



# Appraisal of Local Green Spaces

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Rushmere St Andrew Parish  
Council  
February 2022



Rushmere St Andrew parish has several 'green spaces' that play a significant role in defining the character of the village and places for meeting and/or recreation. Paragraphs 100 and 101 of the National Planning Policy Framework (NPPF 2021) identifies the possibility of identifying green spaces that meet certain characteristics as "Local Green Spaces". The paragraphs state:

101. 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.
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.

This report provides an assessment of the green spaces in the parish against the criteria in paragraph 100 in order to support the designation of local green spaces in the emerging Rushmere St Andrew Neighbourhood Plan.

## The Identified Green Spaces

A list of the green spaces is detailed below. Some of the spaces are grouped together.

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| <ul style="list-style-type: none"> <li>1. The local greens either side of the Street and Playford Road Roundabout</li> <li>2. The greens in Playford Lane and Holly Lane</li> <li>3 The green opposite Elm Road</li> <li>4 The greens between Holly Road and Elm Road</li> <li>5 Chestnut Pond, The Street</li> <li>6 The Limes Pond, The Street</li> <li>7 Little Heath</li> </ul> | <ul style="list-style-type: none"> <li>8 Sandlings Local Nature Reserve</li> <li>9 The Mill Stream</li> <li>10 Broadlands Way Open Space</li> <li>11 Brookhill Way Open Space</li> <li>12 Salehurst Road Play Area</li> <li>13 Chestnut Close Play Area</li> <li>14 Bladen Drive / Gwendoline Close Open Space</li> </ul> |
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## 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.

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## 1. The local greens either side of the Street and Playford Road Roundabout



Site Details	
<b>Description and purpose</b>	Amenity open space either side of roundabout at junction of Bent Lane, Playford Road and Rushmere Street. Contains two benches.
Checklist	
<b>Statutory designations</b>	None
<b>Site allocations</b>	None
<b>Planning permissions</b>	No outstanding planning consent
<b>Area</b>	Totalling 0.1 Ha.
<b>Ownership</b>	Suffolk County Council
NPPF Criteria Assessment	
<b>Close to the community it services</b>	On edge of village
<b>Public access</b>	Publicly accessible at all times
<b>Ecologically significant</b>	No records of significance
<b>Historically significant</b>	No records of significance but provides setting for Non-Designated Heritage Asset.
<b>Demonstrably special to a local community and holds a particular local significance</b>	Provides an important amenity open space and a focal point as an entrance to the village.
<b>Local in character and is not an extensive tract of land.</b>	Small but distinct area of local importance.
<b>Conclusion</b>	Qualifies for Local Green Space designation

## 2. The greens in Playford Lane and Holly Lane



Site Details	
<b>Description and purpose</b>	Amenity open spaces in and adjoining housing areas
Checklist	
<b>Statutory designations</b>	None
<b>Site allocations</b>	None
<b>Planning permissions</b>	No outstanding planning consent
<b>Area</b>	Total 0.4 Ha
<b>Ownership</b>	Suffolk County Council
NPPF Criteria Assessment	
<b>Close to the community it services</b>	At the centre of this part of the village. Serves as amenity space for residents
<b>Public access</b>	Publicly accessible at all times
<b>Ecologically significant</b>	No records of significance
<b>Historically significant</b>	No historical significance but space on corner of Rushmere Street and Holly Lane provides an important setting for group of Non-Designated Heritage Assets in this area
<b>Demonstrably special to a local community and holds a particular local significance</b>	Provides an important amenity open space and a focal point in this older part of the village.
<b>Local in character and is not an extensive tract of land</b>	Small distinct places of significant importance to the locality.
<b>Conclusion</b>	Qualifies for Local Green Space designation

**3. The green opposite Elm Road**

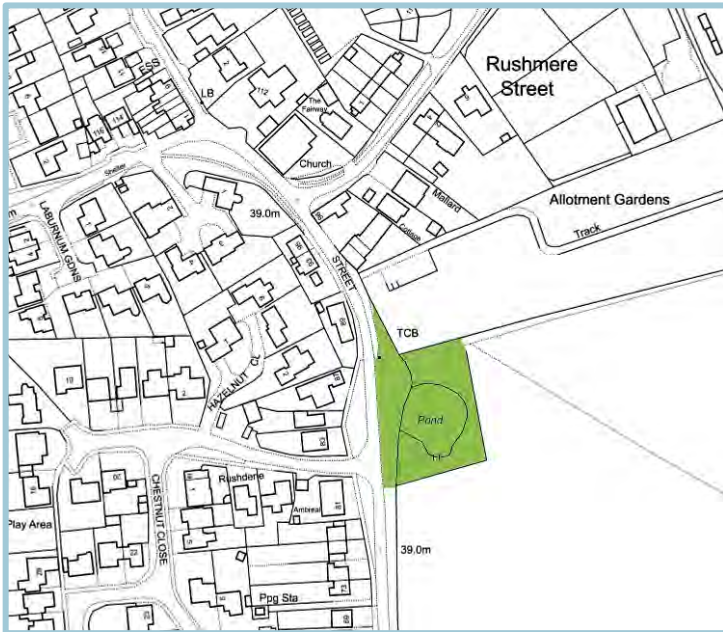
**4. The greens between Holly Road and Elm Road**



Site Details	
<b>Description and purpose</b>	Amenity open spaces either side of A1214 Woodbridge Road
Checklist	
<b>Statutory designations</b>	None
<b>Site allocations</b>	None
<b>Planning permissions</b>	No outstanding planning consent
<b>Area</b>	No 3 = 0.17 Ha. No 4 = 0.08 Ha
<b>Ownership</b>	3. Suffolk County Council under licence to Rushmere St Andrew Parish Council 4. Suffolk County Council
NPPF Criteria Assessment	
<b>Close to the community it services</b>	Surrounded by residential development
<b>Public access</b>	Publicly accessible at all times
<b>Ecologically significant</b>	No records of significance
<b>Historically significant</b>	No historical significance.
<b>Demonstrably special to a local community and holds a particular local significance</b>	Provides a green lung at the border of the Rushmere St Andrew / Kesgrave parish which would otherwise be indistinguishable.
<b>Local in character and is not an extensive tract of land</b>	Both areas are small in size. Area 3 accommodates a bus shelter and Area 4 has a bench located on it.

<b>Conclusion</b>	Qualifies for Local Green Space designation
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## 5. Chestnut Pond



Site Details	
<b>Description and purpose</b>	Village pond and surrounding public open space
Checklist	
<b>Statutory designations</b>	None
<b>Site allocations</b>	None
<b>Planning permissions</b>	No outstanding planning consent
<b>Area</b>	0.25 Ha
<b>Ownership</b>	Fenton under licence to Rushmere St Andrew Parish Council
NPPF Criteria Assessment	
<b>Close to the community it services</b>	In the heart of the older part of the village.
<b>Public access</b>	Publicly accessible at all times via maintained footpaths
<b>Ecologically significant</b>	Home to a number of species of birds and reptiles including Heron.
<b>Historically significant</b>	Originally known as Smuggler Pond it is reported on the Parish Council website that smugglers would hide barrels of Rum, Brandy and other contraband in village ponds until they could move it on.
<b>Demonstrably special to a local community and holds a particular local significance</b>	Tranquil space with picnic benches where residents meet and where carols are sung at Christmas.
<b>Local in character and is not an extensive tract of land</b>	A self-contained area enclosed by hedgerows on the south, east and north sides.
<b>Conclusion</b>	Qualifies for Local Green Space designation

## 6. The Limes Pond, The Street



Site Details	
<b>Description and purpose</b>	Pond
Checklist	
<b>Statutory designations</b>	None
<b>Site allocations</b>	None
<b>Planning permissions</b>	No outstanding planning consent
<b>Area</b>	0.04 Ha
<b>Ownership</b>	Rushmere St Andrew Parish Council
NPPF Criteria Assessment	
<b>Close to the community it services</b>	In the heart of the older part of the village.
<b>Public access</b>	Fenced off due to the depth of water and proximity to the highway
<b>Ecologically significant</b>	Home to a number of species of birds and reptiles including Heron.
<b>Historically significant</b>	One of a number of ponds in the older part of the village. It may have been used by smugglers in the same way as Chestnut Pond.
<b>Demonstrably special to a local community and holds a particular local significance</b>	A focal point of the older part of Rushmere St Andrew and home of a village sign.
<b>Local in character and is not an extensive tract of land</b>	A self-contained area enclosed by hedgerows along the western boundary and roads on the other boundaries.
<b>Conclusion</b>	Qualifies for Local Green Space designation



## 7. Little Heath



Site Details	
<b>Description and purpose</b>	Part of Rushmere Common but divorced from main area to the south of the A1214
Checklist	
<b>Statutory designations</b>	Registered Common Land. County Wildlife Site
<b>Site allocations</b>	None
<b>Planning permissions</b>	No outstanding Planning permissions
<b>Area</b>	2.5 Ha
<b>Ownership</b>	Rushmere St Andrew Commoners
NPPF Criteria Assessment	
<b>Close to the community it services</b>	Adjoins residential properties on Playford Road and Woodbridge Road
<b>Public access</b>	Publicly accessible at all times albeit that much of the area is overgrown.
<b>Ecologically significant</b>	Heath and gorse habitat that is home to a number of heathland species.
<b>Historically significant</b>	Probable that what is now Rushmere Heath existed as some form of common land as far back as the Middle Ages
<b>Demonstrably special to a local community and holds a particular local significance</b>	The Common has major local significance and this part is an area of lesser access but highly valued for its natural habitats.
<b>Local in character and is not an extensive tract of land</b>	Little Heath is a separate and distinct part of the larger common.
<b>Conclusion</b>	Qualifies for Local Green Space designation.



## 8. Sandlings Local Nature Reserve



Site Details	
<b>Description and purpose</b>	Established in 1995 to protect the wildlife value of the site, and provide access for local people to enjoy the area
Checklist	
<b>Statutory designations</b>	County Wildlife Site
<b>Site allocations</b>	None
<b>Planning permissions</b>	No outstanding Planning permissions
<b>Area</b>	5.9 Ha
<b>Ownership</b>	East Suffolk Council
NPPF Criteria Assessment	
<b>Close to the community it services</b>	Easily accessible to local residents, especially those living in more modern part of the south of the parish.
<b>Public access</b>	Publicly accessible at all times
<b>Ecologically significant</b>	The reserve is managed as a mosaic of different habitats including woodland, scrub, heathland, grassland and mature hedgerows. The area is particularly valuable for butterflies.
<b>Historically significant</b>	None
<b>Demonstrably special to a local community and holds a particular local significance</b>	A popular recreation destination for residents providing a range of habitats and uses.
<b>Local in character and is not an extensive tract of land</b>	Self-contained area and not an extensive tract.
<b>Conclusion</b>	Qualifies for Local Green Space designation

## 9. The Mill Stream

Site Details	
<b>Description and purpose</b>	Area of primarily woodland with a range of habitats including ponds, the stream, wet fen, wildflower grassland, willow scrub and ancient oak trees.
Checklist	
<b>Statutory designations</b>	County Wildlife Site
<b>Site allocations</b>	None
<b>Planning permissions</b>	No outstanding Planning permissions
<b>Area</b>	5.0 Ha
<b>Ownership</b>	East Suffolk Council
NPPF Criteria Assessment	
<b>Close to the community it services</b>	Adjoins Bixley Farm housing area with a number of footpath links into the Local Green Space.
<b>Public access</b>	Publicly accessible at all times
<b>Ecologically significant</b>	Significant with habitats including ponds, the stream, wet fen, wildflower grassland, willow scrub and ancient oak trees.
<b>Historically significant</b>	None
<b>Demonstrably special to a local community and holds a particular local significance</b>	A well-used walking route that provides links to the wider countryside to the south and east
<b>Local in character and is not an extensive tract of land</b>	The nature of the area is such that it does not give the impression of being an extensive tract of land.
<b>Conclusion</b>	Qualifies for Local Green Space designation



## 10. Broadlands Way Open Space



Site Details	
<b>Description and purpose</b>	Broadlands Way Amenity Open Space
Checklist	
<b>Statutory designations</b>	None
<b>Site allocations</b>	None
<b>Planning permissions</b>	No outstanding Planning permissions
<b>Area</b>	0.033 Ha
<b>Ownership</b>	Chater Developments
NPPF Criteria Assessment	
<b>Close to the community it services</b>	Amenity open space within residential area and opposite local shops, nursery and public hall.
<b>Public access</b>	Publicly accessible at all times
<b>Ecologically significant</b>	None
<b>Historically significant</b>	None
<b>Demonstrably special to a local community and holds a particular local significance</b>	A green space with mature trees that provides a buffer between the shops and services and residential area.
<b>Local in character and is not an extensive tract of land</b>	Distinct and contained area
<b>Conclusion</b>	Qualifies for Local Green Space designation



## 11. Brookhill Way Open Space



Site Details	
<b>Description and purpose</b>	Brookhill Way Amenity Open Space
Checklist	
<b>Statutory designations</b>	None
<b>Site allocations</b>	None
<b>Planning permissions</b>	No outstanding Planning permissions
<b>Area</b>	0.035 Ha
<b>Ownership</b>	East Suffolk Council
NPPF Criteria Assessment	
<b>Close to the community it services</b>	Amenity open space within residential area and opposite local shops, nursery and public hall.
<b>Public access</b>	Publicly accessible at all times
<b>Ecologically significant</b>	None
<b>Historically significant</b>	None
<b>Demonstrably special to a local community and holds a particular local significance</b>	A green space with mature trees
<b>Local in character and is not an extensive tract of land</b>	Distinct and contained area
<b>Conclusion</b>	Qualifies for Local Green Space designation

## 12. Salehurst Road Play Area



Site Details	
<b>Description and purpose</b>	Equipped play area and open space
Checklist	
<b>Statutory designations</b>	None
<b>Site allocations</b>	None
<b>Planning permissions</b>	No outstanding Planning permissions
<b>Area</b>	0.6 Ha
<b>Ownership</b>	East Suffolk Council
NPPF Criteria Assessment	
<b>Close to the community it services</b>	Play area with play equipment and grass recreation open space.
<b>Public access</b>	Publicly accessible at all times
<b>Ecologically significant</b>	None
<b>Historically significant</b>	None
<b>Demonstrably special to a local community and holds a particular local significance</b>	Provides an important amenity for the large area of housing to the west of the site, much of which is within Ipswich borough.
<b>Local in character and is not an extensive tract of land</b>	Distinct and contained area
<b>Conclusion</b>	Qualifies for Local Green Space designation

### 13. Chestnut Close Play Area



Site Details	
<b>Description and purpose</b>	Equipped play area and open space
Checklist	
<b>Statutory designations</b>	None
<b>Site allocations</b>	None
<b>Planning permissions</b>	No outstanding Planning permissions
<b>Area</b>	0.05 Ha
<b>Ownership</b>	Rushmere St Andrew Parish Council
NPPF Criteria Assessment	
<b>Close to the community it services</b>	Play area with play equipment and grass recreation open space.
<b>Public access</b>	Publicly accessible at all times
<b>Ecologically significant</b>	None
<b>Historically significant</b>	None
<b>Demonstrably special to a local community and holds a particular local significance</b>	Provides an important amenity for housing in this part of the parish.
<b>Local in character and is not an extensive tract of land</b>	Distinct and contained area
<b>Conclusion</b>	Qualifies for Local Green Space designation



## 14. Bladen Drive / Gwendoline Close Open Space



Site Details	
<b>Description and purpose</b>	Amenity open space with village sign located on it.
Checklist	
<b>Statutory designations</b>	None
<b>Site allocations</b>	None
<b>Planning permissions</b>	No outstanding Planning permissions
<b>Area</b>	0.23 Ha
<b>Ownership</b>	Chater Developments
NPPF Criteria Assessment	
<b>Close to the community it services</b>	Within residential area
<b>Public access</b>	Publicly accessible at all times
<b>Ecologically significant</b>	None
<b>Historically significant</b>	None
<b>Demonstrably special to a local community and holds a particular local significance</b>	Provides an important amenity for housing in this part of the parish.
<b>Local in character and is not an extensive tract of land</b>	Distinct and contained area
<b>Conclusion</b>	Qualifies for Local Green Space designation