



WEST ROW

NEIGHBOURHOOD PLAN

2025-2041



Local Green Space Assessment

March 2025

West Row Parish Council



Prepared for West Row Parish Council by
Places4People Planning Consultancy
March 2025



Introduction

The parish of West Row 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 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 village against the criteria in paragraph 106 in order to support the designation of local green spaces in the West Row Neighbourhood Plan.

The assessed green spaces

A list of the green spaces assessed in this report is set out below. Some of the spaces are grouped together.

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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 Shed Community Garden, Jarman's Lane



Site Details	
Description and purpose	Community garden
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	0.56 hectares
Ownership	Suffolk County Council
NPPF Criteria Assessment	
Close to the community it services	At northern edge of village
Public access	Open access at all times
Ecologically significant	No records

Historically significant	Stable buildings are curtilage listed as part of Elm Tree Farm to the west
Demonstrably special to a local community and holds a particular local significance	Run by a charity, the garden provides horticultural therapy growing fruit and vegetables for sale
Local in character and is not an extensive tract of land.	Self-contained and does not form an extensive tract of land
Conclusion	Qualifies for Local Green Space designation

2. Allotments, Gravel Drove



Site Details	
Description and purpose	Parish allotments
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	4 hectares
Ownership	West Row Parish Council
NPPF Criteria Assessment	
Close to the community it services	Located to the west of the village centre with good links to the public rights of way network
Public access	Accessible to allotment holders
Ecologically significant	Established hedgerows along eastern and southern boundaries provide habitats and roosts
Historically significant	No historic significance

Demonstrably special to a local community and holds a particular local significance	A well-used amenity available for residents
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Qualifies for Local Green Space designation

3. Open space south of Village Hall



Site Details	
Description and purpose	Green space associated with village hall
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	0.42 hectares
Ownership	West Row Village Hall and Playing Fields Association
NPPF Criteria Assessment	
Close to the community it services	In village centre and part of a wider amenity for residents and users of the Village Hall
Public access	Accessible to users of Village Hall
Ecologically significant	Bounded on three sides by established hedgerows
Historically significant	No historic significance

Demonstrably special to a local community and holds a particular local significance	The Village Hall and associated green space provides a significant amenity for residents
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Qualifies for Local Green Space designation

4. Set-aside field west of Playing Field



Site Details	
Description and purpose	Grass field with permissive access
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	2.0 hectares
Ownership	Suffolk County Council
NPPF Criteria Assessment	
Close to the community it services	On western edge of village and close to Recreation Ground and Village Hall
Public access	Permissive access
Ecologically significant	Bounded by established hedgerow on eastern edge and significant tree belt along western boundary
Historically significant	No historic significance

Demonstrably special to a local community and holds a particular local significance	Provides an important area of open space that has been used in association with events at the Recreation Ground
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Qualifies for Local Green Space designation

5. Wellington Close Green Space



Site Details	
Description and purpose	Amenity open space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	0.2 hectares
Ownership	West Suffolk Council
NPPF Criteria Assessment	
Close to the community it services	Surrounded by residential properties of Wellington Close
Public access	Public access at all times

Ecologically significant	Primarily mown grass area with some trees but no known ecological significance
Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	Provides important amenity and play area for residents
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Qualifies for Local Green Space designation

6. Wellington Close / Cricks Road Green Space



Site Details	
Description and purpose	Amenity open space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	0.04 hectares
Ownership	West Suffolk Council
NPPF Criteria Assessment	
Close to the community it services	Surrounded by residential properties of Wellington Close
Public access	Public access at all times
Ecologically significant	Grassed area with trees

Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	Provides screening of development on edge of village
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Qualifies for Local Green Space designation

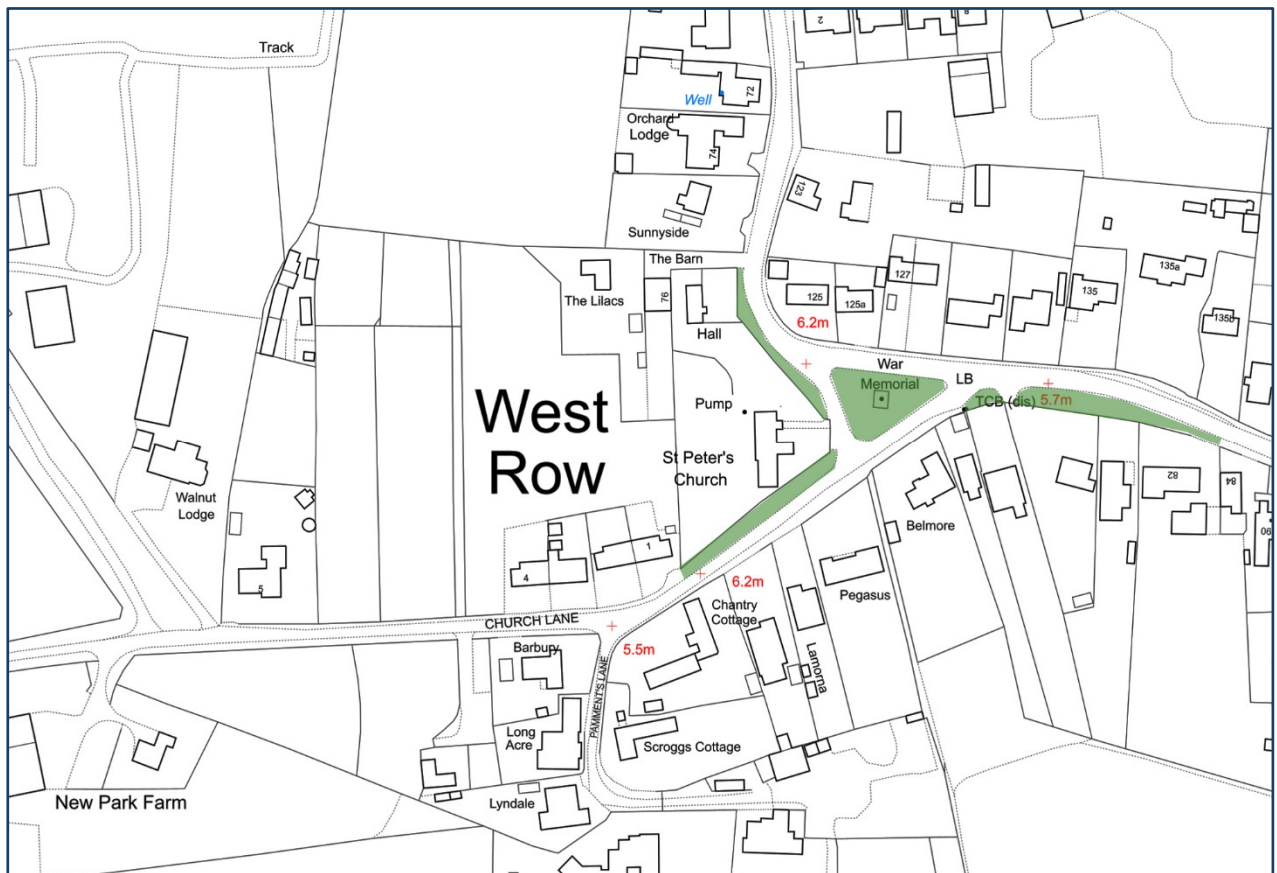
7. Church Gardens Open Space



Site Details	
Description and purpose	Amenity open space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	0.07 hectares
Ownership	West Suffolk Council
NPPF Criteria Assessment	
Close to the community it services	Surrounded by residential properties of Church Gardens
Public access	Public access at all times

Ecologically significant	Grassed area with trees
Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	Enhances quality of area
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Qualifies for Local Green Space designation

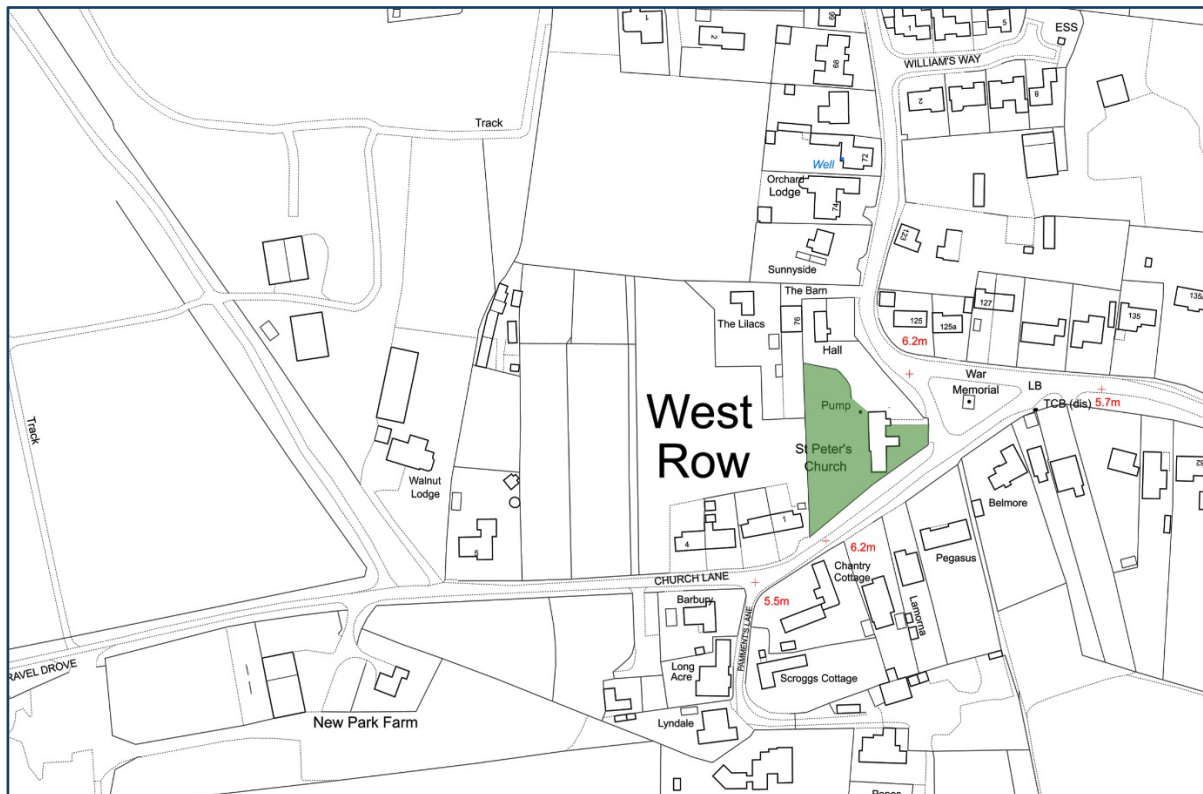
8. Church Green



Site Details	
Description and purpose	Road verge
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	Total 0.13 hectares
Ownership	West Row Parish Council
NPPF Criteria Assessment	
Close to the community it services	Centrally located in the village adjoining parish church
Public access	Public access at all times

Ecologically significant	Some small trees present
Historically significant	War Memorial is Grade II Listed
Demonstrably special to a local community and holds a particular local significance	Location of village sign and war memorial. A bench is located on verge outside church
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Combined, the various elements of The Green qualify as Local Green Space

9. St Peter's Church Churchyard



Site Details	
Description and purpose	Churchyard
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	Total 0.17 hectares
Ownership	Diocese of St Edmundsbury and Ipswich
NPPF Criteria Assessment	
Close to the community it services	Centrally located in the village
Public access	Public access at all times
Ecologically significant	Some small trees present

Historically significant	The church dates back to 1850 but is not listed. There are gravestones in the churchyard, enabling the community to trace local history back to nearly 200 years.
Demonstrably special to a local community and holds a particular local significance	The churchyard and church have a particular significance to residents and those families of people that are buried there. The graveyard is still in use for burials.
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Qualifies for Local Green Space designation

10. Baptist Chapel churchyard



Site Details	
Description and purpose	Churchyard
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	Total 0.41 hectares
Ownership	West Row Baptist Church
NPPF Criteria Assessment	
Close to the community it services	Centrally located in the village
Public access	Public access at all times
Ecologically significant	Some small trees present

Historically significant	The church dates back over 250 years, but the building is not listed. There are gravestones in the churchyard and it is still used for burials.
Demonstrably special to a local community and holds a particular local significance	The churchyard and church have a particular significance to residents and those families of people that are buried there.
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Qualifies for Local Green Space designation

11. Beeches Road open space



Site Details	
Description and purpose	Open space adjoining Beeches Close
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	Total 0.08 hectares
Ownership	West Suffolk Council
NPPF Criteria Assessment	
Close to the community it services	Centrally located in the village
Public access	Public access at all times
Ecologically significant	Some small trees present

Historically significant	The site used to be the village pond until the 1960's when it dried up
Demonstrably special to a local community and holds a particular local significance	An important open space in this part of the village, it was once opposite the village shop
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Qualifies for Local Green Space designation



The village pond, 1950s. The houses on the left survive but the pond dried out in the 1960s. Many still remember the joys of skating here. (Mildenhall Museum)

12. Wide verges at The Green



Site Details	
Description and purpose	Wide highway verges
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	Total 0.65 hectares
Ownership	Suffolk County Council
NPPF Criteria Assessment	
Close to the community it services	On western edge of village
Public access	Publicly accessible at all times
Ecologically significant	No apparent significance
Historically significant	None known
Demonstrably special to a local community and	The verges are a distinct characteristic of the "fen edge" at this part of the village

holds a particular local significance	
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Qualifies for Local Green Space designation

13. Open Land between Village Hall and Chapel Road/Friday Street



Site Details	
Description and purpose	Agricultural land that was originally divided up into multiple allotments, although now there are only 3 tenants
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	1.2 hectares
Ownership	Mildenhall Parish Charities
NPPF Criteria Assessment	
Close to the community it services	Centrally located in village adjoining playing fields
Public access	Public Rights of Way Order published to create public footpath across site from Friday Street to Recreation Ground
Ecologically significant	Hedgerow along northern and eastern boundaries
Historically significant	No historic significance

Demonstrably special to a local community and holds a particular local significance	In charitable ownership and formerly village allotments
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Qualifies for Local Green Space designation

Spaces that were assessed but that do not meet the NPPF Criteria

The spaces on the following pages of this Assessment were identified during the preparation of the Neighbourhood Plan for consideration to be designated as Local Green Spaces. After consideration of the NPPF criteria, they have not been carried forward into the Plan.

14. River Lark corridor, west of Ferry Lane



Site Details	
Description and purpose	Agricultural land
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	1.08 hectares
Ownership	Suffolk County Council
NPPF Criteria Assessment	
Close to the community it services	On southern edge of parish, ten minutes' walk from nearest residential properties
Public access	No public access
Ecologically significant	Wooded area adjoining river provides a range of habitats

Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	No records of significance
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Does not meet NPPF criteria – too remote from community

15. Mason Gardens Open Space



Site Details	
Description and purpose	Amenity open space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	0.03 hectares
Ownership	West Suffolk Council
NPPF Criteria Assessment	
Close to the community it services	Surrounded by residential properties of Mason Gardens
Public access	Public access at all times

Ecologically significant	Grassed area with trees
Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	Enhances quality of area
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Not significant or large enough to qualify

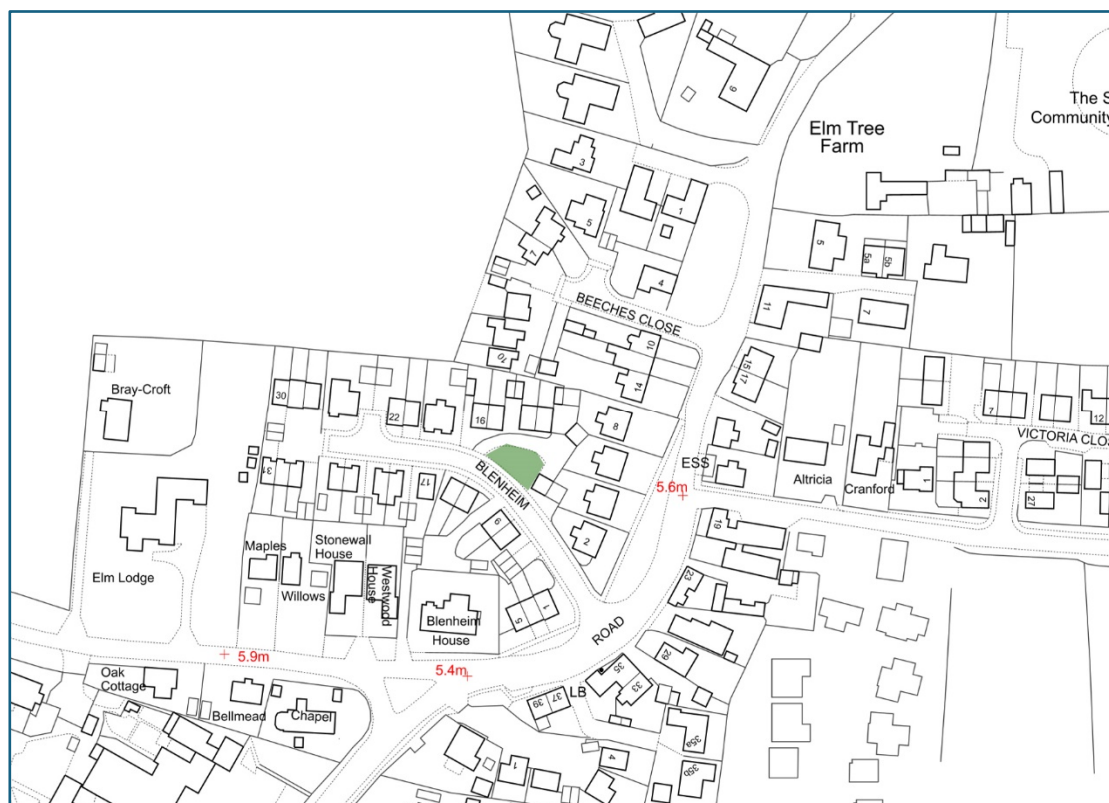
16. Blenheim Close / Beeches Road Verges



Site Details	
Description and purpose	Grass verge
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	0.03 hectares
Ownership	Suffolk County Council?
NPPF Criteria Assessment	
Close to the community it services	In front of residential properties
Public access	Public access at all times
Ecologically significant	None

Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	No significance evident
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Does not qualify as Local Green Space as too small and no significance

17. Blenheim Close amenity open space



Site Details	
Description and purpose	Amenity open space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	0.01 hectares
Ownership	West Suffolk Council
NPPF Criteria Assessment	
Close to the community it services	Surrounded by residential properties of Blenheim Close
Public access	Public access at all times
Ecologically significant	Grassed area

Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	No significance evident
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Does not qualify as Local Green Space as too small and no significance

18. Green at junction of Beeches Road and The Green



Site Details	
Description and purpose	Open space with distinctive sweet chestnut tree
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	0.01 hectares
Ownership	Suffolk County Council
NPPF Criteria Assessment	
Close to the community it services	A focal point within the village
Public access	Public access at all times
Ecologically significant	Grassed area with large tree

Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	The Parish Council puts lights on the tree at Christmas
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Does not qualify as Local Green Space as too small and no significance

19. Green triangle at junction of Hurdle Drove and Pollards Lane



Site Details	
Description and purpose	Road verge
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	0.006 hectares
Ownership	Suffolk County Council
NPPF Criteria Assessment	
Close to the community it services	Some residential properties nearby
Public access	Public access at all times

Ecologically significant	No apparent significance
Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	None evident
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Does not qualify as a Local Green Space

20. Junction of Eldo Road and Church Road



Site Details	
Description and purpose	Road verge
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	0.03 hectares
Ownership	Suffolk County Council
NPPF Criteria Assessment	
Close to the community it services	In front of residential properties

Public access	Public access at all times
Ecologically significant	No apparent significance
Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	None evident
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Does not qualify as Local Green Space as too small and no significance

21. Junction of Pott Hall Road and Burgate Lane

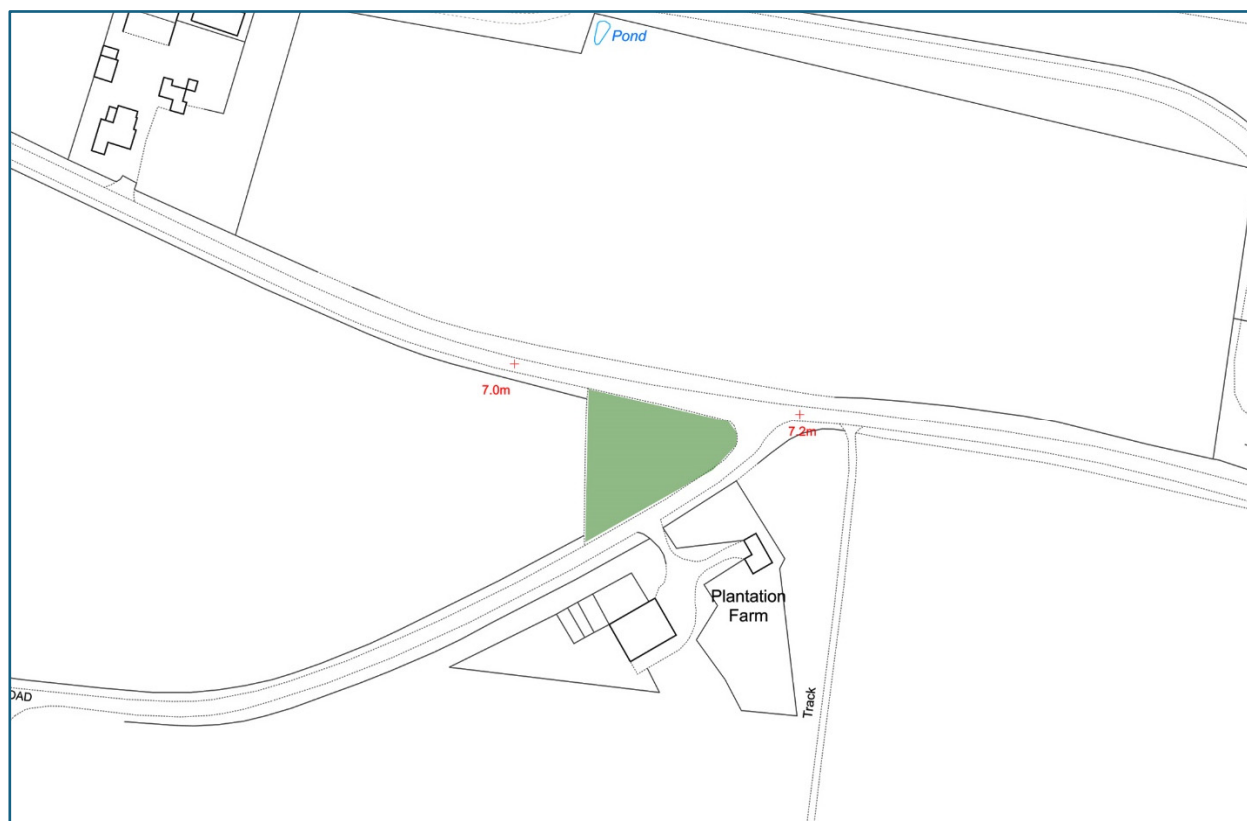


Site Details	
Description and purpose	Road verge
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	0.02 hectares
Ownership	Suffolk County Council
NPPF Criteria Assessment	
Close to the community it services	In front of residential properties
Public access	Public access at all times

Ecologically significant	No apparent significance
Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	None evident
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Does not qualify as a Local Green Space

Site Details	
Description and purpose	Corridors of open space formed by public
Checklist	
Statutory designations	Byways TPO on part
Site allocations	None
Planning permissions	No outstanding planning consents
Area	Total 2.37 hectares
Ownership	Suffolk County Council
NPPF Criteria Assessment	
Close to the community it services	To the west of the main built-up area of the village
Public access	Public access at all times
Ecologically significant	Characterised by being bounded by trees and hedgerows along the majority of its length. The length of Shop Drove south of Parkers Drove is protected by a TPO
Historically significant	Traditional droving routes
Demonstrably special to a local community and holds a particular local significance	Well used paths and routes have historic significance for the village
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Protected by Public Right of Way status and does not meet NPPF criteria

23. Woodland at Plantation Corner, Mildenhall Road



Site Details	
Description and purpose	Woodland
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	Total 0.19 hectares
Ownership	Suffolk County Council
NPPF Criteria Assessment	
Close to the community it services	Some distance from the main built-up area of the village
Public access	Private woodland
Ecologically significant	Contains a number of trees and shrubs and likely to provide habitats for a number of species

Historically significant	None known
Demonstrably special to a local community and holds a particular local significance	No evidence
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Does not qualify as Local Green Space

24. Jude's Ferry PH gardens



Site Details	
Description and purpose	Public House gardens
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	Total 0.15 hectares
Ownership	Jude's Ferry Public House
NPPF Criteria Assessment	
Close to the community it services	On edge of village adjoining River Lark
Public access	Only available to patrons of the PH

Ecologically significant	Contains some large trees and adjoins River Lark
Historically significant	None known
Demonstrably special to a local community and holds a particular local significance	The public house is an important facility in the village
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Not appropriate to designate private garden as Local Green Space

25. Cricks Road / Pott Hall Road Green Space



Site Details	
Description and purpose	Small amenity open space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	0.02 hectares
Ownership	West Suffolk Council
NPPF Criteria Assessment	
Close to the community it services	Adjoins residential properties
Public access	Public access at all times
Ecologically significant	Grassed area with trees

Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	Provides screening of development on edge of village
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land
Conclusion	Too small for designation and lack of significance



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