

Local Green Space Appraisal and other designations



Woolpit Neighbourhood Plan

Local Green Space Appraisal

Woolpit village has several green spaces situated either within or on the outskirts of the built settlement. In the 1998 Local Plan some of these were designated as Visually Important Open Space (VIOS), to protect them from being developed. In the new Local Plan it seems likely that this designation will not survive; it is being replaced by a Local Green Space (LGS) designation, which is defined in paragraph 77 of the National Planning Policy Framework (NPPF), which 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; and
 - 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 Woolpit against paragraph of the NPPF in order to support the designation of Local Green Space in the emerging Woolpit Neighbourhood Plan.

Existing VIOS

[St Mary's Churchyard](#)

[Village Hall Playing Field](#)

[Sports Field](#)

[Lady's Well and enclosure](#)

[Meadows within the Conservation Area between Elmswell Road and the Old Rectory](#)

[Meadowlands meadow](#)

[Wooded ridge and grassed area adjacent to Wrights Way and Lower Broom Road](#)

[Grassed recreation space adjacent to Steeles Road](#)

Potential LGS

[Pump Garden](#)

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[Mitre Close green space](#)

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[Land within the Conservation Area north of Monks Close](#)

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[Paddock within the Conservation Area north of Drinkstone Road](#)

[Steeles Road garden](#)

[Woolpit School playing field](#)

[Allotments adjacent to Warren Lane](#)

[Millenium Garden](#)

[Graveyard adjacent to The Room](#)

The assessment of each site can be found in the following pages. Policy WPT12 lists the sites found to meet the criteria, and to be designated as Local Green Space.

Woolpit Neighbourhood Plan

Sports and Recreational Areas

The Sports Field and the Village Hall Playing Field, which are Visually Important Open Spaces under MSDC's 1998 Local Plan, are not designated as Local Green Spaces. Although they would qualify, designation as LGS might prevent expansion of sports facilities; therefore they are designated Sports and Recreational Areas. Policy WPT13 is intended to protect them from development unless particular conditions apply.

Woolpit School Playing Field has been added under this designation.

Areas of Special Landscape Quality

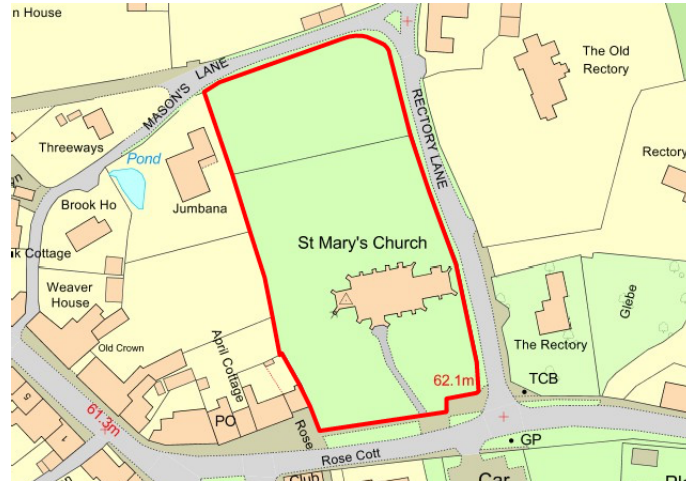
This designation will apply to certain areas in the parish to restrict development unless it can be shown to protect and enhance the special qualities of such areas, and harmonise with the rural landscape which is such an asset for the setting of Woolpit. Policy WPT14 details the restrictions. The Landscape Appraisal carried out by Alison Farmer & Associates supports the designation of these areas in its detailed assessment of landscape assets and the sensitivity to development of certain areas in Woolpit parish. The areas comprise:

- Woodland in the east of the parish, east of the line Warren Lane—Wood Road—Borley Green, north and south of the A14
- The valley of the Black Bourn river in the north-west corner of the parish
- Bishop Karney Green
- Westerly facing slopes south-west of Woolpit village, with views of Drinkstone Mills
- The land separating Woolpit village from the settlements of Woolpit Green and The Heath
- Glebe land outside the Conservation Area north of Old Stowmarket Road

Maps showing the location of designated areas within the parish can be found at the end of this document.

Woolpit Neighbourhood Plan

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 | 0.75 ha approx. |
| Ownership | Diocese of St Edmundsbury |

| 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 1 listed church within green space and central to conservation area. Grade II listed buildings enclose the village centre triangle adjoining the churchyard to the south-west. |
| Demonstrably special to a local community and holds a particular local significance | The church with its churchyard forms a focal point at the centre of the village. It has undoubted historical significance, and being within its own enclosure provides a level of tranquillity. |
| Local in character and is not an extensive tract of land | Together with the playing field opposite the churchyard forms a green heart adjacent to Woolpit's historic centre. On account of the surrounding houses and gardens there are limited views out, and iconic views inwards from north and south. It is not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space designation. |

Woolpit Neighbourhood Plan

Village Hall Playing Field



Site details

| | |
|--------------------------------|--|
| Description and purpose | Playing field beside the Village Hall. |
|--------------------------------|--|

Checklist

| | |
|-------------------------------|--|
| Statutory designations | In Conservation Area. |
| Site allocations | Visually Important Open Space (1998 Local Plan). |
| Planning permissions | No outstanding planning consent. |
| Area | 0.8 ha approx. |
| Ownership | Woolpit Parish Council. Leased to Woolpit Recreation Ground charity. |

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 | None. |
| Demonstrably special to a local community and holds a particular local significance | The major concentration of play equipment for children. Also has a basketball hoop and a 6-a-side goal for practice, and a teenage shelter. A well-used public recreational amenity. The Millenium Garden at the south-east corner is designated separately. |
| Local in character and is not an extensive tract of land | Offers the best views of Grade 1 Listed St Mary's Church. Not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space designation, but this could prevent expansion of sports / play facilities. Better designated a Sports and Recreational Area. See Policy WPT13. |

Woolpit Neighbourhood Plan

Sports Field



Site details

| | |
|--------------------------------|---|
| Description and purpose | A large mown field 350 m from the village centre. Cricket ground, practice areas, and a cricket pavilion. Nearest the village are some tennis courts. |
|--------------------------------|---|

Checklist

| | |
|-------------------------------|---|
| Statutory designations | None. |
| Site allocations | Visually Important Open Space (1998 Local Plan). |
| Planning permissions | No outstanding planning consent. |
| Area | 4.1 ha approx. |
| Ownership | Woolpit Playing Field charity (Woolpit Recreation Ground reg no 274791) |

NPPF Criteria Assessment

| | |
|--|---|
| Close to the community it serves | The tennis courts are about 300m and the cricket pavilion about 400m from the village centre. |
| Public access | The field is publicly accessible at all times. Tennis club members and their guests can use the tennis courts. |
| Ecologically significant | No records of significance. |
| Historically significant | No significance. |
| Demonstrably special to a local community and holds a particular local significance | Given to the local community for recreational and sports use. Currently leased to Woolpit Cricket Club, who invite its use by other cricket enthusiasts and organise a cricketing week every summer. |
| Local in character and is not an extensive tract of land | It has excellent views of Woolpit church creating a particular impression for drivers and passengers coming from the A14 or Elmswell. Although a fairly large field, this allows space for practice areas such as cricket nets. |
| Conclusion | Local Green Space designation could prevent expansion of sports facilities. Better designated a Sports and Recreational Area. See Policy WPT13. |

Woolpit Neighbourhood Plan

Lady's Well and enclosure



Site details

| | |
|--------------------------------|---|
| Description and purpose | Scheduled Monument and the hedged area surrounding it, 500 m from the village centre. |
|--------------------------------|---|

Checklist

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|-------------------------------|---|
| Statutory designations | Scheduled Monument, in the Conservation Area. TPO 113 covers a very fine Beech tree, also Ash, Oak and Field Maple. |
| Site allocations | Visually Important Open Space (1998 Local Plan). |
| Planning permissions | No outstanding planning consent. |
| Area | 1.1 ha approx. |
| Ownership | Woolpit Parish Council |

NPPF Criteria Assessment

| | |
|--|---|
| Close to the community it serves | About 400m from the village centre but separated from the nearest pedestrian access points by Elmswell Road, which often has busy traffic. |
| Public access | Publicly accessible at all times. There is a circular pathway within the SM. However there is no footway between the site and the nearest footways in the village. |
| Ecologically significant | A feeding area / movement corridor for bats and other wildlife. |
| Historically significant | In medieval times pilgrims to the shrine of Our Lady of Woolpit also visited the Lady's Well, whose water was believed to cure certain eye ailments. |
| Demonstrably special to a local community and holds a particular local significance | The monument site and the enclosure are maintained by New Woods for Woolpit, a local ecological group. An oak tree was planted in the enclosure to celebrate the twinning of Woolpit with La Bonneville sur Iton. There is a fire basket for a beacon, which is lit on special occasions. |
| Local in character and is not an extensive tract of land | Not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space designation. |

Woolpit Neighbourhood Plan

Meadows within the Conservation Area between Elmswell Road and the Old Rectory



Site details

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|--------------------------------|---|
| Description and purpose | Two grassy meadows lying alongside Elmswell Road used to graze horses. Gate at southern end is 275 m from the village centre. |
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Checklist

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|-------------------------------|--|
| Statutory designations | Northern field is in the Conservation Area. |
| Site allocations | Visually Important Open Space (1998 Local Plan). |
| Planning permissions | No outstanding planning consent. |
| Area | 1.2 ha approx in total (northern field 0.6+ ha, southern field 0.5+ ha). |
| Ownership | N field: Mr W Curren, S field: Church Commissioners |

NPPF Criteria Assessment

| | |
|--|---|
| Close to the community it serves | Within 300 m of the village centre. |
| Public access | No public access. |
| Ecologically significant | No records of significance. |
| Historically significant | Not known. |
| Demonstrably special to a local community and holds a particular local significance | Contributes to the rural setting of the village, and a view of the church tower and spire from the east. Otherwise, no special significance. |
| Local in character and is not an extensive tract of land | Bounded by hedgerows and a line of trees along the main road. Not an extensive tract of land. |
| Conclusion | Qualifies for Local green Space designation – public access is not essential. |

Woolpit Neighbourhood Plan

Meadowlands meadow



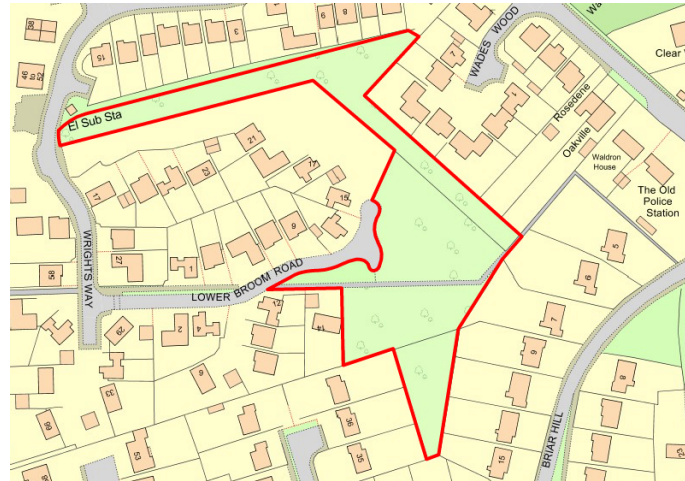
| Site details | |
|--------------------------------|--|
| Description and purpose | Grassed area 180 m from the village centre, planted with a few small trees between Meadowlands and The Street. |

| Checklist | |
|-------------------------------|--|
| Statutory designations | In Conservation Area. |
| Site allocations | Visually Important Open Space (1998 Local Plan). |
| Planning permissions | No outstanding planning consent. |
| Area | 0.2 ha approx. |
| Ownership | Mid Suffolk District Council |

| NPPF Criteria Assessment | |
|--|--|
| Close to the community it serves | Within 150m of village centre and adjacent to houses in Meadowlands. |
| Public access | Publicly accessible at all times. Public footpath FP7 leads west from the Street to housing in Meadowlands and beyond. |
| Ecologically significant | No records of significance. |
| Historically significant | Between Grade II Listed buildings along The Street. Trees and more open space are noticeable in old photographs (c 1900) of The Street beyond The Bull Inn. |
| Demonstrably special to a local community and holds a particular local significance | The wall separating the space from The Street and the trees (including chestnuts) planted in the grass create the feeling of a meadow very near to the village centre. |
| Local in character and is not an extensive tract of land | Although surrounded by houses, these are all small with a 'cottage' feel. This facilitates a smooth transition to larger and more modern houses in Briar Hill and beyond. Not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space Designation. |

Woolpit Neighbourhood Plan

Wooded ridge and grassed area adjacent to Wrights Way and Lower Broom Road



Site details

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|--------------------------------|--|
| Description and purpose | Part of a former quarry and the wooded ridge to the north of it now enclosed by the Wrights Way housing development. |
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| Checklist | |
|-------------------------------|--|
| Statutory designations | TPO 197 covers the trees along the ridge, principally Scots Pine, Corsican Pine, Sycamore, Beech, Hawthorn, Norway Maple, Oak and Ash. |
| Site allocations | Visually Important Open Space (1998 Local Plan). |
| Planning permissions | No outstanding planning consent. |
| Area | 0.6 ha approx. |
| Ownership | Ridge R & P Baker; area either side of FP7 Mid Suffolk District Council. |

| NPPF Criteria Assessment | |
|--|--|
| Close to the community it serves | Immediately adjacent to and largely surrounded by the Wrights Way estate. About 500 m from the village centre. |
| Public access | Publicly accessible at all times. Public footpath FP7 crosses through the grassy area south of the ridge, and an alternative route runs through the pines along the ridge. |
| Ecologically significant | No significant records. |
| Historically significant | Former quarry site. |
| Demonstrably special to a local community and holds a particular local significance | From the wooded ridge there is a striking view to the north towards Norton Wood and Elmswell church. FP7 continues up steps to Broomhill Road, providing a circular route for walkers and dog-walkers. |
| Local in character and is not an extensive tract of land | The grassy slopes of the former quarry and the ridge some 20 ft higher to the north provide an intimate semi-woodland setting not found elsewhere in the village. Not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space designation. |

Woolpit Neighbourhood Plan

Grassed recreation space adjacent to Steeles Road



Site details

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|--------------------------------|---|
| Description and purpose | Fenced grassy area used for children's games and informal recreation. |
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Checklist

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|-------------------------------|--|
| Statutory designations | None. |
| Site allocations | Visually Important Open Space (1998 Local Plan). |
| Planning permissions | No outstanding planning consent. |
| Area | 0.25 ha approx. |
| Ownership | Mid Suffolk District Council |

NPPF Criteria Assessment

| | |
|--|---|
| Close to the community it serves | Adjacent to houses in Steeles Road and Wiley Gate. Within 250m of the majority of homes in the south-east of the village; 500 m from the village centre. |
| 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 | Important recreational amenity for children's play and ball games. It is the only public green space of significant size in the south of Woolpit village. |
| Local in character and is not an extensive tract of land | Forms the centre of a 'square', so allowing constant surveillance from surrounding houses. Not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space designation. |

Woolpit Neighbourhood Plan

Jubilee Village Pump Garden



Site details

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| Description and purpose | Small garden surrounding the historic Jubilee Village Pump, at the very centre of Woolpit. The centre of the community, as well as a place to meet. |
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Checklist

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| Statutory designations | Surrounds the Grade II listed Village pump, erected 1897 in commemoration of Queen Victoria’s Diamond Jubilee. |
| Site allocations | None. |
| Planning permissions | No outstanding planning consent. |
| Area | Less than 0.1 ha. |
| Ownership | Woolpit Parish Council. |

NPPF Criteria Assessment

| | |
|--|---|
| Close to the community it serves | At the very centre of the village, in what was the medieval market square. |
| Public access | Publicly accessible at all times. |
| Ecologically significant | No records of significance. |
| Historically significant | The centre of the medieval market. It has views of the Grade 1 listed St Mary’s church and is surrounded by Grade II listed houses, mostly timber framed; some are half-timbered, many have brick facades (often faced with Woolpit White bricks from the former brickworks. At the centre of the garden is the Grade II listed Jubilee Village Pump. |
| Demonstrably special to a local community and holds a particular local significance | Surrounded by historic half-timbered or brick Grade II Listed Buildings. Iconic physical and symbolic centre of Woolpit. |
| Local in character and is not an extensive tract of land | The village centre, with a small paved garden around the Jubilee Pump. Two mature trees (the third was lost in a gale some years ago, and has been replanted). Not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space designation. |

Woolpit Neighbourhood Plan

Bishop Karney Green



Site details

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|--------------------------------|--|
| Description and purpose | Arable field adjacent to Broomhill Lane and the western settlement boundary. Bisected by footpath FP5, a public right of way leading to Drinkstone church. |
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Checklist

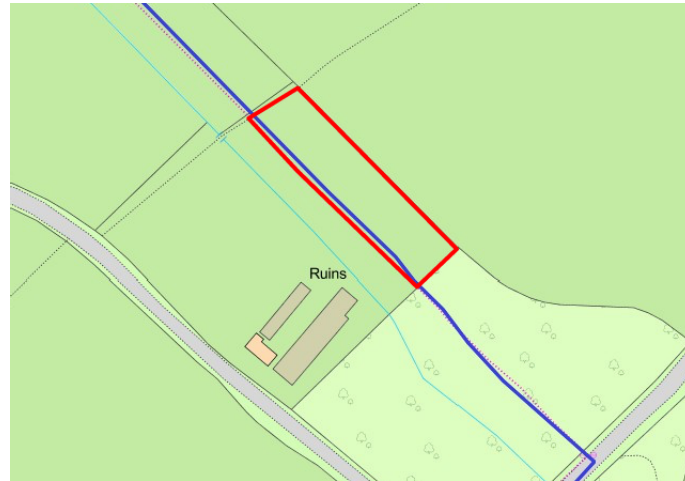
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|-------------------------------|----------------------------------|
| Statutory designations | None. |
| Site allocations | None. |
| Planning permissions | No outstanding planning consent. |
| Area | 6.9 ha approx. |
| Ownership | Howlett family |

NPPF Criteria Assessment

| | |
|--|---|
| Close to the community it serves | Adjacent to houses in Mitre Close and about 550 m from the village centre. |
| Public access | Footpath FP5 is a public right of way. The field on either side of the path is privately owned. |
| Ecologically significant | No records of significance. |
| Historically significant | Named for Arthur Karney, who was Rector of Woolpit in 1903. He later became the first bishop of Johannesburg. |
| Demonstrably special to a local community and holds a particular local significance | The footpath across the field is an important local recreational amenity much used by walkers and dog-walkers. There is an excellent view of the historically important Drinkstone Mills, which are Listed Buildings. |
| Local in character and is not an extensive tract of land | Well defined limits, being bordered on north and west by field hedges, and on the south and east by the country lanes of Drinkstone Road and Broomhill Road. It is, however, an extensive tract of land. |
| Conclusion | Too large and open to qualify for Local Green Space designation. Suitable for designation as an Area of Special Landscape Quality. See Policy WPT14. |

Woolpit Neighbourhood Plan

Baker's Piece



| Site details | |
|--------------------------------|---|
| Description and purpose | A wildlife habitat of rough grass, wild plants and some small shrubs / trees, lying in a damp area beside a stream. |

| Checklist | |
|-------------------------------|----------------------------------|
| Statutory designations | None. |
| Site allocations | None. |
| Planning permissions | No outstanding planning consent. |
| Area | 0.2 ha approx. |
| Ownership | R & P Baker |

| NPPF Criteria Assessment | |
|--|--|
| Close to the community it serves | Within 800 m of the centre of Woolpit, and 250m beyond the western settlement boundary. |
| Public access | Publicly accessible at all times from footpath FP5, a public right of way which runs along the north side of the area. |
| Ecologically significant | Wildlife habitat suitable for amphibians, birds, butterflies and other insects. Managed by a local ecological group. |
| Historically significant | None. |
| Demonstrably special to a local community and holds a particular local significance | Donated to the community by a local landowner keen to safeguard and encourage interest in wildlife. Managed by New Woods for Woolpit, an ecological group who also maintain the Lady's Well enclosure. |
| Local in character and is not an extensive tract of land | Separated from watermeadows by the path and a fence, and from an arable field by a thick hedge. Not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space designation. |

Woolpit Neighbourhood Plan

Former allotments site adjacent to Rags Lane



Site details

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|--------------------------------|--|
| Description and purpose | 20 years ago or more the western half was allotment gardens; the eastern half was cultivated by a local farmer. Closed off to the public and uncultivated, it became a haunt of wildlife. Recently, a developer submitted a planning application for 60 homes, and later withdrew the application. |
|--------------------------------|--|

Checklist

| | |
|-------------------------------|---------------------------------|
| Statutory designations | None. |
| Site allocations | None. |
| Planning permissions | No outstanding planning consent |
| Area | 1.8 ha approx. |
| Ownership | L H Scott and A M Scott. |

NPPF Criteria Assessment

| | |
|--|--|
| Close to the community it serves | Adjacent to housing in Rags Lane and Mitre Close. About 200 m from the village centre. |
| Public access | No public access. |
| Ecologically significant | No recent ecological survey, but there is much wildlife. There is a small pond in the south-western corner, and an ancient (mediaeval) hedgerow along the southern side. A Great Crested Newt found recently within 100 m of the site. |
| Historically significant | No known records. |
| Demonstrably special to a local community and holds a particular local significance | Adds significantly to the rural character of Rags Lane. |
| Local in character and is not an extensive tract of land | Surrounded by mature hedges and trees, with housing beyond on two sides. Not an extensive tract of land. |
| Conclusion | Qualifies for designation as Local Green Space. |

Woolpit Neighbourhood Plan

Mitre Close green space



Site details

| | |
|--------------------------------|---|
| Description and purpose | A mown grassy area in the Mitre Close estate. |
|--------------------------------|---|

Checklist

| | |
|-------------------------------|----------------------------------|
| Statutory designations | None. |
| Site allocations | None. |
| Planning permissions | No outstanding planning consent. |
| Area | Less than 0.1 ha. |
| Ownership | Mid Suffolk District Council |

NPPF Criteria Assessment

| | |
|--|---|
| Close to the community it serves | Near the centre of the Mitre Close estate; within 500 m of the village centre. |
| 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 | As the Village Hall playing field is at least 500 m away, this is an important public amenity space for the residents of Mitre Close. |
| Local in character and is not an extensive tract of land | Enclosed by houses on three sides, with the intimacy of a shared neighbourhood public amenity. Not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space designation. |

Woolpit Neighbourhood Plan

Briar Hill green space



Site details

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|--------------------------------|---|
| Description and purpose | Grassy area with a row of mature trees. An informal east-west footpath links Meadowlands to footpath FP7. |
|--------------------------------|---|

Checklist

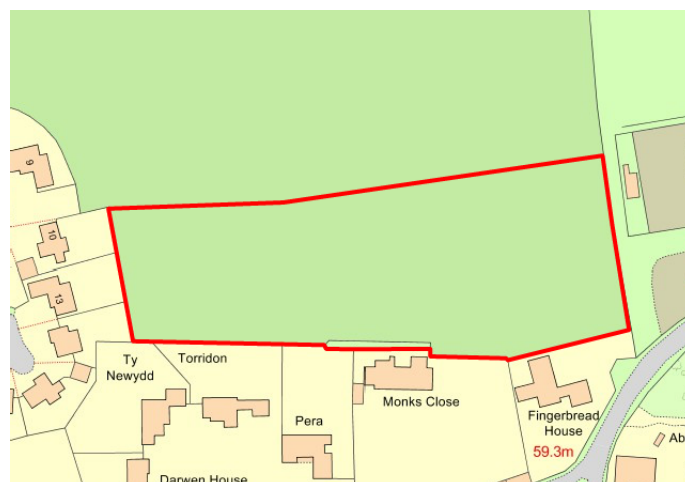
| | |
|-------------------------------|----------------------------------|
| Statutory designations | None. |
| Site allocations | None. |
| Planning permissions | No outstanding planning consent. |
| Area | Less than 0.1 ha. |
| Ownership | Mid Suffolk District Council |

NPPF Criteria Assessment

| | |
|--|--|
| Close to the community it serves | At the entrance to the Briar Hill estate, about 350 m from the village centre. |
| 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 | At the entrance to the Briar Hill estate, and important for its setting, in keeping with the grassy verges and spacious front gardens with mature trees. |
| Local in character and is not an extensive tract of land | An attractive open space at the entrance to the Briar Hill and Meadowlands estates, almost enclosed by houses and gardens, although buildings are set well back. Not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space designation |

Woolpit Neighbourhood Plan

Land within the Conservation Area north of Monks Close



| Site details | |
|--------------------------------|---|
| Description and purpose | Southernmost part of a field in Street Farm |

| Checklist | |
|-------------------------------|---|
| Statutory designations | In the Conservation Area. |
| Site allocations | None. |
| Planning permissions | No outstanding planning consent but currently part of a planning proposal by Hopkins Homes. |
| Area | 0.9 ha approx. |
| Ownership | Mr D Prior |

| NPPF Criteria Assessment | |
|--|--|
| Close to the community it serves | Adjacent to housing and some 300m from the village centre. |
| Public access | No public access at present, but concept plans by Hopkins Homes propose a footpath from Rectory Lane northwards through this area. |
| Ecologically significant | No known records of significance. |
| Historically significant | Not known, but adjacent to Monks Close, a Listed Building, and within 150 m of St Mary's Church. |
| Demonstrably special to a local community and holds a particular local significance | No special significance, although it affords valued views over farmland for houses bordering the area. |
| Local in character and is not an extensive tract of land | Open northwards to the rest of the field; enclosed by houses and gardens to the south and west. Not an extensive tract of land. |
| Conclusion | Does not qualify for Local Green Space designation. This assessment may change, should Hopkins Homes bring forward an application before submission of Woolpit Neighbourhood Plan. |

Woolpit Neighbourhood Plan

Glebe land in the Conservation Area north of Old Stowmarket Road



Site details

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| Description and purpose | A cultivated field lying south and east of the Scheduled Monument (Lady's Well). |
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Checklist

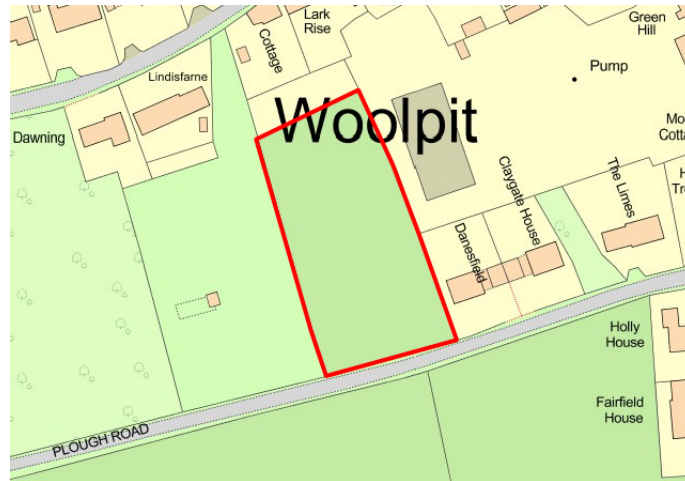
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| Statutory designations | The western part is in the Conservation Area. |
| Site allocations | None. |
| Planning permissions | No consent, but an application for housing (4489/16, subject to appeal), and use as a drainage and green space for wildlife and public recreation/access (4491/16, subject to appeal). |
| Area | 4.9 ha approx. |
| Ownership | Church of England Commissioners. |

NPPF Criteria Assessment

| | |
|--|---|
| Close to the community it serves | 400 m from the village centre. |
| Public access | No public access. |
| Ecologically significant | Recorded bat activity along the trees and hedge forming the perimeter of Lady's Well enclosure. |
| Historically significant | No known significance, but has not been investigated archaeologically. |
| Demonstrably special to a local community and holds a particular local significance | Fine view of church and spire, seen from the east (one of the 'key views' looking into the village centre). Important as open farmland in maintaining the rural setting of the Scheduled Monument. |
| Local in character and is not an extensive tract of land | Bounded by hedgerows to the north and east, and to the west by trees along the road. Open to south and east. However, a fairly extensive tract of land. |
| Conclusion | Does not qualify for Local Green Space designation, being too large and open. Owing to its importance, this area is better be designated as an Area of Special Landscape Quality. See Policy WPT14. |

Woolpit Neighbourhood Plan

Paddock within the Conservation Area north of Drinkstone Road



Site details

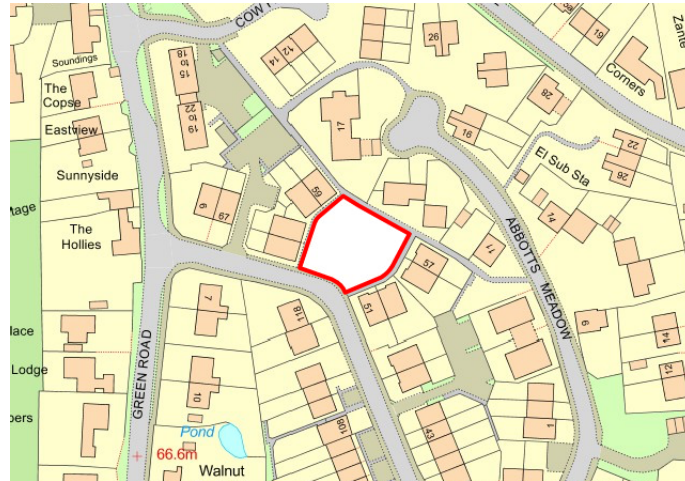
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| Description and purpose | Paddock adjoining Drinkstone Road and adjacent to the settlement boundary. |
|--------------------------------|--|

| Checklist | |
|-------------------------------|------------------------------------|
| Statutory designations | Lies within the Conservation Area. |
| Site allocations | None. |
| Planning permissions | No outstanding planning consent. |
| Area | 0.4 ha approx. |
| Ownership | Mrs M. Cook. |

| NPPF Criteria Assessment | |
|--|--|
| Close to the community it serves | 200 m from the village centre, adjacent to houses in Drinkstone Road, and rear gardens of houses in Rags Lane. |
| Public access | No public access. |
| Ecologically significant | No known records. |
| Historically significant | Not known. |
| Demonstrably special to a local community and holds a particular local significance | No known significance for the community. |
| Local in character and is not an extensive tract of land | Enclosed by hedges; small opening to the road. Not an extensive tract of land. |
| Conclusion | Does not qualify for Local Green Space designation. |

Woolpit Neighbourhood Plan

Steeles Road garden



| Site details | |
|--------------------------------|---|
| Description and purpose | Public garden enclosed by railings and a gate, planted with shrubs and roses. |

| Checklist | |
|-------------------------------|----------------------------------|
| Statutory designations | None. |
| Site allocations | None. |
| Planning permissions | No outstanding planning consent. |
| Area | Less than 0.1 ha. |
| Ownership | Flagship Housing Association. |

| NPPF Criteria Assessment | |
|--|---|
| Close to the community it serves | Less than 300 m south of the village centre. Adjacent to 8 bungalows; surrounded by housing on Steeles Road and Abbotts Meadow. |
| Public access | Publicly accessible at all times. |
| Ecologically significant | No known records. |
| Historically significant | No significance. |
| Demonstrably special to a local community and holds a particular local significance | A valued open green space amenity for the adjacent bungalows, which have no front gardens. Housing density in this area is relatively high compared with the rest of the village. |
| Local in character and is not an extensive tract of land | Enclosed by housing, this green 'square' has an intimate feeling. Not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space designation. |

Woolpit Neighbourhood Plan

Woolpit School playing field



| Site details | |
|--------------------------------|--|
| Description and purpose | Mown grassy field for school sports activities and pupils' recreation. |

| Checklist | |
|-------------------------------|----------------------------------|
| Statutory designations | None. |
| Site allocations | None. |
| Planning permissions | No outstanding planning consent. |
| Area | 0.8 ha approx. |
| Ownership | Suffolk County Council. |

| NPPF Criteria Assessment | |
|--|--|
| Close to the community it serves | Adjacent to Woolpit Primary Academy (the school is about 750 m south-east of the village centre). |
| Public access | Public access only on special occasions, such as the school Sports Day. Accessible to pupils and school staff throughout the school day. |
| Ecologically significant | No records of significance. |
| Historically significant | Not known. |
| Demonstrably special to a local community and holds a particular local significance | Important recreation and sports facility for the pupils of the primary school. |
| Local in character and is not an extensive tract of land | Surrounded by hedges and some trees. Not an extensive tract of land. |
| Conclusion | Although it might qualify as a Local Green Space, this might prevent the expansion of sports facilities in the future. It should therefore be designated a Sports and Recreational Area. See Policy WPT13. |

Woolpit Neighbourhood Plan

Allotments adjacent to Warren Lane



| Site details | |
|--------------------------------|--|
| Description and purpose | Allotment gardens, situated alongside Warren Lane. |

| Checklist | |
|-------------------------------|---|
| Statutory designations | None. |
| Site allocations | None. |
| Planning permissions | No outstanding planning consent. |
| Area | 0.3 ha approx. |
| Ownership | Woolpit Recreation Ground charity reg no 304959, and Allotment for the Labouring Poor charity re no 274133. Administered by Woolpit Parish Council. |

| NPPF Criteria Assessment | |
|--|---|
| Close to the community it serves | Although this site is only 400 m from the centre of hamlet of The Heath, it is 1.9 km from the village centre, which may deter members of the community from making use of it. Some allotment holders go by bicycle. |
| Public access | Accessible to allotment holders. |
| Ecologically significant | No records of significance. |
| Historically significant | None. |
| Demonstrably special to a local community and holds a particular local significance | The only public allotment gardens in the parish. As modern homes often have very little garden space, allotments are increasingly important to those who wish to cultivate their own produce. In a pleasant and tranquil rural setting; of recreational value to allotment holders. |
| Local in character and is not an extensive tract of land | Small enclosed field, with plots let out as allotment gardens. Not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space designation, despite remoteness from the main settlement. |

Woolpit Neighbourhood Plan

Millenium Garden



Site details

| | |
|--------------------------------|--|
| Description and purpose | Public garden adjoining the Village Hall Playing Field, and close to the Village Hall. |
|--------------------------------|--|

Checklist

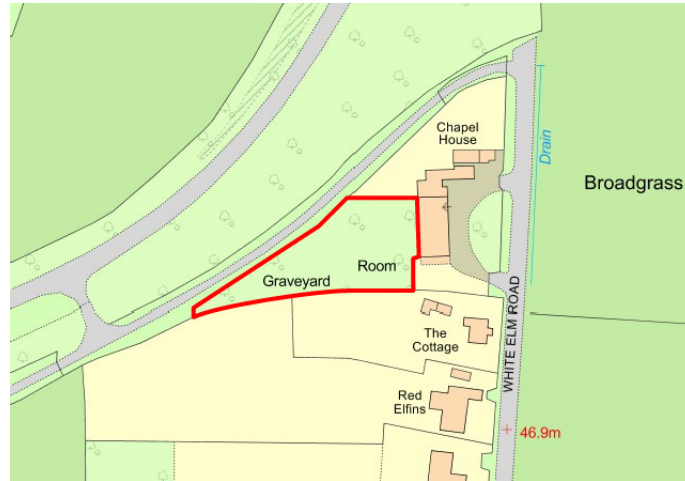
| | |
|-------------------------------|--|
| Statutory designations | In Conservation Area. |
| Site allocations | Part of Visually Important Open Space (1998 Local Plan). |
| Planning permissions | No outstanding planning consent. |
| Area | Less than 0.1 ha. |
| Ownership | Woolpit Parish Council. |

NPPF Criteria Assessment

| | |
|--|--|
| Close to the community it serves | At the 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 | Created for the Millenium in 2000. |
| Demonstrably special to a local community and holds a particular local significance | Woolpit residents paid to have their names put on the bricks which form the paths in this garden. A tranquil public amenity at the heart of the community. Views of Grade 1 Listed St Mary's Church. |
| Local in character and is not an extensive tract of land | Intimate small area intersected by the footpath leading from Mill Close into the Village Hall Playing Field. Not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space designation. |

Woolpit Neighbourhood Plan

Graveyard adjacent to The Room



Site details

| | |
|--------------------------------|--|
| Description and purpose | Graveyard lying to the west of the place of worship. |
|--------------------------------|--|

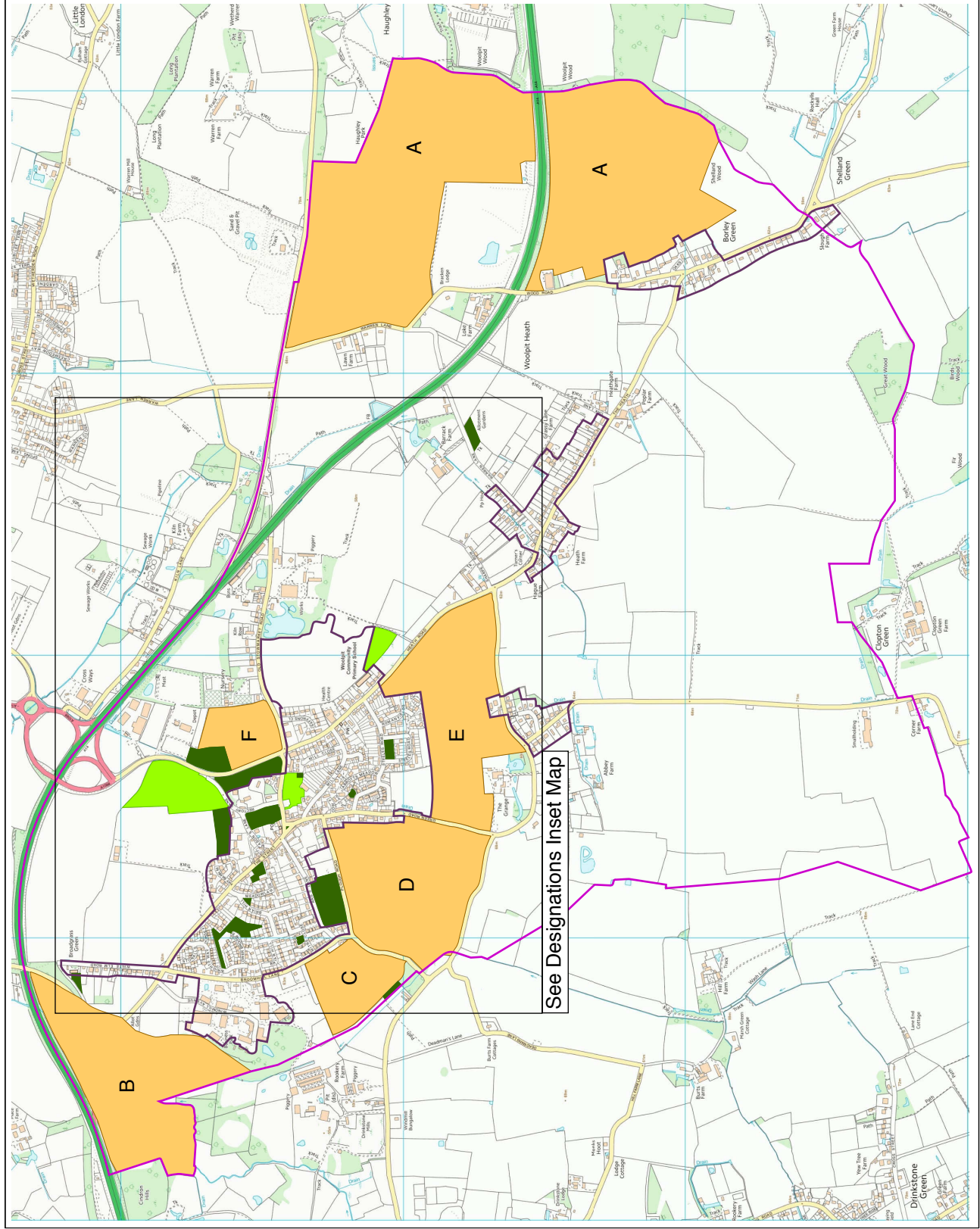
Checklist

| | |
|-------------------------------|----------------------------------|
| Statutory designations | None. |
| Site allocations | None. |
| Planning permissions | No outstanding planning consent. |
| Area | 0.15 ha approx. |
| Ownership | Christian Fellowship Church |

NPPF Criteria Assessment

| | |
|--|--|
| Close to the community it serves | Adjacent to The Room |
| Public access | Publicly accessible at all times. |
| Ecologically significant | No known records. |
| Historically significant | No known significance. |
| Demonstrably special to a local community and holds a particular local significance | The burial place for this religious community. |
| Local in character and is not an extensive tract of land | Intimate small area lying behind the building, sheltered by trees. Not an extensive tract of land. |
| Conclusion | Qualifies for Local Green Space designation. |

Woolpit Neighbourhood Plan Map of Local Green Spaces and other designations

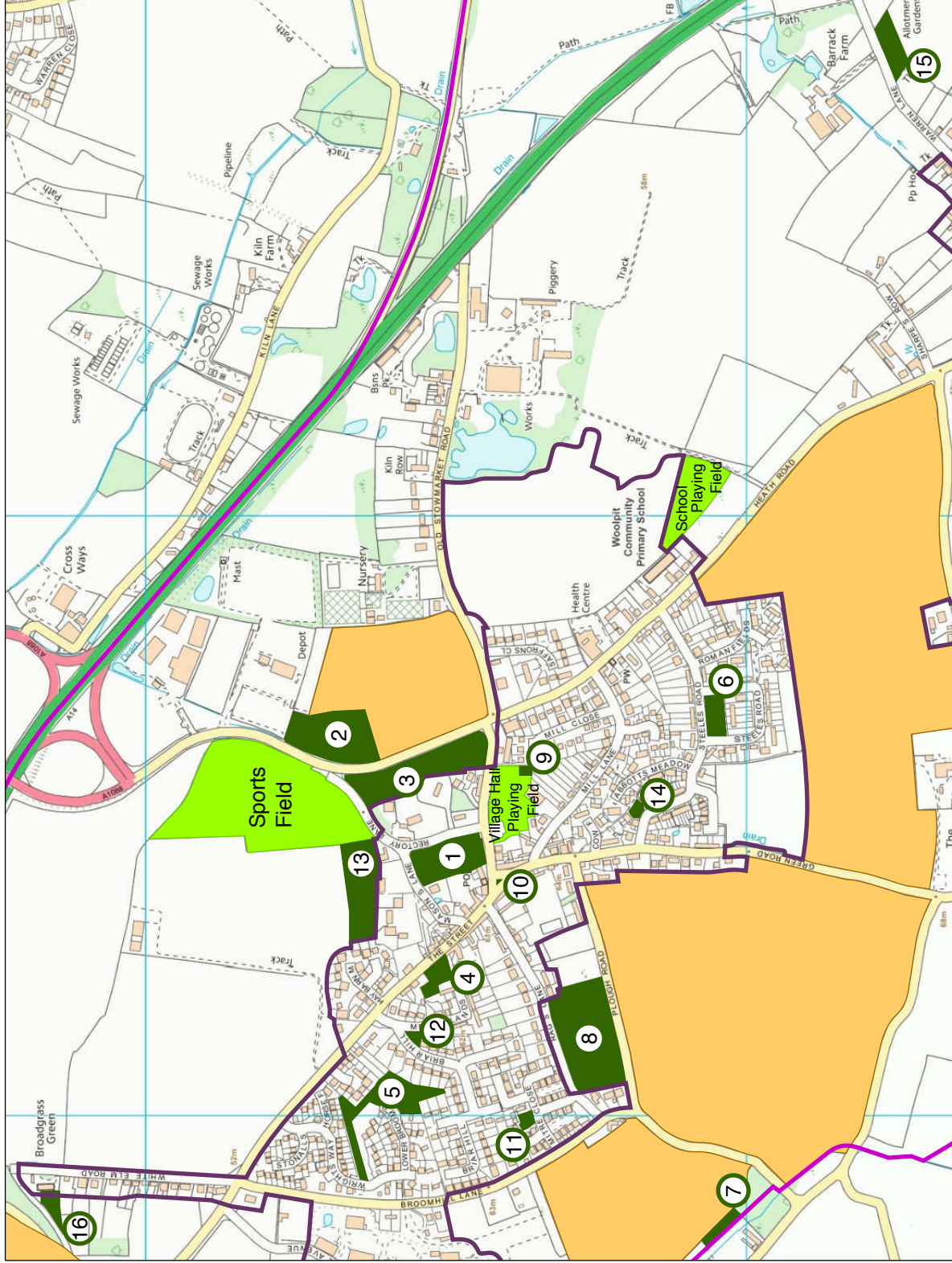


Boundaries

- Plan area
- Settlements

Designations

- Local Green Space
- Sport and Recreational Area
- Area of Special Landscape Quality
- Woolpit Wood and adjacent woodland
- Black Bourn valley
- Bishop Karney Green
- Westward slopes towards Drinkstone
- Settlement gap
- Glebe land



Boundaries

- Plan area
- Settlements

Designations

- Local Green Space
- 1 St Mary's Churchyard
- 2 Lady's Well and enclosure
- 3 Meadows in conservation area
- 4 Meadowlands
- 5 Wooded ridge & grassed area
- 6 Steeles Road recreation space
- 7 Baker's Piece
- 8 Rags Lane former allotments
- 9 Millenium Garden
- 10 Pump garden
- 11 Mitre Close green space
- 12 Briar Hill green space
- 13 Land north of Monks Close
- 14 Steeles Road garden
- 15 Warren Lane allotments
- 16 Graveyard behind The Room
- Sport and Recreational Area
- Area of Special Landscape Quality

Scale c 1:10000 0

metres

500

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