

SPROUGHTON NEIGHBOURHOOD GREEN SPACES ASSESSMENT



LOCAL GREEN SPACE ASSESSMENT

**Prepared by Sproughton Neighbourhood
Plan Sub-Committee**

Rhona Jermyn

August 2022

Updating and reviewing this document should take place yearly in conjunction with recent planning applications. The updated document should be approved by the Parish Council and submitted onto the Parish Council Website for public access. It may be appropriate to update more regularly given the numerous planning applications within the parish.

Records:

Date of review	Approval by PC date	Updated PC Website	SPC Chair
April 20 2021			
July 26 2022	Removal on non-conforming areas as a result of community involvement		Approved July 2022
Removal	Holiday Inn – does not fit criteria		
Removal	Landbridge – removal request from Landbridge		
Removal	Green triangle by The Shed/ Swimming pool – does not fit criteria.		
Removal	Stella Maris – does not fit criteria		
Removal of additional information	Information to be retained in a separated document		
August 10 2022	General updates on formatting	October 2022	Approved August 2022

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1. Introduction

The parish of Sproughton has a number of 'green spaces' that are either on the outskirts of the parish or have been incorporated into the fabric of the parish as developments have occurred. Paragraphs 101 and 102 of the National Planning Policy Framework (NPPF 2021) identify the possibility of identifying green spaces that meet certain characteristics as "Local Green Spaces". This report provides an assessment of the green spaces in the parish against the criteria in paragraph 102 in order to support the designation of local green spaces in the emerging Neighbourhood Plan.

2. NPPF Context

The relevant paragraphs of the NPPF state:

101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.

102. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves: and*
- 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.*

3. The Identified Green Spaces

An on-site appraisal of potential green spaces in the parish undertaken by members of the Neighbourhood Plan Working Group identified the following list of green spaces in different zones of the parish.

Sport and recreation facilities are not included in the assessment as they protected by a separate policy in the Neighbourhood Plan.

Appraisal zones

Village Green Spaces:

1. Millennium Green
2. Parish Square
3. Sproughton Court
4. Glebe Close
5. Gipping Way
6. Gorse Field Close and Ladder Field, Church Lane
7. Oak Triangle by Manor Lodge, Lower Street
8. Allotments
9. Ransome Close
10. Church of All Saints – Cemetery/Church Yard
11. Monks Gate
12. Land adjoining The Shed, High Street/Lower Street

Wooded Areas:

14. Chantry Cut Island
15. The Grove Wood
16. Oak Pit

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.

4. Community involvement

Community engagement was made during May 2022 where each of the areas was contacted explaining the criteria and welcoming their views, explaining should they find that any details included in their listing that is incorrect then to please contact the Chair of the Neighbourhood Plan Working Group by 12th June.

There were subsequently two removed as they did not meet criteria namely:

- Holiday Inn, London Road
- Green triangle by The Shed/ Swimming pool
- Stella Maris

One removed as a request from the landowner.

- Landbridge, River's Court, High Street

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Village Green Spaces

1. Millennium Green



Site Details	
Description and purpose	Millennium Green, Lower Street
Checklist	
Are there any statutory designations?	Charity Commission website, there are some statutory designations for the Millennium Green. They are that [the Trustees shall maintain the Green]: " FOR THE BENEFIT OF THE INHABITANTS AND TO BE USED FOREVER AS AN AREA FOR INFORMAL RECREATION PLAY OR OTHER LEISURE-TIME OCCUPATIONS A MEETING AREA OR PLACE FOR COMMUNITY EVENTS" Quote from the Trust Deed.
Is the site designated for any purpose in the Local Plan?	Public green space for recreation
Are there any current planning permissions on the site?	No
What is the Site Area?	1.6ha
Who owns it?	Sproughton Millennium Green Trust (Charity No 1068475)
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, on edge of main village and close to church and other village amenities
Is there public access?	Yes, public access at all times. Public footpath runs along riverbank.
Is there any ecological significance?	The River Gipping is an important wildlife corridor
Is it historically significant?	Yes – Marks the Millennium
Is it demonstrably special to the local community and hold a particular local significance	Yes – parish events are regularly held on the space including village fete and bonfire night celebrations
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Bound on two sides by a road and on the third by River Gipping. The south-eastern boundary takes the form of a significant hedgerow.
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

2. Parish Square



Site Details	
Description and purpose	Parish Square
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	Public green space for recreation and the village Christmas Tree
Are there any current planning permissions on the site?	No
What is the Site Area?	0.04ha
Who owns it?	Suffolk County Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes
Is there any ecological significance?	Yes – 3 large mature Sweet Chestnut trees and the
Is it historically significant?	Yes
Is it demonstrably special to the local community and hold a particular local significance	Location for the Sroughton Village sign
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Distinct and contained area confined by roads and buildings
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

3. Sproughton Court



Site Details	
Description and purpose	Amenity Open Space adjoining residential development
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	Total area approx. 0.6ha
Who owns it?	Watkins Stewart & Ross, Ipswich, Solicitors Richard Hawkins, Ipswich, Property Managers
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, amenity open space for adjoining residents
Is there public access?	Yes for residents
Is there any ecological significance?	No
Is it historically significant?	Yes – built to house US servicemen for Wattisham Airbase & RAF Woodbridge
Is it demonstrably special to the local community and hold a particular local significance	Yes
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Self-contained amenity open space within village centre.
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

4. Glebe Close



Site Details	
Description and purpose	Amenity open space serving residents of Glebe Close
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	Comprises two areas in a small bungalow development total 0.05ha
Who owns it?	Babergh District Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, within Glebe Close
Is there public access?	Yes
Is there any ecological significance?	No
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes – visible to most houses in the close.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes, wholly within the Glebe Close and self-contained.
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

5. Gipping Way



Site Details	
Description and purpose	Amenity open space serving Gipping Way
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.14ha
Who owns it?	Babergh District Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes
Is there any ecological significance?	No
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes – Visual aspect from 26 homes that surround it.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes, self-contained amenity space
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

6. Gorse Field Close and Ladder Field, Church Lane



Site Details	
Description and purpose	Amenity open space and play area
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.63
Who owns it?	Bennett PLC
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, adjoins the new housing and also close to properties on Church Road
Is there public access?	Yes
Is there any ecological significance?	Contains several significant oak trees
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes – self-contained and defined as part of recent housing development
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

7. Oak Triangle by Manor Lodge, Lower Street



Site Details	
Description and purpose	Oak triangle by Manor Lodge, Lower Street
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.01ha
Who owns it?	Sproughton Manor
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes
Is there any ecological significance?	Yes – Mature Oak Tree on the site
Is it historically significant?	Entrance to Grade II listed Sproughton Manor and Manor Lodge
Is it demonstrably special to the local community and hold a particular local significance	Yes – forms recognisable gateway to historic village centre
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes, self-contained area
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

8. Allotments



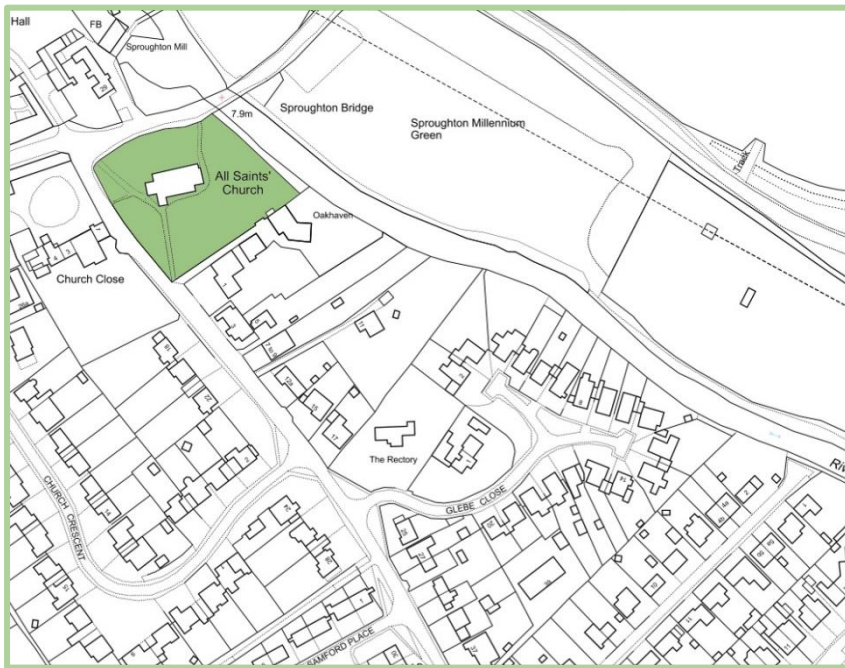
Site Details	
Description and purpose	Parish Allotments, Corner of Burstall Lane and Loraine Way
Checklist	
Are there any statutory designations?	Statutory allotments
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	1.3ha
Who owns it?	Felix Thornley Cobbold Agricultural Trust (FTCAT)
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, on edge of village centre
Is there public access?	Yes
Is there any ecological significance?	No
Is it historically significant?	Yes – On this site for over 50 years
Is it demonstrably special to the local community and hold a particular local significance	Yes
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes – self-contained area
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

9. Ransome Close



Site Details	
Description and purpose	Amenity open space at Ransome Close
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.04h
Who owns it?	Unknown Think its BDC
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes
Is there any ecological significance?	No
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Provides an important green space in front of dwellings in Ransome Close
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	0.04h
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

10. Church of All Saints – Cemetery/Church Yard



Site Details	
Description and purpose	Churchyard of All Saints' Parish Church
Checklist	
Are there any statutory designations?	County Wildlife Site Church is Listed Grade II*
Is the site designated for any purpose in the Local Plan?	Area of Visual or Recreational Amenity (2006 Local Plan)
Are there any current planning permissions on the site?	No
What is the Site Area?	0.5ha
Who owns it?	The Diocese of St Edmundsbury and Ipswich
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes
Is there any ecological significance?	County Wildlife Site
Is it historically significant?	Yes – Church is Grade II*
Is it demonstrably special to the local community and hold a particular local significance	Yes – important to many families in the parish.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Self-contained area bounded by churchyard walls.
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

11. Monks Gate



Site Details	
Description and purpose	Green entrance into Monks Gate
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.073ha
Who owns it?	Unknown
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes BUT THERE ARE SIGNS SAYING PRIVATE ROAD?
Is there any ecological significance?	Potentially as it next to a wooded area
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	First green open space into the village from the South.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

12. Land adjoining The Shed, High Street/Lower Street



Site Details	
Description and purpose	Small green opposite the Wildman pub and Village Square
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.01ha
Who owns it?	Suffolk County Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes
Is there any ecological significance?	No
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes – combined with the Parish Square (opposite) it forms an important focal point in the village
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

Wooded Areas

13. Chantry Cut Island site



A new nature reserve at Sproughton is being delivered as part of the overall redevelopment of the former sugar factory site. It forms part of the overall wildlife mitigation package required.

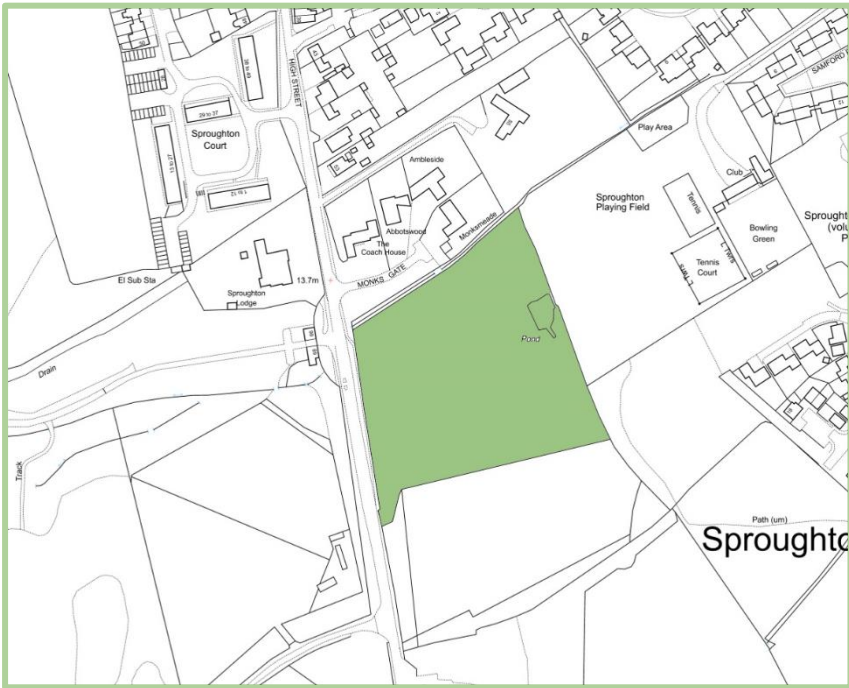
The Greenways Project is looking after the area on behalf of Ipswich Borough Council and they have been carrying out some habitat management work in 2021/22, as part of a management plan that was produced in 2019.

The area is about 15 hectares in total with about half on the 'island' between the two courses of the River Gipping (which will not be publicly accessible to avoid disturbance of important species and safety issues around ponds and lakes), and half north of the river, including the river path from the edge of Ipswich out to the A14 bridge.

The site will be managed as a mosaic of ponds, lakes, and wetland along with open grassland, scrub and developing woodland – maximising habitat diversity to suit as many species as possible. It is hoped to formalise the dedication of the site as a Local Nature Reserve (LNR) by legal agreement between Babergh DC and Ipswich Borough Council, as part of delivering the agreed management plan. This designation will protect the site in perpetuity.

Site Details	
Description and purpose	Chantry Cut Island
This is still part of the old Sugar beet site that is now Sproughton Enterprise Park (or Eastern Gateway) as is the river path along the Gipping Valley into Ipswich. Part of the planning policies for this site required that the island site was maintained as a nature area and it has been put into the hands of IBC Greenways project who are managing the river path, river valley either side of it and the island site which they want to turn into a restricted access nature reserve.	
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	Yes – Policy EM04 Babergh Local Plan 2006 identifies it as a “Natural Area” and a Special Landscape Area. Both designations are removed in the submission Joint Local Plan (Nov 2020).
Are there any current planning permissions on the site?	No
What is the Site Area?	9.1ha
Who owns it?	Ipswich BC who bought it as part of the Sproughton Enterprise Park site.
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – Residents in Sproughton Village and Hadleigh Road Community are able to access via river footpath.
Is there public access?	Currently yes, but being developed as a restricted access
Is there any ecological significance?	Yes - being managed to create a local nature reserve.
Is it historically significant?	Yes – Saxon SPT 069 - A comb was found with a circle design, possibly Anglo Saxon on a field near the Sugar Beet Factory - Suffolk Heritage Explorer
Is it demonstrably special to the local community and hold a particular local significance	Yes
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	It is over 2.5 hectares but is distinct and self-contained being an island site.
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

14. The Grove Wood



Site Details	
Description and purpose	The Grove – East of High Street._
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	1.56ha
Who owns it?	(26.11.2007) Proprietor: D B McAdoo, Florida, USA D M Pierson, Kentucky, USA R L Stacpoole, Reading or Camberley T J Stacpoole, Cazals, France.
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes – Although private land
Is there any ecological significance?	Yes – Connected to the wildlife corridor, Chantry and Abbey Oaks
Is it historically significant?	Yes – Site of a significant house The Grove – Demolished due to a fire
Is it demonstrably special to the local community and hold a particular local significance	Yes
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes – self-contained and defined woodland
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

15. Oak Pit



Site Details	
Description and purpose	Oak Pit – wooded area off Church Road
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.5ha
Who owns it?	Babergh District Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, adjoins housing to the north
Is there public access?	Yes
Is there any ecological significance?	Yes – areas of rough grassland and 3 notable oak trees. Stream along northern boundary
Is it historically significant?	Yes – suspected ancient gravel pit
Is it demonstrably special to the local community and hold a particular local significance	Yes
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Qualifies for Local Green Space designation

Appendix 1: Key reference documents

Alison Farmer Associates

- Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich July 2018
Landscape Assessment
- Sproughton Neighbourhood Plan Landscape Assessment Feb 2021

AECOM

- Sproughton Design Codes March 2021

Babergh District Council

- Open Space Assessment: Ethos Environmental Planning Ltd
- Babergh and Mid Suffolk Open Space Assessment May 2019
- Babergh and Mid Suffolk Open Space Assessment Online Mapping May 2019

Mrs Doreen Bradbury – Sproughton Archivist

Historic England

National Heritage List for England

Sproughton Parish Council

Reference documents on Village Website

Letter to Parishioners

Appendix 2: Letter to landowners



To whom it may concern,

You may know that the Sproughton Neighbourhood Plan team have been collecting and collating information from parishioners. We have arrived at a draft stage of the Plan and part of the evidence base that informs the policies is a Local Green Space Document 2021 - 2036. This is available for viewing on our [web-site](http://sproughton.onesuffolk.net/neighbourhood-plan/reference-documents/):

<http://sproughton.onesuffolk.net/neighbourhood-plan/reference-documents/>

The designation of land as a Local Green Space (LGS) through Local and Neighbourhood Plans allows communities to identify and protect green areas of particular importance to them, these Spaces are often important to the village/parish setting and may include community use.

What are the implications of owning a Local Green Space? Designating the green area as Local Green Space would give it protection consistent with that of Green Belt, but otherwise there are no restrictions or obligations on landowners.

The Neighbourhood team would welcome your views on this, and we would appreciate hearing from you. Should you find that any details included in your listing that is incorrect then please contact the Chair of the Neighbourhood Plan Mrs Rhona Jermyn by email at sproughtonneighbourhoodplan@gmail.com or by post at Sproughton Parish Council, Neighbourhood Plan, Tithe Barn, Sproughton, IP8 3AA by 12th June.

The draft Neighbourhood Plan will be submitted to Babergh District Council in the coming months at which time they will undertake a further consultation on it and then you will have a further opportunity to comment. If you wish to be notified when we submit the Neighbourhood Plan to Babergh District Council, please provide your details to the contact above.

Yours faithfully