

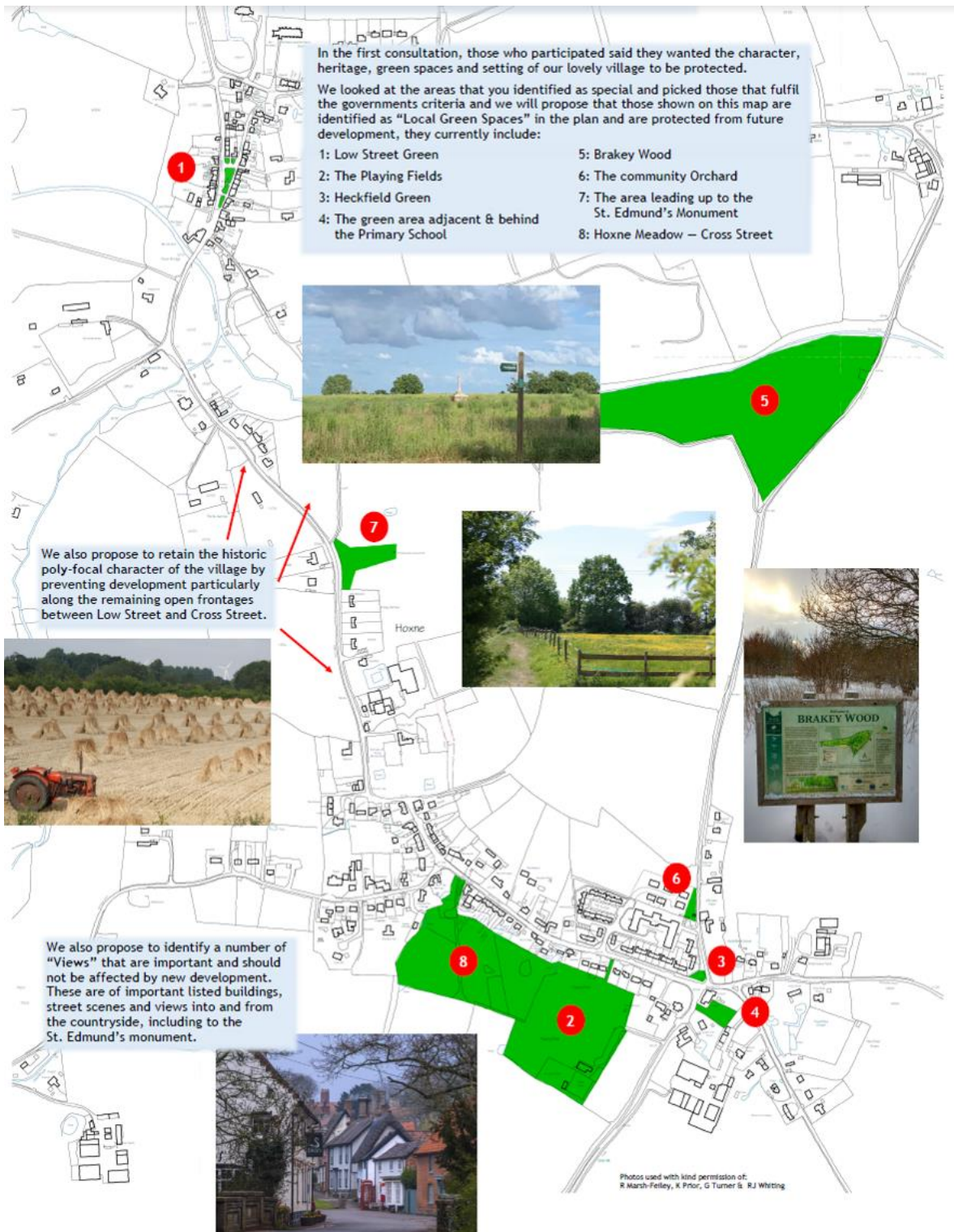
Hoxne Neighbourhood Plan

Background Document 4 – Local Green Spaces (Submission Draft Stage)

1. Local green spaces have been identified to meet the criteria set out in National Planning Policy Guidance (2021) Paragraph 101 which states that they should be:
 - 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
2. The Community was consulted at the initial and interim consultation stages. At the initial stage (public consultation at the Swan Public House) people were asked to identify which green spaces were important to them:



3. These areas were assessed against the NPPF criteria, and the following 8 locations were put forward for comment at the interim stage:



4. There was strong support for these areas to be designated (see Appendix 6 of Supporting Document 2 – Statement of Consultation). The table below shows the percentage of public responses that supported the development of the green/open spaces identified in the initial consultation. These were gained in the interim consultation phase:

	AGREE	DISAGREE	NEITHER AGREE NOR DISAGREE	TOTAL
1. Low Street Green	90.74% 49	1.85% 1	7.41% 4	54
2. The playing field	90.74% 49	3.70% 2	5.56% 3	54
3. Heckfield Green	87.04% 47	1.85% 1	11.11% 6	54
4. The green area adjacent to and behind the Primary School	64.81% 35	7.41% 4	27.78% 15	54
5. Brakey Wood	87.04% 47	3.70% 2	9.26% 5	54
6. Community orchard off Wittons Lane	75.93% 41	7.41% 4	16.67% 9	54
7. The area leading up to St. Edmund's monument	75.93% 41	12.96% 7	11.11% 6	54
8. Hoxne meadow Cross Street	81.48% 44	7.41% 4	11.11% 6	54

5. Respondents were asked to identify any other areas they thought should be designated as LGS. The areas suggested were also assessed against the NPPF criteria. A number of comments concerned the Downbridge area to the East of Abbey Hill. Although the area as a whole does not meet the criteria the footpath adjacent the road does meet the criteria for the reasons identified below and has been added to the list as item 9.
6. During the initial and interim consultations the following justification for each designation was as follows:

Site Name		Description
LGS-1-Low Street Green		Historic Village Green
Other site information		
Within Conservation Area	Bounded by Listed Buildings	Identified in the heritage and Settlement Sensitivity Assessment as an important viewpoint (6) looking from the south.
NPPF Criteria		
Close to the community	Demonstrably special	Local in character
At the centre of the Low Street settlement.	Historic setting and focal point of the Low Street settlement.	Yes

Site Name		Description
LGS-2-The Playing Field		Playing field
Other site information		
Identified as Designated Open Space in the Submission Draft Joint Local Plan		
NPPF Criteria		
Close to the community	Demonstrably special	Local in character
Adjoining the Heckfield Green settlement	The only recreation facility in the parish.	Yes

Site Name		Description
LGS-3-Heckfield Green		Small Green at the focal point of the Heckfield Green settlement.
Other site information		
Setting for Listed Buildings and the Primary School.		
NPPF Criteria		
Close to the community	Demonstrably special	Local in character
Yes		Yes

Site Name		Description
LGS-4-The green area adjacent to and behind the Primary School		Green area used by the primary School for children's' play.
Other site information		
NPPF Criteria		
Close to the community	Demonstrably special	Local in character
Yes	Important open space used by the Primary School for play	Yes

Site Name		Description
LGS-5-Brakey Wood		Public wood
Other site information		
Identified as a Designated Open Space in the Pre Submission Draft JLP (November 2020)		
NPPF Criteria		

Close to the community	Demonstrably special	Local in character
Within walking distance of the Low Street and Cross Street/Heckfield Green settlements.	Owned and managed by The Woodland Trust it comprises woodland, a stream running the length of the wood a meadow providing open space. A circular path provides access to the whole site. (https://www.woodlandtrust.org.uk/visiting-woods/woods/brakey-wood/)	Yes, it is the local informal open space well used by Hoxne residents.

Site Name		Description
LGS-6-Community orchard off Wittons Lane		Community Orchard
Other site information		
NPPF Criteria		
Close to the community	Demonstrably special	Local in character
Yes		

Site Name		Description
LGS-7-The area leading up to St. Edmund's monument		Green access to the St Edmunds Monument through a development of three homes and along a permissive path up to the monument itself.
Other site information		
Planning application DC/20/03632 for the development of 3 dwellings East of Abbey Hill provides for an open space leading towards the St Edmunds Monument – see appendix 1.	A permissive footpath leads through the area up to the Designated Ancient Monument.	The Heritage and Settlement Sensitivity Analysis supporting the JLP identifies a key view (9) eastwards through the site towards the monument.
NPPF Criteria		
Close to the community	Demonstrably special	Local in character
Yes, adjoins the road through the Cross Street/Heckfield green settlement.	The St Edmunds Monument is a Designated Ancient Monument and of high historic and cultural importance to the Parish of Hoxne. The committee report regarding DC/20/03632 (December 2020) notes that the layout of the development retains an area of open space to protect views of the	Yes.

	monument and secures footpath access towards the monument through the site. The area between the development and the monument is a permissive path.	
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Site Name		Description
LGS-8-Hoxne Meadow Cross Street		Meadow area widely used by walkers.
Other site information		
Site not considered suitable for development in either the Joint Local Plan Submission Draft (November 2020) or Hoxne NDP site assessment. Also within and abutting the conservation area.	Numerous ponds located within the area supporting wildlife	Creates a wildlife corridor and supports ancient hedgerows supporting wildlife diversity
NPPF Criteria		
Close to the community	Demonstrably special	Local in character
Yes, adjoins the built-up area and the Playing Field.	Widely used by walkers using footpath number (add) leading to the Gold Brook.	Yes.

Site Name		Description
LGS-9-Abutting the road footpath on Abbey Hill		Footpath joining
Other site information		
NPPF Criteria		
Close to the community	Demonstrably special	Local in character
Yes, a well-used footway between the 3 homes permitted off Abbey Hill (December 2020) and the frontage developing including Rosebank Cottage.	Well used (permissive?) path slightly off the road providing views towards the Monument and eastwards towards Brakey Wood.	Yes.

- As a result of the 2 formal consultations a qualifying questionnaire was created to link to the qualifying statements of the NPPF Policy to the 9 highlighted areas. This was to give formal justification to the local green and open space locations and provide a base for Hoxne NDP policy. This would allow transparency within its fulfilment of protecting the local characteristics of

village life and enhancing the local distinctiveness, ensuring the built-up area is protected while the value of others for formal and informal recreation will be protected.

8. The qualifying questionnaire criteria and template is shown below and then the individual completed questionnaire follows for each of the allocated sites:

Criteria for a space to qualify for proposal as a Local Green Space in this Neighbourhood Plan:

9. The first column of the form contains a series of questions relating to reasons and criteria for proposal of the Local Green Space.
10. To qualify as a Local Green Space the space must satisfy the criteria for Local Green Space give in paragraph 101 of the National Planning Policy Framework (NPPF) 2020. Those three criteria are represented by the questions numbered 1, 2, 3 in the first column of the form.
11. The answer to Questions 1, 2 and 3(a) must be YES and the answer to Question 3(b) must be NO.
12. The answer to at least one of the questions 2(a) to 2(h) must be YES and the associated comment should give significant details on why the space is special to local people. For some local spaces, the answer will be YES to more than one of the questions 2(a)-2(h).
13. The answer to question 2(i) must be YES and the nature of the evidence should be stated in the comment. According to the NPPF a Local Green Space must be demonstrably special, so question 2(i) has been included to ensure that evidence is provided to show that the site is special to local people.
14. The answer to question 3 (a) must be YES. The physical boundaries to the space should be identified in the comments or on the map for that space.
15. The answer to Question 3(b) must be NO and if possible, the area of the space should be identified.
16. Finally, the NPPF does not require that a local Green Space should have public access and, in some cases, (e.g. wildlife sites) it is undesirable but the final question has been used because information on access is considered relevant and important.

Template questionnaire:

Local Green or Open Space	Site Name
Criteria and reason for protection:	Comment:
1. Is the green space in reasonably close proximity to the community it serves?	
2. Is the green space demonstrably special to the local community and hold a particular local significance?	
a) Are there significant views from the local area into or across the site?	
b) Does the site afford the public with significant views out into the wider countryside?	
c) Does the site have special historic significance or features?	
d) Does the site have recreational value?	
e) Is the site particularly tranquil?	
f) Does the site have ecological value, trees, wildlife or habitat?	
g) Does the site form a significant green break within the settlement?	
h) Are there other reasons that make the site special to local people?	
i) Is there evidence demonstrating that the site is special to local people?	
3. Is the green area: a) local in character? b) an extensive tract of land?	
Is there public access to the site? Would the site provide the public with amenity value without public access?	
Summary and recommendations:	

Local Green or Open Space 1: Low Street Green



Local Green or Open Space 1	Low Street Green
Criteria and reason for protection:	Comment:
1. Is the green space in reasonably close proximity to the community it serves?	YES: Within the built-up area and central to Low Street Hoxne
2. Is the green space demonstrably special to the local community and hold a particular local significance?	YES: This is the village green and used for social events yearly such as the harvest festival. It is also the location of a seating area and location of the village Christmas tree and houses one of the village signs which celebrates Hoxne's link to St Edmund.
a) Are there significant views from the local area into or across the site?	YES: Part of the conservation area of Low Street.
b) Does the site afford the public with significant views out into the wider countryside?	NO: it is in the central built-up area for Low Street.
c) Does the site have special historic significance or features?	YES: Display information for the historic village walk.
d) Does the site have recreational value?	YES: It is bookable space via the parish council for events, has public seating and trees and shrubs.
e) Is the site particularly tranquil?	NO: it is located along one of the main roads into and out of Hoxne Low Street and has car parking

	spaces adjacent and is near a public house and local shop/Post Office.
f) Does the site have ecological value, trees, wildlife or habitat?	YES: grassed area with some established trees.
g) Does the site form a significant green break within the settlement?	
h) Are there other reasons that make the site special to local people?	YES: It provides a community space within Low Street; it also houses the village sign commemorating St Edmunds and the links to Hoxne.
i) Is there evidence demonstrating that the site is special to local people?	See the photographs from local people below.
3. Is the green area: a) local in character? b) an extensive tract of land?	a) YES: See map above b) NO: area only 0.004% of Neighbourhood Plan area.
Is there public access to the site? Would the site provide the public with amenity value without public access?	YES: unrestricted and can be booked via the Parish council for significant events
Summary and recommendations:	Recommend designation as a Local Green Space. This space is special to local people for its recreational and amenity value. Over 90% of villagers voted to preserve the area by deeming it a green or open space.

Photos of Location:



Local Green or Open Space 2: The Playing Field



Local Green or Open Space 2	The Playing Field
Criteria and reason for protection:	Comment:
1. Is the green space in reasonably close proximity to the community it serves?	YES: It is within the built-up area of Heckfield Green and is accessed via a footway between 2 properties. The field itself backs onto a single row of houses and is perpendicular to the road.
2. Is the green space demonstrably special to the local community and hold a particular local significance?	YES: Open playing fields with recreational value, football pitches, play park with equipment and bowls green
a) Are there significant views from the local area into or across the site?	YES: Surrounded by hedgerows and trees, provide a green view for the properties that border and surround it.
b) Does the site afford the public with significant views out into the wider countryside?	NO Large trees, hedgerow, and fencing border the site block the views to the countryside beyond.
c) Does the site have special historic significance or features?	NO
d) Does the site have recreational value?	YES. It comprises a grassed area with football pitch and playing area. A children's play area with equipment and is used by the Primary School for

	school sport and recreation. It also houses the bowling green and club house.
e) Is the site particularly tranquil?	YES: it is set away from the main road and provides open countryside to the south.
f) Does the site have ecological value, trees, wildlife or habitat?	YES: lined by trees and shrubs and provides a wildlife corridor.
g) Does the site form a significant green break within the settlement?	YES: Behind housing creating an attractive open space.
h) Are there other reasons that make the site special to local people?	YES: The playing fields are an important, well-used recreational site for children and families. The use of the playing fields is for both the school and for organised use by the community. It is the only play park within the village.
i) Is there evidence demonstrating that the site is special to local people?	See the photographs from local people below.
3. Is the green area: a) local in character? b) an extensive tract of land?	a) YES: b) NO: area only 0.15% of Neighbourhood Plan area.
Is there public access to the site? Would the site provide the public with amenity value without public access?	YES
Summary and recommendations:	Recommend designation as a Local Green Space. This space is special to local people for its recreational, public amenity and ecological value. Over 90% of villagers voted to preserve the area by deeming it a green or open space. The site has already been identified as a green space in the emerging plan for Mid Suffolk.

Photos of Location:



Local Green or Open Space 3: Heckfield Green



Local Green or Open Space 3	Heckfield Green
Criteria and reason for protection:	Comment:
1. Is the green space in reasonably close proximity to the community it serves?	YES: Within the built-up area of Heckfield Green
2. Is the green space demonstrably special to the local community and hold a particular local significance?	YES: It has public seating and houses the village of the year sign
a) Are there significant views from the local area into or across the site?	NO: Within the built-up area
b) Does the site afford the public with significant views out into the wider countryside?	NO
c) Does the site have special historic significance or features?	NO
d) Does the site have recreational value?	YES: Public amenity space bordered by shrubs, some maturing trees, and flowerbeds
e) Is the site particularly tranquil?	NO: Abuts a 3-way junction and adjacent to the primary school.
f) Does the site have ecological value, trees, wildlife or habitat?	YES: Established trees and lined by hedgerow and flower beds.
g) Does the site form a significant green break within the settlement?	

h) Are there other reasons that make the site special to local people?	YES: Houses the village of the year sign and a meeting/seating area for the public.
i) Is there evidence demonstrating that the site is special to local people?	See the photographs from local people below.
3. Is the green area: a) local in character? b) an extensive tract of land?	a) YES b) NO: area only 0.002% of Neighbourhood Plan area.
Is there public access to the site? Would the site provide the public with amenity value without public access?	YES: Unrestricted
Summary and recommendations:	Recommend designation as a Local Green Space. This space is special to local people for its recreational, public amenity and ecological value. Over 87% of villagers voted to preserve the area by deeming it a green or open space.

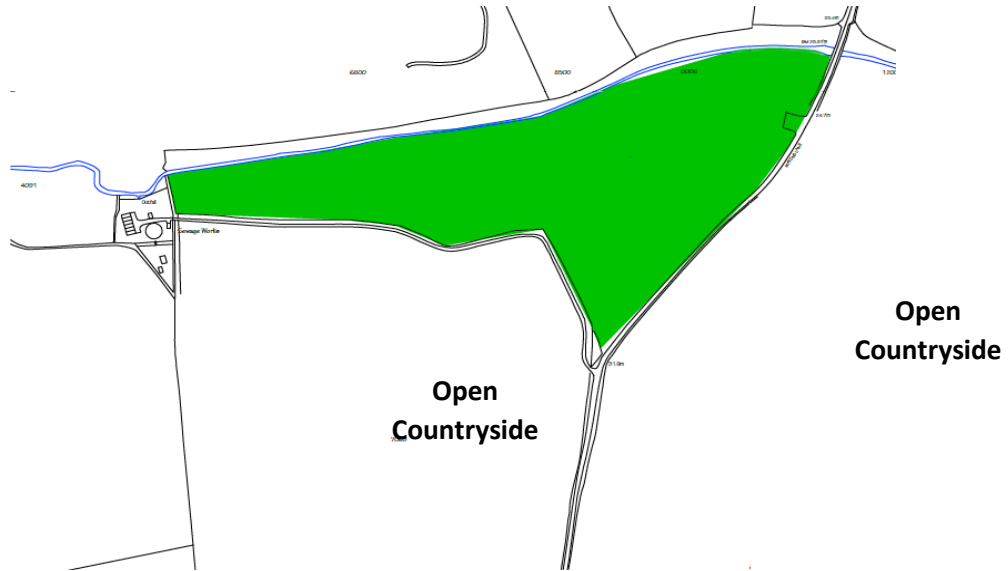
Photos of Location:



Local Green or Open Space 4: The green area adjacent to and
behind the Primary School (REMOVED)

See Supporting Document 2A – Responses to Reg 14
Consultation for Reasons for this Green Space being deleted
from the Plan

Local Green or Open Space 4: Brakey Wood



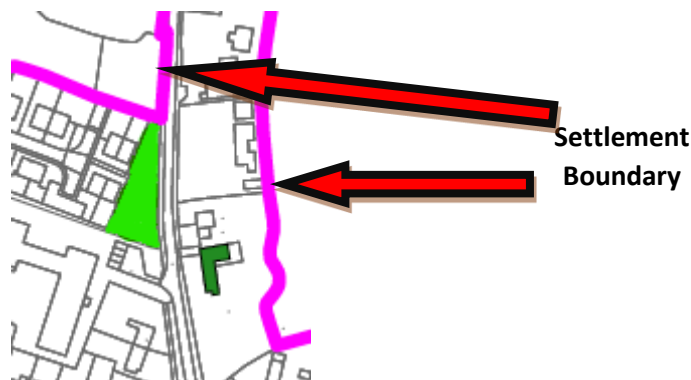
Local Green or Open Space 5	Brakey Wood
Criteria and reason for protection:	Comment:
1. Is the green space in reasonably close proximity to the community it serves?	YES: Close walking distance, across footpaths and open countryside that is served from Cross Street, Abbey Hill and Low Street. Parking is also available via Wittons Lane.
2. Is the green space demonstrably special to the local community and hold a particular local significance?	YES: It was donated as part of the millennium celebrations and has matured since. It has many species of trees and the Goldbrook River flows through it. It also houses some sequoia trees that were planted as part of the millennium project.
a) Are there significant views from the local area into or across the site?	YES
b) Does the site afford the public with significant views out into the wider countryside?	YES: Across open countryside and further forest across the river.
c) Does the site have special historic significance or features?	YES: It houses the Hoxne Man sculpture.

d) Does the site have recreational value?	YES: Walking through wooded spaces, appreciation of natural woodland environment.
e) Is the site particularly tranquil?	YES.
f) Does the site have ecological value, trees, wildlife or habitat?	YES: Mature trees, low level brush, natural fauna, and flora. Numerous species of bird and woodland wildlife.
g) Does the site form a significant green break within the settlement?	NO: out of the built-up area of the settlement
h) Are there other reasons that make the site special to local people?	YES: It contributes an important element of natural character of Hoxne
i) Is there evidence demonstrating that the site is special to local people?	See the photographs from local people below.
3. Is the green area: a) local in character? b) an extensive tract of land?	a) YES: b) NO: area only 0.28% of Neighbourhood Plan area.
Is there public access to the site? Would the site provide the public with amenity value without public access?	YES: Unrestricted access, the site is maintained by the Woodland Trust
Summary and recommendations:	Recommend designation as a Local Green Space. This space is special to local people for its recreational and significant ecological value. Over 87% of villagers voted to preserve the area by deeming it a green or open space.

Photos of Location:



Local Green or Open Space 5: Community orchard off Wittons Lane



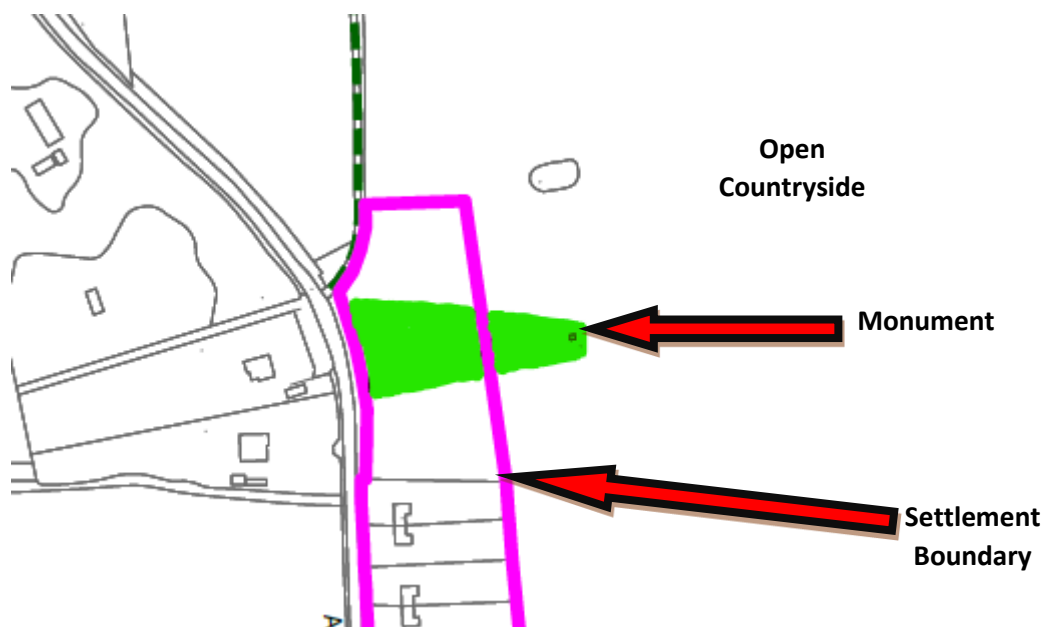
Local Green or Open Space 6	Community orchard off Wittons Lane
Criteria and reason for protection:	Comment:
1. Is the green space in reasonably close proximity to the community it serves?	YES: Within built up area
2. Is the green space demonstrably special to the local community and hold a particular local significance?	YES: The space was donated as part of a building development in Heckfield Green and Wittons Lane and is maintained by the Parish Council.
a) Are there significant views from the local area into or across the site?	NO
b) Does the site afford the public with significant views out into the wider countryside?	NO
c) Does the site have special historic significance or features?	NO
d) Does the site have recreational value?	YES: A small space to sit and relax and appreciate a natural environment and wildlife.
e) Is the site particularly tranquil?	YES: It is lined with maturing shrubs and trees.
f) Does the site have ecological value, trees, wildlife or habitat?	YES: Some mature trees, fruit trees and creates a wild environment for wildlife including small animals and nesting birds.
g) Does the site form a significant green break within the settlement?	YES: It backs onto and is surrounded by housing on 2 sides.

h) Are there other reasons that make the site special to local people?	YES: It contributes an important element of natural character to Wittons Lane.
i) Is there evidence demonstrating that the site is special to local people?	See the photographs from local people below.
3. Is the green area: a) local in character? b) an extensive tract of land?	a) YES: b) NO: area only 0.003% of Neighbourhood Plan area.
Is there public access to the site? Would the site provide the public with amenity value without public access?	YES: Unrestricted
Summary and recommendations:	Recommend designation as a Local Green Space. This space is special to local people for its recreational and significant ecological value. Over 75% of villagers voted to preserve the area by deeming it a green or open space.

Photos of Location:



Local Green or Open Space 6: The area leading up to St. Edmund's monument



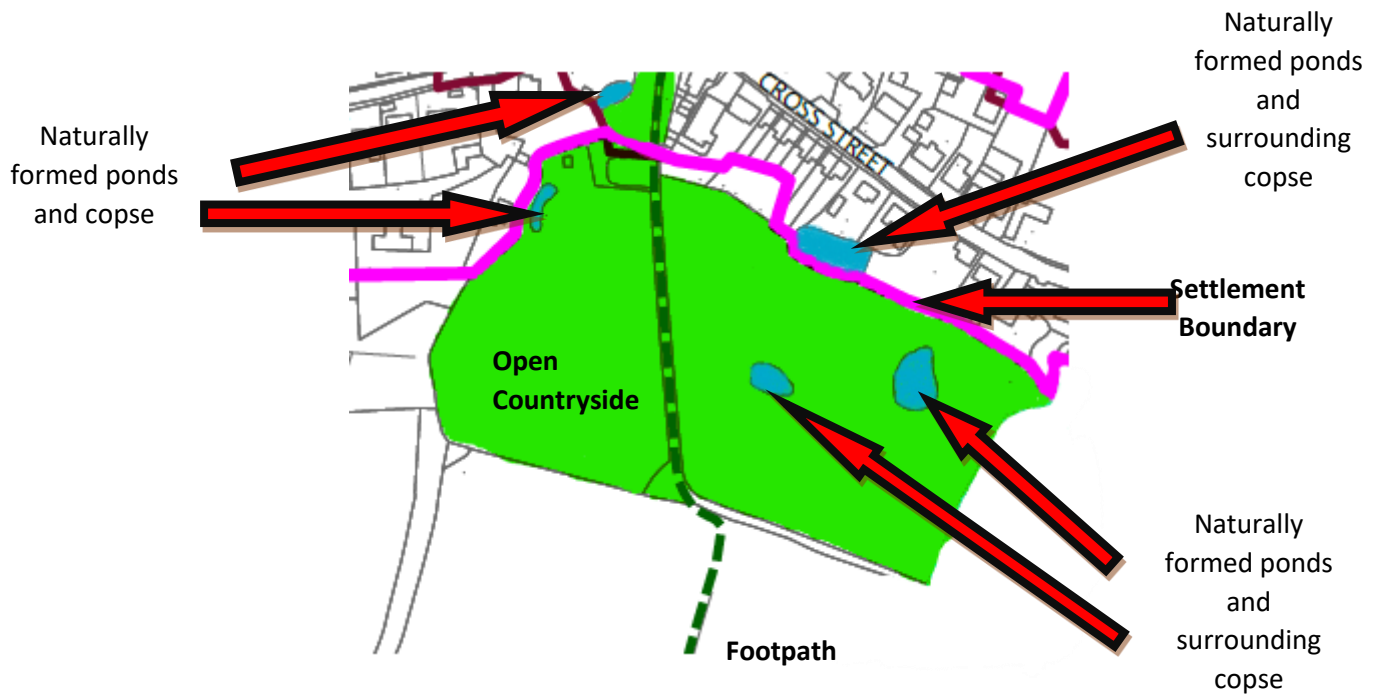
Local Green or Open Space 7	The area leading up to St. Edmund's monument
Criteria and reason for protection:	Comment:
1. Is the green space in reasonably close proximity to the community it serves?	YES: Within the built-up area of the settlement and protrudes beyond the settlement boundary.
2. Is the green space demonstrably special to the local community and hold a particular local significance?	YES: The St Edmunds monument is located in the centre of the space and view
a) Are there significant views from the local area into or across the site?	YES: Provides a historic view from the roadside up the permissive footpath to the St Edmund's Monument. Properties opposite also afforded the view across the open space towards the monument.
b) Does the site afford the public with significant views out into the wider countryside?	YES: It opens out into open countryside behind the monument beyond the settlement boundary.
c) Does the site have special historic significance or features?	YES: The location of the King Edmunds monument and recognised site of his death and martyrdom.

d) Does the site have recreational value?	YES: Tourists and local people visit the site and is part of the Hoxne Heritage walk and to visit the monument
e) Is the site particularly tranquil?	Yes normally but due to the building of 3 homes this is liable to change.
f) Does the site have ecological value, trees, wildlife or habitat?	(It was laid to wildflower and part farmland and provided an ecological habitat) and will have wildflower meadow in front of it in the future.
g) Does the site form a significant green break within the settlement?	YES: Within the new settlement boundary and is part of the polyfocal nature of Hoxne.
h) Are there other reasons that make the site special to local people?	YES: A national monument and site of very historical value, that is grade listed.
i) Is there evidence demonstrating that the site is special to local people?	See the photographs from local people below.
3. Is the green area: a) local in character? b) an extensive tract of land?	a) YES: b) NO: area only 0.005% of Neighbourhood Plan area.
Is there public access to the site? Would the site provide the public with amenity value without public access?	YES: normally unrestricted up a permissive footpath and this is planned to be protected in the near future as part of the Parish responsibility and will be planted as a wild meadow.
Summary and recommendations:	Recommend designation as a Local Green Space. This space is special to local people and visitors to Hoxne for its historic value. Over 75% of villagers voted to preserve the area by deeming it a green or open space.

Photos of Location:



Local Green or Open Space 7: Hoxne Meadow Cross Street



Local Green or Open Space 8	Hoxne Meadow Cross Street
Criteria and reason for protection:	Comment:
1. Is the green space in reasonably close proximity to the community it serves?	<p>YES: It is located just outside the settlement boundary and is accessible via a public footpath which is perpendicular to Cross Street, Hoxne.</p> <p>The site backs directly to 2 rows of houses that cover Cross Street and Nuttery Vale.</p>
2. Is the green space demonstrably special to the local community and hold a particular local significance?	<p>YES: It is located within the Cross Street conservation area, opens out into open countryside and is one of only two public footpaths within Cross Street and Heckfield green</p>
a) Are there significant views from the local area into or across the site?	<p>YES: The site is located centrally within Cross Street and Nuttery Vale, it forms a natural break from the built-up area. As the site is perpendicular to Cross Street and Nuttery Vale, it affords views across the site.</p> <p>Important views are also noted from the public consultations.</p>

b) Does the site afford the public with significant views out into the wider countryside?	YES: The site is surrounded by well-established trees, low level bushes/trees and shrubbery which open out into open countryside and woodland area as the footpaths continues.
c) Does the site have special historic significance or features?	YES: The site has written records on the Suffolk Heritage Explorer for its enclosure and moat (Hoxne monument) of unknown date and partially surviving as cut features on OS 1904 map (S2) and Suffolk Archaeological Service.
d) Does the site have recreational value?	YES: It is a busy and well used footpath that leads out into open countryside. It provides an opportunity to observe wildlife including deer, many species of birds including but not limited to owls, wren, gold and bullfinch, bats and grass land creatures. The footpath also leads onto further woodland space as part of a circular walk for locals and visiting hikers.
e) Is the site particularly tranquil?	YES: The site provides public amenity; it houses 5 naturally forming ponds and copse that provide shelter to wildlife. It is within the character of the village, is quiet, peaceful and provides a serene outlook into and out of the village. It is surround by an established tree line and traditional natural British shrubs. Provides a lack of light and affords a peaceful darkness in dusk and the evenings.
f) Does the site have ecological value, trees, wildlife or habitat?	YES: the site is open grassland and has natural ponds. As it is a natural wildlife corridor many species of bat, deer, birds and other countryside wildlife live and visit the area.
g) Does the site form a significant green break within the settlement?	YES: Site access is from the road perpendicular to Cross Street and Nuttery Vale. It is accessed in between 2 properties. This access is lined in natural flora, shrubs and trees and provides a shelter for wildlife and is a pleasant transition from the increasingly busy road and street scene to the rural character of Hoxne.
h) Are there other reasons that make the site special to local people?	<p>YES: The site has historically been a green space and affords local people with a space to walk into open countryside.</p> <p>The site also backs onto the old village store and Baptist Chapel, creating a local view that has been unchanged for nearly 200 years when walking into the village.</p> <p>It is also noted within the previous Mid Suffolk Local Development Plan the site provides public</p>

	amenity space and tranquillity and was deemed unsuitable for development.
i) Is there evidence demonstrating that the site is special to local people?	See the photographs from local people below.
3. Is the green area: a) local in character? b) an extensive tract of land?	a) YES: b) NO: area only 0.1% of Neighbourhood Plan area.
Is there public access to the site? Would the site provide the public with amenity value without public access?	YES: A public footpath runs through the site to further open countryside.
Summary and recommendations:	<p>Recommend designation as a Local Green Space.</p> <p>This space is special to local people for its recreational, historic, and significant ecological value.</p> <p>Hoxne has been noted within the planning for the emerging Local Development plan to have a lack of green, natural, and open space and a lack of public footpaths. Protecting this space and footpath will support the natural and historical character of the village and goes onto support the research conducted by and independently on behalf of Mid Suffolk.</p> <p>The village would also lose one of only a few footpaths that is widely used by villagers and visiting walkers/hikers.</p> <p>Over 90% of villagers voted to preserve the area and keep it free from development with over 81% of parishioners wanting to protect this space by deeming it a green or open space.</p>

Photos of Location:

