November 2023

The Hadleigh Society

A NOTE FROM YOUR CHAIRMAN, RICHARD FLETCHER

Firstly, may I take this opportunity of thanking all those members attending June's Society AGM for electing me as your Chair. It is a difficult task following on from Margaret Woods, our past Chair, who gave such great leadership to the Society for the last 7 to 8 years, but I shall do my best, and with the help of a great committee, move the Society forward in its objective of continuing to safeguarding the town's heritage and its character. With the approach of 2024 the Society will be presented with three major issues to deal with which will determine the future shape and size of the community and affect the character of certain major heritage assets of the town. Some issues can be positive, such as securing a successful adoption of the Hadleigh Neighbourhood Plan, and another of influencing the path the Town Council takes in refinancing the Guildhall/Town Hall complex to secure its continued future as a major community and heritage asset.

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The other major issue for 2024 stems around the continuing uncertainty of the Local Plan in confirming future housing allocations in the Babergh District. With this uncertainty developers are likely to force the pace with unwelcome planning applications for several hundred new dwellings in Hadleigh in the forthcoming months, in addition to the already substantial allocation of 500 dwellings approved east of Frog Hall Lane. In this Newsletter edition you will find items outlining the final Neighbourhood Plan stages before adoption, and the potential blight of further housing development on the town. Also in the newsletter there are items which highlight the Society's continuing work and involvement in securing and protecting the town's heritage involving the "local listing" of an ancient holloway track in north Hadleigh, an inspection of a C16/C17 listed building in Church Street where renovation works are being proposed to return it to its former state as two dwellings, and finally an appraisal of the Hadleigh Conservation Area Finally if you feel you would like to contribute to the Society's work and/or campaigns, or raise a particular issue do not hesitate to contact myself or one of the Committee members as all inputs are welcome. Remember the Society's prime objective, **Caring about Hadleigh - yesterday, today and tomorrow.**

NO.3-5 CHURCH STREET
Proposed Renovation and Restoration

by Mark Lawrence
Lead in Local List Sub Committee

A planning and listed building application has recently been submitted to Babergh District Council to renovate and restore 3-5 Church Street, currently a single dwelling-house, back into two dwelling houses as it was throughout most of its 400-year life. As normal Babergh DC consulted the Society, as the local heritage amenity body for the town, regarding the proposed works and change of use being proposed. In summary the Society advised that it considered that none of the alterations proposed would compromise nor damage the special architectural and historic character of the listed building and the subdivision of the current single dwelling into two, 3 bedroomed properties, could only improve the attractiveness of the properties for family occupation in the town centre.

3-5 Church Street is a Grade II listed, timber framed building, probably originating from the 17th century. It is listed for group value, forming a group with the adjoining Grade II listed, early 19th century, Suffolk brick Post Office building. In addition, it makes an important contribution to the Hadleigh Conservation Area and the local street scene along with all the other listed buildings on both sides of Church Street and the Grade I listed Church of St Mary, set at the western end of the street.

The owner/developer, Rich Harrison, noting the Society's comments and interest in the works to the property, invited representatives of the Society to come and view the property and the nature of the restoration works proposed. The Society was pleased to accept the owner/developer's invitation.

Accordingly on Monday 25th September 2023 six members of the Society met the new owner/ developer at the property. Rich Harrison was an excellent guide and took the members into No.3, starting on the ground floor in the front room, moving through to the back and then out into the garden where some time was spent looking at the rear of the property where it is proposed to remove rather poorly built single storey additions to the property with a sympathetic new extension together with new timber sash windows in the first floor to replace the modern designed windows.

Photograph of the rather dilapidated extensions & rear elevation of the property.

Architectural plans showing proposed simple rear extension and replacement of first floor windows with traditional white painted sash

The group then proceeded upstairs in No.3 where there is a bedroom with a superb vaulted ceiling and a small minstrel gallery.

The upper bedroom of number 3 where the room is enlarged to the original roof beams to create an open and spacious area and a small minstrels gallery inserted by a former owner in the early mid C20.

Rich explained that the previous owner, Canon John Griffin, was a skilled carpenter and evidence of his work could be seen throughout the property. It is Rich's intention to keep some of this modern carpentry but will probably paint this to blend into the background thereby emphasising the more attractive older timbers.

In moving through to No.5 a small access ladder to the roof was found. Roger Kennell, part of the visiting group, advised that the ladder was used during WW2 for the designated Fire Guard to keep watch for exploding fire-bombs (incendiaries) during air raids, a mandatory requirement during the war.

In the rear bedroom of No.5 the group spent some time examining an old wall painting which whilst previously aware of, its age or subject matter was indeterminate other than speculating it was possible 200 years plus old. A number of photographs were taken which have since been pored over to try to make sense of the painting. It has is a skilfully painted cartouche with the letters "H G" carved within, but apparently nothing else. Below the cartouche there appears to be the beginning of a year – possibly 173?, written in paint and some further writing (also in paint) which appears to read "???? this hous"; below this a

The rear bedroom of No. 5 showing the old wall painting set in the centre of the wall between original timber frame of the property.

scribble and then a painted "EW" below. We will continue to study these photographs to try to interpret the writing and better understand the painting and its purpose. Members are invited to

submit any thoughts they may have regarding the wall painting.

Moving downstairs in No.5 the

group were shown a very attractive stained glass fan light over one of the internal doors. This stained glass appears to depict a half-sun with rays of sunlight spreading outwards and with very clear lettering underneath: "CLA??E". We know from studying the 1836 town map and the 1841 census that a Sarah Clark(e) lived in the house and it is tempting to speculate that the missing letters are "RK" to spell "Clarke" and that Sarah had this fanlight made for her, but we cannot be sure.

When passing through the house some interesting structural features were visible in some of the rooms including structural timber framework and curved braces as well as a wall plate with its half-lapped joint exposed. Numerous dowels and dowel holes were seen throughout the property and there were some impressive early wide flooring boards in some of the rooms. Finally, it was interesting to note that on some of the studwork there was evidence of taper burns.

At the end of our tour the Society group provided copies of four applications for Listed Building Consent dating from 1978 to 1999 that are contained in the Hadleigh Archive. These applications were for a variety of works including putting in a new staircase in No.3, the removal of a dormer window (which is still present) and an extension at the rear. The 1978 application included some very detailed architects plans of No.3 and No.5 which Rich Harrison was particularly delighted to receive. Details of the property as shown on the 1836 town map and the 1839 tithe map and a copy of a 1960s black and white photograph of the property with a very smart Rolls Royce parked outside were also provided to the owner/developer as additional information in compiling a history of the property.

The owner is awaiting the outcome of his applications to Babergh but remains optimistic and has kindly invited us back again at a later date to view his progress in renovating this fascinating house.

Full details of the proposals for 3-5 Church Street can be found on the Babergh D.C. website;- https://www.midsuffolk.gov.uk/w/application-search-and-comment under planning references DC/23/03553 & DC/23/03554. These details include;-

- A well-documented Heritage Statement produced by David Edleston, BA(Hons), Dip Arch., RIBA., IHBC. Conservation Architect & Historic Built Environment Consultant, and
- A set of detailed architectural plans showing both the existing and proposed floor-plans and elevations drawn by the Last & Tricker Partnership of 3 Lower Brook Mews, Lower Brook Street, Ipswich

Both David Edleston and the Last Tricker Partnership also kindly gave permission for the Society to reproduce some of their photographs and plan details in this article

An enlargement of the wall painting showing the cartouche and letters and numerals

HUGE INTEREST IN GUILDHALL PRESENTATION

Report by Martin Looker

Hadleigh Society's presentation on 23rd August "The story of Hadleigh Guildhall" created a huge amount of interest. The meeting was attended by around 100 people, including six councillors, two Town Hall Staff and 30 visitors – a capacity crowd!

This magnificent building is deemed to be of exceptional national and international significance and, because of this, the History Group prepared a time-line on the Guildhall, dating from 1252, after researching documents held at Hadleigh Archives, Suffolk Archives branches at Bury St Edmunds and Ipswich, and Canterbury Cathedral archives (**Early medieval manorial records are held at Canterbury because, in the 10th century, the manor of Hadleigh Hall was left to the Church of Christ, predecessor of Canterbury Cathedral*).

Many of the early documents were in Latin and had to be translated. Most of the talk was built on these documents, so was very much evidence-based.

The subject was highly topical because the future use of the Guildhall is under consideration.

Six members of the History Group delved into different aspects of the site's fascinating 700-year history.

Margaret Woods:
Medieval Origins

Sally Looker:
The Guildhall and Market Hall in the 15th Century

Sue Angland:
The Workhouse

Mark Lawrence:
Prosperity and Decline; the 17th and 18th Centuries

Sue Angland:
Revival in the 19th Century

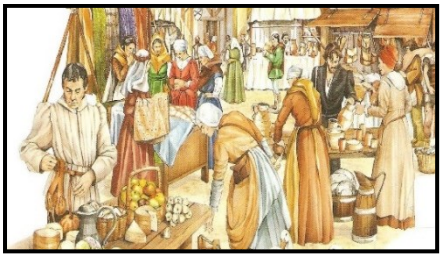
Roger Kennell:
The 20th Century

The full time-line is posted on the Hadleigh Society website at **https://hadsoc.org.uk/guildhalltimeline/**

Here are some highlights from the presentations:

Margaret Woods: The place and space

Margaret started at the very beginning by looking at the use and boundaries of a piece of ground belonging, in the 13th century, to the ancient Manor of Toppesfield.



Depiction of a medieval market

It can still be identified today, in part surrounded by the tall brick wall built in 1496. "This enclosure currently contains the 18th century manor house standing on the site of the medieval residence, Hadleigh Health Centre, Mill Pharmacy and the associated car parks," said Margaret.

To the east was an enclosure, known as "Churchcroft" *(on which the Guildhall was later built),* so named because it was the croft near the Saxon church. In medieval times a croft usually referred to a defined or enclosed area near a house, often used as a meadow, for pasturing animals or growing crops or vegetables, keeping poultry or even as a garden.

Although it is not known how Churchcroft was used it could have been any one of these activities.

Main trading routes from Layham, Dedham, Ardleigh, Langham and Kersey probably passed through and around Churchcroft which had been chosen as the site for a market and annual fair when granted to the Lords of Toppesfield Manor, by Henry III in 1252.

In 1419 Sir John Howard, his wife Elizabeth (widow of Sir Walter Clopton) and William Clopton, the then Lord "granted Churchcroft, along with the market and market rights to six Hadleigh men". The annual rent was 6s 8d or half a mark!

By 1433, a deed records for the first time "a long house newly constructed beside the churchyard called 'le Markethouse' with chambers existing underneath.....called Almshouses".

This marked the first stage of Churchcroft and subsequent

buildings becoming Hadleigh's civic centre "for the use of the town's inhabitants and also for the governance of the town".

Sally Looker: Building on cloth prosperity

By the middle of the fifteenth century the town had become a major cloth manufacturing centre. An elite group of wealthy individuals, "chief inhabitants", who governed the town, had the means to spend lavishly on the Guildhall and new Market Hall.

Evidence of medieval shopfronts in the Market Hall, currently used as council offices.

Two small deeds at the Suffolk Archives gave documentary evidence. The first, dated 1449, relates to a parcel of land on Churchcroft giving dimensions believed to fit the footprint of the guildhall site.

The second in 1451, marks another transfer of property from one group of feoffees (trustees) to another and includes the first reference to the Market Hall.

The buildings were originally separate and had very different functions. The Guildhall had an underlying religious purpose while the Market Hall was a commercial building.

Six religious guilds have been identified. Originally, all guild activities – religious, business and social – took place in the church in Hadleigh, usually accompanied by banqueting and feasting. During the 15th century popular opinion turned against this practice. In Hadleigh this may be one reason why the guilds decided to erect their own, splendid purpose-built building.

A detached brick kitchen is thought to have been built at the same time as the Guildhall, probably to reduce the risk of fire. Its large hearth – the full width of the building – was able to provide amply for the annual guild feasts.

Both the Guildhall and Market Hall share impressive timber framing. Trading was carried on within the Market Hall and, interestingly, evidence of the medieval shopfronts can still be seen today.

In 1547 all guilds were abolished nationally, their wealth and property confiscated by the Crown. Perhaps to pre-empt this, the Hadleigh guilds decided to sell

their goods and the £169 raised was used to purchase land to provide regular income to support the poor.

Around 1571 Elizabeth I sold the building to private owners. Two years later four Hadleigh men claimed it back arguing that the premises had not been used exclusively by the guilds. Independent arbitrators decided in the favour of the town and the whole building came into possession of the town.

Sue Angland: Workhouse established

With the guilds gone and the Guildhall brought back into the possession of the town in 1573, a workhouse – initially called a 'House of Correction' – was installed. It was agreed by the feoffees in 1574 that a fit man and his wife should dwell in the "towne house" to be responsible for the workhouse. Discipline and occupational skills were to be taught.

The chief inhabitants were now responsible for the maintenance of the workhouse and by 1589 the town's clothiers promised that from time to time, work would be provided for the inmates.

In 1779 the workhouse was identified as being suitable for 100 inmates, though it is not known whether it was run at full capacity. "But we do know there were 40 bedsteads, 40 dishes and 48 wooden spoons!" reported Sue.

The workhouse operated from the Guildhall for 260 years. The poor of Hadleigh were looked after comparatively well. They were employed in spinning and combing for the cloth industry. They ate beef and mutton and the children received two hours schooling a day.

As a result of the Poor Law Amendment in 1834, Hadleigh had to close its own long-established workhouse at the Guildhall and, instead, the poor were sent to the Cosford Union workhouse in Semer.

Mark Lawrence: The town's ups and downs

After several attempts the "chief inhabitants" (referred to earlier) were finally successful in gaining a royal charter of incorporation from James I, achieving borough status in 1618. This wasn't just to increase the status of Hadleigh but the formalisation of self-government was an essential means to deal with the challenges created by an increasing population and a rise in migration into the town.

Much of the administration centred on the Guildhall set of buildings and one of the rooms was

refurbished, including locks and iron bars to the Council chamber to safeguard the charter and recently acquired silverware.

However, after 67 years of self-governance, Charles II began a process of revoking the charters and re-granting them in a form that gave the King more control.

Hadleigh lost its charter. Governance was passed to the vestry, made up of the Dean of St Mary's, the churchwardens, overseers of the poor and a select group of parishioners, who initially were the same people who ran the town as the Corporation.

By the 17th century the cloth trade was in decline. Civil wars and revolution had a significant impact on trade, as did improved means of transport and changes in customer taste. The rise of the north of England with its coal, iron and abundance of water, facilitating the operation of machinery, contributed to the near collapse of the cloth trade.

This decline was mirrored in the fortunes of the Feoffment charities – which fell from the prosperity of the early 1600s to mounting debts a little over 100 years later.

In 1792 the top story of the Market Hall (facing the churchyard) collapsed and was removed. The timber-framed north wall had also fallen into decay and its jetty was underbuilt with brick. The Market Hall was extended and an assembly room, today's Council Chamber) was created on the first floor. Today's archive is on the ground floor. This work left the Feoffment £123 5s in debt!

Sue Angland: Revival!

The 19th Century was a time of great revival in the fortunes of the town. The new Corn Exchange was built on land belonging to the Market Feoffment, the independent chapel was built in the Market Place. The look of the town changed, particularly in the High Street. Brick frontages were installed on buildings to cover the timber frames. The silk mill was built, schools were opened..... and the railway came to Hadleigh.

The Market Place was further transformed.

In 1851 the feoffees paid John Nunn of Whatfield and William Clarke, builder of Hadleigh to erect a new Town Hall, near the Corn exchange, for £840. It was designed

in the Italianate style and was to be used for public events. Part, though it is not clear how much, of the southern end of the Guildhall was demolished in the process.

New Town Hall (left) built in 1851, part of the Guildhall complex.

A two-day fancy bazaar was held in 1858 in the New Town Hall to raise money for St Mary's Church. The event was recorded in the London Illustrated News. It was certainly a prosperous time for the town of Hadleigh!

Roger Kennell: Supporting America!

Corsets were made in the Old Town Hall. William Pretty & Son of Ipswich secured a contract "as the sole maker for Europe and the Colonies" for North America's largest corset manufacturing business, Warner Brothers. This major contract required an expansion of capacity while a new and larger factory was being built in Ipswich. The Hadleigh premises, known as the 'stay factory' opened in 1901, for which the Feoffment Charity charged an annual rent of £30, employed 100 girls.

The Guildhall complex and the Hadleigh Urban District Council, with both their peacetime responsibilities and their considerable additional wartime requirements, made the Guildhall the focus of running the town during those dark days of World Wars.

During WWI troops were in the town and, as the military were proposing to billet a further 450, the Town Hall itself, as well as other places, was used for accommodation.

In WWII the fire engine was housed in the Guildhall and there were two tall telegraph poles with a pulley rope positioned to enable the hoses to be hoisted up and dried. A wall of sandbags was built to protect the engine from potential bomb blast.

The fire station, located at the eastern end of the Guildhall, protected by sandbags in WWII

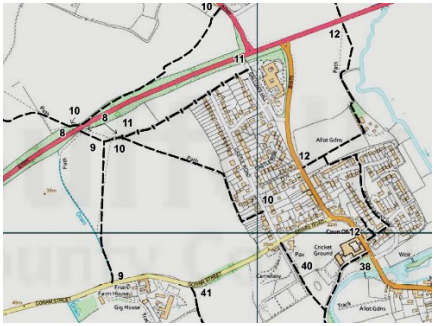
The Guildroom, which was used by the parish church as a meeting hall, was, at the outbreak of WWII, made available by the rector, Dean Downs, on most evenings to the soldiers quartered in the town for rest and recreation. The room above, the Old Town Hall, was used from October 1939 as a canteen. Dean Downs was then made the Officiating Chaplain for all these soldiers.

THE LATEST ADDITION TO THE HADLEIGH LOCAL LIST

by Mark Lawrence

There is a public bridleway in north Hadleigh, just off Gallows Hill and Castle Road, over which local residents were becoming concerned that its attractive and apparent historic character could become compromised by building activity occurring adjacent to the bridleway. Subsequently a local resident contacted the Chairman asking if there were any action the Society could take to safeguard the special character of this lane.

The Bridleway, [identified as no 11 on the definitive public rights of way map] is about 420 metres in length and runs from Gallows Hill in the east, to the summit of the western hillside overlooking the Brett River Valley. The lane currently has a width of about 2 metres and much of it is sunken, ranging between 0.25 metres and 1.75 metres below the level of the surrounding fields. The north side of the track is tree-lined whereas the southern side has a mixture of fences adjacent to the properties in Castle Road and then tree and bush next to the upper open arable field.

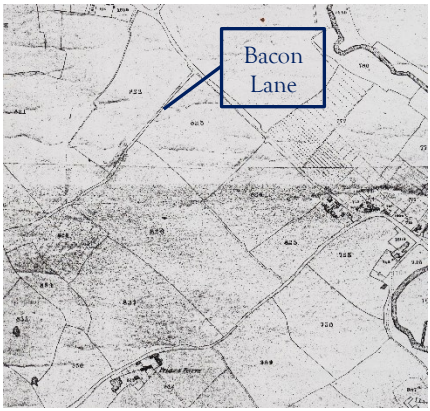


Map Showing the definitive public footpaths in North Hadleigh

The Chairman carried out some detailed preliminary studies largely using maps, old and new, to ascertain if the lane was of historical significance. In addition, based on some work carried out by Sue Andrews, and published in The Hadleigh Historian Issue 66 (November 2021) in an article entitled "Lost names of Hadleigh lanes", it soon became clear that the bridleway was Bacon Lane and has a long and interesting history.

It was decided therefore that further work in the Hadleigh Archive should be undertaken which was led by Sally Looker. This investigation turned up a number of additional documents going back to the early 16th century which refer to Bacon (or Bacons) Lane with location information confirming that these early documents do indeed concern the lane we know today as Bacon Lane. As an example, one document (a "feoffment" written in Latin) and dated the last day of October in the 16th year of the reign of Henry VIII (31st October 1524) describes two pieces of land lying in Hadleigh... John Kyngs on the one side & *a lane called Bacons Lane* leading from Garleberdysshe Hill (the hill we now know as Gallows Hill) to Toppystye on the other side. Further documents in the Hadleigh Archive dated 1st April 1551, 25th April 1642 and 19th December 1673 all refer to Bacon Lane by name.

Although the lane has been known as Bacon Lane since at least the early 16th century the origins of the name are not clear. Through the work carried out by the Society we believe that the lane possesses special local significance as a post-medieval (or possibly medieval) Holloway. The term "Holloway" is believed to originate from the Old English term "hola weg" which means a sunken road.



ENLARGED EXTRACT OF TITHE MAP OF 1839

The plateau area of arable land which the lane served 200 years ago was divided into a multitude of fields as show on the 1839 Tithe Map of Hadleigh. Of particular note was a field known as Maunder Field or Maundy Land at which the lane terminated. The field, then owned by the Hadleigh Grand

Feoffment, was described in 1839 as "Allotments in Maunder Field". As the charity had its origins in the early 16th century it is possible that the lane was used from the late medieval period when local Hadleigh residents began regularly using the track to tend livestock and grow crops on Maunder Field and those around it.

From all that we have found to date the Society has determined [based upon the agreed Local List Selection Criteria] that Bacon Lane does indeed warrant inclusion in the Local List on the basis of its important association with the history of the Town's social and agricultural development. As such, like other ancient holloway tracks, this bridleway is therefore also of important local archaeological significance. The lane was therefore formally added to the Hadleigh Local List in September 2023 and can be viewed via the Society's website under "Local List". Thus whilst inclusion in the Local List would not give it statutory protection it does now highlight the special nature of the lane which must be taken into account by planning authorities when making decisions on planning applications which might affect the lane, and thus affording it some protection sought by local residents.

HADLEIGH CONSERVATION AND CHARACTER AREA ASSESSMENT AND APPRAISAL

by Richard Fletcher, Society Chairman

A survey of the Hadleigh Conservation Area was undertaken in May and June 2022 by the Chairman, with assistance from R.J.Flint [a member of the Society], as part of the Hadleigh Neighbourhood Plan Character Area Assessment exercise. This particular survey had two purposes, the first was to provide a greater understanding of the area's differing visual character and appearance, and secondly, to provide an initial appraisal of the special architectural and historic qualities of the various parts of the Conservation Area. The full survey and assessment of the Conservation Area may be found on Hadleigh Town Council's Neighbourhood Plan website.

THE HADLEIGH CONSERVATION AREA

In 1965 The Council for British Archaeology drew up a list of 324 nationally important Historic Towns across the UK. Of these, 51 were considered to be particularly splendid and precious and were

subsequently designated as Gem Towns. **Hadleigh was so designated as a Gem Town,** and through the combination of road planning and heritage preservation it was hoped that not only historic buildings would be saved but that the 'skeleton 'of historic towns would be protected by ensuring the street plan was considered in any planning or redevelopment proposals and so the concept of Conservation Areas was born in 1967 in the Civic Amenities Act. A Conservation Area was legally defined as 'areas of special architectural or historic interest the character on appearance of which it is desirable to preserve and enhance.

The first Hadleigh Conservation Area was designated in 1969 by the then West Suffolk County Council. The boundaries of the Area were revised in 1981 and 1998 by the current Babergh District Council. A Conservation Appraisal for the Hadleigh Area was published by Babergh District Council in 2008. The Conservation Area currently has an area of approximately 60 hectares [130 acres] and contains some 230 listed buildings.

The Hadleigh Conservation Area covers a large part of the town centre and other older parts of the town. Within its boundary, of the 230 listed buildings, 4 are Grade I, and 24 are Grade II*. This quantity and quality of heritage buildings substantially exceeds the extent that other towns possess in regard to nationally designated heritage buildings. The only towns that have a greater quantity of heritage buildings in Suffolk are Bury St Edmunds, Ipswich and Woodbridge. It must be recognised therefore that Hadleigh is of significant importance in both the county and region for the special architectural and historic character it possesses.

Central Government requires the local planning authority to periodically review its Conservation Area designations and ought to devise proposals for both their preservation and enhancement. The current Conservation Area Appraisal for Hadleigh is now 13 years old and a new appraisal reflecting Historic England's current advice [2019] on Conservation Area Appraisals designation and management is overdue and needs to be provided to give clear guidance on measures required to protect the areas special heritage qualities and to promote its distinctiveness. Such an appraisal would greatly assist in the formulation of the Hadleigh Neighbourhood Plan and the proposal's it eventually contains to promote the community's

wellbeing and safeguard it important heritage assets. Unfortunately, Babergh D.C. does not have the resources to undertake such an Appraisal at present and thus it is for the Neighbourhood Plan Character Area Assessments to provide a basis for appraisal of the Conservation Area as undertaken in this survey.

Additionally, when reviewing a Conservation Area the National Planning Policy Framework [NPPF], (2019, para. 186) states that: -

"When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest".

This is considered an important element to take into account when appraising the Hadleigh Conservation Area.

Neighbourhood Plan Character Areas.

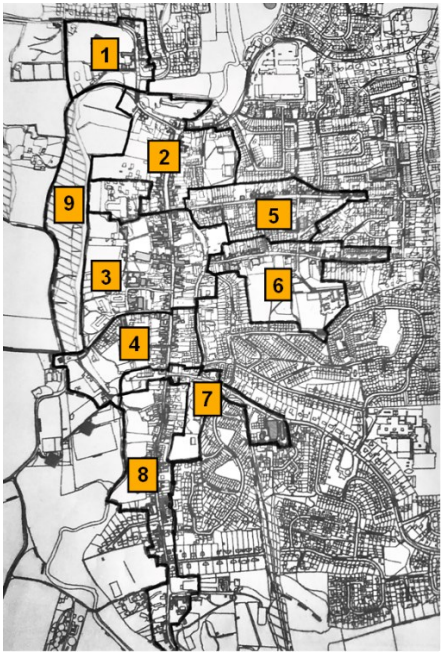
Character Areas in regard to Neighbourhood Plans are areas that can be described as having their own distinctive, individual character or 'sense of place'. Neighbourhood character refers to the 'look and feel of an area', in particular a residential area. It also includes the activities that occur there. In everyday usage, it can often be synonymous with local character, residential character, urban character and place identity. The neighbourhood character ascribed to an area may be both descriptive and prescriptive and may or may not form an explicit component of the Neighbourhood Plan. It is however important to have an understanding of the differing physical factors that shape a place.

In surveying the Conservation Area it was soon found that there are distinctly different "Character Areas" with significant variations in appearances from one part to another part of the Conservation Area. These differences stem from the various building styles, materials used, age of the buildings, the spaces in and around buildings, the green open space areas and tree cover. In the Hadleigh Conservation Area **nine** Character Areas have been identified. Summary descriptions of the nine areas are set out below, but within the Neighbourhood supporting documents you will find more detailed comments and descriptions, [see:- https://hadleightowncouncil.gov.uk/wp-content/uploads/simple-file-list/Neighbourhood-Plan-Documents/Supporting-

Documents/Conservation-Area-Assessment-And-Appraisal.pdf

In the Neighbourhood Plan each of these nine detailed descriptions is accompanied by a diagrammatic map of the character area identifying the national and local heritage assets that can be found in that part of the Conservation Area.

Map showing the Nine Character Areas of Hadleigh Conservation Area



A Summary of Character Areas

1. Cricket Ground and former Civic Buildings

The most northerly part of the Conservation Area it is bounded by Bridge Street to the east, Friars Road to the north, the River Brett to the south and the substantial decorative brick wall of the town's cemetery to the west. The area is set on the gently rising northern valley side of the River Brett and two main features dominate the character and views of the area these being the historic, large greenfield of Hadleigh Cricket Club [formerly a tenter field used in the woollen industry] rising up to the Victorian town cemetery, and the other feature the iconic C20th octagonal Council Chamber [now recently demolished] and the 3 storey former civic building complex off Corks Lane which also embraces 5 listed buildings, including No. 21 Bridge Street [a Grade II* C17 / C18 town house]

2. Upper High Street and lower Bridge Street

This area comprises the lower part of Bridge Street leading from the Grade II listed Iron Bridge crossing the River Brett into the upper part of the historically ancient High Street. Bridge Street contains several Victorian buildings, the most notable being the former Boys School and headmasters house set opposite a large, treed area on the banks of the Brett where once stood Hadleigh Mill which was demolished in 1956. In turning into The High Street from Bridge Street one has a

long street vista to No.99 High Street [a Grade II* a Hall House]. The area also includes, to the east of the High Street, a small estate of C20 housing and the well used Calais Street recreational ground, whilst to the west is a recently completed sheltered housing development of Manor Gardens.

3. Medieval Town Centre

This is the historic centre of the Conservation Area with the most notable and prestigious historic buildings, and which also contains the commercial heart of the town. This Character Area comprises the central part of the High Street and the four highways of Pound Lane, Queen Street, Church Street and Market Place, all set at right angles on the west side of the High Street. The eastern boundary is defined by Magdalen Road whilst the west is bounded by the River Brett. Duke Street defines the southern boundary. Of particular note is the 'quadrangle 'of St Mary's churchyard with the Grade 1 St. Mary's church in the centre, the Grade 1 Medieval Guildhall to south, the Grade II* Deanery Tower and the Grade II Deanery to the west, the Grade II Hadleigh Hall to the north, and the architecturally distinctive Grade II listed buildings of Queen Street and Church Street to the east.

4. Lower High Street and Duke Street

The southern [lower] part of the High Street has a different character to the Medieval centre being fronted by less distinguished and notable buildings of special architectural and historic interest. The Area is bounded on the north by Duke Street, an ancient thoroughfare linking Hadleigh to the southwest over the Toppesfield Bridge. The other boundaries are Magdalen Road to the east, River Brett to the west and Cross Malting's and Station Road to the south. Also, within this part of the Conservation Character Area are several mid and late C20 2 storey apartment blocks of Toppesfield Gardens, 1 & 2 storey housing of Silk Mill Close and an 'island 'of bungalows of Toppesfield Close hidden behind the western High Street frontage.

5. Angel Street

Angel Street is the old eastern route out of the town that link the town to Ipswich. The street is a mixture of older timber frame plastered houses and later brick and tiled Victorian terraces and infill plots. The character area also includes the old town streets of Long Bessels and Threadneedle Street, and the newer Victorian Inkerman Terrace and later C20th

Inkerman Close, Weavers Close and C21 St. Joseph's Close. The area is predominantly residential with a full range of housing types from 2 bedroomed cottages to 4/5 bedroomed detached houses. Angel Street also contains several good stands of mature trees at its western end.

6. George Street

Another old east-west street of the town but which leads solely to Green Lane, Tower Mill Lane, and Frog Hall Lane. This character area possesses two contrasting natures, the mixture of Georgian to late C20th housing along George Street and a large recreational open space with educational and leisure centre facilities served off Stonehouse Road and originally part of the grounds of East House. This area also has some good stands of mature trees, principally located on the large recreational parkland and contains the highest part of any Conservation Character Area.

7. Station Road and the Maltings

The Station Road Conservation Character Area is confined to a short section of Station Road rising uphill from its junction with the High Street and Benton Street to Wilson Road and Station Yard. It embraces the former listed Wilson Maltings adjacent to the old railway line. The area also includes the unlisted Cross Maltings set to the west of the High Street. Additionally, the area includes the residential properties of No. 2 Benton Street, Edge Hall and Cross Farm which at one time or another were in the ownership /or occupation of one of the three principal C19th maltster families of Hadleigh, the Kersey's, the Wilson's, and the Alderton's.

8. Benton Street

An ancient southern thoroughfare which gives access from the town to Layham and routes to Colchester. The road retains its character as a narrow medieval roadway with most properties built on the back of the footways. Often said to have been historically the home of the poorest in the town, it is a 700-metre-long roadway along which are set a variety of buildings ranging from Grade II* C16 former Inn, "The Flying Chariot", to numerous C17 timber frame rendered cottages and many late Victorian brick terraces. Modern C20 & C21 housing is confined to Raven Way, on west side of Benton Street and Cranworth Road on east side of the Street and both are set outside the Conservation Area. The most recent housing is the recently completed Priory Meadows which

is half in and half out of the Conservation Area.

9. Riverside Walk and Allotments

This area is found generally on the west bank of the River Brett but includes the east bank allotments of Bridge Street. It runs north south from Corks Lane to Toppesfield Bridge in the south. It is generally a low-lying wooded area with a public footpath running alongside the river. There is now a newly opened footbridge crossing the Brett and giving access to Manor Gardens and the upper part of the High Street. The area is a noted nature conservation area which has a well-used and popular all-weather footpath running its entire north-south length.

THE NEIGHBOURHOOD PLAN NEARS ITS FINAL STAGES OF ADOPTION

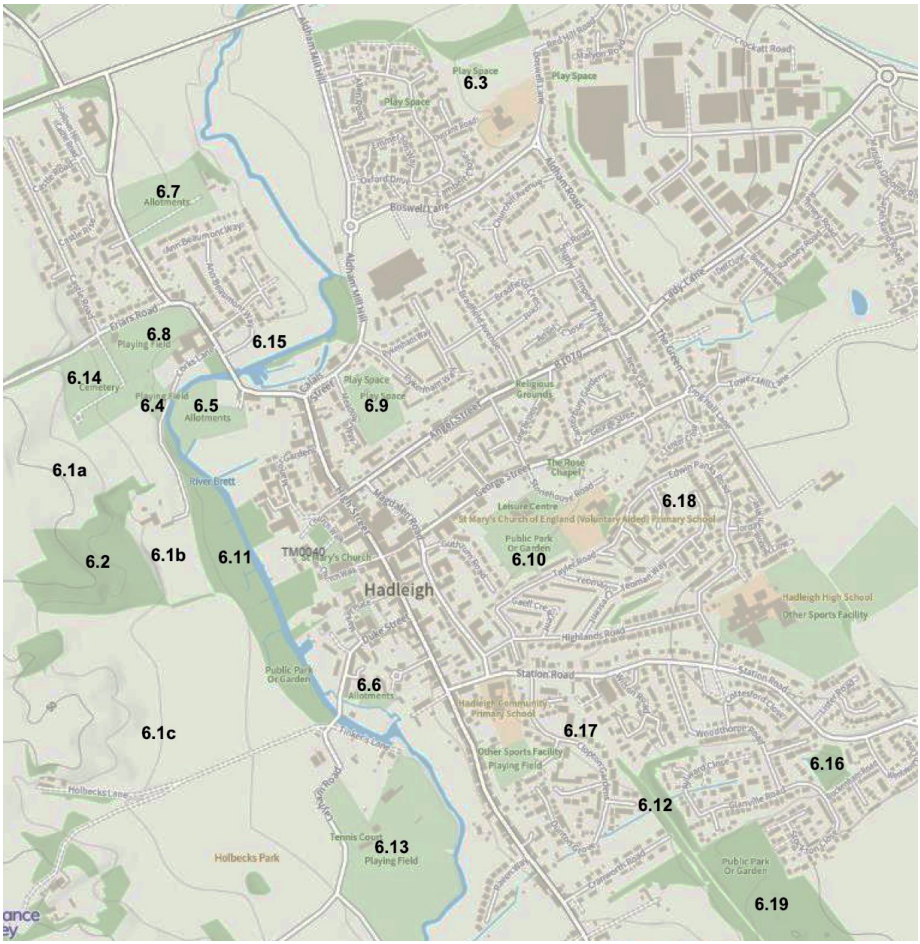
by Richard Fletcher, Society Chairman

The Hadleigh Neighbourhood Plan is at last nearing the final stages of becoming adopted policy for the community to influence future development in the town as the Neighbourhood Plan is an important and powerful tool that gives statutory powers to shape how our town ought to develop.

The production of the Neighbourhood Plan has been an overly long and protracted process caused by a suspension and effective abandonment of initial work on the Plan from its inception in 2014 to 2019. The plan process was then recommenced from 2021 with a series of public consultations and surveys to obtain the community's views on what the vision and objectives for the future of the town up to 2035 should be.

The work on undertaking surveys and appraisal of the community needs was undertaken through the involvement of volunteer working groups of residents under the guidance of the Project Officer of Hadleigh Town Council and overall supervision of Navigus Planning Consultants commissioned by the Town Council.

You can find the complete set of plan documents through the Town Council website at https://hadleightowncouncil.gov.uk/hadleigh-neighbourhood-plan/



The working groups carried out several specialised surveys including -

- A Local Green Spaces survey to identify those to be protected against development; [See;- https://hadleightowncouncil.gov.uk/wp-content/uploads/simple-file-list/Neighbourhood-Plan-Documents/Supporting-Documents/Local-Green-Spaces-Report-FINAL-DRAFT-AMENDED.pdf
- An appraisal of the Hadleigh Conservation Area to provide a greater understanding of the area's differing special

architectural and historic qualities; [See Article on Hadleigh Conservation and Character Area Assessment and Appraisal]

- Shopfront and Advertisement Design Code for the town centre to ensure new shopfronts and advertisements remain in keeping with its special character. [See:- https://hadleightowncouncil.gov.uk/wp-content/uploads/simple-file-list/Neighbourhood-Plan-Documents/Supporting-Documents/Advertisement-Shopfront-Design-Codes.pdf]

[Hadleigh Society members undertook the last two studies]

In addition to the group studies, several consultants were employed to provide detailed analysis for-

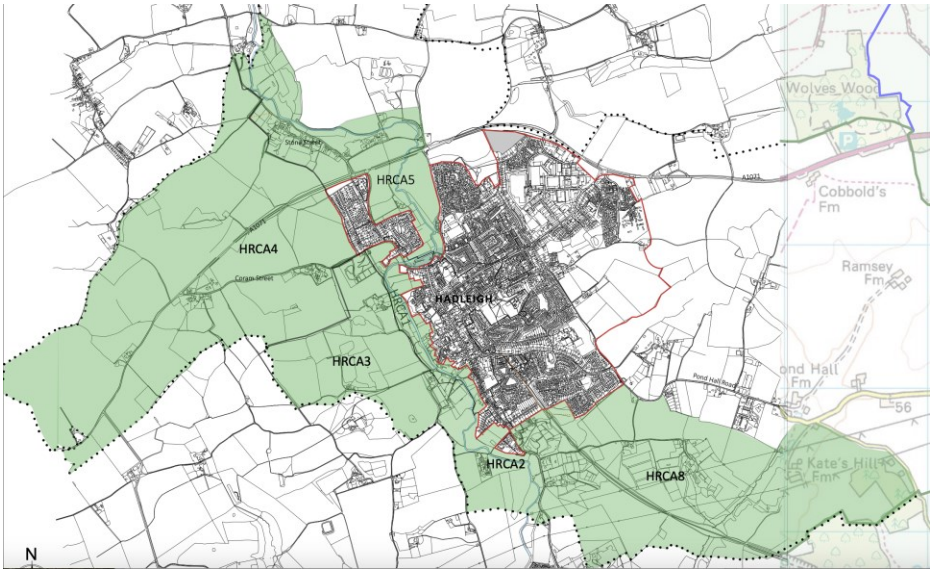
- A Traffic Survey by 2020Consultancy, part of a large highway and traffic consultancy practice,
- A Design Guide by AECOM a major international architectural, engineering and infrastructure consultancy,
- A very detailed set of Landscape Surveys of Hadleigh's rural character by Chartered Landscape Architect Lucy Batchelor-Wylam CMLI (see map on the next page)
- Landscape and Biodiversity Evaluation produced by Suffolk Wildlife Trust.

All these studies may be found on the Town Council website, https://hadleightowncouncil.gov.uk/hadleigh-neighbourhood-plan/ and in addition, Hadleigh Society's Local List forms part of the Neighbourhood Plan. https://hadsoc.org.uk/local-list/

The next stages of the Neighbourhood Plan are to consult the community [Regulation 14] on the content of the plan whilst also submitting it to Babergh District Council for it to confirm that the Plan does comply with the statutory regulations. The consultation with the community will be for a six-week period during November and December this year in which anyone can comment on any aspect of the plan and for modifications to be made, if necessary.

After finalising Consultation Statements and Basic Conditions of the Neighbourhood Plan during January 2024 the Plan will then be publicised by Babergh District Council for a further 6-week period under Regulation 16.

Map taken from The Landscape Survey produced by Landscape Architect Lucy Batchelor-Wylam identifies in green shading the designated Area of Greater Landscape Value (AGLV), recommended for adoption in the Hadleigh Neighbourhood Plan as special countryside areas which ought to be protected from development.



Babergh District Council will also notify anyone referred to in the consultation statement that the plan has been received. Any representations received will be passed to an Independent Examiner for consideration. Publicity under [Regulation 16] should not be confused with the earlier pre-submission consultation (Regulation 14). The two are quite different. Following the Regulation 16 publicity period, any representations made will be put to the Independent Examiner. This process will take place during about February/March next year.

Finally, the plan is then put to an independent examination by Babergh District Council. Changes suggested will then be implemented and the Plan will be put to a referendum of all the residents of Hadleigh in about April May next year to decide whether they are for or against the Neighbourhood Plan. If the referendum is passed [ie more than 50% of votes], then Babergh District Council must adopt the Neighbourhood Plan as soon as practicable. The result of the referendum is binding.

Once the Neighbourhood Plan is adopted then the Planning

Authority and Government Planning Appeal Inspectors must take into account the policies and proposals of the plan in any planning decision or policy they make concerning Hadleigh.

The adoption of the Neighbourhood will also have a financial advantage for the community through the Town Council as payment of the Community Infrastructure Levy, that most developments must contribute too, will be increased from 15% to 25%. The levy may be used by the Town Council to fund a very broad range of facilities such as play areas, open spaces, parks and green spaces, cultural and sports facilities, healthcare facilities, academies and free schools, district heating schemes and police stations and other community safety facilities.

WHEN THE CONSULTATION ON THE HADLEIGH NEIGHBOURHOOD PLAN COMMENCES MAKE SURE YOU SUBMIT YOUR COMMENTS AND SUPPORT FOR THE PLAN

OH NO! NOT MORE HOUSING IN HADLEIGH???

by Richard Fletcher, Society Chairman

It will probably not have gone unnoticed by you that they seem to be building houses every and anywhere they can, and often without particular regard to the character of our towns and villages. Regrettably it will probably become even more noticeable, not only due to either current Government or Labour party policy, but also locally due to the current Local Plan process which is slowly grinding onwards.

For the past 5 years, since 2018, the draft Joint Babergh-Mid-Suffolk Local Plan, which sets out planning policy and land allocations for new development up to 2037, has been subject to public consultation and then examination by two Government Inspectors since March 2021

In December 2021 as part of this examination, the Inspectors wrote to both Councils setting out a proposed way forward for the Joint Local Plan in light of concerns they had regarding the process of identifying sufficient and suitable future housing sites for development. This concern over the inadequacy of the housing allocations Inevitably led to considerable delay to the Local Plan

Inquiry process and it was subsequently proposed therefore that the Joint Local Plan be split into two parts to try to minimise this disruption.

The Part 1 of the Plan, which is now about to be approved, sets out the vision and objectives for development in the two Districts.

Whilst **Part 2** of the Plan, still to be completed, will focus on the key housing matters including:-

- Deciding on settlement sizes suitable for new housing.
- The distribution of housing allocations between various sized settlements.
- Requiring Neighbourhood Plans to comply with housing allocations.
- Identification of specific sites for housing allocations, and
- Redrawing of settlement development boundaries in which new housing can be located.

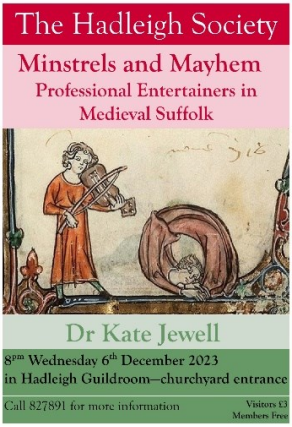
It has to be appreciated that the Government Inspectors in examining the Local Plan have indicated that about **1,100** further dwelling plots need to be found in the Babergh District area. This is a large percentage increase in the number of plots over what was originally proposed in the Local Plan, and all towns and villages in the district will be expected to contribute to this search for further housing plots. As Hadleigh and Sudbury are the two major towns in the district they can be expected to have to deliver a further 500 -700

plots between them. If further sites are allocated in Hadleigh this could also upset the adoption of the Hadleigh Neighbourhood Plan which is required to conform to the Local Plan housing allocations and in its current form, may not, if additional sites are allocated in Hadleigh. The map shows the sites within Hadleigh's town boundary that were examined in the past by Babergh as possible sites for housing. The black circles indicate sites already granted planning permission or being developed. The remaining Red and Blue hatched areas, not covered with a black dot, were originally excluded for future development in the submitted draft Local Plan but are now likely candidates to be reviewed in the next year by Babergh as to whether they might be allocated for further housing. The figures in the green boxes indicate the possible number of dwellings each site could accommodate.

For detailed assessments of these sites for development see - https://hadleightowncouncil.gov.uk/wp-content/uploads/simple-file-list/Neighbourhood-Plan-Documents/Supporting-Documents/SHELAA-Hadleigh.pdf

The next 12 months are therefore going to be critical in shaping the future of Hadleigh and the Society will be monitoring the process and lodging strong objections with the Local Plan Inspectors if new and inappropriate housing sites are promoted for Hadleigh. We all need to keep vigilant and if opportunities arise, object to the inclusion of new housing sites proposed for Hadleigh.

Don't forget our next event - MINSTRELS AND MAYHEM



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THE HADLEIGH SOCIETY

Honorary Secretary

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All views expressed are those of the contributors and are not necessarily those of the Hadleigh Society

PROGRAMME OF EVENTS 2023/4

All are on Wednesdays at 8pm in the Guildroom. Entry is free for members, £3 for non-members.

Dec 6th	Minstrels and Mayhem - Entertainment in Medieval Suffolk.	Dr Kate Jewell
Feb 7th	Celebrating Suffolk women - a pot-pourri of stories about the county's famous and not so well-known Women	Sarah Doig
Mar 27th	It happened here in Suffolk - strange and wonderful bites of history	Pip Wright
May 15th	Small Town Duty - Tales of Hadleigh's Great War	Nigel Crisp
Jun 26th	AGM followed by - Progress at Benton End Project	Matthew Hodges
Aug 14th	Hadleigh Looks After Its Poor	History Group
Oct 9th	Rural Rebellion - The Tithe War of the 1930's in Suffolk	Ashley Cooper
Dec 4th	Merry Olde Christmas - historical music group	Chanter's Jigge

Other Contacts

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The **Hadleigh Society** website has past and present newsletters, etc at http://www.hadsoc.org.uk/