

Stoke by Nayland Neighbourhood Plan
Landscape Appraisal

Final Report



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Acknowledgements

Thanks go to the Parish Neighbourhood Planning Group who have assisted in preparing this report and especially to Stevie Bezencenet who provided many of the photographs used throughout.

1.0 Introduction

1.1 Background

- 1.1.1 Alison Farmer Associates was appointed by Stoke by Nayland Neighbourhood Plan Group to undertake a landscape appraisal of the Parish, in order to provide a robust evidence base to support the development of policy within the emerging Neighbourhood Plan. In particular the Neighbourhood Plan Group required land surrounding the key settlements to be assessed in detail to establish the sensitivity of areas to housing/employment development.
- 1.1.2 Stoke by Nayland Neighbourhood Plan area covers the same area as the Parish. The Parish is defined by the River Stour to the south and River Brett to the east while its northern and western boundaries cut across agricultural land. It sits fully within the Dedham Vale Area of Outstanding Natural Beauty and is highly valued for its special landscape and heritage qualities.
- 1.1.3 The Parish is bisected by the Box Valley and contains three principal rural settlements namely Stoke by Nayland which occupies a commanding position on an elevated spur of land above the Box and Stour Valleys; Scotland Street which is located on the steep valley sides of the River Box and Thorington Street, which is located on the valley floor of the River Box, close to its confluence with the River Stour. Two further small hamlets include Withermarsh Green and Stoke Tye associated with Giffords Hall Park and Stoke Abbey respectively. The largest settlement is Stoke by Nayland which has a distinctive form around a central open space/recreation ground. Scotland Street, although close to Stoke by Nayland, comprises a linear hamlet along a rural lane in the Box Valley, while Thorington Street comprises predominately rural cottages, Thorington Mill and Thorington Hall, which sit on the edge of the Box valley floor.
- 1.1.4 The Parish is notable for its estate landscapes and associated parklands and halls including Tendring Hall Park (Registered Park and Garden), Giffords Hall Park, and Engleheart Estate¹. The historic church of Saint Mary, Grade 1 Listed, lies at the centre of the main village of Stoke by Nayland. The non built up land within the Parish has historically been divided by these three estates with a forth, Boxford Fruit Farms created post World War 2.

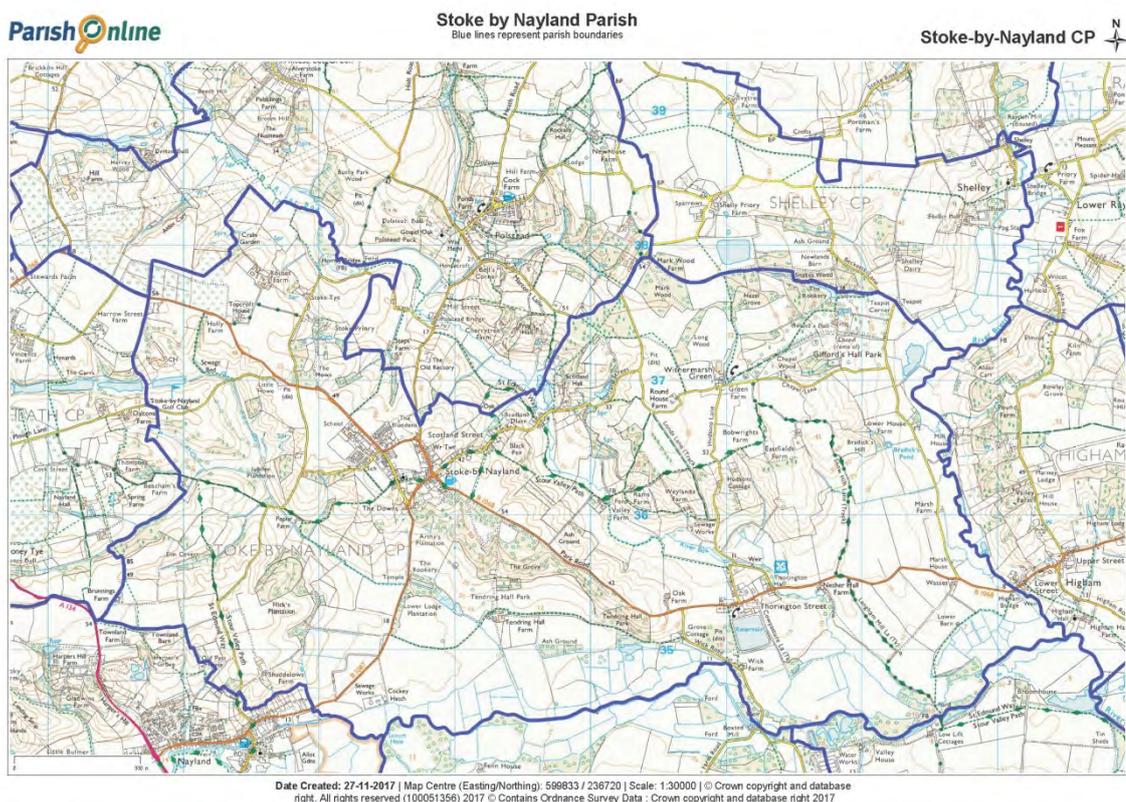
¹ Engleheart Estate is named after the family that owned the estate for many years. It may have been known historically as Stoke Priory or Stoke Tye and extends between the Stoke by Nayland Parish and Polstead Parish

1.2 Objectives

- 1.2.1 The key objective of this study is to provide a robust understanding of the character and qualities of the Neighbourhood Plan Area in order to make sound judgements as to the sensitivity of land to housing/employment development. This study also presents guidance on opportunities for landscape enhancement and green infrastructure which collectively help to shape a vision for the Parish.

1.3 Methodology and Approach

- 1.3.1 This assessment has been carried out in accordance with Guidelines on Landscape Character Assessment² and Guidelines in Landscape and Visual Impact Assessment³ and recently published guidance on Landscape Sensitivity⁴. Reference has also been made to other recent sensitivity and capacity assessments which reflect best practice. The approach has included two client meetings and familiarisation site visit, desk study and further detailed site assessment during September / October 2019.



Map 1: Stoke by Nayland Neighbourhood Plan Area (Source: Parish Online)

² Landscape Character Assessment Guidance for England and Scotland (2002) The Countryside Agency and Scottish Natural Heritage and An Approach to Landscape Character Assessment (2014) Natural England.

³ Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, 2013 (third edition).

⁴ An approach to landscape sensitivity assessment – to inform spatial planning and land management, Natural England, June 2019

1.3.2 This assessment considers settlement within its landscape setting. It reviews existing documentary evidence on built form and landscape and considers the historic evolution of settlement, describes landscape setting, key views, gateways and landmarks as well as valued characteristics and spaces. Opportunities for environmental initiatives which seek to enhance local identity and settlement distinctiveness are highlighted where relevant.

1.3.3 The following definitions of terms are used in this study:

Sensitivity is defined as the ability of the landscape to accommodate a particular type of change (in this case housing or employment development) without adverse effect and is determined by consideration of local character and visual sensitivity.

Value is defined as the relative value that is attached to different landscapes and features by society. In this study, value is recognised by designation of the Parish within the Dedham Vale AONB.

Capacity of an area considers the extent and nature of development which may be accommodated and includes consideration of opportunities for enhancement or mitigation which may improve the degree of fit and increase capacity of the landscape to accommodate change.

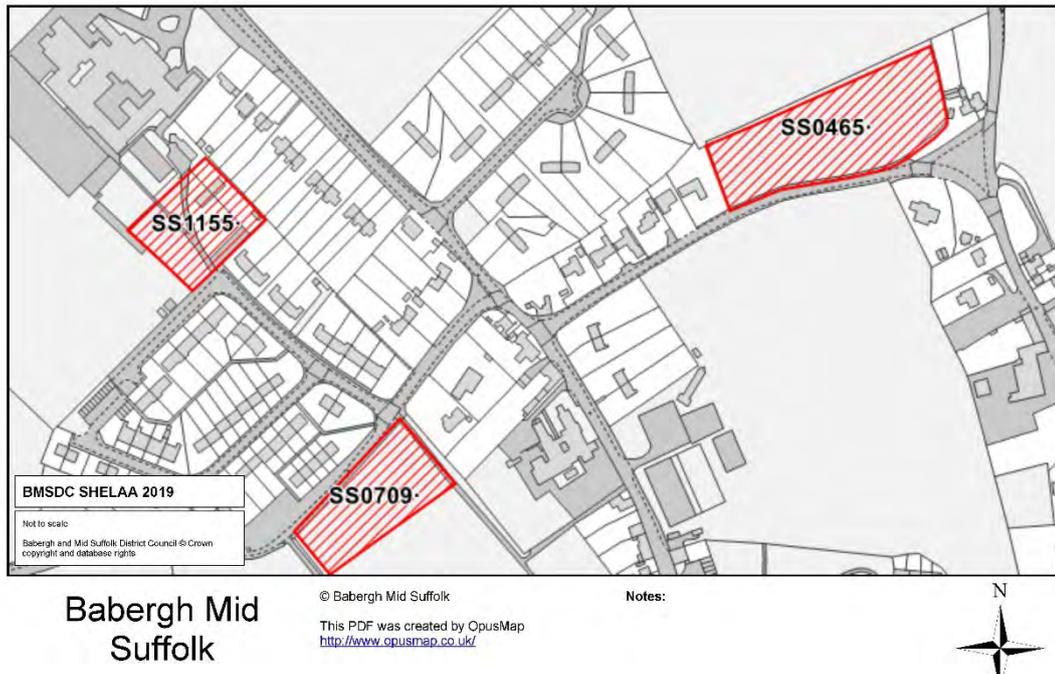
1.3.4 Where land has been assessed in terms of sensitivity and capacity it is from a landscape perspective only and no consideration has been given to matters such as access or land ownership. It is possible therefore that, land identified as suitable for development without significant adverse landscape effects, may subsequently be discounted for reasons other than landscape.

1.4 The Neighbourhood Plan

1.4.1 Under the Neighbourhood Planning (General) Regulations 2012 (as amended), Babergh confirmed the Neighbourhood Plan Area for Stoke by Nayland on 15th December 2017.

1.5 Potential Development Sites

1.5.1 The Strategic Housing and Economic Land Availability Assessment (SHELAA) (July 2019) identified 3 sites as suitable for development within the Parish, all of which are associated with Stoke by Nayland and these are shown in the drawing below and the findings of the survey summarised in the table.



Map 2: Potential development sites (source: Babergh and Mid Suffolk SHELAA)

SHELAA Reference	Recommendation
SS1155	Land north of Goldenlond, Stoke by Nayland. The site is potentially considered suitable for residential development, taking identified constraints into account including Highways - regarding access, footpaths and infrastructure required; Landscape - site lies within AONB; Heritage - potential impact on Conservation Area and heritage assets; Biodiversity - Protected species have been recorded in close proximity. Estimated dwellings yield 10.
SS0709	Land to the south-east of Butt Road, Stoke-by-Nayland. The site is potentially considered suitable for residential development, taking identified constraints into consideration including Highways - regarding access, footpaths and infrastructure required; Heritage - potential impact upon heritage assets and Conservation Area; Landscape - potential impact upon AONB. Estimated dwellings yield 8.
SS0465	Land north of B1068 and east of Sudbury Road, Stoke by Nayland. Land not currently developable.

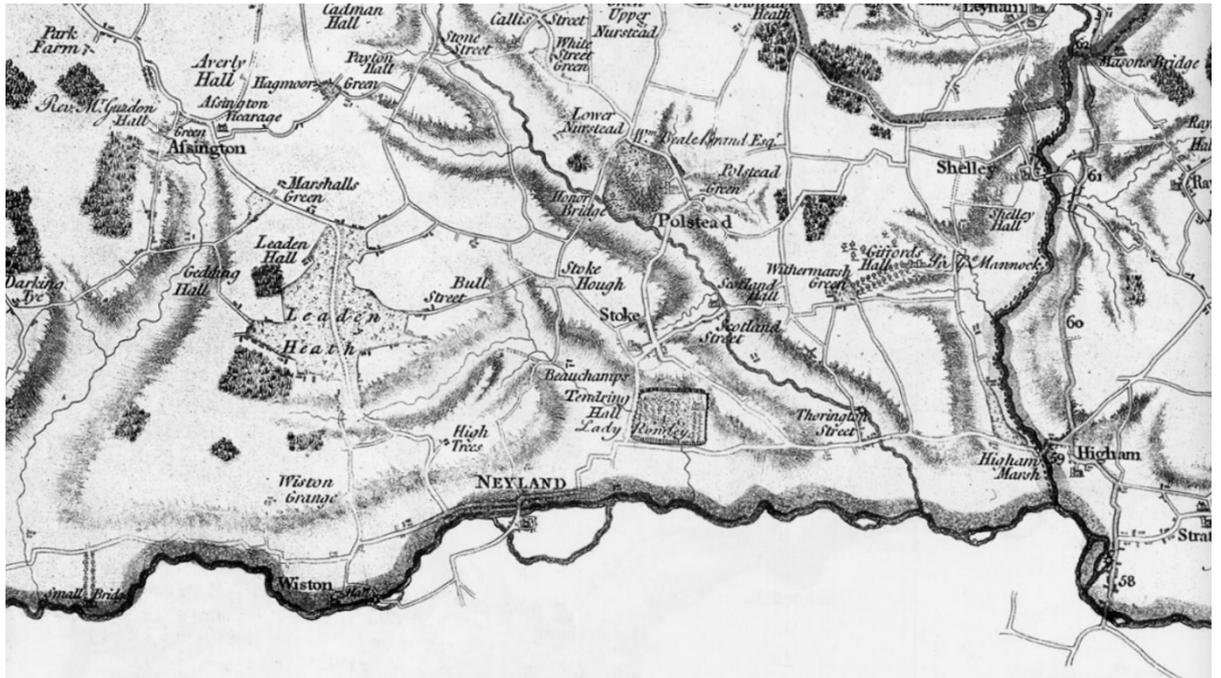
- 1.5.2 In the recently published Joint Mid Suffolk and Babergh Local Plan (Preferred Options Consultation Draft, July 19), Stoke by Nayland (including Scotland Street), is identified as a Hinterland Village, and Thorington Street is classified separately as a Hamlet Village. Stoke by Nayland is expected to provide for 27 new dwellings in the next plan period.
- 1.5.3 A review of planning applications over the last few years has revealed that the majority of applications relate to alterations and extensions to existing properties. A recent application for a single new dwelling in the grounds of an existing property off Butt Road has recently been submitted and is undecided. Two planning applications by Stoke by Nayland golf course are currently under consideration: one for

extending sports facilities, the other for an outside wedding venue. Neither involve permanent dwellings.

2.0 The Evolution of Stoke by Nayland Parish

2.1 Early Origins and Evolution

- 2.1.1 A 'potted history' of Stoke by Nayland has been written by John Wallace (resident of Stoke) titled 'The Last Thousand Years'. This account sets out the key phases and individuals associated with the Parish and has not been repeated here. Instead this section looks at how the landscape and settlement has evolved with particular reference to historic maps.
- 2.1.2 Documentary evidence indicates that Stoke by Nayland was important in the Saxon Period – reference is made to an early monastery, possibly located on the site of the present church.
- 2.1.3 By the time of the Domesday survey of 1086, Stoke by Nayland was recorded as including the church and 60 acres of free land, along with woodland for 60 pigs and two mills, which at that time would have been water powered.
- 2.1.4 In the medieval period a number of estates were established on land beyond the settlement which are still evident in the Parish today. These include Giffords Hall which was a baronial residence dating to the 15th century and Tendring Hall Park which dates from the 1300s when William de Tendring owned the land. This latter park is also notable because it was re-designed by Humphrey Repton in 1791. He was commissioned by the then owner Sir William Rowley to create a landscape park, with lawns, trees and a flower garden. All that remains of the John Soames Mansion house is the portico, the remainder of the house having been demolished in 1955. The portico, which has been recently restored, forms part of a fine vista when travelling between Nayland and Stoke by Nayland, while the sweeping landscape park still exerts a strong influence on landscape character and includes extensive tree belts and clumps which show the hand of Repton. Other visible built features include park lodges, walled garden and The Temple located adjacent to the B1087.
- 2.1.5 It was in the heyday of Suffolk's woollen cloth industry in the 15th to 17th Centuries that Stoke by Nayland gained significance as a settlement, its prominent church and a number of properties in the village date to this period. Other evidence of a cloth industry can be found in field names such as 'Hempland' and 'Winding Piece' indicative of the linen industry. 'Mill Meadow', 'Ozier Ground', 'Hop Yard' and 'Malting Field' give clues to other agriculturally based undertakings, whilst 'Gravel Pit Field', 'Clay Pits' and 'Brick Field' show the diversity of the various extractive industries.
- 2.1.6 The sequence of maps below illustrates how the settlement and landscape of the Parish has evolved over the 19th and 20th centuries.



Map 3: Extract from Hodkinson's 1783 map of Suffolk

- 2.1.7 This map above illustrates the pattern of river and tributary valleys, and the existence of the settlements of Stoke, Scotland Street and Thorington Street as well as the parkland associated with Tendring Hall and an avenue of trees associated with Giffords Hall. Small woodland blocks and the pattern of rural lanes (which remain evident today) are also depicted.



Map 4: Extract from 1885 map. (source – Historic Maps Scotland)

- 2.1.8 The map above illustrates the position of the village of Stoke by Nayland at the northern point of Tendring Hall Park and the well wooded character of the parkland landscape. Rural roads and dwellings have started to define a rectangular open space within the village of Stoke by Nayland. Within the village the church and primary

school are evident. Scotland Street can be seen as a separate loose linear development along a rural lane leading to the Box River.



Map 5: Extract from 1904 Map. (source – Historic Maps Scotland)

- 2.1.9 The map above illustrates the extent of parkland associated with Tendring Hall Park and the various plantations spread across the parish. It otherwise shows little change from the 1885 map.



Map 6: Extract from 1927 map. (source – Historic Maps Scotland)

- 2.1.10 The map above illustrates the start of development to the northern end of School Street, north of Saint Marys Church in Stoke. The central area of open space is maintained. This map also shows a section of parkland loss along the western boundary of Tendring Hall Park. Otherwise there has been limited change.



Map 7: Extract from 1958 map. (source – Historic Maps Scotland)

2.1.11 The map above illustrates the expansion of Stoke by Nayland along Sudbury Road to the northwest with the introduction of new housing (The Blundens housing estate). There is otherwise no change to the road network, field boundaries or woodland. The introduction of orchards on the fringes of settlement becomes a new feature in the landscape.



Map 8: Extract from 1967 map. (source – Historic Maps Scotland)

2.1.12 The map above illustrates a period of greater change in the second half of the 20th century with the further development of new housing in the northwest of the village and establishment of a secondary school as well as infill development within Scotland Street. The introduction of development along the B1068, north of the Recreation Ground, has started to enclose the central area of open space within the village.

2.1.13 Today, Stoke by Nayland Parish has a population of c. 682 (2011 census). The percentage breakdown of the 302 households in the Parish between settlements are as follows:

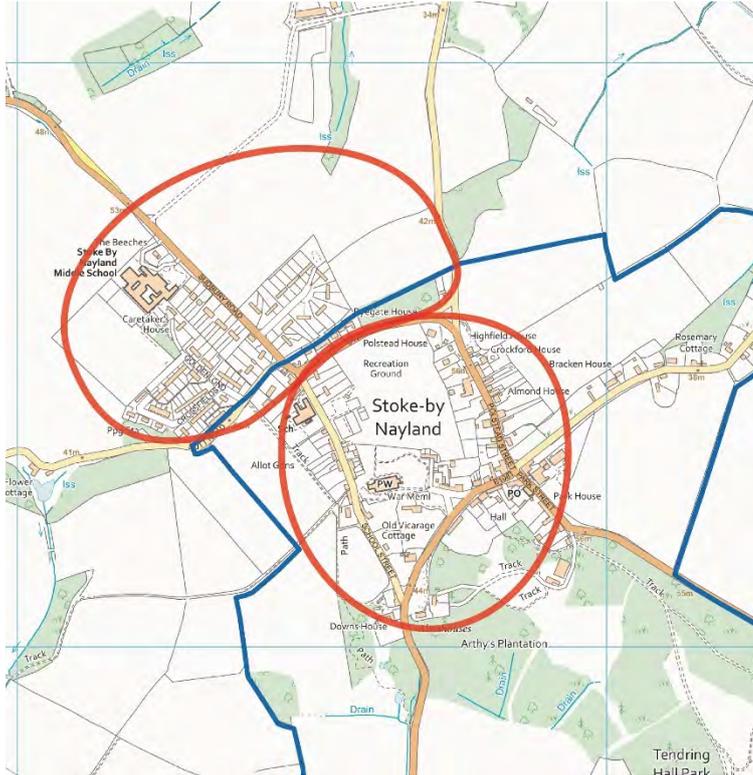
- Stoke by Nayland – 65%
- Scotland Street – 10%
- Thorrington Street – 12.5%
- Withermarsh Green – 4%
- Isolated dwellings in countryside – 8%

2.1.14 There are an exceptionally high number of rental properties within the Parish reflecting the legacy and dominance of the three estates. Selling off property and land by the estates has remained low and gives rise to the following:

- A high number of short and long term tenanted properties
- Lack of modernising features and property maintenance generally in smaller rural rentals
- Conservation and protection of the historical landscape

2.1.15 The majority of development in the village is one plot deep and its elevated location means that the open countryside is a key component of views even from central locations within the village.

2.1.16 The historic analysis above highlights that Stoke by Nayland comprises two areas which reflect phases of development and express differing character. Firstly Polstead, Park, Church and School Streets, which comprise the highest concentration of historic buildings and the church. Secondly, Sudbury Road, The Blundens and Goldenlond/Crossfields housing estates and school. These areas connect at the junction of Sudbury Road and School Street, which forms a bottleneck for cars and pedestrians. A more recent pedestrian link between the two areas has been established between Butt Road and School Street along the edge of the allotments.



Map 9: This map illustrates the two broad areas of built form which reflect the evolution of the village and which exhibit different character. (Blue line reflects the boundary of the Conservation Area).

3.0 Landscape Character

3.1 Introduction

- 3.1.1 Stoke by Nayland village is sited on a hilltop promontory between the River Box Valley to the east and a small tributary valley to the Stour to the west, with the main River Stour forming the southern boundary of the Parish. The watercourses have eroded through the boulder clays found on the plateau, to form undulating and sometimes complex slopes, where patches of glacial sands and gravels or Crag deposits are evident in the growth of bracken.
- 3.1.2 The underlying geology and drainage patterns, along with human influences such as land use and settlement pattern have shaped the present day landscape character of the Parish. Existing landscape character assessments articulate the key characteristics of the area and have been summarised below. They demonstrate that the Parish reflects the typical character of the wider Dedham Vale landscape in which it sits, but also highlights the concentration of large estates and associated parkland landscapes which are a notable feature of this particular Parish.

3.2 National Character Area 86: South Suffolk and North Essex Clayland

- 3.2.1 Stoke by Nayland Parish falls within National Character Area⁵ - NCA 86 South Suffolk and North Essex Clayland.
- 3.2.2 This assessment notes the following:

'The South Suffolk and North Essex Clayland's chalky, boulder clay plateau is dissected by small-scale undulating river valley topography. Views from the plateau, which rises to 161 m above sea level, are often extensive, with large, open skies. The winding river valleys are smaller in scale, with an intimate sense of enclosure, particularly in their upper reaches.'

'The area's open yet wooded character is sufficiently endowed with copses and small woods to have wooded horizons, which give a large, distantly wooded character to the landscape – an impression that is sometimes missing at close quarters due to the loss of hedges and hedgerow trees.'

It is ancient countryside, and appears in many areas to have undergone little 20th-century rationalisation to excessively large fields. Close-grained irregular medieval enclosures, bounded by ancient, species-rich high hedgerows, are predominant in the north and east and in the numerous narrow river valleys'

'The strong sense of history is reinforced by the dispersed settlement pattern of scattered farmsteads and small villages near the top of the valley slopes. They are often located around 'tyes' (commons) or strip greens, with isolated hamlets linked

⁵ National Character Areas are defined by Natural England <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

by an intricate maze of narrow, often sunken lanes with wide verges, deep ditches and strong hedgerows.'

'The variable topography of rolling hills and gentle valleys and the combination of features – trees, river bank willows, flood plain meadow, ancient lanes, traditional villages and farm buildings and the meandering river – produce a classic English lowland character that is quite distinct from the rest of Suffolk and Essex. This exceptionally picturesque landscape was made famous worldwide through the paintings of the landscape artist John Constable (1776–1837) and the lower half of the valley is designated as the Dedham Vale AONB.'

3.3 Managing a Masterpiece Landscape Compendium

3.3.1 The landscape of Stoke by Nayland Parish is described in the Managing a Masterpiece Landscape Compendium prepared by the Dedham Vale AONB. It identifies three character types as illustrated on Figure 1 and in photo panel 1, namely: Ancient Rolling Farmlands, which forms the most elevated 'plateau' areas in the Parish, typically above 50m AOD; Rolling Valley Farmlands forming the incised valley slopes typically between 15-45m AOD; and Valley Meadowlands, which include the Stour and Box valley floors, typically below 15m AOD. Between the 45-50m contours the landscape is more transitional in character and can be highly visible from the surrounding landscape. Key characteristics relating to these character types have been collated with reference to existing assessments and further fieldwork and are set out below.

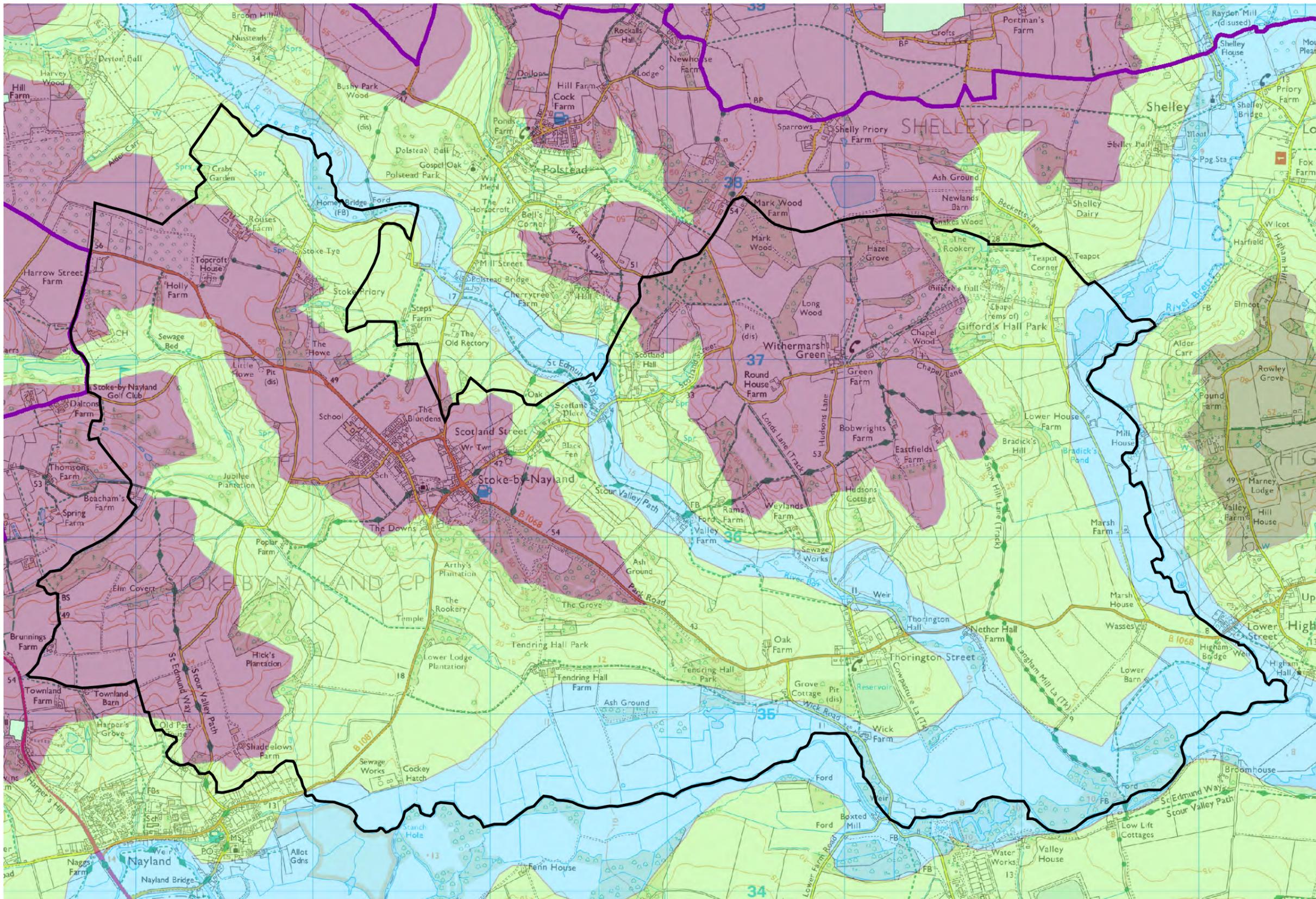
Ancient Rolling Farmlands

3.3.2 Within the Parish of Stoke by Nayland, this landscape type comprises the highest land and is relatively flat sitting above the c.45m contour. Below this contour the land slopes more steeply into adjoining river valleys.

3.3.3 Key characteristics relevant to the Parish include:

- Relatively flat arable landscape of chalky clays and loams
- Field pattern of ancient random enclosure with evidence of boundary loss
- Hedges of hawthorn and elm with oak, ash and field maple as hedgerow trees
- Scattered with ancient woodland parcels containing a mix of oak, lime, cherry, hazel, hornbeam, ash and holly
- Open elevated views from the edge of the elevated farmland across adjoining valleys
- Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin
- Farmstead buildings are predominantly timber-framed, the houses colour-washed and the barns blackened with tar. Roofs are frequently tiled, though thatched houses can be locally significant
- Villages often associated with village greens or the remains of greens

Figure 1:
Landscape Character



Key

- Parish Boundary
- AONB Boundary
- Ancient Rolling Farmlands
- Rolling Valley Farmlands
- Valley Meadowlands



3.3.4 Although not mentioned in the key characteristics for this landscape type, there are in Stoke by Nayland, a notable concentration of mature trees in hedgerows, along lanes and within estate/parkland landscapes. These trees make a unique and valuable contribution to the special qualities of the Parish.

3.3.5 Furthermore, the LCA goes on to highlight the following:

'The enclosure over a lot of the landscape retains much of the organic pattern of ancient and species-rich hedgerows and associated ditches. The hedges are frequently high and wide and have a strong visual impact.'

'The settlement pattern of this landscape type has dispersed farmsteads of mediaeval origin interspersed with some larger hamlets and occasional villages.'

3.3.6 Management Guidelines for the landscape type note that this landscape is particularly sensitive due to its intact historic patterns. More specifically:

'Settlement is scattered widely throughout this landscape, with parishes tending to have multiple built clusters of various sizes: large groups often elongated; outlying groups often based on green side settlement; and wayside settlements and farmsteads. These historic patterns within parishes are easily lost to infill and ribbon development.'

'In many cases the extent of gardens in a village or cluster within a parish is relatively uniform, with all gardens following a defined boundary with agricultural land. If settlement expansion is required then the local pattern must be respected wherever possible.'

'Although the majority of greens commons and tyes in this landscape have been enclosed, they remain important open spaces that shape the relationship of buildings to each other and define the form of settlements.'

Rolling Valley Farmlands

3.3.7 Within Stoke by Nayland Parish this landscape type occurs along the valley sides of the River Box, the River Stour and River Brett and associated tributaries. The outer edges of this type generally lie between the c.15-45m contours. Valley slopes are steep in places. Where the upper slopes are open there are longer distance views across and down the valley landscape. The valleys have a pastoral and small-scale character.

3.3.8 Key characteristics relevant to the Parish include:

- Gentle valley sides with some complex and steep slopes
- Deep well drained loamy soils
- Matrix of arable and pasture land use
- Organic pattern of ancient fields defined by mature hedges
- Notable concentration of landscape parks and veteran trees

- Visually rich and varied landscape with views across the valleys associated with artists e.g. Constable
- Sinuous lines throughout landscape as a result of rounded undulating valley slopes, woodland and lanes
- Concentration of small ancient woodlands on the valley fringes
- Sunken lanes lined by bracken reflecting sandy deposits on valley sides
- Large, often moated, houses

3.3.9 The description for this landscape type within the Suffolk County LCA highlights the following:

'This landscape has small and medium sized fields on the valley sides with an organic form which was created by the piecemeal enclosure of common arable and pasture lands... . The overall impression in the landscape is of sinuous and organic boundaries around the anciently enclosed fields'

3.3.10 Management Guidelines for the landscape type note that this landscape is particularly sensitive due to its topography and rich cultural heritage. More specifically:

'In these valley side landscapes, the visual impact of new vertical elements is increased by the landform. Therefore, new buildings are likely to have a significant impact on both the character and visual amenity of valley floor and valley side landscape types. The setting of specific features and elements of these landscapes, such as small-scale enclosure patterns or historic buildings and monuments, can also be significantly damaged'

'Valley side landscapes have historically been a focus for settlement. However, large-scale expansion should be confined to the adjacent plateau. In this location the landscape and visual impact can be more easily mitigated with effective planting and design'

3.3.11 In relation to large scale buildings on or near the valley sides it states that:

'The siting, form, orientation and colour of these buildings make a considerable contribution to mitigating their impact. However, in a valley side situation, especially if located on the skyline, they will have a considerable visual impact. It is preferable to seek a location outside the valley where the visual impact of this type of development can be mitigated much more effectively'

Valley Meadowlands

3.3.12 Within the Parish of Stoke by Nayland this landscape type occurs along the valley floor throughout the Parish. The upper edge of this type is generally marked by the break in slope i.e. c. 15m contour.

3.3.13 Key characteristics relevant to the Parish include:

- Flat landscapes of alluvium or peat on valley floors defined by adjacent valley floors and subject to flooding

- Areas of wet pasture and meadow divided by a network of wet ditches
- Occasional carr woodland and plantations of poplar
- Unsettled landscape but some evidence of use of the river e.g. Thorington Mill
- Cattle grazed fields
- Fields converted to arable production in places

3.3.14 The description for this landscape type within the Suffolk County LCA highlights the following:

'The damp nature of the land has led to a long use as meadows. Where these survive, they are now predominantly used as animal pastures rather than for hay production. The meadows are divided by wet ditches or dykes that in places are lined by trees or scrubby hedges. The introduction of more effective land drains in the 20th century has, however, resulted in the conversion of many meadows to arable land.'

'These landscapes often form wonderful examples of pristine and picturesque meadows in a wider arable landscape...'

3.3.15 In addition to the description above, the meadowlands on the valley floor (whether arable or pasture), flood in winter, creating areas of open water and a notable landscape feature.

3.3.16 Management Guidelines for the landscape type note that this landscape is particularly sensitive due to its topography. More specifically:

'These landscapes are mostly narrow and enclosed by the valley sides. They can be profoundly affected by changes to the management of land and the construction of buildings on the valley sides.'

'Changes in land use, the loss of grassland and the creation of small horse paddocks and associated structures, can significantly degrade the quality and condition of this landscape.'

3.4 Dedham Vale AONB

3.4.1 Stoke by Nayland Parish falls within the Dedham Vale AONB and is covered by the Dedham Vale AONB and Stour Valley Management Plan (2016-2021).

3.4.2 The Management Plan sets out the special qualities of the AONB as:

- Iconic lowland river valley associated with the artist John Constable RA, the views he painted are still recognisable today;
- Historic villages with timber framed housing and prominent churches;
- Valley bottom grazing marshes with associated drainage ditches and wildlife;

- Naturally functioning River Stour with associated tributaries, meres and historic river management features;
- Semi natural ancient woodlands on valley sides and associated wildlife;
- Traditional field boundaries intact and well managed;
- Apparent and buried archaeology indicating millennia of human occupation;
- A sense of relative tranquillity;
- Surprisingly long distance views from higher ground along the valley in an area associated with large skies.

3.4.3 Stoke by Nayland lies in the heart of the AONB and strongly expresses these special qualities.

3.5 Heritage Value

3.5.1 The Parish of Stoke by Nayland has an exceptional collection of designated and undesignated heritage assets from Conservation Areas (which cover all three settlements), high concentration of listed buildings, and designed parkland through to pre 18th enclosure patterns, wood pasture, ancient woodland and historic meadows along watercourses. The historic landscape patterns are illustrated on Figure 2, while designated assets are illustrated on Figure 3.

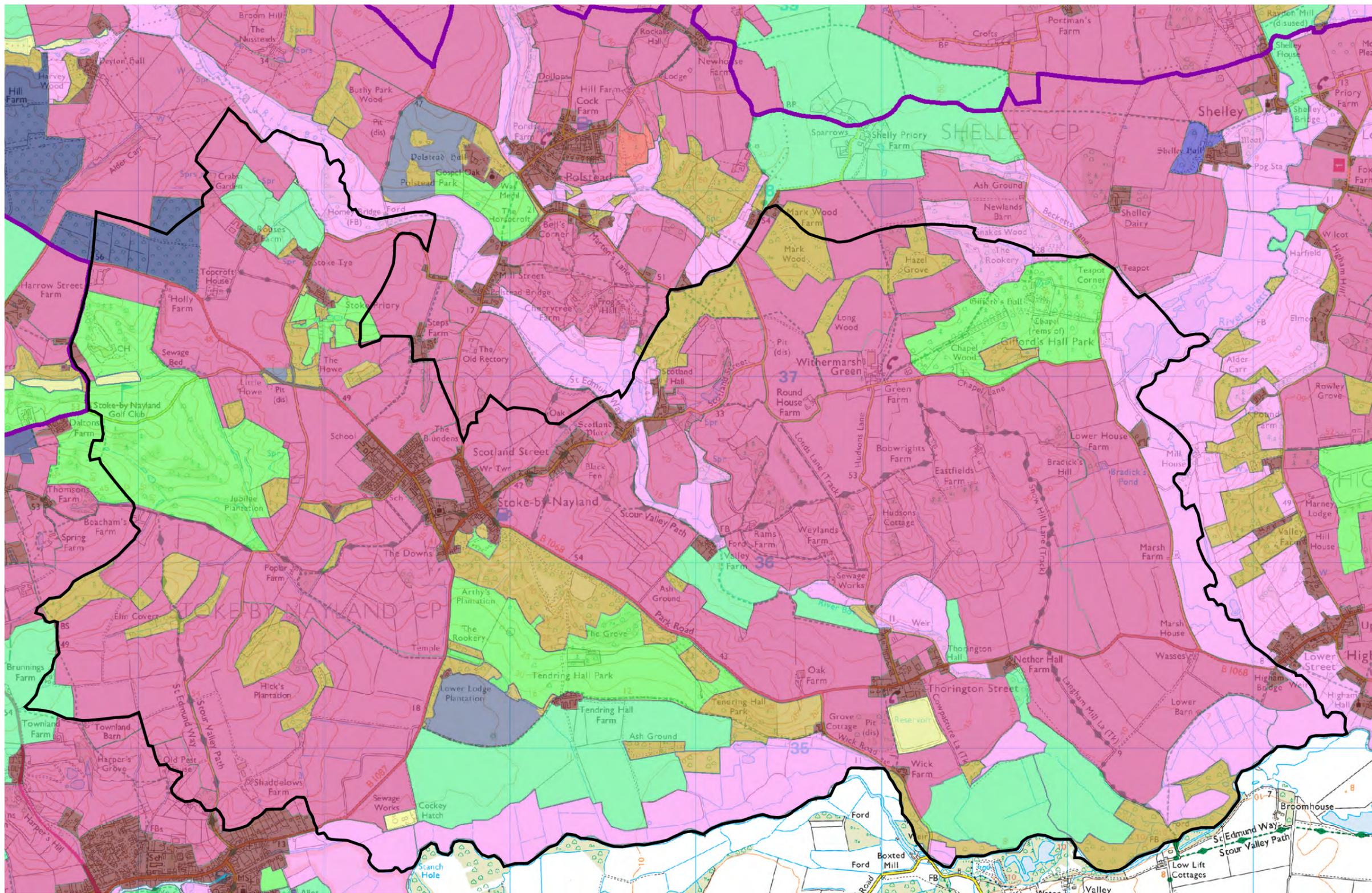
3.5.2 Stoke by Nayland/Scotland Street was designated a conservation area in 1973 and a Conservation Area Appraisal prepared in 2011. The boundary of the conservation area includes much more than the historic core of the village, stretching into the Box Valley to include the linear settlement of Scotland Street and southwards to include the parkland landscape associated with Tendring Hall Park (refer to Figure 3). Thorington Street is also designated a conservation area although there is no published conservation area appraisal (although it is understood one has been drafted).

3.5.3 Tendring Hall Park is a Registered Park and Garden Grade II. It enjoys a picturesque river-valley setting with the park falling from the north ridge towards the Stour valley floor and the valley slope to the south offering extensive views out across the countryside. The maturing planting in the northern part of the park has begun to obscure some of the views which were originally intended from the main drive southwards, and elements of the former gardens have fallen out of use e.g walled garden and in some areas conifer planting has been undertaken. The parkland landscape with its open pasture, tree clumps and distinctive boundary tree belts contributes to the character and sense of place of the Parish. There is considerable scope for the conservation and restoration of the parkland as well as opportunities for improved access.

3.5.4 Other parklands in the Parish (namely Stoke Priory and Giffords Hall Park) contribute to the distinctiveness and character of the Parish. Both these landscapes contain historically important landscape design features and areas of important ancient native woodland and veteran trees not to mention wood pasture. They are also both

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Figure 2:
Historic Landscape
Character

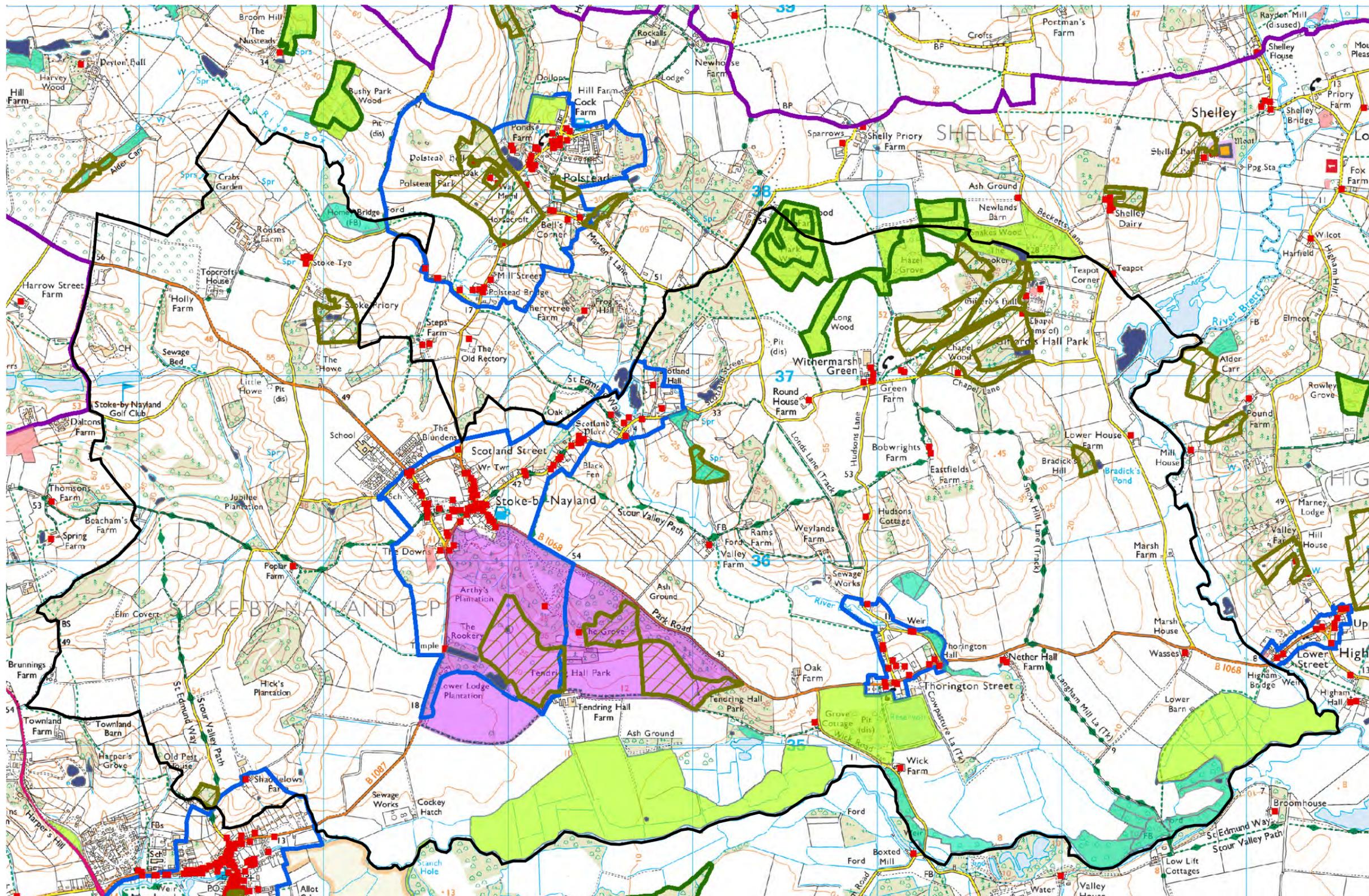


Key					
	Parish Boundary		Woodland		Meadow
	AONB Boundary		Boundary Loss Post 1700		18th Century Enclosure
	Pre 18th Century Enclosure		Post Medieval Park		Urban



January 2020

Figure 3:
Designations



Key

- | | | | | | | | |
|--|----------------------------|---|----------------------|---|------------------|---|---------------------|
|  | Parish Boundary |  | Listed Building |  | Ancient Woodland |  | Traditional Orchard |
|  | AONB Boundary |  | Conservation Area |  | Wet Woodland |  | Wood Pasture |
|  | Registered Park and Garden |  | County Wildlife Site | | | | |



associated with small rural hamlets and make an important contribution to landscape character. Neither parkland is designated and yet both are of historical and landscape interest and importance.

3.6 Nature Conservation Interest

3.6.1 The Parish contains notable areas of nature conservation interest ranging from traditional orchards, meadows associated with the watercourses and valley floors, parkland wood pasture and veteran trees including those along lanes and within hedgerows. The area is also a valued habitat for overwintering birds. Nature conservation designations are illustrated on Figure 3 indicating the high concentration of wood pasture within the parish associated with parkland landscape and the notable concentrations of ancient woodland on the upper valley slopes. Many of the ancient woodland sites and valley floor meadows are designated County Wildlife Sites.

3.7 Recreation

3.7.1 The parish landscape is accessible via a network of public rights of way and small rural lanes. Two long distant routes pass through the Parish namely the Stour Valley Path and St Edmund Way (these are illustrated on the OS base in Figure 3). These routes tend to connect in an east-west direction and along the tributary valleys of the Box and Brett. In contrast there are few public rights of way which connect north south in part due to the historical development of the land within the parish and the presence of extensive areas of private parkland. Nevertheless, the narrow rural lanes, such as Hudsons Lane, supplement the rights of way network and provide additional opportunities for quiet countryside recreation and the permissive path alongside the B1087 provides a connection between the settlements of Stoke by Nayland and Nayland.

4.0 Detailed Analysis

4.1 Introduction

- 4.1.1 This section builds on previous sections of this report and seeks to establish more detailed baseline data on settlement character and landscape context. Consideration is given to identifying key landmarks and views in and out of the settlements (Stoke by Nayland, Scotland Street and Thorington Street) as well as gateways. It has also considered areas suitable for Local Green Space. The analysis is illustrated on Figures 4 and 5.
- 4.1.2 Stoke by Nayland sits on higher land above the adjoining river valleys while Scotland Street nestles on the valley slopes and within the Box Valley. Similarly, Thorington Street sits on lower land adjacent to the River Box and close to its confluence with River Stour. The position of the settlements within the landscape results in key differences in views, landmarks, gateways and setting. These differences are explored below.

4.2 Topography

- 4.2.1 The topography of the landscape surrounding the settlement within Stoke by Nayland Parish is fundamental to understanding how the settlement sits within its landscape context. In relation to Stoke by Nayland village the majority of the settlement is located on land above the 55m contour and set back from the break in slope. This is illustrated on Figure 4. Scotland Street sits on the Box Valley slopes between the 42m and 15m contours, while Thorington Street sits around the c.15m contour.

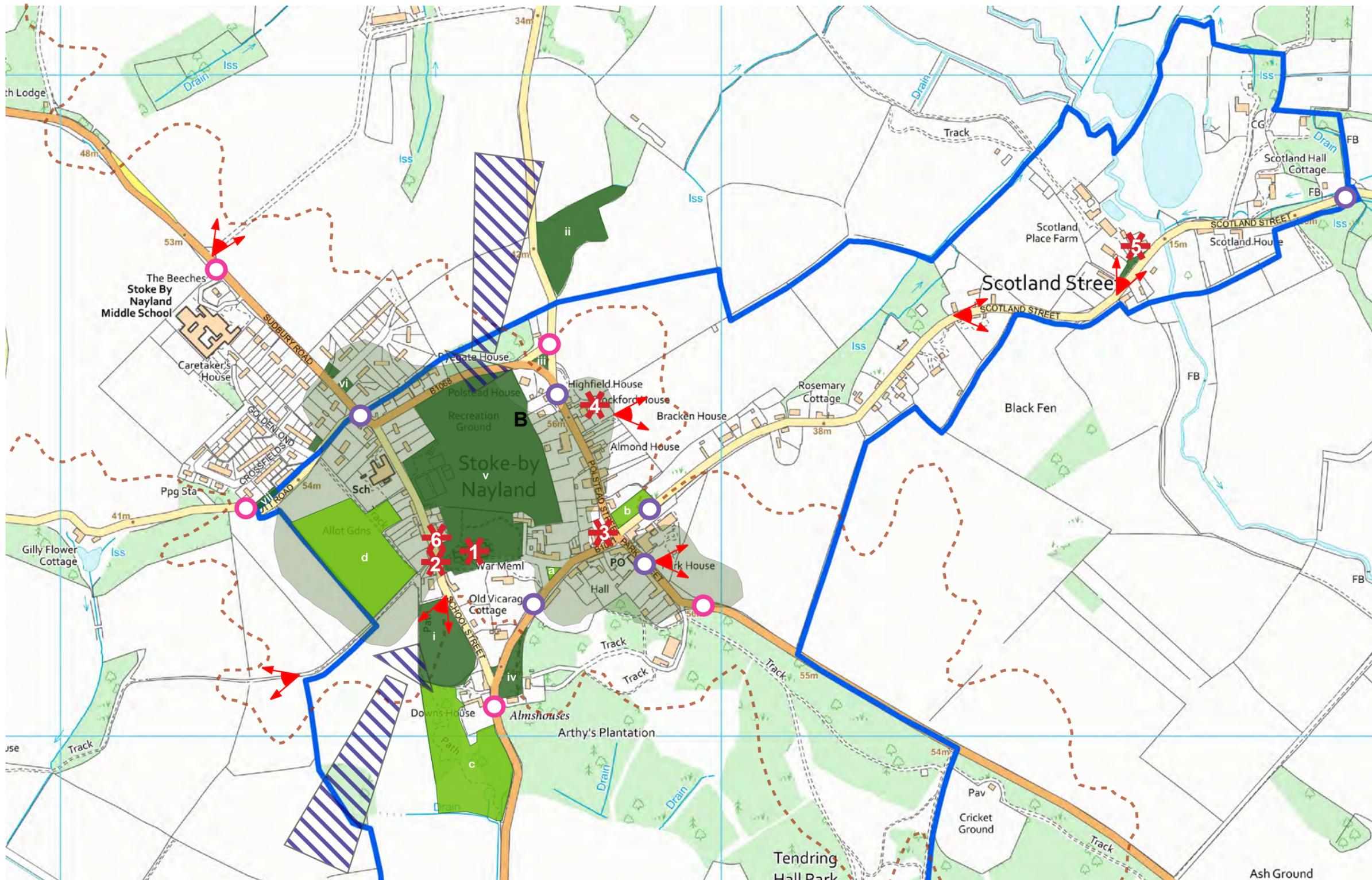
4.3 Built Landmarks

- 4.3.1 Key built landmarks which contribute to sense of place and orientation have been identified and are located on Figures 4 and 5 and are illustrated on photo panel 2. Across the Parish the primary built landmark is that of the Church of St Mary the Virgin. The location of the church on high land at the edge of the village means that the tower is the prominent landmark. There is a wealth of other exceptional buildings throughout the Parish but those that are noted as contributing to orientation and views are listed below.

Stoke by Nayland	Scotland Street	Thorington Street
Church of St Mary the Virgin	Scotland Place	Thorington Hall
Angel Inn		Thorington Mill
Crown Inn		
Water Tower		
The Guildhall		
The Maltings		

April 2020

Figure 4:
Analysis



Key

-  Initial Gateway
-  Main Gateway
-  Conservation Area Boundary
-  Important Views



- Built Landmark**
(refer to section 4.2 of report)
1. Church
 2. Angel Pub
 3. Guildhall
 4. Water Tower
 5. Scotland Place
 6. The Maltings



Break in slope

 Land above 55m contour

 Open Space
(redefined within emerging Local Plan)

- a. Church Green
- b. Quoits Field
- c. Rowley Wood
- d. Allotments

 Proposed Local Green Space
(refer to section 4.4 of report)

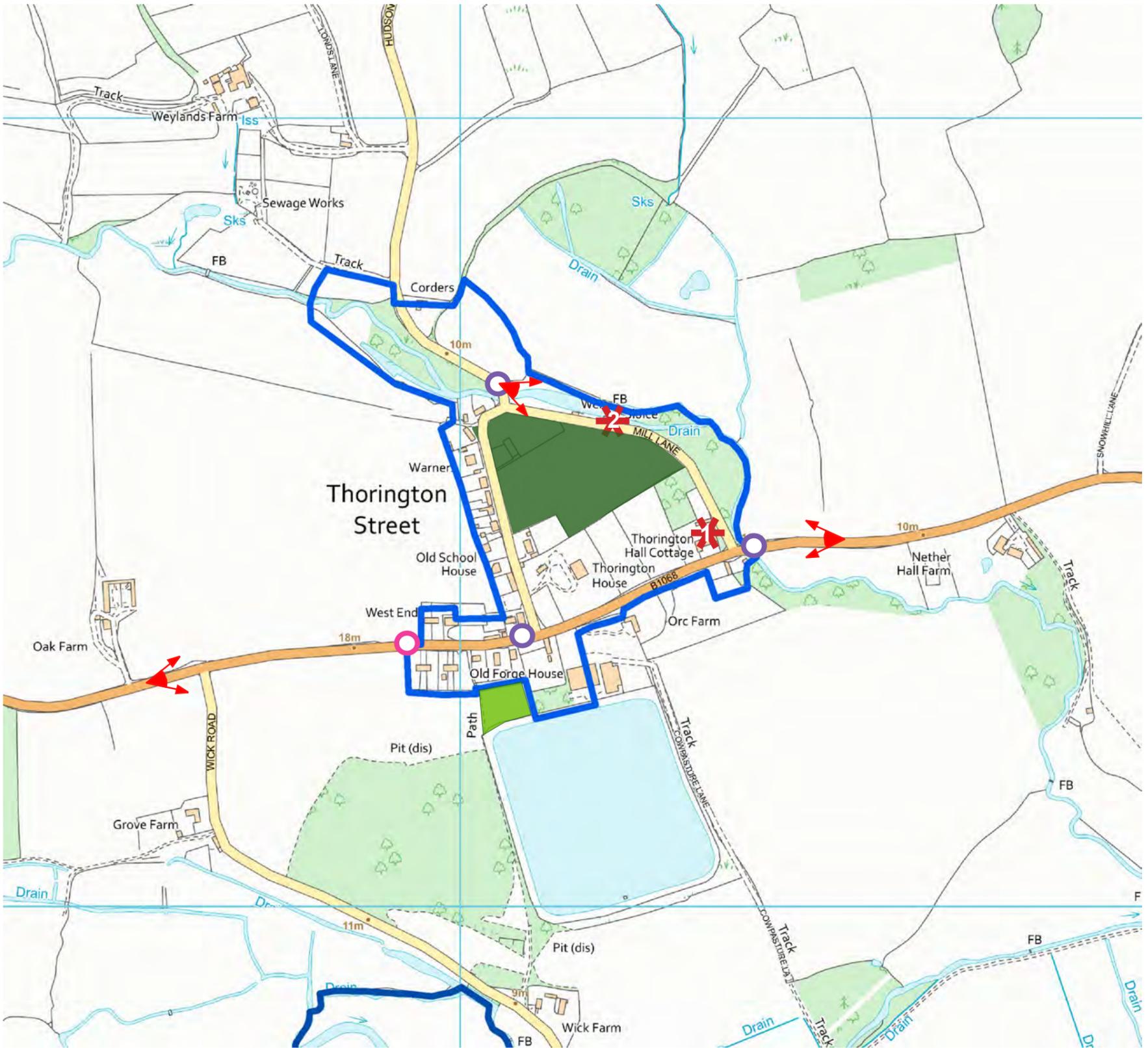
- i. Field west of School Street
- ii. Old Quarry Site, Rectory Hill
- iii. Clipt Bush Green
- iv. The Downs
- v. Recreation Ground
- vi. Blundens Open Space
- vii. Butts Road Open Space



Landscape which penetrates settlement



0m 500m 1km



- Key**
-  Initial Gateway
 -  Main Gateway
 -  Conservation Area Boundary
 -  Important Views
 -  Proposed Local Green Space
(refer to section 4.4 of report)
i. Central Pastures
 -  Open Space
(defined within emerging Local Plan)
i. Park Road
 -  Built Landmark
(refer to section 4.2 of report)
1. Thorington Hall
2. Thorington Mill

Stoke by Neighland
Neighbourhood Plan
Landscape Appraisal

April 2020

Figure 5:
Thorington Street Analysis



4.4 Key Views

- 4.4.1 Views are critical in defining and reinforcing sense of place and local distinctiveness, connecting places where people live with the wider environment, providing opportunities to appreciate special qualities and connecting to local landmarks which can aid orientation. They also help express the relationship between settlement and wider landscape setting and influence sense of arrival and gateways.
- 4.4.2 The Conservation Area Appraisal (2011) highlights a number of Important Vistas many of which focus on key street scenes and these are not repeated in this report. Instead this analysis has focused on key views out of settlement and back towards the built edge. These views are located on Figures 4 and 5 and a selection of them illustrated on photo panel 3.
- 4.4.3 This analysis demonstrates that the elevated location of Stoke by Nayland enables wide views from within and on the edges of the settlement out across surrounding lower lying land. As a result the village of Stoke by Nayland is strongly associated within its landscape context and its sense of place is reinforced by the frequency and high quality of these views. These views frequently occur at gateway points on leaving the village or from the edge of built form and are especially valuable from the eastern, southern and western fringes of the settlement. The visual and physical connection between historic streets and buildings and wider valley landscapes gives rise to a timeless quality to the village.
- 4.4.4 There is a strong inter-visibility between the church of Stoke by Nayland and Polstead, despite the latter being located beyond the Parish boundary. In addition from the B1087 and land immediately south of the church there are views back towards the Church tower. The former have been captured by John Constable and collectively they demonstrate the visual sensitivity of sloping land close to the settlement in forming a setting to the village (refer to Figure 4).
- 4.4.5 From Scotland Street there are limited views out from the narrow, enclosed, and in places incised, lane which forms the spine of the linear settlement. Scotland Street therefore has a more intimate and inward looking character. This character also means that many of the dwellings associated within this settlement are also not visible when looking back across the Box Valley from the wider landscape. The opening out of views in front of Scotland Place creates a notable vista within the settlement.
- 4.4.6 In terms of Thorington Street there are elevated views towards the settlement from Park Road, the village forming a foreground within the wider Stour Valley which is visible beyond. From elsewhere in the landscape the settlement is not strongly apparent until reaching the village edge. Views out are similarly restricted to the immediate valley location with some longer views of rising valley slopes from the north western fringes. The view of Thorington Hall on approaching the village along the B1068 was captured by John Constable.

4.5 Gateways

- 4.5.1 Gateways mark a sense of arrival or departure from a settlement and in the case of Stoke by Nayland the gateways also reinforce local sense of place. The location of gateways for Stoke by Nayland are located on Figure 4 and illustrated on Photo Panel 5. Two types of gateway have been defined – the first is experienced on reaching the start of development where there is a sense of approaching the settlement and the second marks the point at which distinctive streetscape is reached. The location of these gateways is shown on Figure 4 and illustrates that the initial gateway and core gateway are located close together on all approach routes.
- 4.5.2 A key quality of the gateways in Stoke by Nayland are their association with other features/characteristics including views to the wider landscape, notable areas of open space and/or steepening topography which collectively mark arrival or departure. There are five principal gateways into Stoke by Nayland along rural lanes. A description of their approach and associated features are noted in the table below:

Gateway	Characteristics
Sudbury Road Northern Gateway	This approach is across relatively flat topography. There are glimpsed views of the church from Sudbury Road. The northern edge of the village is filtered with by mature vegetation and not readily apparent. The initial gateway is reached at the Focus Trust school but development initially occurs on one side of the road only. The main gateway is reached at the junction with School Street where the road narrows and vernacular historic buildings form the street scene.
Rectory Hill	This approach is along a narrow sinuous lane which climbs out of the Box valley. There are views to the church tower breaking the skyline but no development is seen within the foreground. Dwellings on higher land to the west are visible. The gateway is reached on arrival at Clipt Bush Green and road junction. The lack of built development reinforces the rural character in this part of the village.
Scotland Street	This approach is along the rural, incised lane from Scotland Street linear hamlet, climbing out of the Box valley. The gateway is reached on approaching the road junction with Quoits Field open space to the north and views toward The Angel public house.
Park Road	This approach is along the gently rising Park Road as it climbs out of the Stour Valley and flanks the mature boundary woodland to Tendring Park. There are elevated views eastwards across the Box valley and southwards to the Stour valley. The gateway is reached as the road bends and housing starts.
B1087	This approach is along the gently rising B1087 as it climbs out of the Stour Valley. The sequence of views to the church in Stoke by Nayland (one of which includes that painted by Constable) and the Portico at Tendering Hall, as well as glimpses to the parkland, provide interest and build anticipation. The initial gateway is reached at the junction with School Street and at the open space known as The Downs. Here the road folks the B1087 reaching a main gateway as

	views open up at the village Green and where development is seen on both sides of the road. Along School Street, the road is sunken and rises steeply to reach the village gateway at the Guildhall and Maltings adjacent to the church.
Butt Road	This approach is along the narrow rural lane of Butt Road as it climbs out of the tributary valley to the west of Stoke by Nayland. The gateway is reached where development starts to the north of the lane.

4.5.3 This table demonstrates that the majority of approaches into the settlement are associated with gateways defined by ascending topography, open space and road junctions. The connection between the historic edge of the village and the wider Dedham Vale landscape is a key quality of the settlement and emphasises the location of the settlement on a ridge or promontory of higher land overlooking the Stour and Box valleys.

4.6 Local Green Space

4.6.1 Many of the open spaces within the Parish are already identified either within the emerging Local Plan (including the allotments, Quoits Field, and Rowley Wood) or within the Stoke by Nayland Conservation Area Appraisal (The Downs, the village Green, Quoits Field, central recreation ground and Clipt Bush Green) or have an associated designation such as a Registered Village Green (e.g. the village Green). A number of the open spaces within Stoke by Nayland are illustrated on Photo Panel 5.

4.6.2 NPPF (2018) Section 8 enables local communities, through the development of the Local Plan and Neighbourhood Plans, to identify green areas for special protection that are particularly important to them.

4.6.3 Local Green Space (LGS) designation must include land which is locally special offering unique benefits to the local community. It may not be appropriate for some areas or open space to be designated. The NPPF sets out the criteria for designating LGS Sites which can include areas which are:

- a. *in reasonably close proximity to the community it serves;*
- b. *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c. *local in character and is not an extensive tract of land'.*

4.6.4 Areas of open space not identified within the emerging local plan or designated as a registered village green have been reviewed to determine if they warrant designation as an area of Local Green Space within the Neighbourhood Plan. This analysis is set out below. Those areas which are considered suitable for Local Green Space Designation are also illustrated on Figure 4.

Area (map reference)	Analysis	Consideration in the
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where relevant)		Neighbourhood Plan
Field to the west of School Street and Campen Close (i)	Two open pasture fields forming immediate foreground to village and especially views of the church (the latter being the former village recreation ground). Although these fields are not extensive they form a key part of the rural setting of the church landmark standing proud above the rural valley slopes and forming one of the iconic views of Dedham Vale AONB. This land is accessible via a permissive path which connects the village to Rowley Wood (Community Woodland).	Consider for Local Green Space Designation
Old Quarry site on Polstead Road (iii)	This feature lies just beyond the boundary of the Parish in Polstead but has been included here because it is a notable feature relevant to the village. The area forms a depression/hollow along Rectory Hill which has become overgrown. It is in close proximity to the village but there is no public access.	Consider for community wildlife initiative.
Clipt Bush Green	Identified in CAA. Area of historic importance forming junction of rural lanes at the edge of the village and forming an important part of the rural context and fabric of the village.	Consider for Local Green Space Designation
The Downs and green at junction of School St and B1087	Identified in CAA. Area of historic importance forming junction of rural lanes at the edge of the village and forming an important part of the rural context and fabric of the village.	Consider for Local Green Space Designation
Recreation Ground	Open space identified in Conservation Area Appraisal. Central open space to the village and setting to the church. Highly valued for outdoor recreation. Close proximity to residents and historically part of the fabric of the village.	Consider for Local Green Space Designation
Open space associated with The Blundens	Two areas of open green space at the junction between Sudbury Road and The Blundens. These areas of open space make a contribution to the street scene and are within the village fabric. They do not have any cultural or wildlife interest and probably would not qualify as Local Green Space. Nevertheless, they offer opportunities for a local community wildlife initiative and street planting.	Consider for community wildlife initiative.
Open spaces along Butt Road	There are three small areas of open space along Butt Road which make a contribution to the rural character of the lane and its interface with more recent housing development. These areas of open space make a particular contribution to the character of the lane and gateway to the village.	Consider for community wildlife initiative.

4.6.5 Within the hamlet of Scotland Street, the linear nature of the settlement and loose arrangement of dwellings means that there are no areas of open space with the exceptions of areas of green at the junction to Scotland Place Farm which provide views to Scotland Place and contrast with the otherwise narrow and enclosed character of the lane. These areas are of historic importance in terms of the character of the lane, settlement and as a setting to Scotland Place and are identified within the Stoke by Nayland Conservation Area Appraisal. They should be considered for Local Green Space and could form part of a community wildlife initiative.

4.6.6 Similarly, at Thorington Street there is an area of open pasture around which the village clusters. This area is marked on Figure 5 and has helped defined the form and setting of the village and key landmarks. The land is currently used for horse grazing and arable and there is no public access. Nevertheless, improved access and nature conservation enhancement could assist in the area qualifying for Local Green Space designation and or part of a community wildlife initiative.

4.7 Rural Lanes/Holloways

4.7.1 An important characteristic of Stoke by Nayland Parish is its network of historic lanes which retain a strongly rural character as a result of their narrow width, sinuous nature, steep banks in places, grass verges and veteran trees. On the lanes that cross the Box Valley the occurrence of patches of bracken on the lane verges/banks is also characteristic reflecting the bands of sandy deposits on upper valley slopes.

4.7.2 Lanes may be particularly valued for the following reasons:

- Diversity: the range of features, form, alignment, depth and width of the lane
- Historic Integrity: Extent to which the lanes are intact and free from improvements or damage
- Archaeological Potential: Potential to contain archaeological interest
- Aesthetic value: number of aesthetic features, forms and alignment and significant views
- Biodiversity: Number and nature of wildlife designations, habitats, important species including grass banks and verges, mixed species hedgerows, veteran trees

4.7.3 It is likely that the majority of lanes within the Parish but particularly Butt Road, Scotland Street and Rectory Hill all meet the above criteria. Similarly, Londs Lane and Hudsons Lane (Thorington Street) warrant consideration as a rural lane. The B1068 and B1087 meet the criteria less strongly although it is noted that the section of road between School Street and Polstead Street, within Stoke by Nayland, retains a rural character such that the countryside is perceived as extending into the village.

4.8 Conclusions

4.8.1 This analysis demonstrates the importance of the relationships between topography, landmarks, open space, gateways and views in defining sense of place. It also reveals the extent to which the wider rural landscape penetrates the heart of the village from the north across Clipt Bush Green to the recreational ground and Church, and from the south west, across School Street to the church.



Ancient Rolling Farmlands

Relative flat arable farmland on the edge of the village extending to the north forming a narrow ridge of elevated farmland



Rolling Valley Farmlands

Steep sided valley slopes comprising small scale irregular enclosures of pasture and some arable defined by thick hedgerows and traversed by narrow, sinuous and incised rural lanes



Valley Meadowlands

Areas of flat and relatively open valley floodplain along river courses, defined by valley sides with areas of pollarded willow. Predominately pasture with some arable and enclosure comprising post and wire fencing

Photo Panel 1:

Landscape Character Within the Parish



1. St Mary the Virgin



2. Angel Inn



3. Guildhall



4. Water Tower



5. Scotland Place



6. Thorrington Mill



7. Thorrington Hall



8. The Maltings

Photo Panel 2:

Landmark Buildings within the Parish



A. View northeast towards Polstead Church



B. View south towards Stour Valley



C. View towards Stour Valley from immediately south of church



D. View east across Brett Valley from near Water Tower



E. View west from edge of Village

**Photo Panel 3:
Views Out of Stoke by Nayland**



F. View from Polstead Church towards northern edge of village



G. View from by road north of village



H. View from public right of way to southwest of village

Photo Panel 4:

Views Towards Stoke by Nayland



Gateway on Park Road



Gateway on Sudbury Road



Gateway on Rectory Hill



Gateway on B1087



Gateway at junction between School Street and B1087

**Photo Panel 5:
Gateways – Stoke by Nayland**



a. Church Green



b. Quoits Field



c. Clipt Bush Green



d. Field west of School Street



e. Recreation Ground



f. Allotments



g. Open Space Blundens



h. Open Space Butt Lane

Photo Panel 6:

Open Spaces in Stoke by Nayland



i. Community Woodland

5.0 Assessment of Local Landscape Areas

5.1 Introduction

5.1.1 This section of the report considers the settlement and landscape in detail and especially its sensitivity and capacity to accommodate development. Firstly, general consideration is given to the smaller hamlets of Withermarsh Green and Stoke Tye, and this is followed by a more detailed evaluation for the larger settlements. In terms of the latter, four evaluation areas have been defined – two for Stoke by Nayland (based on the broad areas defined on Map 9 above) and one each for Scotland Street and Thorington Street. Within each of the areas there may be sites which have already been approved for housing or are associated with current planning applications. The assessment has been undertaken from a landscape perspective, drawing on all baseline data set out in this report. It does not take account of other issues or constraints which may also affect an area's ability to accommodate housing/employment development such as access.

5.2 Withermarsh Green and Stoke Tye

5.2.1 These two settlements comprise small hamlets. Their scale and, loose organic character, means that the wider landscape remains dominant and tends to 'wash over them'. Despite their rural locations they may experience some development pressure in future and for this reason their characteristics and sensitivities have been considered in general terms here.

Withermarsh Green

5.2.2 Withermarsh Green comprises a small collection of rural cottages and farm at the junction of Hudsons Lane and Chapel Lane and a pair of thatched cottages set within an area of elongated green at the western entrance to Giffords Hall Park. This hamlet sits in an isolated location on an area of plateau farmland between the valleys of the Box to the west and Brett to the east. As a result, the settlement is not widely visible from the surrounding landscape and is arrived upon suddenly while traversing the narrow winding rural lanes. Further to the east along Chapel Lane, as the land starts to gently dip into the Brett Valley, is the isolated church of Our Lady and Immaculate – thought to be one of the most remote Catholic churches in East Anglia and again historically connected to Giffords Hall. Gifford Hall Park itself lies to the north. Where there are views into the park from surrounding lanes and valley sides, the extensive open grassland and veteran trees make an invaluable contribution to the scenic quality of the area, in part due to the composition of trees, land use and topography, but also the high quality of the landscape, intactness and time depth.

5.2.3 Withermarsh Green is highly sensitive to new development which disrupts the intact character of settlement and association between the hamlet, lanes and parkland. New development in this area should be avoided and only occur where linked to existing properties and the farm. Great care should be taken to ensure new built form reflects

the characteristics of the existing buildings and does not disrupt the important relationships between buildings, landscape setting and historic associations.

Stoke Tye

- 5.2.4 Stoke Tye comprises a small cluster of rural thatch cottages and outbuildings on the upper slopes of the River Box and in close association with Stoke Priory. This tiny hamlet is accessed via a narrow, incised lane, often with steep banks and coppiced hazel and sweet chestnut hedges. The buildings are not especially visible from the wider landscape, tucked into the folds and surrounded by woodland on the valley sides. The parkland and gardens which surround Stoke Priory were, as the name suggests, part of a Medieval Priory and reinforce the present day estate character of the Parish.
- 5.2.3 As for Withermarsh Green, this hamlet is highly sensitive to new development which disrupts the intact character of settlement and association between the hamlet, lanes and parkland/gardens of Stoke Priory. Its tucked away location and narrow lane access make it unsuitable for additional development without adverse effects to landscape character. Should development associated with existing built form be required, care should be taken to respond to the local vernacular, relationships between buildings and retention of rural curtilage treatments.

5.3 Local Landscape Areas Sensitivity Assessment Tables

- 5.3.1 In the tables below these evaluation areas are described in terms of character and context followed by an evaluation of sensitivity and capacity to accommodate housing/employment development in the context of existing settlement and its setting.
- 5.3.2 Where it is concluded that areas have some capacity for development it should not be assumed that these areas are free of sensitivity. The tables below set out the sensitivities relating to each area and highlight opportunities for mitigation and wider landscape enhancement.
- 5.3.3 The assessment has revealed a number of opportunities for housing/employment development within the existing settlements. Opportunities are however small in scale. The high quality and distinctive vernacular of the existing built form will require new development to be carefully designed to a high standard and for housing estate developments which have a high degree of unity in built form and layout to be avoided.

Area 1: Stoke by Nayland – Northern (see plan and discussion at 2.1.9)

Relevant Planning Sites	SHELAA Site SS1155 and SS0709
Physical Character	The majority of this part of the village sits on the ridge of higher plateau, comprising Ancient Rolling Farmland, above the surrounding valleys (Box to the east and stream valley to the west). The topography is relatively flat forming a simple setting to the northern edge of the village. To the northeast, just beyond Sudbury Road, land falls away into the Box valley, while to the southwest land falls away along Butt Road and just beyond the school playing fields.
Existing Settlement Form and Edge	Relatively recent housing estate development comprising detached and semi-detached housing in cul-de-sac arrangements and larger scale buildings (although single storey) associated with the school on the edge of the village. Where development occurs on upper valley slopes and includes light colour building materials/render it is highly visible e.g properties on the edge of The Blundens and along Sudbury Road. When approaching from the north, vegetation on the edge of the settlement, associated with the school, screens views to much of the settlement.
Views and Visibility	The church is a landmark breaking the skyline when approaching the village from the north. It is also visible from the surrounding valley landscapes – in particular there is a strong visual link between Polstead Church and Stoke by Nayland Church across the Box Valley. In these views, Stoke by Nayland Church is seen as the tallest building and appears isolated with little development in its immediate foreground. More recent housing along Sudbury Road and at The Blundens is visible on the skyline to the right of the church and illustrates the visual sensitivity of these upper slopes. In views from the west, intervening woodland and hedgerow vegetation means that the settlement edge is not visible.
Designation/Condition	This is a high quality landscape with an intact pattern of historic sinuous enclosures, patchwork of woodland and network of narrow rural lanes on the valley sides. The streetscape in some areas of housing development is uniform in character and layout and lacks distinction. Small remnant patches of open space are underutilised as a community resource.
Perceptual Qualities	Deeply rural landscape setting to village with views to church landmark and narrow rural lanes. More recent housing development and associated street scenes lack distinction.
Function	The plateau landscape and upper valley slopes form the setting to this part of the village. The plateau landscape is also important in terms of the approach and gateway into the village along Sudbury Road. Subtle changes in topography and bends in the road influence the approach and build anticipation, with views towards the church tower and limited visibility of the settlement edge. Views across the Box Valley reinforce landscape distinctiveness in contrast to the more extensive areas of open plateau further to the north, however of all the gateways into Stoke of Nayland this is the most weakly defined, lacking distinctive open space, road junction or distinctive architecture.

<p>Sensitivity/Capacity</p>	<p>This area is sensitive to development in part due to the location of the village close to the upper valley slopes which increases visual prominence but also because the area already comprises housing estate development and further development of this sort is likely to reinforce the difference of this part of the village with that to the south and thus is unlikely to reinforce integration. Development in this part of the village therefore needs to focus on creating distinctive street scenes and should avoid cul-de-sac housing estates. On this basis there is some capacity for linear development along Sudbury Road adjacent to existing housing if associated with a strong vegetated settlement fringe and additional overlapping vegetation on the valley slopes (see below). Development should be one plot deep and set back from the valley break in slope. Development in this location could address car parking along Sudbury Road and the relatively weak sense of arrival at the village. Care will need to be taken to create an appropriate gateway drawing on the typical combination of features seen in other parts of the village including distinctive architecture and open space/greens. There may be scope to alter the alignment of the road on the eastern side in order to accommodate existing parking in dedicated bays and to provide a vista to the church. Care will be needed to reduce visual effects by keeping building heights low, colours muted, and limited/no night lighting.</p> <p>There may also be scope for further development along Butt Road and the northwestern part of the former allotments (SHELAA SS0709), subject to vehicular access constraints. The character of development in this area should reflect small scale rural cottages or terraces which face onto Butt Road and or the footpath. Any development in this area will need to ensure a strong landscape edge and avoid extending onto land which starts to drop into the adjacent valley. Development should also seek to enhance the character of the remnant patches of open space along Butt Road including the establishment of wild flower grassland/verges and planting of large scale native street trees. The rural character of Butt Road should be retained as far as possible avoiding concrete kerbing, signage and street lighting or the urbanisation of curtilages/front garden plots. Development in this should establish an appropriate gateway to the village.</p> <p>There may also be potential for development north of Goldenlond (SHELAA SS1155) and possible redevelopment of the school in future. Care would need to be taken to establish an appropriate soft northern edge to the settlement and ensure built form does not appear prominent in height or detract from views to the church on approaching the village. Great care will also be needed to ensure the character of any new development in this location adds positively to the character of the older part of the village to the south. The development of modern housing estates would not be appropriate and particular care will be needed to create an appropriate street pattern and character and should be accompanied by appropriate open space provision.</p> <p>There is scope to enhance the surrounding landscape to improve the landscape setting of the village and approach route, including the extension of linear woodland within the folds of the landform and management of the former quarry site to the east along Rectory Hill, as a community nature reserve in order to enhance community assets and biodiversity but also to filter and soften the urban edge around The Blundens and Sudbury Road. Development on the garage plot at the rear of The Blundens is visually sensitive from the wider landscape. Any development here would need to be single storey and would require substantial landscape mitigation to create a soft wooded edge and avoid extending development into open countryside.</p>
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Area 2: Stoke by Nayland – Southern (see plan and discussion at 2.1.9)

Relevant Planning Sites	SHELLA Site SS0465
Physical Character	The majority of this part of the village sits on the elevated plateau of the Ancient Rolling Farmlands. However the narrowness of this ridge means that land adjacent to the settlement slopes into the surrounding valleys. The church sits on the southern fringes of the settlement, the falling landform to the south and west exaggerates the vertical prominence of the tower in views. The landscape edge and setting to Stoke by Nayland on its north/eastern side comprises Rolling Valley Farmlands reflecting the upper and mid slopes of the Box Valley. Areas of woodland occur along spring watercourses and in small hollows as well as in association with the edge of the village and along lanes. The patchwork of vegetation and pastoral fields filter views to the settlement from the wider landscape.
Existing Settlement Form and Edge	Due to the square arrangement of lanes and central open Recreation Ground, the church is flanked to the north by open space. Dwellings line School Street, Polstead Street Park Street and Church Street and are generally one plot deep with small outbuildings to the rear. Tendring Hall Park forms the southern fringe of the settlement and is well wooded. Due to topography and open space at the centre of the village the surrounding landscape penetrates the village from the north and south as illustrated on Figure 4.
Views and Visibility	There are important views towards the church tower from the surrounding landscape. Due to topography, vegetation and open valley slopes which form the immediate setting of the village, the church is often viewed in isolation with limited to no views of village properties.
Designation/Condition	High quality landscape in terms of condition, intactness and scenic qualities. Part of AONB, Stoke by Nayland Conservation Area and Tendring Hall Park Registered Park and Garden. To the south of the village is the Rowley Wood Community Woodland and Nature Reserve which has a high community/nature conservation value and is used as a Forest School.
Perceptual Qualities	This landscape has a deeply rural and historic character reflected in its enclosure pattern, outstanding vernacular architecture, views and narrow lanes. The settlement and its surrounding landscape collectively form a quintessential English lowland landscape and views resulting from a combination of valley side topography, mixed pastoral and arable land uses, rural sinuous lanes and primacy of church tower. Views from B1087 towards church tower have been captured by John Constable and views from the Stour Valley Path long distance route are highly valued by visitors to Dedham Vale AONB.
Function	Land immediately adjacent to the settlement provides an important rural setting especially to the church, reinforcing its location on a higher ridge of land overlooking the surrounding valleys. It also performs an important function in creating distinctive gateways into the settlement associated with areas of open space and road junctions.
Sensitivity/Capacity	The fringes of this part of the settlement are highly sensitive to change. It is important to retain the open views from the wider landscape to the church, especially views from the other side of the Box Valley and from Polstead Church from the B1087. New development in the foreground of these church views should be avoided both in terms of retaining the appearance of the church set within a rural landscape context but also retaining the flow of countryside into the heart of the village. Land in the vicinity of Clipt Bush Green (including site SS0465) and/or the northern fringe of the recreation ground is considered sensitive to development for these reasons. Development here would fragment the remaining rural character of the road, would be visually prominent and potentially appear in the foreground of views from Polstead, and fragment the flow of landscape into the heart of the village. There may however be scope for a couple of dwellings on lower lying land just north of Clipt Bush Green close to

	<p>the former quarry site if associated with appropriate native planting and if building height is kept low. Care will be needed to ensure new dwellings reflect the local rural vernacular and contribute positively to the approach and gateway to the village. The eastern fringes of the village are not considered suitable for development and are visually sensitive. However where development can be located on relatively flat land within the village fabric or in areas of greater woodland cover there may be scope for small scale infill development. Possible sites include the southeastern corner of the recreation ground which may also improve surveillance of the open space and land behind the B1086 within Tendring Park. There may also be some infill plots along Polstead and School Street. Access will be a key constraint to any development of this type.</p>
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Area 3: Scotland Street

Relevant Planning Sites	None
Physical Character	Ancient Rolling Farmlands and Valley Meadowlands forming the valley sides and floor of the Box Valley. The valley sides comprise an intimate patchwork of small scale irregular pastoral fields defined by hedges and hedgerow trees and giving rise to a verdant valley character. Within the valley floor the flatter more open wet pastures are evident with areas of pollarded willow and wet woodland.
Existing Settlement Form and Edge	Scotland Street is a linear rural settlement along the rural lane of the same name which connects Stoke by Nayland with Withermarsh Green. It comprises a series of individual properties of mixed ages arranged in a loose linear form along the lane. The high incidence of thatch properties and Scotland Place and associated farm on the valley floor, coupled with the narrow, enclosed and often incised character of the lane, contribute to the distinctive character of this settlement.
Views and Visibility	The topography of the valley slopes and gaps between dwellings enables glimpsed views out from the lane to the wider valley landscape. Views back towards the settlement from the wider landscape are limited due to valley side vegetation, positioning of properties and linear character of the settlement.
Designation/Condition	This settlement is wholly included in the Stoke by Nayland Conservation Area and contains a high concentration of listed buildings. The valley sides are intact and in good condition and wash over the settlement, comprising a high quality landscape and exhibiting the quintessential qualities of the Dedham Vale AONB.
Perceptual Qualities	This landscape has a deeply rural and historic character reflected in its enclosure pattern, outstanding vernacular architecture, views, intact valley floor and narrow sinuous rural lane. The St Edmund's Way long distance route both crosses and then passes along the upper part of Scotland Street and the character of the settlement is highly valued by visitors to Dedham Vale AONB
Function	The Box valley, comprising the valley floor pastures and valley sides, forms the setting and context for Scotland Street. The open space and undeveloped section of lane between the western edge of Scotland Street and start of Stoke by Nayland forms an important physical, visual and perceptual gap between these settlements.
Sensitivity/Capacity	This settlement has little to no capacity for further development due to its form and character and position within the Box Valley. There may be some scope for small scale infill development however care will be needed to avoid blocking views from the lane to the wider landscape, intensifying development so that the loose rural character of the settlement is undermined and or infilling the gap between Scotland Street and Stoke by Nayland. Care will be needed to ensure new development fits with the local vernacular in terms of scale and character.

Area 4: Thorington Street

Relevant Planning Sites	None
Physical Character	Thorington Street lies on lower valley slopes close to the confluence of the Box and the Stour rivers. Its northern fringes sit on the edge of the valley meadowlands associated with the River Box, with the majority of the settlement located on the slightly higher land to the southwest. The landscape along the River Box has a strongly pastoral character while the rising valley slopes to the southwest are more open and intensively farmed for arable.
Existing Settlement Form and Edge	Thorington Street is essentially a linear settlement along Hudsons Lane and the distinctive Thorington Hall, Orc Farm and Thorington Mill which are located slightly apart from the main cluster of dwellings. Thorington Hall sits on the eastern edge of the village with the mill to the north on Mill Lane. Both are key landmark buildings within the settlement and contribute to sense of place. The main street of the village, Hudsons Lane, lies perpendicular to the main B1068. Properties vary in character and age comprising single dwellings and a small terrace of cottages which face onto the lane. The soft verges and areas of open grassland along the lane reinforce the rural and historic character. Along the main road more recent housing development has occurred to the west of the junction with Hudson's Lane. Beyond this is Thorington House set within a red brick walled garden and to the south Orc Farm and associated buildings. Overall the hamlet has a loose, organic and rural character. The hamlet has no central core, although the pastures which are enclosed by the lane network to the east of Hudson's Lane form an important focus and setting.
Views and Visibility	The village is most evident in elevated views from the north and west. Properties on the western fringes of the hamlet are therefore visible extending down towards the Box River. Vegetation in rear gardens screens and filters views. Otherwise the settlement is not readily perceived from the surrounding landscape due to topography and vegetation. Nevertheless, the view towards Thorington Hall on approaching from the east is memorable and was captured by Constable.
Designation/Condition	The hamlet lies fully within the Thorington Street Conservation Area and within the Dedham Vale AONB. It contains a high concentration of listed buildings, intact field enclosures and rural narrow sinuous lanes.
Perceptual Qualities	This is a deeply rural settlement which retains its connection and sense of place with the Box Valley.
Function	The pasture fields to the east of Hudson's Lane are an important open space and setting to the hamlet along with the valley floor pastures along the River Box.
Sensitivity/Capacity	<p>This settlement is highly sensitive to new development due to its historic intactness and rural character. There may be some limited capacity for small scale infill development to the northwest of the junction between the B1086 and Hudson's Lane and scope for a single dwelling on the eastern side of Hudson's Lane where the flow of landscape from the pastures across the lane can be retained. There may also be scope for a small mixed use development arranged in a farm courtyard style, to the south of the B1086 in association with Orcs Farm, where the undeveloped setting of Thorington Hall can be conserved.</p> <p>The central area of pastures should be conserved and the rural isolated setting of the Mill and Thorington Hall retained. New development comprising cul-de-sac housing should be avoided and development should not extend along the B1086 as this would alter gateways into the settlement and settlement form.</p>

6.0 Summary of Findings

6.1 Special Qualities to Conserve and Enhance

6.1.1 The following conclusions can be reached as to the special qualities of Stoke by Nayland Parish which, wherever possible, should be retained and enhanced. Special qualities include:

- Picturesque landscape with many artistic and cultural associations
- Strong sense of history in a landscape which has changed little over the centuries reflecting medieval settlement, parkland and enclosure patterns.
- Sinuous, narrow, rural lanes which connect small scale settlements
- Memorable views to Stoke by Nayland's church from surrounding countryside especially from Polstead, the Box Valley and the southwest.
- Strong visual connection to the wider landscape from within and on the edges of the settlement
- High quality, intact street scenes comprising vernacular buildings and narrow streets
- High concentration of veteran trees within hedgerows, along lanes and within parklands
- Strong parkland/estate character reflected in ancient woodlands, wood pasture and parkland features
- Distinctive small-scale intimate and often secretive river valley landscapes with clearly defined valley floor pastures

6.2 Changes to Avoid

6.2.1 This detailed analysis has noted some changes which have resulted in loss of the distinctive qualities of the settlement. It is useful to highlight these as it may inform decisions regarding any future development or environmental initiatives/management of the settlement setting.

- Houses which are located on the upper slopes overlooking the valleys are often visually prominent
- Use of light colour render on dwellings increases their visual prominence over significant distances.
- Loss of hedgerows along lanes as a result of new access into development
- Loss of veteran trees due to lack of management and limited tree planting/replacement

- Planting of small scale trees on housing estates which have little visual presence and appear 'bitty'
- Infill housing development on existing plots which is oversized and undermines the grain of the built form, streetscape or setting of older buildings.
- Isolated development along lanes resulting in cumulative effects
- Introduction of housing estate with uniformity in building style and layout

6.3 Management and Development Guidelines

6.3.1 The Joint Babergh and Mid Suffolk District Council Landscape Guidance (Aug 2015), aims to safeguard the character of both districts countryside by ensuring new development integrates positively with the existing character. The Landscape Guidance, therefore, outlines the main elements of the existing character and provides a framework of broad principles that all development in the countryside will be required to follow.

6.3.2 Alongside the above guidance, the following local management and development guidelines have been identified as a result of this detailed settlement and landscape analysis. These guidelines are provided to inform land management decisions, inspire local community initiatives and to inform the development of proposals by developers and to assist decision makers.

6.3.3 Management guidelines which seek to reinforce local character and improve legibility include:

- Management of local green spaces for nature conservation
- Planting of large-scale native street trees such as oak (especially in Goldenlond and Crossfields area) to improve streetscape.
- Replanting of hedgerows in areas where extensive loss has resulted in a breakdown of ecological corridors and loss of landscape structure and enclosure.
- Management of veteran trees and planting of new trees in hedgerows
- Establishment of a 'farm cluster' to include all three major landowners and smaller landowners to encourage collaborative management of the landscape to deliver environmental and biodiversity gain.
- Seek support and funding for the preparation of a parkland management plan for Tendring Hall Park in order to support the conservation and restoration of important parkland features, especially where they contribute to wider landscape character.
- Undertake research to define the extent of Gifford Hall Park and Stoke Priory, associated hamlets, and landscape settings, so that their historic value and contribution to wider landscape character can be given recognition in the Neighbourhood Plan and may be used as a basis for Conservation Area Appraisals and possible designation by the Local Planning Authority in future.

- Opportunities to develop north-south rights of way connecting Stoke by Nayland with the River Stour across areas of Tendring Park.
- Opportunities to develop a joint community and highways initiative to enhance wildflower verges along rural lanes and in areas of open space/greens.
- Creation of new community orchards and re-establishment of cherry orchards associated with Polstead.
- Management of existing woodlands/trees to retain views across the valley landscapes and to key landmarks.
- Undertake a community tree survey to identify those which are noteworthy in terms of their age, form or contribution to landscape character. Liaise with landowners to ensure appropriate management and succession planting.

6.3.4 Development which seek to inform new development include:

- Restoration of farm buildings which have fallen into disrepair for live/work units within the wider Parish.
- Introduction of new development which assists with natural surveillance of areas of open space.
- Siting of individual dwellings in the folds of the landscape and utilising rural vernacular styles.
- Development opportunities in the north of Stoke by Nayland should reinforce the historic streetscape and historic vernacular of the village to ensure visual and character integration between the two areas show on map 9 above.

6.4 Conclusions

6.4.1 This assessment has identified a number of constraints to development within the Parish of Stoke by Nayland. Analysis has revealed that there are broadly three types of constraint: Firstly, the visual sensitivity of the fringes of Stoke by Nayland Village due to its elevated position and inter-visibility with surrounding high quality landscape; secondly, the distinctive street character and urban form which can be undermined or lost by large/medium scale development and finally, the lack of accessibility to peripheral sites due to existing built form and road network.

6.4.2 Despite this, the assessment has also identified a number of opportunities where development could be incorporated in such a way as to contribute to the strong sense of place and high quality of the Parish and which could help to deliver some of the wider environmental benefits/initiatives listed above.