

BOTESDALE &  
RICKINGHALL

# NEIGHBOURHOOD PLAN

2017-2036



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RICKINGHALL  
NEIGHBOURHOOD  
PLAN

## LOCAL GREEN SPACE ASSESSMENT

January 2019

Prepared by Botesdale and Rickingham Parish Councils

## INTRODUCTION

The parishes of Botesdale and Rickingham have a number of '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*

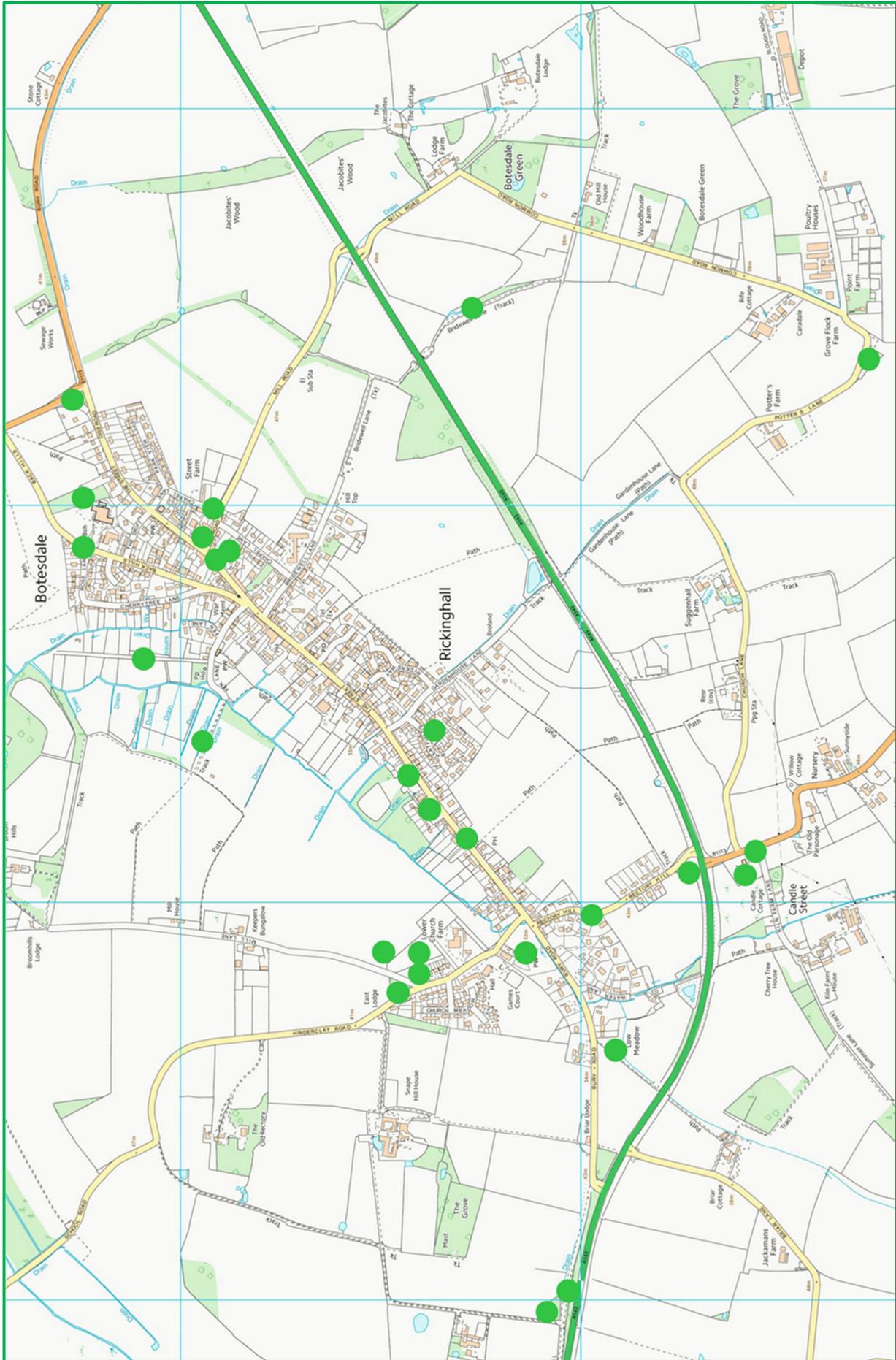
This paper provides an assessment of the green spaces in the village against the criteria in paragraph 77 in order to support the designation of local green spaces in the emerging Botesdale and Rickingham, Neighbourhood Plan.

### The Identified Green Spaces

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

- 1 The Horse Pond or Watering Triangle
- 2 Wood next to Primary School
- 3 Botesdale Knoll
- 4 Anti-tank trap and verges, Mill Road, Botesdale
- 5 Green Lane, off Fen Lane, Botesdale
- 6 Fen Lane and verges towards Broomhills
- 7 The Marl Pits
- 8 Millers Orchard, off Mill Road, Botesdale
- 9 Hedge and Verge, opposite Hamblyn House, The Street, Botesdale
- 10 Grass Verge adjoining and opposite Parkview Chapel, Botesdale
- 11 Grass Verge by Chapel of Ease, Crown Hill, Botesdale
- 12 Grass Verges by Toll House, Diss Road, Botesdale
- 13 Low Meadow, Rickingham
- 14 Wherry Land, Rickingham
- 15 Northfield Wood, off Mill Lane, Rickingham
- 16 Green space by the Chestnuts, formerly Accommodation Meadow, Rickingham
- 17 Hedge and grass verge south west of The Old White Horse, Rickingham
- 18 Rickingham Superior Triangle, Rickingham
- 19 Ryders Way Green Space, Rickingham
- 20 Snape Hill, Rickingham
- 21 Hinderclay Road grass verges, Rickingham
- 22 Woodland on corner of Hinderclay Road and Mill Lane, Rickingham
- 23 Hedges and grass verges on Rectory Hill, Rickingham
- 24 Green verge outside Rickingham Street, Rickingham
- 25 Front of Jubilee House, The Street
- 26 Wood at Snape Hill
- 27 Junction of Rectory Hill and A143
- 28 Former Air Observation Post
- 29 Churchyard, St Mary's Church, Rickingham Inferior
- 30 The graveyard St Mary's Church, Rickingham Superior
- 31 Wheatfields amenity space
- 32 Allotments off Mill Lane, Rickingham
- 33 Churchyard of Chapel of Ease Botesdale

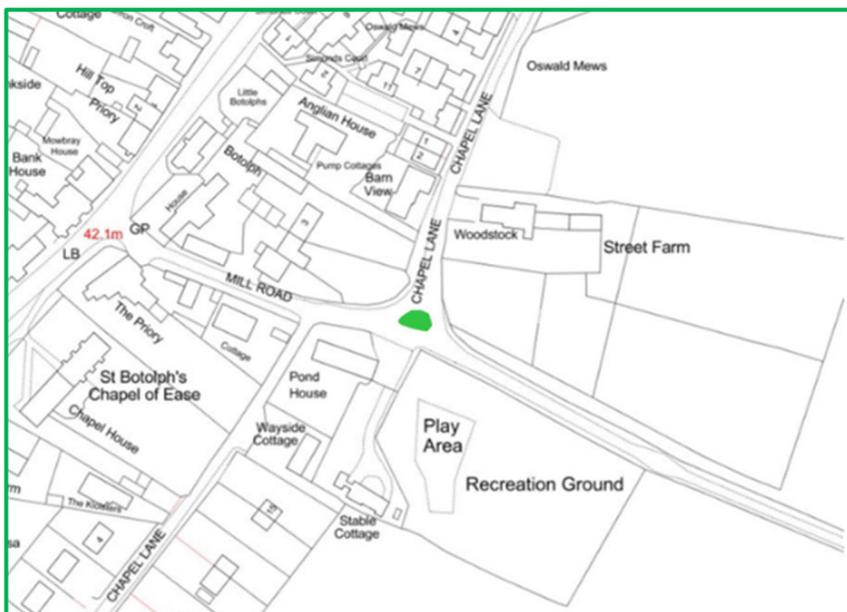
# Assessed Sites Locations



## Appraisal

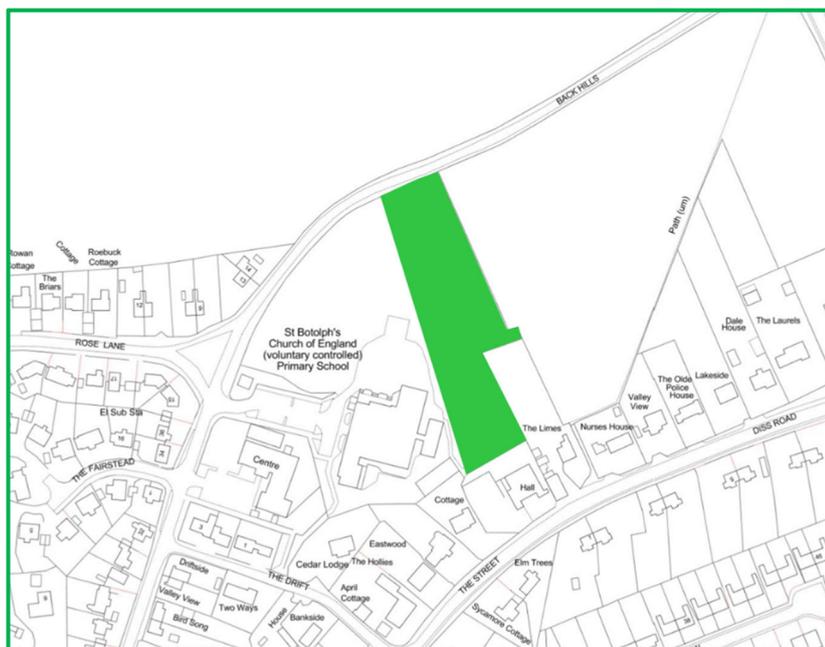
The following pages provide a detailed assessment of the identified spaces to ascertain whether they conform with the Local Green Space definition of the NPPF.

# 1 The Horse Pond or Watering Triangle



Site Details	
Description and purpose	Remains of green, filled in pond in the form of a triangle on junction of Mill Road and Chapel Lane
Checklist	
Are there any statutory designations?	Unknown
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?	Approx 30 square metres
Who owns it?	County Highways??
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, on the edge of Botesdale giving access to Chapel Lane.
Is there public access?	Yes
Is there any ecological significance?	None known
Is it historically significant?	Yes – site of ancient horse pond
Is it demonstrably special to the local community and hold a particular local significance	Yes – the green triangle maintains the rural feel at the entrance to the village, relates to the agricultural heritage of the village and maintains a traditional Suffolk end to the minor and narrow road of Chapel Lane
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes, it is a local characteristic of our rural heritage and helps to narrow the road to slow motor vehicles down as they enter the village.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 2 Wood next to Primary School



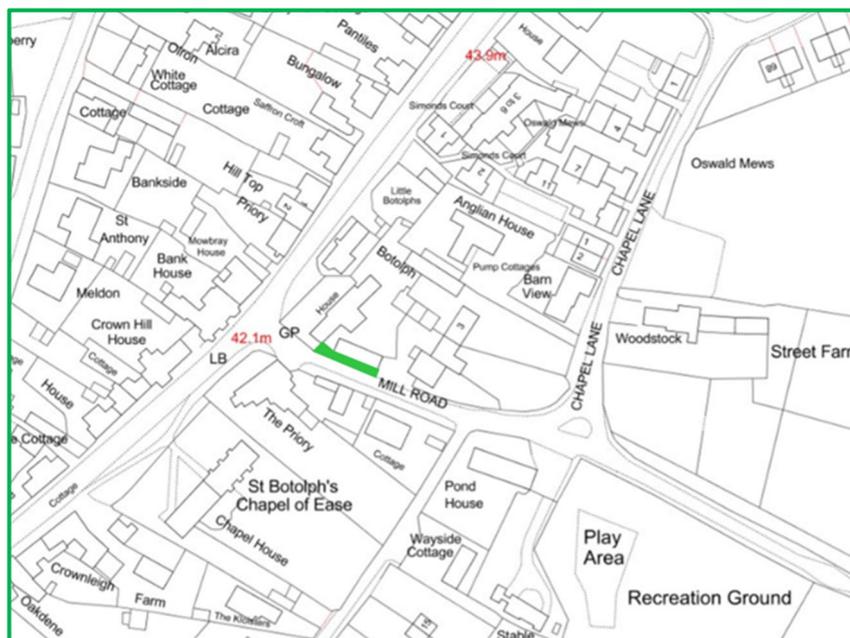
Site Details	
Description and purpose	Wood next to Primary School
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	Planning permission has been granted for housing on the adjoining site to the east that requires, through a S106 Agreement, for the woodland to be gifted to the Parish Council for community and education use.
What is the Site Area?	0.5 hectares
Who owns it?	Being transferred to Parish Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, next to the primary school and Botesdale village hall
Is there public access?	Yes
Is there any ecological significance?	Mature wood, wildlife. It is used as an educational resource by the pre-school and the primary school.
Is it historically significant?	None known
Is it demonstrably special to the local community and hold a particular local significance	Yes – it is used by the pre-school and the school and has marked the boundary of the end of the settlement area.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes, it is used as a community resource by the pre-school and school.
Conclusion: Meets LGS criteria?	Meets LGS criteria

### 3 Botesdale Knoll



Site Details	
Description and purpose	Botesdale Knoll – Green triangle on junction of Back Hills and Rose Lane
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?	
Who owns it?	County Highways?
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, it is on the edge of Botesdale
Is there public access?	Yes
Is there any ecological significance?	Wild Flowers present
Is it historically significant?	Yes – forms green gateway to the village arriving up Back Hills
Is it demonstrably special to the local community and hold a particular local significance	Yes – the knoll / green triangle maintains the rural feel at the entrance to the village, relates to the agricultural heritage of the village and maintains a traditional Suffolk end to the minor/ narrow road Back Hills.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes, it is a local characteristic of our rural heritage and helps to narrow the road to slow motor vehicles down as they enter the village.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 4 Anti-tank trap and verges, Mill Road, Botesdale



Site Details	
Description and purpose	Anti-tank trap block & verges next to Street Farmhouse, Mill Road, Botesdale
Checklist	
Are there any statutory designations?	Unknown
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?	Minimal (narrow verge)
Who owns it?	Street Farmhouse?
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, on Mill Road, just down from the junction with The Street.
Is there public access?	Yes
Is there any ecological significance?	None known.
Is it historically significant?	Yes – 2 <sup>nd</sup> WW block with green verges
Is it demonstrably special to the local community and hold a particular local significance	Yes – the block is a reminder for all those who pass it that the second world war also happened in rural Suffolk and is part of the historic fabric of the village.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes- it is the only one in the village, there was a pill box in Rickinghall Street which has been lost.
Conclusion: Meets LGS criteria?	Would be better to designate as a Local Heritage Asset. Does not meet LGS criteria

## 5 Green Lane, off Fen Lane, Botesdale



Site Details	
Description and purpose	Green Lane off Fen Lane
Checklist	
Are there any statutory designations?	Public Footpath
Is the site designated for any purpose in the Local Plan?	Within Special Landscape Area
Are there any current planning permissions on the site?	No
What is the Site Area?	Minimal
Who owns it?	Not known
NPPF Criteria Assessment	
Is it close to the community it services?	Yes on the edge of Botesdale and Rickinghall Inferior
Is there public access?	Yes. Public Footpath
Is there any ecological significance?	Yes species rich hedgerow, wildlife
Is it historically significant?	Yes as part of the historic fen landscape
Is it demonstrably special to the local community and hold a particular local significance	Wildlife corridor, used by the community for walks and part of the fen landscape on which Botesdale & Rickinghall until recent times as a source of fuel.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes, it is a part of the fen landscape which all three villages have boundaries with, giving the different villages access to the resources of the fen.
Conclusion: Meets LGS criteria?	Public Footpath and not a green space within the meaning of the NPPF. Does not meet LGS criteria

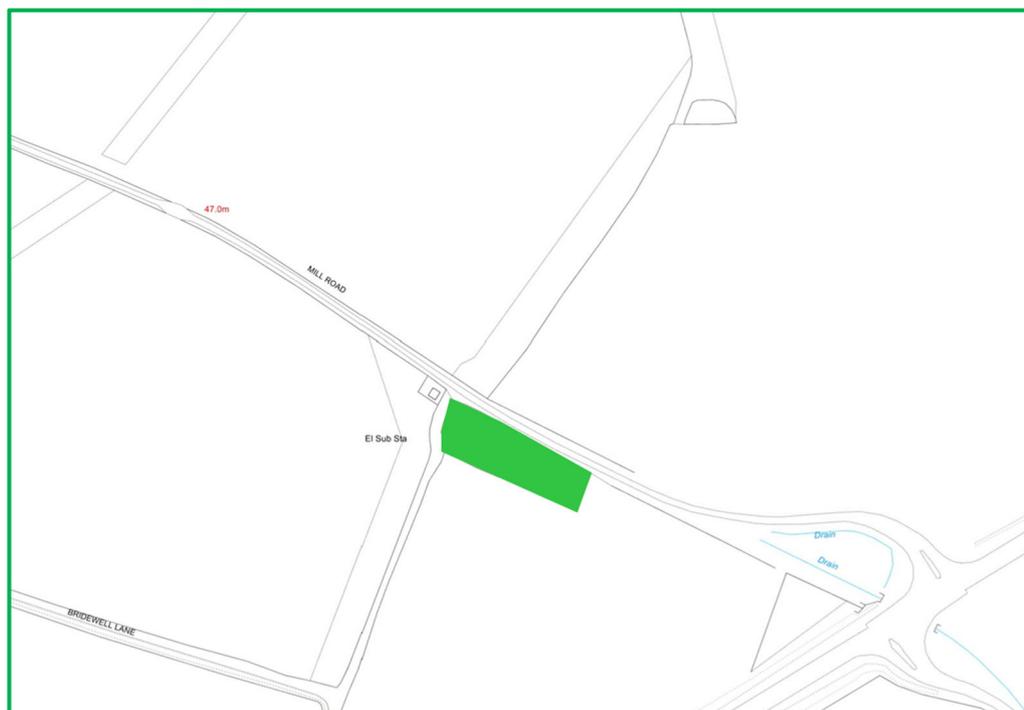


## 7 The Marl Pits



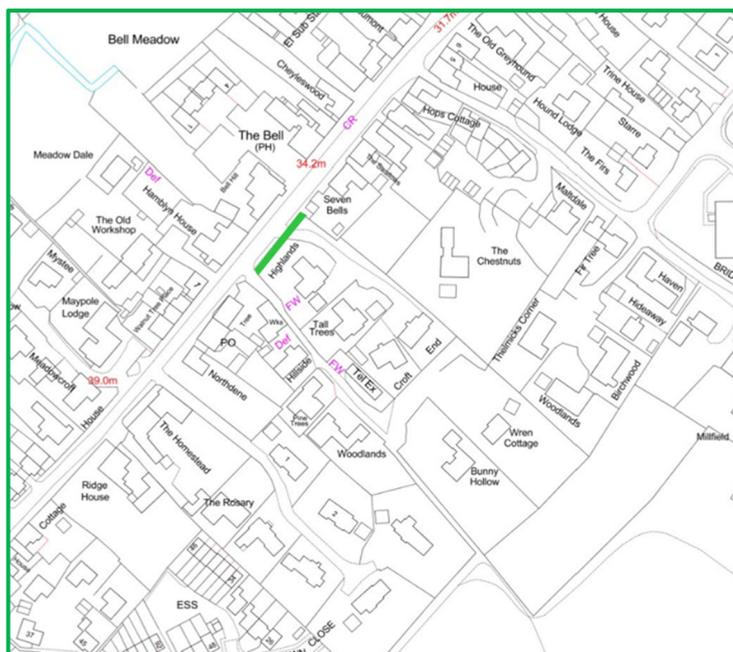
Site Details	
Description and purpose	The Marl Pits – Historic pits dug for the extraction of marl in the 19 <sup>th</sup> century.
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.07 hectares
Who owns it?	Botesdale PC
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – 1/3 mile continue up the green lane that comes from Bridewell Lane
Is there public access?	Yes – Public byway runs through it
Is there any ecological significance?	Yes - ponds have formed in the pits giving a variety of wildlife
Is it historically significant?	Yes – historic landscape for the extraction of marl in the 19 <sup>th</sup> century???
Is it demonstrably special to the local community and hold a particular local significance	Yes, it is a local landmark of industrial heritage that forms a boundary to the green lane crossing Botesdale Common from Bridewell Lane.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes - the marl pits form a delightful and unusual landscape when walking out of Botesdale via Bridewell Lane.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 8 Millers Orchard, off Mill Road, Botesdale



Site Details	
Description and purpose	Millers Orchard, off Mill Road Botesdale
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?	0.2 hectares
Who owns it?	BARWOODS
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – 1/3 mile along Mill Road from village centre
Is there public access?	Yes
Is there any ecological significance?	Yes- historic orchard species
Is it historically significant?	Yes – orchard of former Mill on Botesdale Common dating back to the 19 <sup>th</sup> century ??
Is it demonstrably special to the local community and hold a particular local significance	Yes – the historic fruit trees have been preserved by BARWOODS who are working to continue the life of the orchard.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes, it relates directly to the agricultural heritage of Botesdale and the Mill which served the local population in the 19 <sup>th</sup> century.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 9 Hedge and Verge, opposite Hamblyn House, The Street, Botesdale



Site Details	
Description and purpose	Hedge and grass verge Botesdale Street opposite Hamblyn House, Botesdale
Checklist	
Are there any statutory designations?	Within Conservation Area
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?	Minimal
Who owns it?	Not known
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, it is a green edge to the Street in Botesdale.
Is there public access?	It can be accessed from the pavement.
Is there any ecological significance?	No.
Is it historically significant?	Yes – last remaining hedge on The Street in Botesdale, which means the rural feel of the village is maintained in the heart of the built-up area.
Is it demonstrably special to the local community and hold a particular local significance	Yes, as the last remaining hedge on The Street in Botesdale it is significant to retain the hedge and continue the rural nature in parts of The Street.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes – this is typical of the very rural feel of Botesdale and Rickinghall settlements.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 10 Grass Verge adjoining and opposite Parkview Chapel, Botesdale



Site Details	
Description and purpose	Grass verge Botesdale Street by Parkview Chapel & opposite Parkview Chapel
Checklist	
Are there any statutory designations?	In Conservation Area.
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?	0.01 hectares
Who owns it?	Not known
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – within centre of village
Is there public access?	Yes
Is there any ecological significance?	None known
Is it historically significant?	Yes – retains rural character of the historic village in the built-up area and mirrors the green verges on the side of Crown Hill in Botesdale.
Is it demonstrably special to the local community and hold a particular local significance	Yes – by retaining green areas on the border of Rectory Road, the village retains the rural feel of the historic settlement.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes. Provides setting for Chapel
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 11 Grass Verge by Chapel of Ease, Crown Hill, Botesdale



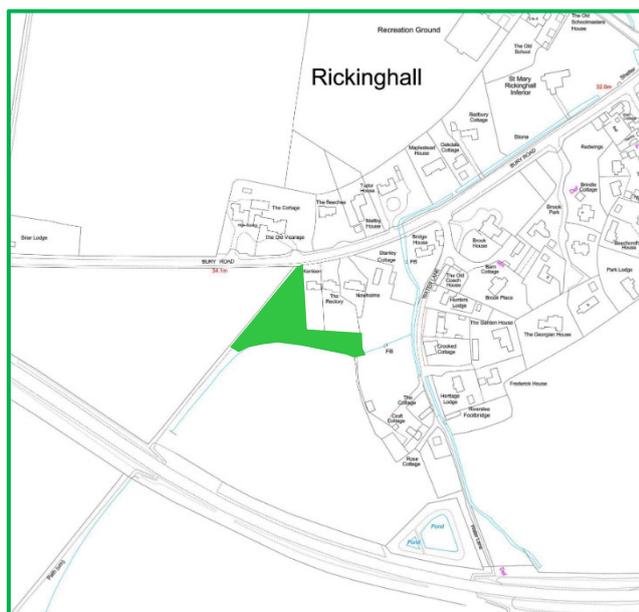
Site Details	
Description and purpose	Grass verge at Crown Hill by Chapel of Ease
Checklist	
Are there any statutory designations?	In Conservation Area. Chapel of Ease Grade II* listed building
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.4 hectares
Who owns it?	Not known
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – within centre of village
Is there public access?	Yes
Is there any ecological significance?	None known
Is it historically significant?	Yes – provides important green setting for Chapel of Ease
Is it demonstrably special to the local community and hold a particular local significance	Yes – by retaining green areas on the border of the wide street, the village retains the rural feel of the historic settlement.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes – enhances the view from the top of Crown Hill as the road goes down into the valley bottom and becomes built up with houses on both sides directly onto the Street.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 12 Grass Verges by Toll House, Diss Road, Botesdale



Site Details	
Description and purpose	Grass verges Diss Road by the Toll House
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?	Minimal
Who owns it?	County Highways?
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – grass verges by the Toll House Diss Road Botesdale.
Is there public access?	Yes
Is there any ecological significance?	None known
Is it historically significant?	Yes – retains rural character of the village at the gateway into the settlement area.
Is it demonstrably special to the local community and hold a particular local significance	Yes – by retaining green areas on the border of the wide street, the village retains the rural feel of the historic settlement, bringing the agricultural heritage into the built up area.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes – the grass verges are very important to maintain the rural nature of the villages, especially on Diss Road where the road is very wide.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 13 Low Meadow, Rickinghall



Site Details	
Description and purpose	Low Meadow – south east off Bury Road at the entrance to Rickinghall
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?	0.35 hectares
Who owns it?	Rickinghall PC
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, it is on the edge of Rickinghall Inferior settlement boundary
Is there public access?	Yes
Is there any ecological significance?	Yes it's a reserve for wildflowers and traditional hay meadow. Also has a Black Poplar
Is it historically significant?	Yes as a remaining historic water meadow.
Is it demonstrably special to the local community and hold a particular local significance	Memorial tree, ancient footpath through the water meadow that would have been typical of the area before industrial scale farming.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes, the small meadow field would have been typical of farming in the area in the 19 <sup>th</sup> century.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 14 Wherry Land, Rickinghall



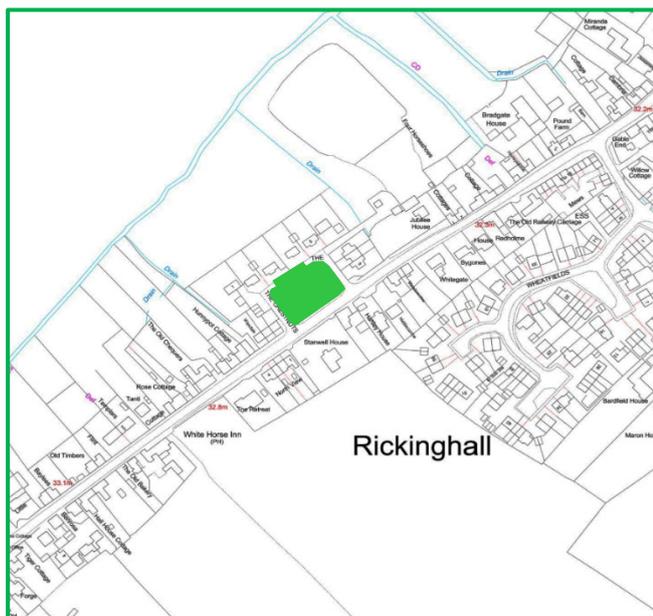
Site Details	
Description and purpose	Wherry Land
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.23 hectares
Who owns it?	Rickinghall PC
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, it is on the corner of Hinderclay Road and Mill Lane in Rickinghall.
Is there public access?	Yes
Is there any ecological significance?	Small nature reserve providing grass habitat.
Is it historically significant?	None known.
Is it demonstrably special to the local community and hold a particular local significance	Yes- green space which enhances the rural character of Rickinghall near the entrance to the village.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes, a small plot on a corner so Mill Lane retains its rural nature right to the junction with Hinderclay Road.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 15 Northfield Wood, off Mill Lane, Rickinghall



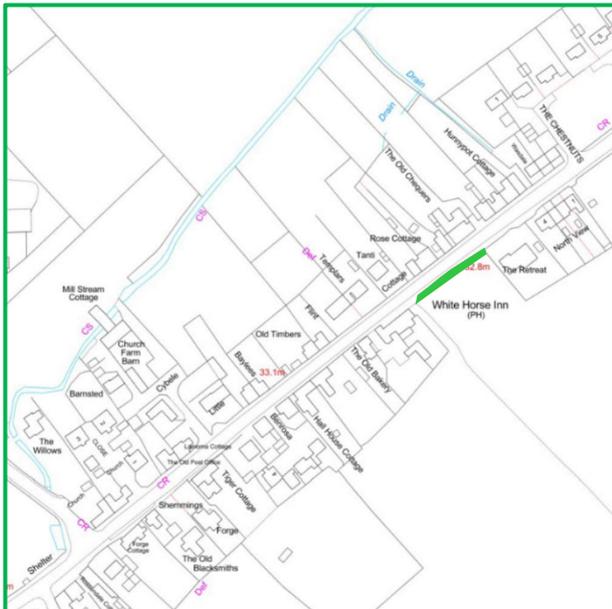
Site Details	
Description and purpose	Northfield Wood – off Mill Lane Rickinghall
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.44 hectares
Who owns it?	Rickinghall PC
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – it is next to the allotments to the south east of Mill Lane
Is there public access?	Yes
Is there any ecological significance?	Yes - recently planted Native Woodland
Is it historically significant?	None known
Is it demonstrably special to the local community and hold a particular local significance	Memorial tree and other trees planted by local group BARWOODS, with seating and used as a quiet space to enjoy nature by villagers.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes, it is developing resource for the village as the trees slowly grow.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 16 Green space by the Chestnuts, formerly Accommodation Meadow, Rickingham



Site Details	
Description and purpose	Green space by the Chestnuts, formerly Accommodation Meadow
Checklist	
Are there any statutory designations?	Within Conservation Area
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?	0.14 hectares
Who owns it?	Joint ownership by owners of houses
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, just to the North side of The Street in Rickingham.
Is there public access?	Yes
Is there any ecological significance?	Large Chestnut trees, hedge border onto The Street as well as green space/ lawn and fruit trees.
Is it historically significant?	Yes – formerly a field for dairy cows for Pound Farm just along the Street. The last meadow which was used for cows up to the 1970s ??
Is it demonstrably special to the local community and hold a particular local significance	Yes – it is well known in the community for the chestnut trees and as a local landmark and green space and retains the rural character of the historic village in the heart of the built-up area.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes it is a local landmark and is important as all other meadows that were within the settlement have been used for housing (Maypole Meadow, The Fairsted).
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 17 Hedge and grass verge south west of The Old White Horse, Rickinghall



Site Details	
Description and purpose	Hedge and grass verge South East side of Rickinghall Street by The Old White Horse
Checklist	
Are there any statutory designations?	Within Conservation Area
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?	Minimal
Who owns it?	Not known
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – it is a green edge to part of the The Street in Rickinghall.
Is there public access?	Yes, it can be accessed from the pavement
Is there any ecological significance?	Yes, a home for small birds and animals.
Is it historically significant?	Yes – last remaining hedge on the South East side of Rickinghall street, beyond which there are views to open countryside/ clay plateau. The countryside extending into the village, shows the integral nature of farming and village life as the villages have developed.
Is it demonstrably special to the local community and hold a particular local significance	Yes, a gap in the linear development of the street, bringing farming into the heart of the village shows both that the villages were once separate entities and the integral nature of farming and village life.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes the rural feel of the village is maintained in the heart of the built up area, as this demonstrates that the community exists because of the land and within the landscape of hills and shallow valleys.
Conclusion: Meets LGS criteria?	Not a green space as defined in the NPPF. Does not meet the LGS criteria

## 18 Rickinghall Superior Triangle, Rickinghall



Site Details	
Description and purpose	Rickinghall Superior Triangle – a green triangle on junction of B1113 and Candle 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?	Minimal
Who owns it?	County Highways?
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – by St Mary's Church serving Candle Street
Is there public access?	Yes
Is there any ecological significance?	None known
Is it historically significant?	Yes – entrance to the settlement area next to Rickinghall Superior Church
Is it demonstrably special to the local community and hold a particular local significance	Yes – the green triangle maintains the rural feel at the entrance to this part of the village, which is separated from the main settlement area by the A143 by pass. It maintains a traditional Suffolk end to the minor and narrow road of Candle Street.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes - it is a local characteristic of our rural heritage and helps to narrow the road to slow motor vehicles down as they enter Candle Street.
Conclusion: Meets LGS criteria?	Meets LGS criteria

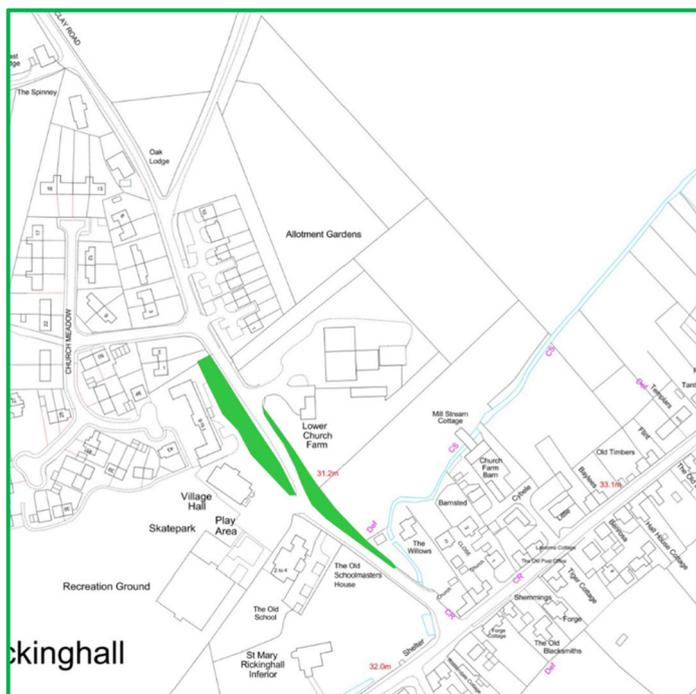


## 20 Snape Hill, Rickinghall



Site Details	
Description and purpose	Snape Hill
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?	Minimal, road verges
Who owns it?	County Highways?
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, 1/3 to 1/2 mile from entrance to built-up area of Rickinghall. Pedestrian access from built-up limited due to lack of footways.
Is there public access?	Yes
Is there any ecological significance?	Species rich historic hedgerows, woodland.
Is it historically significant?	Yes it was ancient common land before the enclosures of 18 <sup>th</sup> century (??) and was also the entrance to village through the 20 <sup>th</sup> century.
Is it demonstrably special to the local community and hold a particular local significance	Yes, substantial hedges providing cover for large and small animals and the main walk out to the hills to the south west of Rickinghall used by many residents.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes, it is a mixed woodland and hedged area which borders the old A143 which is no longer used. Walkers and cyclists make frequent use of this and it provides an un-farmed space for wildlife.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 21 Hinderclay Road grass verges, Rickinghall

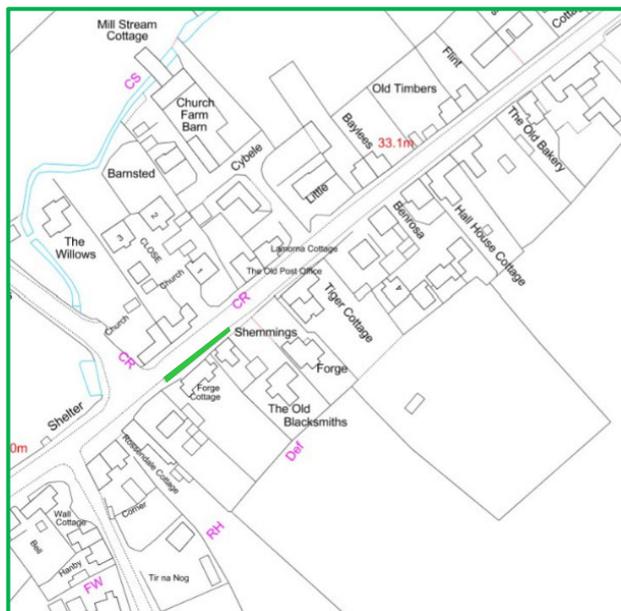


Site Details	
Description and purpose	Hinderclay Road grass verges
Checklist	
Are there any statutory designations?	In Conservation Area
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	Minimal. Grass verge
Who owns it?	Eastern side - County Highways Western side – County Highways and Mid Suffolk DC
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – on either side of Hinderclay Road.
Is there public access?	Yes
Is there any ecological significance?	None known
Is it historically significant?	Yes, green space gives the settlement the rural character around entrance to the village.
Is it demonstrably special to the local community and hold a particular local significance	Yes – by retaining green areas on the border of the wide street, the village retains the rural feel of the historic settlement.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Meets LGS criteria



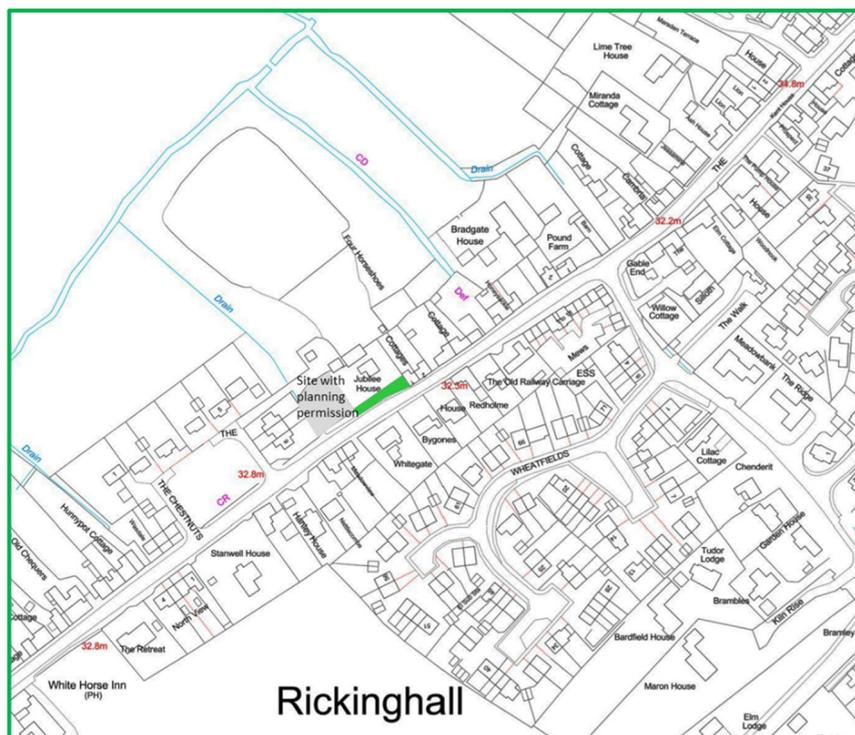


## 24 Green verge outside Rickinghall Street, Rickinghall



Site Details	
Description and purpose	Green verge outside of Rickinghall Street
Checklist	
Are there any statutory designations?	In Conservation Area
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?	Minimal
Who owns it?	County Highways?
NPPF Criteria Assessment	
Is it close to the community it services?	Yes. Within main built-up area
Is there public access?	Yes
Is there any ecological significance?	None known.
Is it historically significant?	Yes – retains the rural character of the village
Is it demonstrably special to the local community and hold a particular local significance	Yes – maintains the rural feel of the village as you walk or drive along the Street in Rickinghall.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 25 Front of Jubilee House, The Street



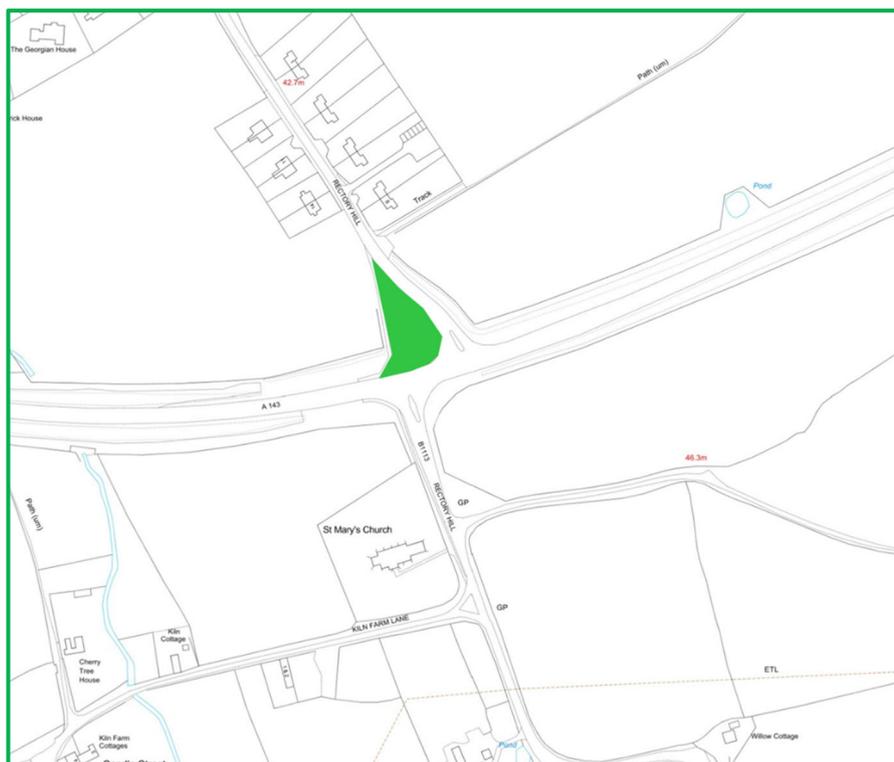
Site Details	
Description and purpose	Green verge in front of Jubilee House contains bench and public notice board
Checklist	
Are there any statutory designations?	In Conservation Area
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	Not on the site but land adjoining part of the space as permission for three dwellings with access gained across the verge.
What is the Site Area?	Minimal
Who owns it?	County Highways?
NPPF Criteria Assessment	
Is it close to the community it services?	Yes. Within main built-up area
Is there public access?	Yes
Is there any ecological significance?	None known.
Is it historically significant?	Yes – retains the rural character of the village
Is it demonstrably special to the local community and hold a particular local significance	Yes – maintains the rural feel of the village as you walk or drive along the Street in Rickinghall.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Part that will not be lost to development access (as identified on Plan above) meets LGS criteria

## 26 Wood at Snape Hill



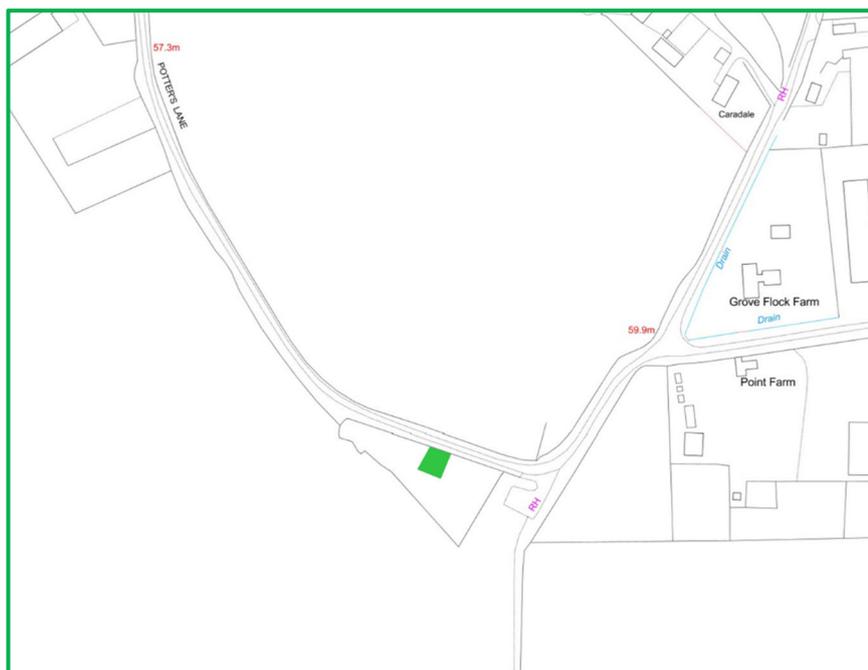
Site Details	
Description and purpose	Small wood at corner of Snape Hill and access to Snape Farm
Checklist	
Are there any statutory designations?	Covered by Tree Preservation Order
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.2 hectares
Who owns it?	Not known
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, 1/3 to 1/2 mile from entrance to built-up area of Rickinghall. Pedestrian access from built-up limited due to lack of footways.
Is there public access?	No
Is there any ecological significance?	None known.
Is it historically significant?	None known
Is it demonstrably special to the local community and hold a particular local significance	Yes, it is a mixed woodland and hedged area which borders the old A143 which is no longer used.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Lack of public access and demonstrable significance means that it does not meet Local Green Space criteria

## 27 Junction of Rectory Hill and A143



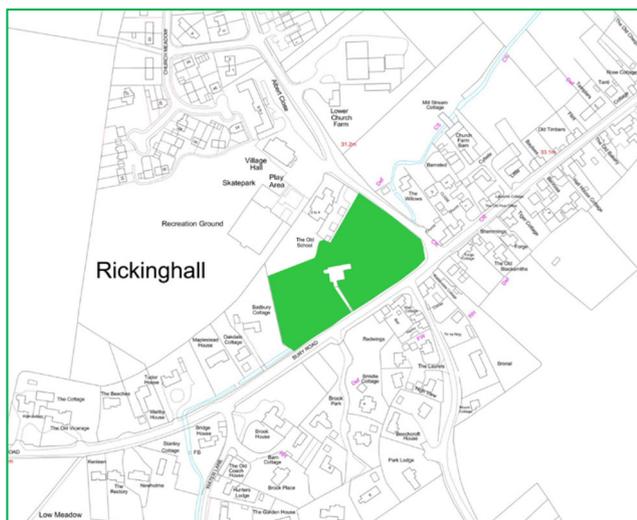
Site Details	
Description and purpose	Large open area created when A143 bypass was built
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.14 hectares
Who owns it?	County highways?
NPPF Criteria Assessment	
Is it close to the community it services?	On southern edge of main built-up area of the village
Is there public access?	Yes
Is there any ecological significance?	None known.
Is it historically significant?	None known
Is it demonstrably special to the local community and hold a particular local significance	Provides a significant open space at the gateway to 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?	Meets LGS criteria

## 28 Former Air Observation Post



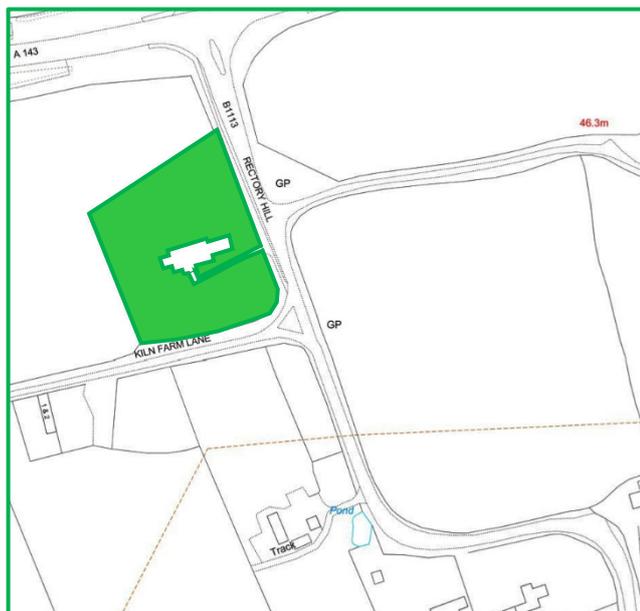
Site Details	
Description and purpose	Site of former Air Observation post
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.01 hectares
Who owns it?	??
NPPF Criteria Assessment	
Is it close to the community it services?	No. In remote part of the parish
Is there public access?	No
Is there any ecological significance?	None known.
Is it historically significant?	Used during World War II as an aircraft observation post. Since demolished. Plaque on verge to explain history.
Is it demonstrably special to the local community and hold a particular local significance	Not known
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Remote from the community and inaccessible. Does not meet the LGS criteria

## 29 Churchyard, St Mary's Church, Rickinghall Inferior



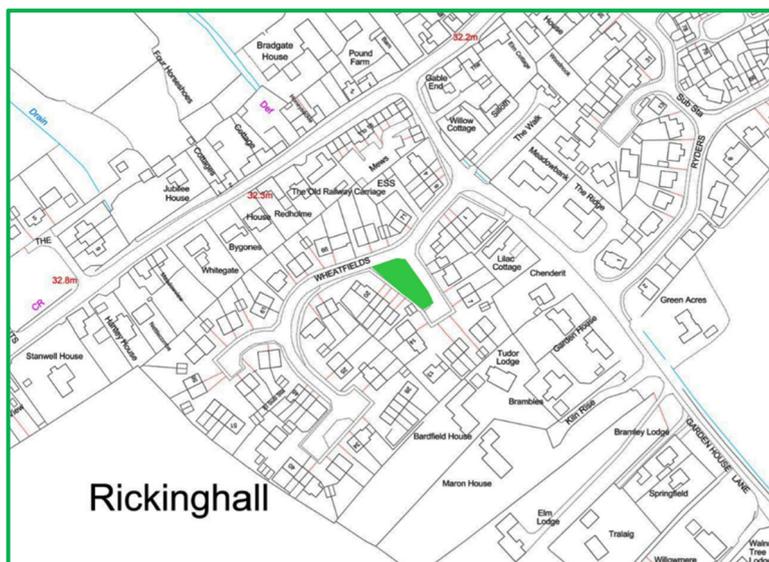
Site Details	
Description and purpose	Parish churchyard
Checklist	
Are there any statutory designations?	Church is a Listed Building. In Conservation Area
Is the site designated for any purpose in the Local Plan?	Visually Important Open Area
Are there any current planning permissions on the site?	No
What is the Site Area?	0.89 hectares
Who owns it?	Diocese of St Edmundsbury and Ipswich
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, central to village and easily accessible
Is there public access?	Yes
Is there any ecological significance?	Yes. Wild flowers, trees and wildlife habitats
Is it historically significant?	Yes, in the heart of the historic village of Rickinghall Inferior, the graveyard is in current use and is a serene space.
Is it demonstrably special to the local community and hold a particular local significance	Yes, both historic and contemporary, a place for quiet contemplation, a beautiful churchyard which provides a haven for birdlife, flowers and villagers.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 30 The graveyard St Mary's Church, Rickinghall Superior



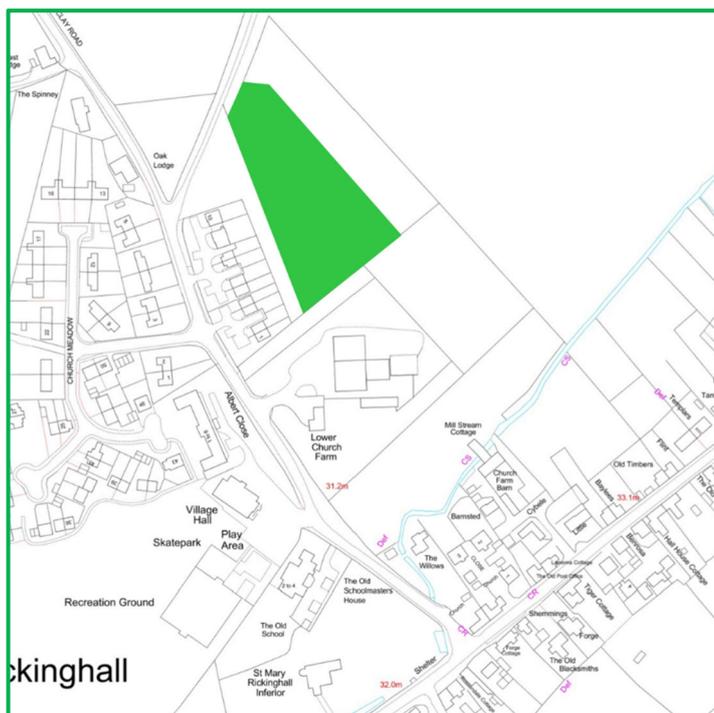
Site Details	
Description and purpose	Parish churchyard
Checklist	
Are there any statutory designations?	Church is a Listed Building.
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.54 hectares
Who owns it?	Diocese of St Edmundsbury and Ipswich ??
NPPF Criteria Assessment	
Is it close to the community it services?	Accessible but not close to the majority of residents
Is there public access?	Yes
Is there any ecological significance?	Yes. Wild flowers, trees and wildlife habitats
Is it historically significant?	Yes, in the heart of the historic village of Rickinghall Inferior, the graveyard is in current use and is a serene space.
Is it demonstrably special to the local community and hold a particular local significance	Yes, the church dates from the 14th century and is now in the care of the Churches Conservation Trust. The graveyard is not in current use and is a serene space with some listed tombs within it.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 31 Wheatfields amenity space



Site Details	
Description and purpose	Amenity open space at Wheatfields
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?	0.04 hectares
Who owns it?	Mid Suffolk DC?
NPPF Criteria Assessment	
Is it close to the community it services?	Amenity space serving residents of Wheatfields
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	No but it does enhance the setting of dwellings
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 32 Allotments off Mill Lane, Rickinghall



Site Details	
Description and purpose	Allotments
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?	0.64 hectares
Who owns it?	Parish Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes
Is there public access?	Yes
Is there any ecological significance?	Yes, planted with a variety of edible plants and flowers, offering some plant diversity for wildlife
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes, the allotments are fully occupied and are an integral part of the village, offering a reasonable space for people with small gardens to grow their own vegetables, salads and flowers.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Meets LGS criteria

### 33 Churchyard of Chapel of Ease Botesdale



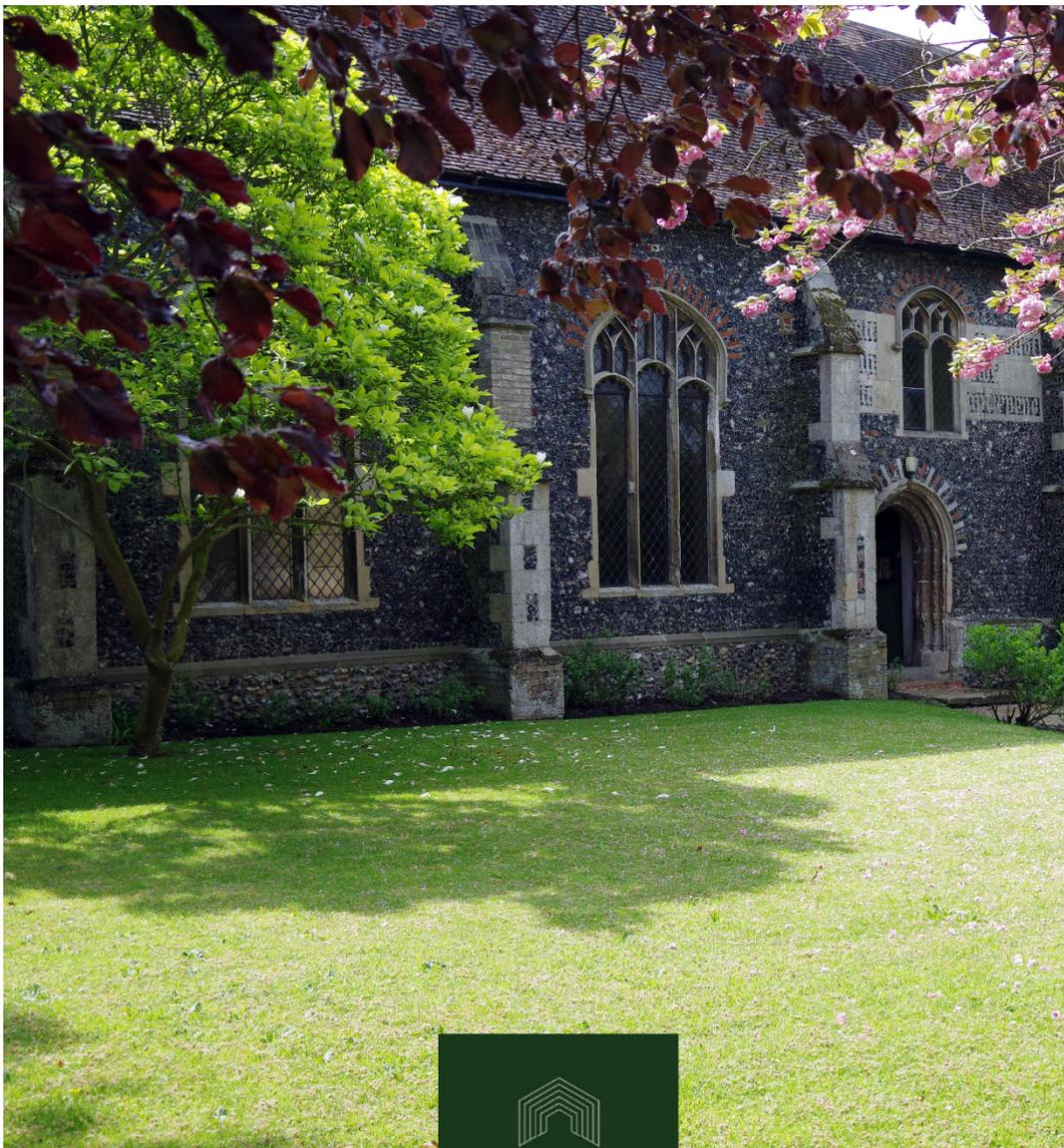
Site Details	
Description and purpose	Churchyard
Checklist	
Are there any statutory designations?	Curtilage of Grade II* Listed Building. In Conservation Area
Is the site designated for any purpose in the Local Plan?	No
Are there any current planning permissions on the site?	No
What is the Site Area?	0.07 hectares
Who owns it?	Not known
NPPF Criteria Assessment	
Is it close to the community it services?	Yes. Central to village
Is there public access?	Yes
Is there any ecological significance?	Yes grass area and trees providing an area for wildlife.
Is it historically significant?	Yes, grounds by the Chapel in the heart of the Botesdale.
Is it demonstrably special to the local community and hold a particular local significance	It provides a green space which residents and visitors can enjoy.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Meets LGS criteria



BOTESDALE &  
RICKINGHALL

# NEIGHBOURHOOD PLAN

2017-2036



BOTESDALE &  
RICKINGHALL  
NEIGHBOURHOOD  
PLAN

## LOCAL GREEN SPACE ASSESSMENT

Prepared by Botesdale and Rickinghall Parish Councils