



BRETENHAM

LOCAL GREEN SPACE ASSESSMENT



Brettenham Parish Council

JANUARY 2024

The parish of Brettenham has several 'green spaces' that are important to the character of the village and provide an amenity for its residents. Paragraphs 105 and 106 of the National Planning Policy Framework (NPPF – December 2023) identifies the possibility of identifying green spaces that meet certain characteristics as "Local Green Spaces". The paragraphs state:

- 105. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.
- 106. 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.

This report provides an assessment of the green spaces in the parish against the criteria in paragraph 106 to support the designation of local green spaces in the emerging Brettenham Neighbourhood Plan.

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.

In the context of the NPPF, the following criteria have been applied:

Local Green Space Criteria	Approach
1. In reasonably close proximity to the community it serves	No definition of 'close proximity' is given in the NPPF. This assessment will take it to be areas within or adjoining the village settlement boundary.
2. Demonstrably special to the local community and hold a particular local significance, such as for its beauty, historic significance, recreational value, tranquillity or richness of its wildlife.	For an open space to be considered special to the local community and hold a local significance it must meet <u>at least one</u> of the following criteria: Beauty: the area enhances local character, adds to the setting of a building or groups of buildings – judged as being the visual attractiveness of the area as a whole and the contribution that it makes to the landscape or townscape or landmark Historic significance: the area is important for the setting of a listed building or other heritage asset; it includes historic landscape features, such as ancient trees; or the area itself holds some specific historic importance Recreational value: the area offers a recreational benefit to the community such as a play area, allotments, informal spaces in housing estates, sports and playing fields (not already covered by another designation) Tranquillity: the area has a remoteness to it, with an absence of artificial noise and visible signs of urbanity allowing for calm and for quiet enjoyment and reflection Richness of its wildlife: the area provides for biodiversity, geodiversity, known protected species, and/or priority habitats

Local Green Space Criteria	Approach
3. Local in character and not an extensive tract of land	<p>No definition of an 'extensive tract of land' is given in the NPPF.</p> <p>Whilst it is not considered appropriate to use an area as a threshold, as a 'rule of thumb' areas of 5 hectares are larger or that or not well- contained have been considered to be an 'extensive tract of land'.</p>


Each of the following areas were assessed against the criteria for Local Green Space designation and for their overall value to the community, as well as the level of risk to the open area.

The Identified Green Spaces

A list of the green spaces is detailed below.

1. the triangle of land at the junction of The Street, Buxhall Road and Church Road
2. the playground next to the Village Hall
3. the cemetery at St Mary the Virgin Church

Description	1 – the triangle of land at the junction of The Street, Buxhall Road and Church Road
<p>The triangle is a focal point of the village providing a setting for the parish church and the location for the village sign, a bench and a new traffic fingerpost</p>	
Ownership	Suffolk County Council
Proximity to the local community	This area is central to the village
Extensive tract of land	The area is well contained and is not considered to be an extensive tract of land, it measures about 0.03ha.
Demonstrably special to the local community	
Beauty	Although surrounded by roads, it provides a peaceful setting and view to the church
Historic Significance	None known
Recreational value	Used for flower beds and contains a bench for sitting
Tranquillity	The quiet nature of the roads means that it provides a peaceful area in the shadow of the church
Wildlife	No value
Conclusion – Qualifies as a Local Green Space	

Description	2. Playground next to the Village Hall 
<p>The village play area and recreation ground adjoins the village hall and is centrally located in the village.</p>	
Ownership	Parish Council
Proximity to the local community	This area is central to the village
Extensive tract of land	The area is contained and is not considered to be an extensive tract of land, it measures approx. 0.3 ha.
Demonstrably special to the local community	
Beauty	The area provides an important amenity for residents and includes play equipment for children
Historic Significance	None known
Recreational value	This is the only recreational public open space available to residents
Tranquillity	The area looks out onto open fields
Wildlife	There is no planting on site and so there is little in the way of wildlife habitat
Conclusion – Qualifies as Local Green Space.	

Description	3. Cemetery at St Mary the Virgin Church
An area of private open space within the grounds of Samford Court and Chedworth Place.	
Ownership	Diocese of St Edmundsbury & Ipswich.
Proximity to the local community	Centrally located in the village
Extensive tract of land	The area is contained and is not considered to be an extensive tract of land, it measures approx. 0.3 ha including the church.
Demonstrably special to the local community	
Beauty	The cemetery provides a natural green space which provides an important setting to the listed church
Historic Significance	The cemetery is an important historic feature for the village and its residents
Recreational value	No particular recreational value but a public footpath passes through it
Tranquillity	The area is open and offers a peaceful environment.
Wildlife	There are a number of notable trees in the cemetery and along its boundary
Conclusion – Qualifies as Local Green Space	