

Wickham Market

Local Green Space Assessment – version 3.1

1. Introduction

Wickham Market has a number of ‘green spaces’ that make an important contribution to the natural environment and fulfilment of resident’s lives. The Neighbourhood Plan Team produced an initial list of 12 green spaces which was presented at an Open Day event on 18 March 2018. Subsequently, this list was assessed against section 102 of the National Planning Policy Framework (NPPF) which is as follows:

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;*
- 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.*

After an initial assessment against the criteria, it was concluded that some of the green spaces did not fully meet the NPPF criteria and so were removed, namely proposed new Simons Cross Allotments (which were not yet in place), land off King Edwards Avenue, and Simons Cross Estate. This reduced the list to 9 which was included in Policy WICK 6 of the Reg14 version of the Neighbourhood Plan.

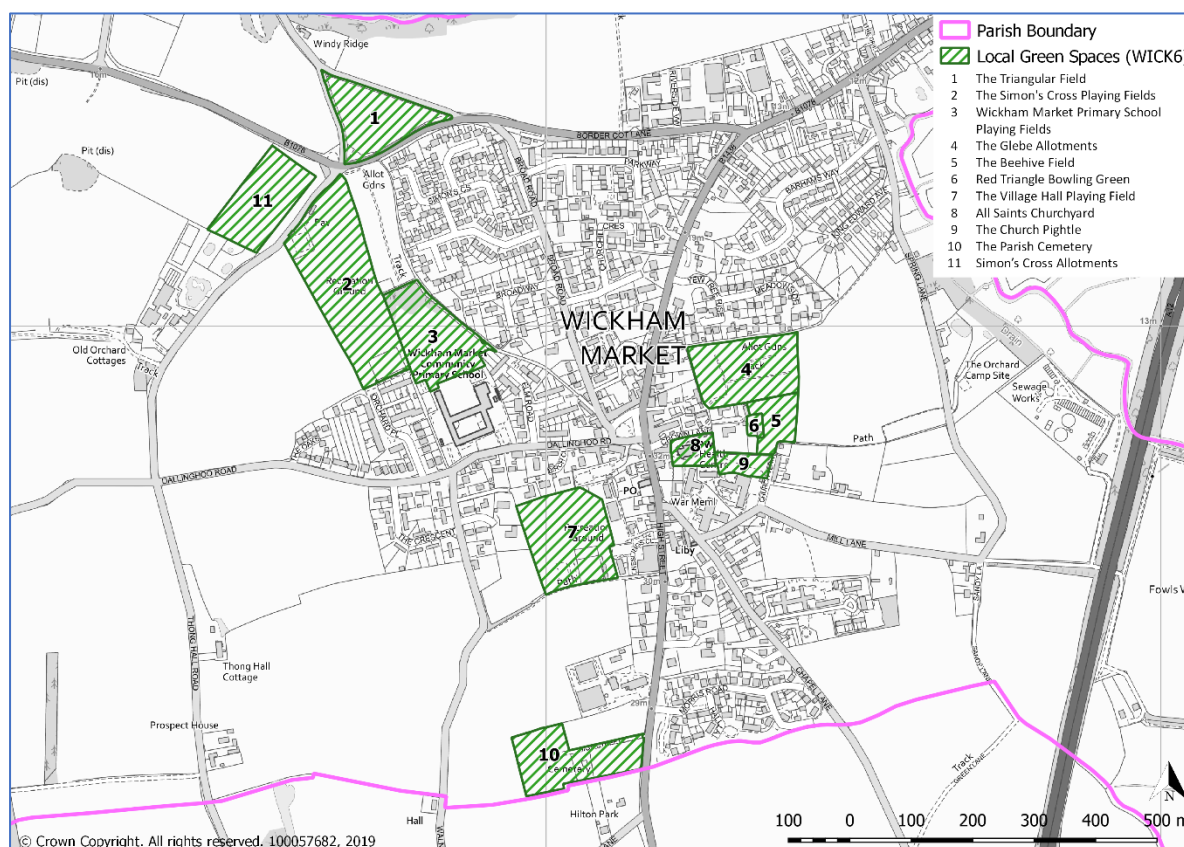
Following the Reg14 consultation, and further consideration by the Neighbourhood Plan team, it was considered that other important green spaces warranted inclusion, namely Simons Cross Allotments (which was now in place), All Saints Churchyard, and the Red Triangle Bowls Club. At the request of the Landowner, the Penny Field was removed from the list. The list was updated to that given in Section 2 below. These Green Spaces were then subjected to detailed assessment against the criteria to support their designation as Local Green in the emerging Neighbourhood Plan.

2. The Identified Green Spaces

The following is a list of Local Green Spaces for assessment. Section 3 shows a map of where they are located, and Section 4 gives a detailed assessment for each identified Green Space against the NPPF criteria.

1. The Triangular Field
2. The Simon's Cross Playing Fields
3. Wickham Market Primary School Playing Fields
4. The Glebe Allotments
5. The Beehive Field
6. The Red Triangle Bowling Green
7. The Village Hall Playing Field
8. All Saints Churchyard
9. The Church Pightle
10. The Parish Cemetery
11. Simon's Cross Allotments

3. Map of Green Space Locations



4. Assessment Appraisal

The following pages provide a detailed assessment of each of the identified spaces to ascertain whether they conform with the Local Green Space criteria of the NPPF and the Neighbourhood Planning Local Green Spaces guidelines.

1.The Triangular Field



Site Details	
Description and purpose	The Triangular Field lies at the north west corner of the village (see map) near to the Simon's Cross development and on the B1078. It has parking nearby and is popular with families, hikers and dog walkers.
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?	1.27 Ha
Who owns it?	Mr N Holland
NPPF Criteria Assessment	
Is it close to the community it serves?	Yes. It is adjacent to housing on the north western edge of the village
Is there public access?	Yes
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Provides play area for children as well as an amenity area for whole community. Well used by dog walkers.
Does it have recreational value	Yes
Is it a place of tranquillity	Yes
Does it have a richness of wildlife	N/A
Is it local in character and is not an extensive tract of land	Yes
Conclusion:	Yes It meets Local Green Space criteria

2.The Simon’s Cross Playing Fields



Site Details	
Description and purpose	This is located to the west of the village (see map) and is extensively used by the Wickham Market Youth Football Club. A corner of the field also has dedicated tennis courts for the Wickham Market Tennis Club.
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?	3.28 Ha
Who owns it?	Suffolk County Council leased to Wickham Parish Council
NPPF Criteria Assessment	
Is it close to the community it serves?	Yes. It is adjacent to housing and to the school
Is there public access?	Yes
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Used extensively by youth football club and village tennis club. It is also used by families and dog walkers.
Does it have recreational value	Yes
Is it a place of tranquillity	N/A
Does it have a richness of wildlife	N/A
Is it local in character and is not an extensive tract of land	Yes
Conclusion:	Yes It meets Local Green Space criteria

3. Wickham Market Primary School Playing Fields



Site Details	
Description and purpose	This is the main play area for Wickham Market Primary School and supports two football pitches which are used by the school. It is also used as a general grass games area for the 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?	No
What is the Site Area?	1.54 Ha
Who owns it?	Suffolk County Council, leased to the Avocet Trust on a 99-year lease.
NPPF Criteria Assessment	
Is it close to the community it serves?	Yes. It is adjacent to the school
Is there public access?	Yes, but only through the school gates
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Provides play and sports area for children. It is used for school events and sports days.
Does it have recreational value	Yes
Is it a place of tranquillity	N/A
Does it have a richness of wildlife	N/A
Is it local in character and is not an extensive tract of land	Yes
Conclusion:	Yes It meets Local Green Space criteria

4.The Glebe Allotments



Site Details	
Description and purpose	The Glebe allotments is the last vestige of the ancient farm field structure which once encircled centre of the village. It has been in continual use as allotments for over 135 years and is a registered as an asset of community value.
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?	1.67 Ha
Who owns it?	Diocese of St Edmundsbury and Ipswich
NPPF Criteria Assessment	
Is it close to the community it serves?	Yes. It is very close to the village centre with easy access.
Is there public access?	Yes
Is it historically significant?	Yes – see description and purpose
Is it demonstrably special to the local community and hold a particular local significance	It has over 60 plots which are all in use and has a waiting list. It supports ploholders from the local community and surrounding villagers
Does it have recreational value	Yes – it as over 70 allotments which are fully utilised
Is it a place of tranquillity	Yes
Does it have a richness of wildlife	N/A
Is it local in character and is not an extensive tract of land	Yes
Conclusion:	Yes It meets Local Green Space criteria

5.The Beehive Field



Site Details	
Description and purpose	The field is located close to the east of the All-Saints Church and the Beehive. It belongs to the Church and is used extensively by the Church for youth activities such as camping, football, games, etc.
Checklist	
Are there any statutory designations?	Yes. 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?	0.52 Ha
Who owns it?	Diocese of St Edmundsbury and Ipswich
NPPF Criteria Assessment	
Is it close to the community it serves?	Yes. It is adjacent to the Church, Church Hall, and Church Beehive building
Is there public access?	Yes
Is it historically significant?	Yes – it is a remnant of the medieval field structure
Is it demonstrably special to the local community and hold a particular local significance	Used extensively by the Church for youth activities such as camping, football, games, etc.
Does it have recreational value	Yes – see above
Is it a place of tranquillity	N/A
Does it have a richness of wildlife	N/A
Is it local in character and is not an extensive tract of land	Yes
Conclusion:	Yes It meets Local Green Space criteria

6.The Red Triangle Bowling Green



Site Details	
Description and purpose	The bowling green is at the end of Crown Lane, near to the Beehive and lies at the western end of the Beehive Field.
Checklist	
Are there any statutory designations?	Yes. 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?	0.09 Ha
Who owns it?	Diocese of St Edmundsbury and Ipswich
NPPF Criteria Assessment	
Is it close to the community it serves?	Yes. It is adjacent to the Church, Church Hall, and Church Beehive building
Is there public access?	Partially but mainly for club use only.
Is it historically significant?	Yes – it was once part of the Beehive Field
Is it demonstrably special to the local community and hold a particular local significance	It is one of two very active bowling clubs within the village. 'Friendly' matches are played here and they have a Junior Club with children aged from 7 years old
Does it have recreational value	Yes
Is it a place of tranquillity	N/A
Does it have a richness of wildlife	N/A
Is it local in character and is not an extensive tract of land	Yes
Conclusion:	Yes It meets Local Green Space criteria

7.The Village Hall Playing Field



Site Details	
Description and purpose	This is the main recreational field for the village and is situated next to the Village Hall. It is home to Wickham Market Football Club, Wickham Market Bowls Club, a skate park, zip wire, Multi Use Games Area, and a large, enclosed children's play area. The field is for village events and has in the past been used for the annual village carnival.
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?	1.96 Ha
Who owns it?	Wickham Market Parish Council
NPPF Criteria Assessment	
Is it close to the community it serves?	Yes. It is adjacent to housing, the village hall, the football club, bowls club and close to village centre
Is there public access?	Yes
Is it historically significant?	Yes – it a remnant of the medieval farm fields which once surrounded the centre of Wickham.
Is it demonstrably special to the local community and hold a particular local significance	Provides play area for children as well as an amenity area for the whole community. It has been used for fetes, carnivals, etc
Does it have recreational value	Yes
Is it a place of tranquillity	N/A
Does it have a richness of wildlife	N/A
Is it local in character and is not an extensive tract of land	Yes
Conclusion:	Yes It meets Local Green Space criteria

8.All Saints Churchyard



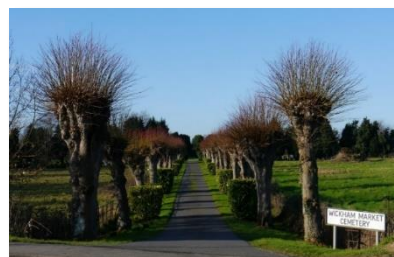
Site Details	
Description and purpose	The Church of All Saints dates back to the 14 th century and was built on the site of an earlier Anglo Saxon Church. The churchyard has therefore been used since early times but no longer has the capacity for village burials which is now transferred to the Parish Cemetery.
Checklist	
Are there any statutory designations?	Yes - it is in the 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?	0.34 Ha
Who owns it?	East Suffolk Council
NPPF Criteria Assessment	
Is it close to the community it serves?	Yes. It surrounds the church and close the village centre
Is there public access?	Yes
Is it historically significant?	Yes
Is it demonstrably special to the local community and hold a particular local significance	Provides a place of tranquillity and contemplation for village residents.
Does it have recreational value	N/A
Is it a place of tranquillity	Yes
Does it have a richness of wildlife	N/A
Is it local in character and is not an extensive tract of land	Yes
Conclusion:	Yes It meets Local Green Space criteria

9.The Church Pightle



Site Details	
Description and purpose	Situated close to All Saints Church and Lehmann House Care Home. It is a small, enclosed field dating back to medieval times and has been used for village and Church functions such as Fetes. It was the site of the first Suffolk Show which was established in 1831
Checklist	
Are there any statutory designations?	Yes - it is in the 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?	0.28 Ha
Who owns it?	Wickham Market Parish Council
NPPF Criteria Assessment	
Is it close to the community it serves?	Yes. It is close to the village centre and to the adjacent Lehmann House care home
Is there public access?	Yes
Is it historically significant?	Yes – it is possibly on or near to the site of the original Suffolk Show which was held in Wickham in 1832
Is it demonstrably special to the local community and hold a particular local significance	Provides general play and recreation area and has been used for church fetes etc. It used as an exercise area for Lehmann House Residents
Does it have recreational value	Yes
Is it a place of tranquillity	Yes
Does it have a richness of wildlife	N/A
Is it local in character and is not an extensive tract of land	Yes
Conclusion:	Yes It meets Local Green Space criteria

10.Parish Cemetery



Site Details	
Description and purpose	Situated just off the southern part of the High Street near to Old School Farm is the Parish Cemetery. It was established in 1875 and is now the main cemetery for the village.
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?	1.47 Ha
Who owns it?	Wickham Market Parish Council
NPPF Criteria Assessment	
Is it close to the community it serves?	Yes. It is adjacent on the edge of the village
Is there public access?	Yes
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	It is now the only burial place in Wickham Market
Does it have recreational value	No
Is it a place of tranquillity	Yes
Does it have a richness of wildlife	N/A
Is it local in character and is not an extensive tract of land	Yes
Conclusion:	Yes It meets Local Green Space criteria

11.The Simon’s Cross Allotments



Site Details	
Description and purpose	The Simon’s Cross allotments were moved to a new location next to Gelham Hall, just off Thong Hall Road. The old allotment site has been allocated for development within the Neighbourhood Plan.
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?	1.29 Ha
Who owns it?	Mr N Holland
NPPF Criteria Assessment	
Is it close to the community it serves?	Yes. It is located on the western edge of the village with easy access by road and pedestrians.
Is there public access?	Yes
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	It has over 40 plots which are all in use and has a waiting list. It supports plottolders from the local community and surrounding villagers
Does it have recreational value	Yes
Is it a place of tranquillity	N/A
Does it have a richness of wildlife	N/A
Is it local in character and is not an extensive tract of land	Yes
Conclusion:	Yes It meets Local Green Space criteria

Author: Ray Lewis, Wickham Market Neighbourhood Plan Committee
Date: 8th March 2021. Updated 21st Oct 2021 to include Red Triangle Bowls Club.
Date: 4th January 2022. Updated following comments from ESC.