

DEBENHAM NEIGHBOUHOOD PLAN

2016 - 2036



LOCAL GREEN SPACE APPRAISAL

NOVEMBER 2017

DEBENHAM PARISH COUNCIL
NEIGHBOUHOOD PLAN
LOCAL GREEN SPACES

The parish of Debenham has several ‘green spaces’ that are either on the outskirts of the village or have been incorporated into the fabric of the village as developments have occurred. Paragraph 77 of the National Planning Policy Framework (NPPF) identifies the possibility of identifying green spaces that meet certain characteristics as “Local Green Spaces”. The paragraph states:

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:
- where the green space is in reasonably close proximity to the community it serves
 - where the green area is 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
 - where the green area concerned is local in character and is not an extensive tract of land

This paper provides an assessment of the green spaces in the village against the criteria in paragraph 77 in order to support the designation of local green spaces in the emerging Debenham, Neighbourhood Plan.

The Identified Green Spaces

A list of the known ‘green spaces’ is detailed below. Several of the spaces are grouped together as they form part of the land owned by the parish council and registered with the Land Registry under reference SK8499.

St Mary’s Churchyard

Cross Green

Recreation Ground

Cemetery

Land behind Cooperfield

Debenham Leisure Centre Playing Field

High School Playing Field

Sir Robert Hitcham's Primary School playing field
URC Burial ground
Debenham Allotments
Hogs Kiss Millennium woodland
Hoppit Wood and Lake
Wells Way play area
Raedwald Way play area
Broadmeadow
Cherry Tree Garden
Woodland area behind houses on Ipswich Road
Lower Gardeners Road play area
Upper Gardeners Road play area
Andrews Close and Lock Close
Land rear of Secondary school playing field and west of Bloomfield Way / Wells Way
Land in front of Debenham High School
Open fields south of The Butts
Land to the North of the village, opposite to the primary school
Land to South of Debenham, bordering the Ipswich Road
Cross Green
Saxon Close

Appraisal

The following pages provide a detailed assessment of the identified spaces to ascertain whether they conform with the Local Green Space definition of the NPPF.

St Mary's Churchyard



Site Details	
Description and purpose	Churchyard of St Mary's Church
Checklist	
Statutory designations	In Conservation Area and within curtilage of Grade 1 Listed Building
Site allocations	Visually Important Open Space (1998 Local Plan)
Planning permissions	No outstanding planning consent
Area	0.45 ha approx
Ownership	Parochial Church Council?
NPPF Criteria Assessment	
Close to the community it services	At centre of the village within 800m of the majority of homes
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	Grade 1 listed church within green space and central to conservation area. Grade II* and II buildings adjoin churchyard.
Demonstrably special to a local community and holds a particular local significance	The churchyard forms a focal point at the centre of the village which, by virtue of its enclosure, provides a level of tranquillity and historical significance
Local in character and is not an extensive tract of land	The churchyard has a unique identity to Debenham particularly in that it is enclosed by walls and buildings with limited views in and out. It is under 0.5 hectares and is not an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

Cross Green



Site Details	
Description and purpose	Village Green type space
Checklist	
Statutory designations	In Conservation Area with Grade II Listed Pump at northern end
Site allocations	Visually Important Open Space (1998 Local Plan)
Planning permissions	No outstanding planning consent
Area	0.5 ha
Ownership	Parish Council?
NPPF Criteria Assessment	
Close to the community it services	At centre of the village within 800m of the majority of homes
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	Grade II listed pump positioned on northern end of Green.
Demonstrably special to a local community and holds a particular local significance	Village pump and village sign located on the Green together with a bench. Flanked on one side by a number of listed buildings.
Local in character and is not an extensive tract of land	Small roadside green that is at the centre of the village and adds to the distinct character of this area.
Conclusion	Qualifies for Local Green Space designation

Recreation Ground



Site Details	
Description and purpose	Recreation Ground
Checklist	
Statutory designations	None
Site allocations	Visually Important Open Space (1998 Local Plan)
Planning permissions	No outstanding planning consent
Area	0.7ha
Ownership	Parish Council
NPPF Criteria Assessment	
Close to the community it services	At northern end of village centre and within 800m of most of the homes in the village.
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Very well used by parishioners of all ages. The children's play area is particularly well used, albeit in need of some refurbishment.
Local in character and is not an extensive tract of land	Adjoins village cemetery and provides a safe play area for children of all ages.
Conclusion	Qualifies for Local Green Space designation



The children's play area at the recreation ground.

Cemetery



Site Details	
Description and purpose	Cemetery
Checklist	
Statutory designations	None
Site allocations	Visually Important Open Space (1998 Local Plan)
Planning permissions	No outstanding planning consent
Area	0.7ha
Ownership	Parish Council
NPPF Criteria Assessment	
Close to the community it services	At northern end of village centre and within 800m of most of the homes in the village.
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	Village cemetery dating back to the 1890's.
Demonstrably special to a local community and holds a particular local significance	Tranquil space on the edge of open countryside, surrounded by trees and hedges on 3 sides and the recreation ground on the fourth
Local in character and is not an extensive tract of land	Adjoins recreation ground.
Conclusion	Qualifies for Local Green Space designation



Debenham cemetery looking north east.

Land behind Cooperfield



Site Details	
Description and purpose	Woodland behind Cooperfield
Checklist	
Statutory designations	None
Site allocations	Outside Settlement Boundary
Planning permissions	No outstanding planning consent
Area	0.8 ha
Ownership	Private
NPPF Criteria Assessment	
Close to the community it services	On eastern edge of village.
Public access	Not publicly accessible
Ecologically significant	No records of significance but whole area covered in woodland.
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Important area of woodland but no evidence of particular local significance.
Local in character and is not an extensive tract of land	Along with recreation ground, cemetery and allotments forms a green corridor along the eastern boundary of the conservation area
Conclusion	Does not qualify for Local Green Space designation due to lack of evidence of ecological, historical and community significance..

Debenham Leisure Centre Playing Field



Site Details	
Description and purpose	Leisure Centre Playing Fields including pitches
Checklist	
Statutory designations	None
Site allocations	Outside Settlement Boundary
Planning permissions	Planning permissions for sporting uses
Area	3.2 ha
Ownership	Local authority
NPPF Criteria Assessment	
Close to the community it services	On western edge of village.
Public access	Publicly accessible for sports teams
Ecologically significant	No records of significance
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Important area of sports facilities associated with adjacent leisure centre that provides facilities for village and wider area
Local in character and is not an extensive tract of land	Large area of land but no particularly distinct local characteristics
Conclusion	Does not qualify for Local Green Space designation due to sports uses that will require occasional planning consents for buildings or other facilities associated with sports uses. Protect as sports pitches.

High School Playing Field



Site Details	
Description and purpose	School Playing Fields
Checklist	
Statutory designations	None
Site allocations	Outside Settlement Boundary
Planning permissions	No outstanding Planning permissions
Area	2.0 ha
Ownership	Local authority
NPPF Criteria Assessment	
Close to the community it services	On western edge of village adjoining built-up area.
Public access	No public access
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Important area of sports facilities including multi-use games area associated with secondary school.
Local in character and is not an extensive tract of land	Large area of land but no particularly distinct local characteristics
Conclusion	Does not qualify for Local Green Space designation due to sports uses that will require occasional planning consents for buildings or other facilities associated with sports uses. Protect as sports pitches.

Sir Robert Hitcham's Primary School playing field



Site Details	
Description and purpose	School Playing Fields
Checklist	
Statutory designations	None
Site allocations	Outside Settlement Boundary
Planning permissions	No outstanding Planning permissions
Area	2.1 ha
Ownership	Local authority
NPPF Criteria Assessment	
Close to the community it services	On northern edge of village separated from village by primary school buildings.
Public access	No public access
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Important area of sports pitches and play areas associated with primary school.
Local in character and is not an extensive tract of land	Large area of land but no particularly distinct local characteristics
Conclusion	Does not qualify for Local Green Space designation due to sports uses that will require occasional planning consents for buildings or other facilities associated with sports uses. Protect as sports pitches.

URC Burial ground



Site Details	
Description and purpose	Redundant Burial Ground
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions
Area	0.13 ha
Ownership	United Reform Church
NPPF Criteria Assessment	
Close to the community it services	Located in centre of village just west of High Street
Public access	No public access
Ecologically significant	None
Historically significant	Within Conservation Area
Demonstrably special to a local community and holds a particular local significance	Not visible from surrounding area so difficult to demonstrate community importance.
Local in character and is not an extensive tract of land	Small area of green space that is screened from surrounding area.
Conclusion	Does not qualify for Local Green Space designation as no public access and not publicly visible within the Plan Area.

Debenham Allotments



Site Details	
Description and purpose	Debenham Allotments
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions
Area	0.95 ha
Ownership	Parish Council
NPPF Criteria Assessment	
Close to the community it services	Located on eastern edge of village but within 800 metres of the majority of homes.
Public access	Access for allotment holders
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Allotments provide an important resource for local community. Well used facility within the village and provide a useful past-time for 40 or so tenants.
Local in character and is not an extensive tract of land	Along with the cemetery and recreation ground, forms part of a green corridor along the eastern edge of the built-up area.
Conclusion	Qualifies for Local Green Space designation



The Debenham allotment field with sheep grazing at the north (higher) end of the field.

Hogs Kiss Millennium woodland



Site Details	
Description and purpose	Hoggs Kiss Wood is one of The Woodland Trust's 'Woods on Your Doorstep' woodlands, created to commemorate the Millennium. It was planted by local residents in November 1998, and comprises mixed, broadleaf woodland and a wildflower meadow.
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions
Area	3.2 ha
Ownership	Woodland Trust??
NPPF Criteria Assessment	
Close to the community it services	Located on eastern edge of village but within 800 metres of the majority of homes.
Public access	Public access from Water Lane. The long-term intention is to maintain a sustainable level of use by maintaining the access features appropriately. There is a good path network around the wood and unrestricted public access in the meadow area. The long-term management will not create new paths, but will concentrate on maintaining the high standard of paths present.
Ecologically significant	Not known
Historically significant	Meadow is an area of archaeological importance
Demonstrably special to a local community and holds a particular local significance	Millennium Woodland project of high local importance. popular place for dog walkers, families having picnics (there are tables and benches sited around the woods) and for general walking in quiet and peaceful surroundings.
Local in character and is not an extensive tract of land	Locally distinct woodland that links with the Hoppit Wood and Lake community project to the north.
Conclusion	Qualifies for Local Green Space designation

Hoppit Wood and Lake



Site Details	
Description and purpose	Hoppit Wood and Lake was planted by local residents in 2005, and comprises mixed, broadleaf woodland and a wildflower meadow and pond.
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions
Area	5.5 ha
Ownership	Parish Council
NPPF Criteria Assessment	
Close to the community it services	Located on eastern edge of village but within 800 metres of the majority of homes.
Public access	Public access from Priory Lane. The long-term intention is to maintain a sustainable level of use by maintaining the access features appropriately. There is a good path network around the wood and unrestricted public access in the meadow area. The long-term management will not create new paths, but will concentrate on maintaining the high standard of paths present.
Ecologically significant	Not known
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Planted by local residents and maintained by them
Local in character and is not an extensive tract of land	Locally distinct and well connected to built up area of the village
Conclusion	Qualifies for Local Green Space designation

Wells Way play area



Site Details	
Description and purpose	Local Area of Play and amenity open space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions
Area	0.5 ha
Ownership	Mid Suffolk DC
NPPF Criteria Assessment	
Close to the community it services	Located on western edge of village within area of recent housing development.
Public access	Open access for general use. Site contains play equipment.
Ecologically significant	Not known
Historically significant	No historical significance
Demonstrably special to a local community and holds a particular local significance	Provide an important open area and play facility for adjoining housing development.
Local in character and is not an extensive tract of land	Part of designed network of open space within this development.
Conclusion	Qualifies for Local Green Space designation

Raedwald Way play area



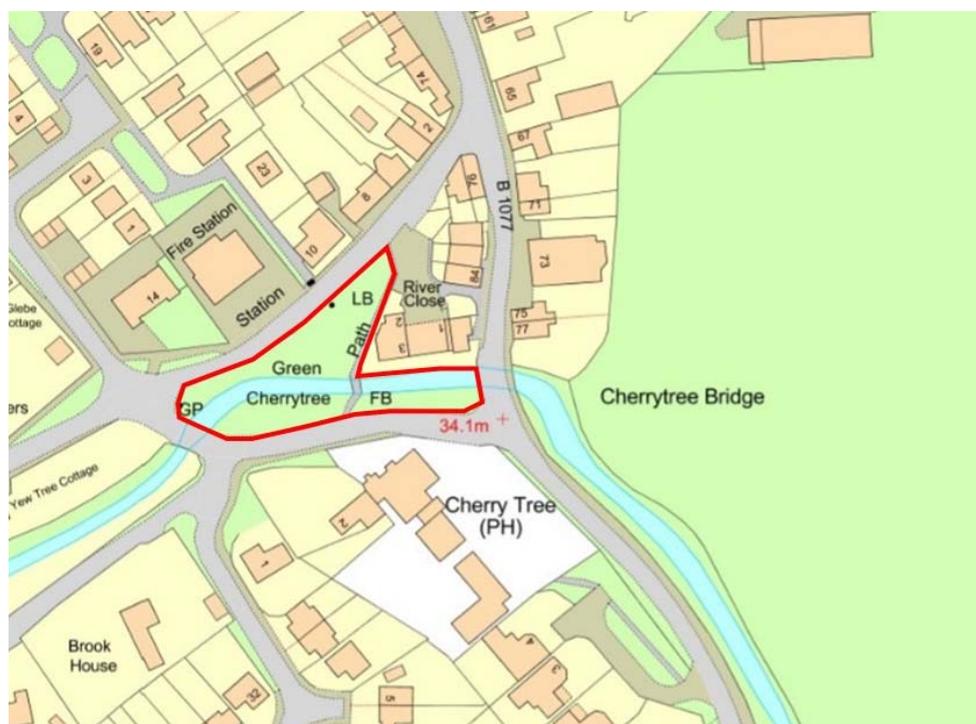
Site Details	
Description and purpose	Local Area of Play and amenity open space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions
Area	0.15 ha
Ownership	Mid Suffolk DC
NPPF Criteria Assessment	
Close to the community it services	Located on western edge of village within area of recent housing development.
Public access	Open access for general use. Site contains play equipment.
Ecologically significant	Not known
Historically significant	No historical significance
Demonstrably special to a local community and holds a particular local significance	Provide an important open area and play facility for adjoining housing development.
Local in character and is not an extensive tract of land	Part of designed network of open space within this development.
Conclusion	Qualifies for Local Green Space designation

Broadmeadow



Site Details	
Description and purpose	Grass pasture land adjacent to built-up area of village
Checklist	
Statutory designations	Majority of site in Flood Zone 3 and remainder in Flood Zone 2
Site allocations	None
Planning permissions	No outstanding Planning permissions
Area	4.4 ha
Ownership	Not known
NPPF Criteria Assessment	
Close to the community it services	Located on south-eastern edge of village within 800m of the majority of homes.
Public access	No public access or rights of way across field
Ecologically significant	Not known
Historically significant	No historical significance
Demonstrably special to a local community and holds a particular local significance	No evidence of any local significance to the community.
Local in character and is not an extensive tract of land	4.4 ha is generally considered to be too large for Local Green Space designation
Conclusion	Does not qualify for Local Green Space designation

Cherry Tree Garden



Site Details	
Description and purpose	Open amenity grass area with tributary of River Deben running through it.
Checklist	
Statutory designations	Majority of site in Flood Zone 3 and remainder in Flood Zone 2
Site allocations	None
Planning permissions	No outstanding Planning permissions
Area	1.7 ha
Ownership	Parish Council??
NPPF Criteria Assessment	
Close to the community it services	Located on south-eastern edge of village and on the edge of the village centre
Public access	No public access or rights of way across field
Ecologically significant	Not known
Historically significant	Within Conservation Area
Demonstrably special to a local community and holds a particular local significance	Provides important amenity green space for residents in this part of the village
Local in character and is not an extensive tract of land	Distinct character of natural green space with stream running through it providing a tranquil area within the village centre.
Conclusion	Qualifies for Local Green Space designation



Cherry Tree Garden

Woodland area behind houses on Ipswich Road



Site Details	
Description and purpose	Area of private woodland at rear of properties
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning permissions
Area	1.1 ha
Ownership	Not known
NPPF Criteria Assessment	
Close to the community it services	Located on southern edge of village adjoining Deben Close and rear of homes on Ipswich Road.
Public access	None
Ecologically significant	Numerous bird species, deer, rodents and other mammals that inhabit the area.
Historically significant	No historical significance
Demonstrably special to a local community and holds a particular local significance	No public access so of no significance other than providing important shelter and screening for surrounding properties.
Local in character and is not an extensive tract of land	Provides buffer between village and agricultural landscape beyond.
Conclusion	Does not qualify for Local Green Space designation

Lower Gardeners Road play area



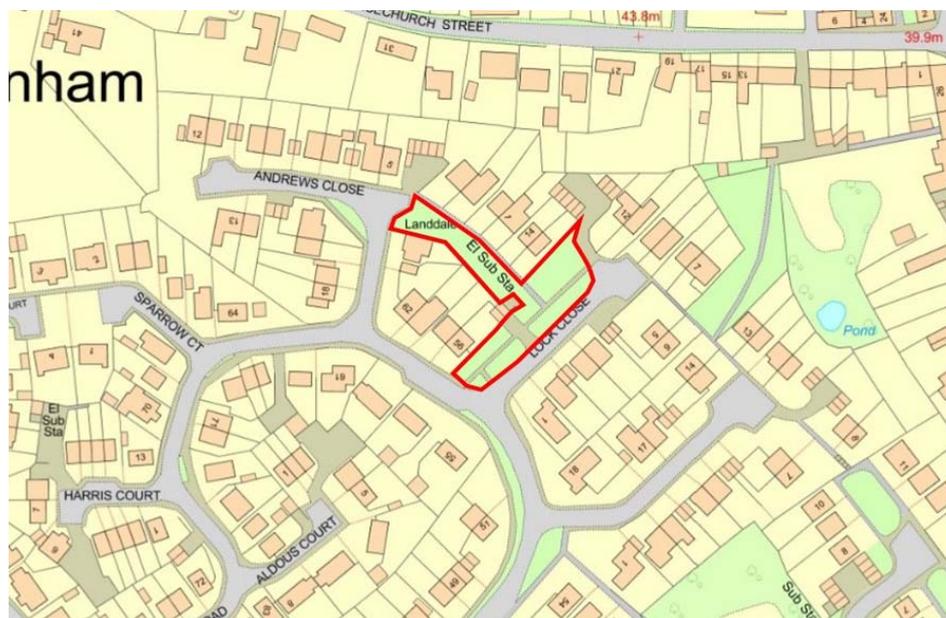
Site Details	
Description and purpose	Local Area of Play and amenity open space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions
Area	0.05 ha
Ownership	Mid Suffolk DC
NPPF Criteria Assessment	
Close to the community it services	Located on western edge of village within area of housing development.
Public access	Open access for general use. Site no longer contains play equipment.
Ecologically significant	Not known
Historically significant	No historical significance
Demonstrably special to a local community and holds a particular local significance	Provides an important open area adjoining housing development.
Local in character and is not an extensive tract of land	Part of designed network of open space within this development.
Conclusion	Qualifies for Local Green Space designation

Upper Gardeners Road play area



Site Details	
Description and purpose	Local Area of Play and amenity open space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions
Area	0.1 ha
Ownership	Parish Council??
NPPF Criteria Assessment	
Close to the community it serves	Located centrally within area of housing development, serving more recent as well as older housing developments and providing an important link between areas.
Public access	Open access for general use and contains some play equipment.
Ecologically significant	Not known
Historically significant	No historical significance
Demonstrably special to a local community and holds a particular local significance	Provides an important open area adjoining housing development.
Local in character and is not an extensive tract of land	Part of designed network of open space within this development.
Conclusion	Qualifies for Local Green Space designation

Andrews Close and Lock Close



Site Details	
Description and purpose	Amenity open space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions
Area	0.13 ha
Ownership	Parish Council??
NPPF Criteria Assessment	
Close to the community it serves	Located centrally within area of housing development, serving more recent as well as older housing developments and providing an important link between areas.
Public access	Open access for general use including providing links as part of wider footway network
Ecologically significant	None
Historically significant	No historical significance
Demonstrably special to a local community and holds a particular local significance	Provides an important open area adjoining housing development.
Local in character and is not an extensive tract of land	Part of designed network of open space within this development.
Conclusion	Qualifies for Local Green Space designation

Land rear of Secondary school playing field and west of Bloomfield Way
/ Wells Way



Site Details	
Description and purpose	Edge of village landscape buffer
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions but majority of strip required to be retained by a Section 106 agreement. Land to the west is a site included in the Mid Suffolk SHLAA sites 2017.
Area	1.4 ha
Ownership	Lawrence Homes
NPPF Criteria Assessment	
Close to the community it services	Located adjacent to recent housing development.
Public access	No current public access
Ecologically significant	None
Historically significant	No historical significance
Demonstrably special to a local community and holds a particular local significance	Provides an important landscape buffer on the edge of the village
Local in character and is not an extensive tract of land	Creates a new landscape buffer that will either be on the edge of the village or, should the site to the west come forward, between housing areas.
Conclusion	Qualifies for Local Green Space designation

Land in front of Debenham High School



Site Details	
Description and purpose	Agricultural land
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions but has been included in Mid Suffolk SHLAA
Area	2.9 ha
Ownership	Private
NPPF Criteria Assessment	
Close to the community it services	Open land on edge of village within 800 metres of most homes
Public access	No public access
Ecologically significant	None
Historically significant	No historical significance
Demonstrably special to a local community and holds a particular local significance	Provides an important open area adjoining housing development but is not defined by any boundaries.
Local in character and is not an extensive tract of land	Part of an extensive tract of open countryside.
Conclusion	Does not qualify for Local Green Space designation



The open fields to the south of the Butts, looking towards the High School from the Butts.

Land to the North of the village, opposite to the primary school



Site Details	
Description and purpose	Agricultural land
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions but has been included in Mid Suffolk SHLAA
Area	2.5 ha
Ownership	Private
NPPF Criteria Assessment	
Close to the community it services	Open land on edge of village within 800 metres of most homes
Public access	No public access
Ecologically significant	None
Historically significant	No historical significance
Demonstrably special to a local community and holds a particular local significance	Provides an important open area adjoining the village and rising up away from the road.
Local in character and is not an extensive tract of land	Defined by hedgerow boundaries but not of any distinct local character.
Conclusion	Does not qualify for Local Green Space designation

Land to South of Debenham, bordering the Ipswich Road



Site Details	
Description and purpose	Agricultural land
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions but has been included in Mid Suffolk SHLAA
Area	3.8 ha
Ownership	Private
NPPF Criteria Assessment	
Close to the community it services	Open land on edge of village within 800 metres of most homes
Public access	No public access
Ecologically significant	None
Historically significant	No historical significance
Demonstrably special to a local community and holds a particular local significance	Provides an important open area adjoining the village.
Local in character and is not an extensive tract of land	Part of a larger tract of land with no distinct western boundary
Conclusion	Does not qualify for Local Green Space designation

Cross Green



Site Details	
Description and purpose	Village Green type space
Checklist	
Statutory designations	In Conservation Area with Grade II* Listed Building at southern end
Site allocations	Visually Important Open Space (1998 Local Plan)
Planning permissions	No outstanding planning consent
Area	0.05 ha
Ownership	Parish Council?
NPPF Criteria Assessment	
Close to the community it serves	At centre of the village within 800m of the majority of homes
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	Grade II* listed building at southern end of Green. Centrally located in Conservation Area providing the setting for a number of listed buildings.
Demonstrably special to a local community and holds a particular local significance	Focal point in the centre of the village providing a bench and telephone kiosk and a gathering place for many residents. Flanked on one side by a number of listed buildings.
Local in character and is not an extensive tract of land	Small roadside green that is at the centre of the village and adds to the distinct character of this area.
Conclusion	Qualifies for Local Green Space designation

Saxon Close



Site Details	
Description and purpose	Amenity Open Space and Flood Park
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding Planning permissions
Area	0.8 ha
Ownership	Mid Suffolk DC
NPPF Criteria Assessment	
Close to the community it services	Located on south-western edge of village on edge of recent housing development.
Public access	Open access for general use. Site contains pond for surface water run-off and management.
Ecologically significant	Not known
Historically significant	No historical significance
Demonstrably special to a local community and holds a particular local significance	Provide an important open area for adjoining housing development.
Local in character and is not an extensive tract of land	Part of designed network of open space within this development.
Conclusion	Qualifies for Local Green Space designation