community woodland. And track at north end to the 2 outlying properties.</p>	<p><u>Hanningfield</u>: on road from village to A134 which divides east to Hibbs Green & south to Shimpling. Footpath/bridleway at south end and off Shimpling Rd across fields to Shimpling Street. <u>Hibbs Green</u>: also on road to and A134 and close to St Edmunds way.</p>	<p>On main road through village with 30mph signs. Pavement runs on east side. Some permissive paths round fields in valley – one links to Brighthouse Farm on Melford Road. Also farm track from brow of hill.</p>
<p>Green/natural features Trees, woods, hedges ,ponds etc s</p>	<p>About 30 native & naturalised trees. Remnant of old orchard and two large ponds at south end and high mature hedges along west side. Several private conservation areas and paddocks close by.</p>	<p>Many hedges & mature trees at both greens. Native flora & some rare species. Large pond at Hanningfield Farm. Open farmland and meadows.</p>	<p>Mature hedges & trees of many varieties. Gardens bordering green have fruit trees and 2 properties have ponds. Green a mass of cowslips in spring.</p>
<p>Landmarks recognisable local features</p>	<p>Large pear shaped green, profuse with flowers in spring. Drakes Well with tiled roof and memorial to the family who restored it. Grassed triangle.</p>	<p>The triangular green with notice boards marking conservation area. 3 way signpost. Large weeping willow and lawns fronting evangelical church.</p>	<p>Jubilee bench on green. The Ryes, a listed thatched cottage. View of Lawshall Hall across valley, said to have been visited by Elizabeth 1.</p>

<p>Buildings Type, storeys, age, materials</p>	<p>15 houses of wide age range both detached and semi-detached including 3 listed buildings, 3 Victorian, mix of late 20th century two & one story, and white farmhouse with new stable block. Also timbered grain store & old pig pens. Brick or render in muted colours. Roofs of thatch, slate & pantiles.</p>	<p><u>Hanningfield</u>: Eight 1930's semi-detached houses at wide end of green. The 4 others include listed farmhouse. Also a 1970's Church. Fenced pumping station set back on west side. <u>Hibbs</u>: Includes 2 listed buildings, 5 bungalows, 2 large renovations from much smaller cottages. Materials: brick, render, wood-cladding. Roofs are slate, tile & thatch.</p>	<p>About 12 houses, all 2 stories apart from one small bungalow. Most with garage or cart-lodge. Farm buildings 200 yards down track. Styles range from 17th century listed thatched cottage, The Ryes, to late 20th. Materials; brick, render, plaster & timber. Most roofs tiled.</p>
<p>Streetscape Lamp posts, benches, signage, boundaries.</p>	<p>No street lighting. 2-strand fence to protect green on east side. Hedges front most of the properties, medium to high. 3-way signpost on triangle. Post box by well.</p>	<p>No street lighting. No pavements. 2-strand fence protects Hanningfield Green. Notices at each end and 3-way signpost + 30 mph sign. Many mature hedges. Small pumping station.</p>	<p>No street lighting. Bench on green Installed for Queen's Silver Jubilee. Variety of fencing round properties & some tall hedges. Beyond brow of hill verges are narrow with deep ditches and low thorn hedges to allow for views.</p>
<p>Land use Residential, leisure, farm, commercial, conservation.</p>	<p>Mostly residential. Surrounded by crop producing farmland. The green managed for conservation + private conservation areas and paddocks.</p>	<p>Conservation area with residential interspersed with farmland, paddocks & woods.</p>	<p>Residential. Surrounded by a mixture of crop producing farmland and grazing for small holdings.</p>
<p>Views Important views into / out of area.</p>	<p>North east from triangle, a wide up-sloping agricultural expanse with hedge line and trees beyond. From St Edmunds Way to north, vista expands with Frithy Wood in the distance.</p>	<p><u>From Hanningfield</u>; sweeping expanses of arable farmland towards Stanningfield to north east and Chadacre to west. <u>From Hibbs</u>: south to Shimpling across fields & meadows.</p>	<p>Iconic expanses from brow of hill; north to Frithy wood (SSSI), ahead over valley to Lawshall Hall & All Saints church, south over ancient farmland to Shimpling .</p>
	 <p style="text-align: center;">LAWSHALL GREEN Start of the no through road</p>	 <p style="text-align: center;">HANNINGFIELD & HIBBS GREEN County Wildlife Site sign</p>	 <p style="text-align: center;">HARROW GREEN The Jubilee bench on the narrow green</p>

Character Area 4: The Country Lanes

Overview




The Country Lanes are the most rural and sparsely-populated parts of the village. The lanes are often winding and one carriage width wide with passing places. The density of housing in these locations is very low and dwellings are usually in clusters of no more than four or five. The style and period of properties vary from listed gems, to newer properties and working farms. Rural enterprises here include a riding centre and a donkey sanctuary. The area is characterised by large gaps between the clusters and iconic rolling valley views. Some of the lanes are close to woodland including the SSSI ancient woodland, Frithy Wood, of 37 acres. The lanes are situated quite far from the village amenities, rich with wildlife, and maintain the feel of traditional countryside around Lawshall. There is little scope for development in these locations and little infrastructure or capacity within the road network to support it. There is also an aspiration not to allow these narrow throughways to become any busier or lose their traditional countryside feel.




These lanes, surrounding and threading their way through parts of the village, comprise:

- A) Donkey Lane
- B) Brands Lane
- C) Folly Lane
- D) Lambs Lane (west)
- E) Golden Lane
- F) Hartest Lane (not included below since it only has 2 properties on it and leads quickly out of the parish)

A view of Folly Lane. Photo - Claire Osborne



	DONKEY LANE	BRANDS LANE, MELON GREEN, FOLLY LANE	LAMBS LANE (WEST), GOLDEN LANE
			
Summary of Characteristics Positives, negatives	A quiet winding lane with a few well-spaced old and newer homes that runs along the edge of Lawshall's Special Landscape Area. Ancient high hedgerows and trees form archways overhead.	Brands Lane (above photo) is the busiest of the narrow lanes with Melon Green at its east end junction with Folly Lane, the most secluded lane in the village. Problems at Brands Lane (east) with drainage ditch causing thick ice in winter.	Quiet village lanes with mix of housing types bounded by hedges & trees. Wide verges & triangle at junction of Lams Lane with Hartest Lane and Golden Lane could be managed for wildlife.
Layout & Topography Relationship of road space & buildings Landscape/gradient	Homes spread in small groupings mainly on east side. Several with a few acres and wide farmland gaps between them. Starts flattish then declines from Barfords steadily down to parish boundary.	Scattered irregular layout of buildings, often with wide farmland spaces between them. All set back from road, most with large gardens. Brands Lane inclines gradually towards Melon Green, 110m above sea level. Folly lane dips and meanders.	Lams Lane has rows of bungalows with regular layout & garden size. On Golden Lane layout is irregular with varying garden size and wide spacing. The west end is the most rural. Level along most of route then slightly dipping to west.
Village spaces Recreation, amenity & greens	Public access to Frithy Wood across short stretch of field.	No public spaces. Grass triangle at Melon Green was removed.	The wide verge at end of Lams Lane plus a grass triangle at the junction of lanes.
Roads, streets, routes Roads, footpaths, bridleways.	Narrow country lane, mostly one carriage, winds from The Street towards Stanningfield. Tracks off lead to several farms & Frithy Wood.	Brands Lane leads towards Whepstead, West Bury and A14 and though mostly straight, has a blind bend and 60mph speed limits. Folly Lane is particularly narrow with a footpath to Whepstead. Verges also very narrow.	Lams Lane is a medium width country lane with some wider verges. Golden Lane is narrower with some passing places. The verges are narrower too.
Green/natural features Trees, woods, hedges, ponds etc	Unusually wide grass verges, mature trees & high hedges (some ancient). Frithy Wood (SSSI ancient woodland) close by. The high point at Barfords is thought to be source of the rivers Lark & Stour.	Natural pond at Folly House along with mature trees, and dense scrub. Some tall ancient hedges, especially on Folly Lane. Also small woodland halfway along.	An ancient moat close to the road's fork with dense scrub. Trees and hedgerows line the route with Golden Wood close by to the north. Also 2 ponds south of Golden Lane.

<p>Landmarks Recognisable local features</p>	<p>Frithy Wood, Carpenters Cottage and a quaint old brick built building alongside it (see above photo). Very tall oak in nearby field.</p>	<p>Folly Farm a listed cottage and the unfrequented and meandering nature of the lane.</p>	<p>Moat House and grass triangle. Riding school, Mill Cottage with unusual thatched barn. Donkey sanctuary at Gate & West Farm.</p>
<p>Buildings Type, storeys, age, materials,</p>	<p>Nine detached and two semi-detached two storey houses. Four are Grade 2 listed and three are thatched. Also Victorian cottage, 5 brick C20th properties mostly rendered in muted colours. Roofs mainly tiled. Several farm buildings and a disused storage garage.</p>	<p>Mixed building types include old cottages, farm houses, Victorian semi-detached, C20th bungalows, former public house/B&B and some modern properties. Some rendered, some in brick. Several on Brands Lane within other parish boundaries. There is an old chicken shed on Folly Lane.</p>	<p>Mix of old and new properties. Farmhouse with farm buildings, converted black barns and more modern bungalows. Stables at Moat Farm Riding Centre. Roofs mostly pantiles, one thatched with adjoining thatched barn.</p>
<p>Streetscape Lamp posts, benches, signage, boundaries.</p>	<p>No lamp posts or street furniture but many tall trees. Boundaries mainly high hedges and direct field edges. Lottery-funded interpretation board at Frithy Wood entrance.</p>	<p>A few directional signposts. No street lights. A few fences, but mainly hedges around dwellings and direct field edges.</p>	<p>No street lights. A few signposts & small 30mph signs. Verges are generally managed by residents. Boundaries mostly hedges with one wall and picket fence.</p>
<p>Land use Residential, leisure, farm, commercial, conservation.</p>	<p>Mostly arable land plus a chicken farm and several small fields with sheep and cows. A few residential homes and a large storage garage (redundant).</p>	<p>Mostly agricultural. Some residential. One large Farm & Livery Yard (Hawstead Parish). Old chicken shed on Folly Lane is used as builder's yard. One holiday cottage at Folly Farm.</p>	<p>Mostly agricultural. Some residential. One riding school with yard and large paddocks. One livestock farm. Fields mostly grazing with some arable.</p>
<p>Views Important views into / out of area.</p>	<p>East - across Special Landscape Area to All Saints Church & Frithy Wood. West – a panoramic vista (~10 miles) towards Lavenham and beyond.</p>	<p>Many wide and far reaching views to Coldham Hall & Lawshall Church from both Brands Lane & Folly Lane. Also extensive views to north from Brands Lane and to west from Folly Lane.</p>	<p>From Lambs Lane towards Moat House. From Golden Lane north to Golden Wood. From Golden Lane south towards Hartest Lane.</p>
	 <p style="text-align: right; border: 1px solid black; padding: 2px;">J Kerby</p> <p style="text-align: center;">DONKEY LANE Wide verges and ancient hedgerows</p>	 <p style="text-align: right; border: 1px solid black; padding: 2px;">C Osborne</p> <p style="text-align: center;">BRANDS LANE, MELON GREEN, FOLLY LANE Very narrow Folly Lane</p>	 <p style="text-align: right; border: 1px solid black; padding: 2px;">C Osborne</p> <p style="text-align: center;">LAMBS LANE (WEST), GOLDEN LANE Junction with Folly Lane at Mill Cottage</p>