

### Broads Authority Local Plan Local Green Space Nominations and Assessment July and August 2016

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# 1. Introduction

Communities are now able to identify areas of green space that are of particular importance to them. The NPPF states that:

76. 'Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as **Local Green Space** local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore 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 reviewed, and be capable of enduring beyond the end of the plan period'.

As part of the Issues and Options consultation (February to April 2016), a call for nominations for areas to be considered as Local Green Space was made. Parish Councils were given a further opportunity in the summer of 2016.

Anyone wishing to nominate an area were asked to fill a form out. See Appendix A for the nomination form.

This report assesses nominations received. To support the assessment, site visits were undertaken in July and August 2016.

# 2. Potter Heigham



NOMINATIONS FOR LOCAL GREEN SPACE - POTTER HEIGHAM BRIDGE

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### a) Bridge Green, Potter Heigham

Nominated by Di Cornell Nomination received: 21 June 2016 Site visit: undertaken by Cally Smith and Natalie Beal on 4 July 2016.

**Current use:** open space, quay heading, trees, park benches, cycle stands. Used by visitors and tourists for quiet recreation uses such as picnics and fishing.

	Summary of nomination form	Assessment by Broads Authority
Will the green space endure beyond 2036?	This piece of land has been owned by the Broads Authority since the late 1990s and has recently been enhanced. Bench seats, trees, a footpath and a grassed area all provide a restful space for walkers and visiting boaters. The grass area is maintained by BA volunteers. Many bungalow owners on the Potter Heigham, Ludham, Martham and Repps banks use this space and the bungalows will continue to be	The current use is attractive, appropriate for its location and seems well used by visitors. The Authority does not see any justification for the use changing from the green space.

	Summary of nomination form	Assessment by Broads Authority
	used until at least 2084 when their lease	
	terminates.	
How far is the	The site lies within, at the centre, of the	The site is centrally located.
green space from	Community it serves.	
the community it		
serves?		
Is the green space local in character?	This space/ area was once covered with boatsheds belonging to local boatyards such as Herbert Woods and Applegates. Boats were hired from there as well as boats being repaired and stored within the sheds. The boatsheds were situated close to the Bridge and to Bridge Road, allowing no public access. The boatsheds were still there in the 1960s. Once the sheds were removed the concrete floors were left and also the boat cuts. This area was then turfed in the early 1990s and trees planted. The area and character of the area is much changed from a 'working area'. It is now a recognised Open Space for anyone to use that visits the area. There are few such spaces on the Broads when people can relax close to the river and can see boats and wildlife without travelling far from their cars/boats.	It complements the medieval bridge and riverside setting well.
Who/why is the local green space special/significant to the local community?	This space is sited close to an Historic Monument (Potter Heigham Bridge). It is used recreationally for a variety of purposes which include picnics, fishing, mooring boats, parking cycles, a rest place for walkers and hikers, playing ball games and just 'watching the world go by'. It contains a large Crack Willow tree which provides shade and many people with children shelter beneath it. It is a special site and used extensively because of the proximity of the Medieval Bridge, parking, the road, and local shops. In the recent past Raft Races and Charity Duck Races have taken place from this site. There have also been stalls set up for charity events. This year Herbert Woods Boatyard is using the area to hold a celebration for 90th Birthday on 10th July.	It is used by visitors for its setting, the views of the bridge and river, for fishing and even though it is sandwiched between two road bridges, visitors find it peaceful in relation to the busy nature of other parts of the Bridge area. The site offers something different to the Bridge area community and visitors.

Photos:





**Officer Recommendation:** Allocate as Local Green Space

**Reasons:** The green space complements the medieval bridge and riverside location well. It is a fairly unique area in the Broads and allows appreciation and use of the river. It is very significant to the community and visitors. b) Former Bridge Inn, Potter Heigham
Nominated by Di Cornell
Nomination received: 21 June 2016
Site visit: Undertaken by Cally Smith and Natalie Beal on 4 July 2016.
Current use: A private car parking area.

	Responses on nomination form	Assessment by Broads Authority
	Privately owned, used as a car park. Many	It is brownfield/previously
	planning restrictions on the site. Not on the	developed land. The site could be
Will the green	open market to be developed. Have been	developed between now and
space endure	attempts to develop in the past. The site	2036. It has temporary permission
beyond 2036?	would need a very significant statement	for a car park.
	building to be redeveloped successfully.	-
How far is the	The site sits in the centre of the Community.	The site is centrally located.
green space from	Between all four riverbanks. It is a focal	
the community it	point for the area of Potter Heigham.	
serves?		
	Once contained a riverside Public house	The space is brownfield
	originally used by wherry men passing	land/previously developed land,
	through Potter Heigham. Then a small	currently used as a car park. It has
	dwelling with a 'tap room' and rooms to	a rough surface and the fencing is
_	rent, then named The Watermans Arms. It	not maintained. It is in stark
Is the green space	was rebuilt in the early 1900s and renamed	contrast in its appearance as a car
local in character?	The Bridge Inn. The Bridge Inn burned down	park to the building and medieval
	in 1990 and since then the site has been left	bridge immediately adjacent to it.
	undeveloped and has had no maintenance	There is a car parking area over
	work. It is therefore quite wild with much	the road. Over the river there is a
	vegetation, quay heading in a poor and	pristine green area but adjacent
	dangerous state.	to that a run-down building.
	For example because of its beauty, historic	The site is historically important.
	significance, recreational value (including as	The Authority does not consider
	a playing field), tranquillity or richness of its	that the site is a beautiful area
	wildlife. The site itself is historically	and is not rich with wildlife. It is a
	important to the Broads. The Area around	private car park so is likely to be
	the Bridge is used and visited by people	significant to local people for that
Who/why is the	watching boats passing beneath the Bridge,	particular use.
local green space	a popular pastime. It is sited next to the	
special/significant	River Thurne, and gives an area to relax and	
to the local	watch the boats and wildlife of the area.	
community?	There was once an Annual Fair that was held	
-	on the site, outside the Bridge Inn, in the	
	Car Park. The Bridge inn was a popular	
	meeting place for both locals, boat users	
	and visitors and brought much trade to	
	Potter Heigham. There was a picnic area next to the river where tables and benches	
	provided a recreation space for visitors.	

Photos:

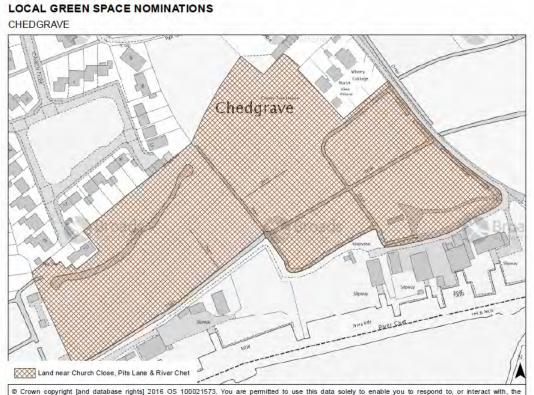




### Officer Recommendation: Do not allocate as Local Green Space

**Reasons:** The site is not a green space but a brownfield site currently used as a car park. Whilst this use may be significant to local people, the Authority does not consider its allocation as a Local Green Space reasonable or justified. With its prominent location and brownfield nature as well as its historic significance, the Authority considers that the site could be brought into another use over the plan period

# 3. Chedgrave



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a) Area of land stretching from the rear of Church Close to Pits Lane bounded by the Broads Authority Executive Area to the north; 21A Church Close to the west, Pits Lane to the east and the public/permissive footpath running behind the Chedgrave boatyards to the south. Chedgrave.

Nominated by: Andrew Milner Nomination received: 17 June 2016 Site visit: undertaken by Cally Smith and Natalie Beal on 18 July 2016. Natalie Beal 31 August 2016.

Current use: Residential garden, area where boats are stored and a large green space.

	Summary of nomination form	Assessment by Broads Authority
Will the green space endure beyond 2036?	Summary of nomination form It is inside the Broads Authority Executive Areas with the same status as a national park and its designation as a Local Green Space is consistent with the BAs main purposes of conserving and enhancing natural beauty, wildlife and cultural heritage of the Broads. The area has been and continues to be subject to encroachment and the designation as a green space will help prevent this and protect its landscape	Assessment by Broads Authority Noted. Outside of development boundary.
	character and wildlife. The site is outside	

	Summary of nomination form	Assessment by Broads Authority
	the development boundary and unless there	
	is a significant change in the new Broads	
	Local Plan no reason to suppose there will	
	we be any permitted development.	
	Immediately adjacent and is passed by many	Noted and agreed.
	local walkers using the public/permissive	-
	path behind the boatyards and those using	
Hann fam is sha	Pits Lane to access the popular marsh walk	
How far is the	to Chedgrave Common/Wherryman's Way.	
green space from	It is also the attractive backdrop to the	
the community it serves?	boatyards and is fully visible from the	
serves	Loddon bank of the Chet, where a footpath	
	popular with local people and visitors runs	
	across Loddon Marsh to the moorings and	
	picnic area at Pyes Mill.	
	The river landscape is central to the	Noted.
	character of Loddon and Chedgrave, which	
Is the green space	are located at end of a tranquil stretch of	
local in character?	the River Chet. This is what local people	
	value about living in Loddon and Chedgrave	
	and what brings visitors to the villages.	
	The area consists of two distinct areas.	Noted.
	Area A "Garden" of 21A Church Close and	
	Winter Boat Storage areas. The Winter Boat	
	Storage Area was created after marsh was	
	infilled, though this appears to have	
	encroached eastwards beyond the original	
	permitted area, - it remains semi wild. The	
	land adjacent to 21A Church Close, whilst	
	technically a "garden" has only recently all	
	become managed as domestic lawn (as	
	noted by the BA Landscape Officer). A	
	number of mature trees were also removed	
Who/why is the	resulting in all the remaining trees being	
local green space	protected by TPOs. Though this and the	
special/significant	partial filling in of the old drainage dyke in	
to the local	the "garden" has reduced its wildlife value	
community?	(though it would be quick to recover under a	
	more sensitive land management approach)	
	it is important to the local landscape. The	
	BA Landscape Officer's report (BA/2015/0123/FUL) noted the area	
	provides" an important landscape buffer	
	between the housing (of Church Close) and	
	boat yard development. In views from the	
	river towards the south facing slope the	
	mature trees provide an important	
	backdrop which helps to integrate the	
	riverside building into the landscape." They	
	also link to the Chedgrave Conservation area	

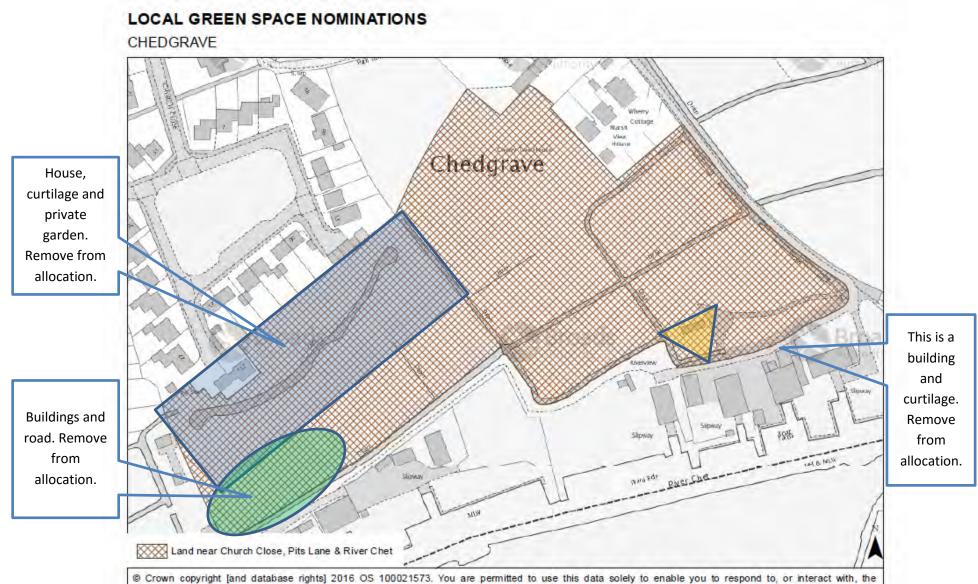
Summary of nomination form	Assessment by Broads Authority
and contribute to a backdrop of trees seen	
from the north.	
Area B Marsh and Carr. The remaining area stretching to Pits Lane is densely vegetated carr, scrub and marsh bisected by drains and though encroached upon behind some boatyards is for the most part difficult to access and is a reservoir of wildlife, including water vole, grass snakes, bats and many bird/insect species. This reservoir provides a haven for wildlife and for it to spread throughout Chedgrave. It is important to maintain this reservoir and provide corridors for it to spread outwards. Both areas are relatively tranquil being some distance from public roads.	

### Photos:





**Officer Recommendation:** Allocate as Local Green Space as per proposed amendments to the area. **Reasons:** In general, the area seems a reasonable proposal for Local Green Space. However it is proposed to remove the garden area from the site as well as part of the boat storage area. See following map.



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# 4. Beccles

### a) Waveney Meadow, Puddingmoor, Beccles NR34 9P

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

**Current use:** Formal play area and amenity open space.

	Summary of nomination form	Assessment by Broads Authority
Will the green	These areas have been established for	Noted. Outside of development
space endure	centuries and are all much used open	boundary.
beyond 2036?	spaces.	
How far is the green space from the community it serves?	All areas highlighted are very close to the town centre or residential housing, excluding land to the north of the river which is surrounded by the river to one side and mostly farmland to the other.	Slightly on the periphery of town, but still accessible by many.
Is the green space local in character?	The Beccles Marsh Trail, Beccles Quay, Waveney Meadow, the land surrounding the Beccles Rowing Club and the land on the Norfolk side of the river all have local character as they are marsh land, left from when the river retreated many hundreds of years ago and form the floor of the Waveney Valley.	Noted and agreed,
Who/why is the local green space special/significant to the local community?	The Beccles Marsh Trail, Beccles Quay, Waveney Meadow, the land surrounding the Beccles Rowing Club and the land on the Norfolk side of the river all have local character as they are marsh land, left from when the river retreated many hundreds of years ago and form the floor of the Waveney Valley. Beccles Quay and Waveney Meadow both have children's play areas and grassed areas for residents to sit and enjoy.	Noted. Observed people having a picnic by the river.

Plan:

### LOCAL GREEN SPACE NOMINATIONS

Beccles - Waveney Meadow



### **Photos:**





**Officer Recommendation:** Allocate as Local Green Space **Reasons:** Important to the community and well used. Meets all the requirements of being a Local Green Space.

### b) Land surrounding Beccles Rowing Club, Off Puddingmoor, Beccles

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

Current use: Access to rowing club and amenity open space of biodiversity value.

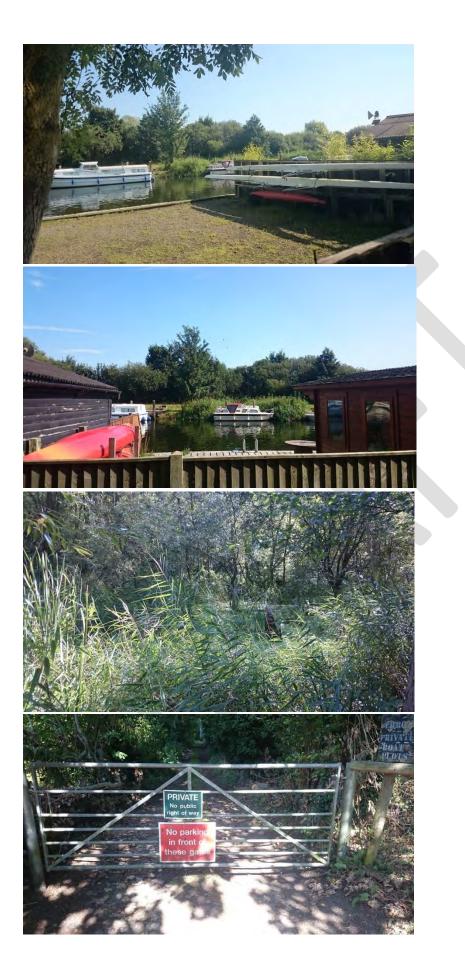
	Summary of nomination form	Assessment by Broads Authority
Will the green space endure beyond 2036?	These areas have been established for centuries and are all much used open spaces.	Noted. Outside of development boundary. Note that this is an access to the rowing club and mooring plots.
How far is the green space from the community it serves?	All areas highlighted are very close to the town centre or residential housing, excluding land to the north of the river which is surrounded by the river to one side and mostly farmland to the other.	Slightly on the periphery of town, but still accessible by many.
Is the green space local in character?	The Beccles Marsh Trail, Beccles Quay, Waveney Meadow, the land surrounding the Beccles Rowing Club and the land on the Norfolk side of the river all have local character as they are marsh land, left from when the river retreated many hundreds of years ago and form the floor of the Waveney Valley.	Noted.
Who/why is the local green space special/significant to the local community?	The Beccles Marsh Trail, Beccles Quay, Waveney Meadow, the land surrounding the Beccles Rowing Club and the land on the Norfolk side of the river all have historic significance as described above. The land surrounding Beccles Rowing Club is lovely to walk around, and is rich in wetland wildlife.	Noted.
Plan:		



### Photos:

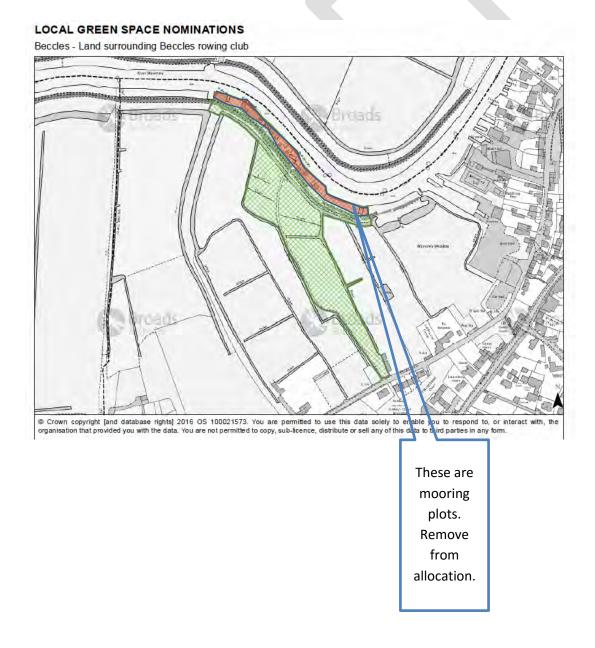








**Officer Recommendation:** Amend allocation to remove mooring plots. Other policies relate to development on these plots. Allocate as Local Green space as per map below. **Reasons:** Area is tranquil in nature with marsh/wet woodland which is important for biodiversity.



### c) St Mary's Paddock, Off Bungay Road/Puddingmoor, Beccles

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

**Current use:** Amenity open space with biodiversity value.

	Summary of nomination form	Assessment by Broads Authority
Will the green	These areas have been established for	
space endure	centuries and are all much used open	
beyond 2036?	spaces.	
How far is the	All areas highlighted are very close to the	
	town centre or residential housing,	
green space from	excluding land to the north of the river	
the community it	which is surrounded by the river to one side	
serves?	and mostly farmland to the other.	
	The Beccles Marsh Trail, Beccles Quay,	
	Waveney Meadow, the land surrounding	Not allocated as not in the
	the Beccles Rowing Club and the land on the	Broads Authority Executive Area.
Is the green space	Norfolk side of the river all have local	
local in character?	character as they are marsh land, left from	
	when the river retreated many hundreds of	
	years ago and form the floor of the	
	Waveney Valley.	
Who/why is the	St Mary's Paddock is a peaceful recreational	-
local green space	area with seating.	,
special/significant		
to the local		
community?		

Not allocated as not in the Broads Authority Executive Area.

Advised to liaise with Waveney District Council.

### d) The Dell, Off Bungay Road/Ringsfield Road, Beccles

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

	Summary of nomination form	Assessment by Broads Authority
Will the green	These areas have been established for	
space endure	centuries and are all much used open	
beyond 2036?	spaces.	
How far is the	All areas highlighted are very close to the	
green space from	town centre or residential housing,	
the community it	excluding land to the north of the river	
serves?	which is surrounded by the river to one side	
serves!	and mostly farmland to the other.	
Is the green space local in character?	The Beccles Marsh Trail, Beccles Quay, Waveney Meadow, the land surrounding the Beccles Rowing Club and the land on the Norfolk side of the river all have local character as they are marsh land, left from when the river retreated many hundreds of years ago and form the floor of the Waveney Valley.	Not allocated as not in the Broads Authority Executive Area.
Who/why is the	A Public Footpath winds through the Dell	
local green space	and is popular with walkers and is a peaceful	
special/significant	woodland area.	
to the local		
community?		

Not allocated as not in the Broads Authority Executive Area.

Advised to liaise with Waveney District Council.

### e) Beccles Marsh Trail, off Norwich Road (A146), Beccles

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

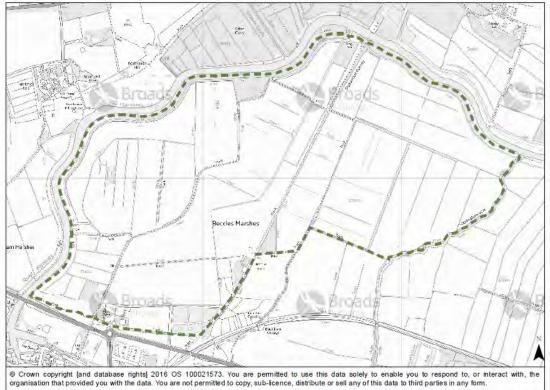
**Current use:** A walk around the marshes and by the river.

	Summary of nomination form	Assessment by Broads Authority
Will the green	These areas have been established for	Noted. Outside of the
space endure	centuries and are all much used open	development boundary.
beyond 2036?	spaces.	
How far is the	All areas highlighted are very close to the	This is on the edge of town, but
	town centre or residential housing,	can be accessed by car and foot.
green space from	excluding land to the north of the river	
the community it	which is surrounded by the river to one side	
serves?	and mostly farmland to the other.	
	The Beccles Marsh Trail, Beccles Quay,	Noted.
	Waveney Meadow, the land surrounding	
	the Beccles Rowing Club and the land on the	
Is the green space	Norfolk side of the river all have local	
local in character?	character as they are marsh land, left from	
	when the river retreated many hundreds of	
	years ago and form the floor of the	
	Waveney Valley.	
	The Beccles Marsh Trail, Beccles Quay,	Noted.
Who/why is the	Waveney Meadow, the land surrounding	
local green space	the Beccles Rowing Club and the land on the	
special/significant	Norfolk side of the river all have historic	
to the local	significance as described above. Beccles	
community?	Marsh Trail is also popular with walkers and	
	is rich in wet land wildlife.	

Plan:

### LOCAL GREEN SPACE NOMINATIONS

Beccles - Beccles Marsh Trail



**Photos:** 





Officer Recommendation: Do not allocate as Local Green Space. Reasons: According to maps, the route is a footpath so is protected in planning already.

### f) Beccles Quay, The Quay, Beccles NR34 9BH

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

Current use: Formal play area and open space.

	Summary of nomination form Assessment by Broads Author	
Will the green	These areas have been established for	Noted. Assessed by Waveney
space endure	centuries and are all much used open	District Council in their Open
beyond 2036?	spaces.	Space Needs Assessment.
How far is the green space from the community it serves?	All areas highlighted are very close to the town centre or residential housing, excluding land to the north of the river which is surrounded by the river to one side and mostly farmland to the other.	On the edge of town but accessible to many.
Is the green space local in character?	The Beccles Marsh Trail, Beccles Quay, Waveney Meadow, the land surrounding the Beccles Rowing Club and the land on the Norfolk side of the river all have local character as they are marsh land, left from when the river retreated many hundreds of years ago and form the floor of the Waveney Valley.	Noted.
Who/why is the local green space special/significant to the local community?	The Beccles Marsh Trail, Beccles Quay, Waveney Meadow, the land surrounding the Beccles Rowing Club and the land on the Norfolk side of the river all have historic significance as described above. Beccles Quay and Waveney Meadow both have children's play areas and grassed areas for residents to sit and enjoy.	Noted.

Officer Recommendation: Do not allocate as Local Green Space

**Reasons:** Assessed as an area of Open Space by Waveney District Council and will be protected as Open Space by the Local Plan under that policy.

### g) Area abutting the river on the Norfolk side of the River bank spanning the Beccles Boundary to the North and South

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

**Current use:** River bank and path. A footpath.

	Summary of nomination form	Assessment by Broads Authority	
Will the green	These areas have been established for	Noted. Outside of development	
space endure	centuries and are all much used open	boundary.	
beyond 2036?	spaces.		
How far is the	All areas highlighted are very close to the	On the edge of town, but can be	
	town centre or residential housing,	accessed by many.	
green space from	excluding land to the north of the river		
the community it serves?	which is surrounded by the river to one side		
servesr	and mostly farmland to the other.		
	The Beccles Marsh Trail, Beccles Quay,	Noted.	
	Waveney Meadow, the land surrounding		
	the Beccles Rowing Club and the land on the		
Is the green space	Norfolk side of the river all have local		
local in character?	character as they are marsh land, left from		
	when the river retreated many hundreds of		
	years ago and form the floor of the		
	Waveney Valley.		
Who/why is the	The Beccles Marsh Trail, Beccles Quay,	Noted.	
local green space	Waveney Meadow, the land surrounding		
special/significant	the Beccles Rowing Club and the land on the		
to the local	Norfolk side of the river all have historic		
community?	significance as described above.		

Plan:

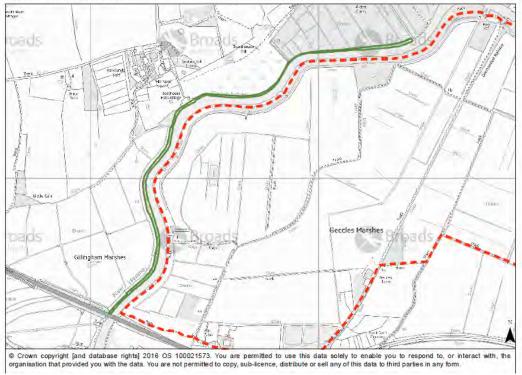
#### LOCAL GREEN SPACE NOMINATIONS





#### LOCAL GREEN SPACE NOMINATIONS

Beccles - North River Bank



**Photos:** 



**Officer Recommendation:** Do not allocate as Local Green Space. **Reasons:** According to maps, the route is a footpath so is protected in planning already.

### h) Green Space off Lowestoft Road, Beccles (opposite Beccles Primary academy)

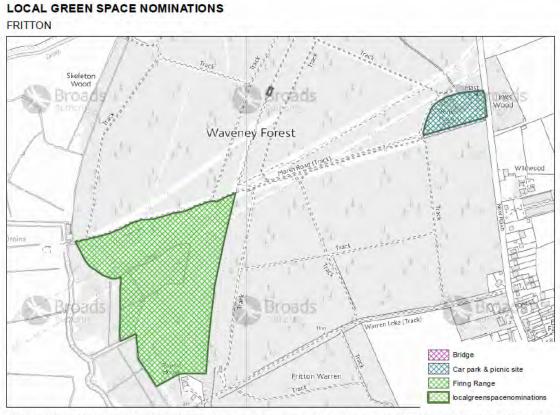
Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

	Summary of nomination form Assessment by Broads Aut	
Will the green	These areas have been established for	
space endure	centuries and are all much used open	
beyond 2036?	spaces.	
How for is the	All areas highlighted are very close to the	
How far is the	town centre or residential housing,	
green space from	excluding land to the north of the river	
the community it	which is surrounded by the river to one side	
serves?	and mostly farmland to the other.	
	The Beccles Marsh Trail, Beccles Quay,	
	Waveney Meadow, the land surrounding	Not allocated as not in the
	the Beccles Rowing Club and the land on the	Broads Authority Executive Area.
Is the green space	Norfolk side of the river all have local	
local in character?	character as they are marsh land, left from	
	when the river retreated many hundreds of	
	years ago and form the floor of the	
	Waveney Valley.	
Who/why is the	The green space off Lowestoft Road is used	
local green space	by walkers and again is rich in wildlife.	
special/significant		
to the local		
community?		

Not allocated as not in the Broads Authority Executive Area.

Advised to liaise with Waveney District Council.

# 5. Fritton



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### a) Firing Range within Waveney Forest TG457/005, next to Fritton near Gt.Yarmouth.

### Nominated by: Richard Warner

### Nomination received: 24 July 2016

**Site visit:** Natalie Beal 31 August 2016 although could not find the firing range despite asking locals so actual site not visited although general area has been visited.

	Summary of nomination form Assessment by Broads Autho	
Will the green	It will, if it is not dug up!	Site is on the Local List <sup>1</sup> . Space is
space endure		outside of development
beyond 2036?		boundary.
How far is the	1.25km	Noted.
green space from		
the community it		
serves?		
Is the green space	It is a WW1 and WW2 Firing Range and fits	The local character is woodland
local in character?	in with the rest of Waveney Forest being a	and the firing range is within

Current use: Former WW1 And WW2 firing range

<sup>1</sup> <u>http://www.broads-</u>

authority.gov.uk/ data/assets/pdf\_file/0006/416859/Fritton\_Waveney\_Forest\_Firing\_Range.pdf

	Summary of nomination form	Assessment by Broads Authority
	training ground for US forces during WW2. Also fits in with Fritton Lake being a testing ground for new weapons.	woodland.
Who/why is the local green space special/significant to the local community?	Historical significance, because it was a Firing Range during WW1 and WW2 (evidenced by duly date stamped cartridge cases found adjacent the firing points). The area of Waveney Forest was used for military training and has the remains of several gun emplacements (mostly in case of invasion). There are 18 underground chambers in the forest – probably of Secret Army origin , but this is not certain. The local children play around the 'butts' of the Firing Range'. Finally, being in the middle of the only forest in this area, it has tranquillity in bucket fulls!	Noted.

**Photos:** None taken as not able to find the site. Please see photos included within the Local List assessment.

Officer Recommendation: Do not allocate as Local Green Space

**Reasons:** The space is removed from the community it serves. Fundamentally however, the space is on the Local List and is therefore given protection through the local plan policies already.

### b) Fritton Woods Car Park and Picnic Site

Nominated by: Fritton with St Olaves Parish Council Nomination received: By hand, July/August Site visit: Natalie Beal 31 August 2016

Current use: Car park and picnic site.

	Summary of nomination form	Assessment by Broads Authority
Will the green	Yes because it has existed since WW2 and	
space endure	earlier.	
beyond 2036?		
How far is the	It is amongst the community it serves.	
green space from		
the community it		
serves?		
	Very much so and in addition facilitates	
	visitors from the woods from neighbouring	
	areas. It is really necessary to safely park the	
Is the green space	abundance of visiting traffic and prevent	
local in character?	blockage to new roads which has been very	
	restricted when the car park has been	
	closed by the owners. It facilities visitors to	
	the woods and Broads access.	
	It holds great significance to the local	
	community because traditionally it has been	Not allocated as not in the
	an easy access to the woodland, public	Broads Authority Executive Area.
	footpaths and woods and riverside points.	
	Many local people sent the council	
	statements that they had walled the area	
	for 25 years as it was proposed at the time	
Who/why is the	to have it designated as village green when	
-	threatened by mineral developers. The	
local green space	owners have now locked the car park area	
special/significant to the local	and locals are preparing for further mineral	
	application. Wartime heritage sites and	
community?	woodland life needs protection here and	
	everyone is losing an opportunity to visit the	
	woodland walks and access to the Broads.	
	The site is on the periphery of the main BA	
	area and in the BA Executive Area and the	
	restriction in parking etc must surely affect	
	the number of people enjoying the	
	countryside and river frontage.	
	country side und inter nontage.	

### Not allocated as not in the Broads Authority Executive Area.

Parish Council advised to speak to Great Yarmouth Borough Council.

### c) Part of Fritton Woods near bridge

Nominated by: Christopher Nash

Nomination received: By hand – July/August.

**Site visit:** Natalie Beal 31 August 2016 although could not find the bridge despite asking locals so actual site not visited although general area has been visited.

**Current use:** Former firing range within woodland.

	Summary of nomination form Assessment by Broads Autho		
Will the green	Yes it has endured from Victorian times so	Noted. Space is outside of	
space endure	there is no reason why it should not remain	development boundary. Site is on	
beyond 2036?	and continue to do so.	the Local List <sup>2</sup> .	
How far is the	Approx. 1 mile. Certainly walking distance as	Noted.	
green space from	it is visited by many.		
the community it			
serves?			
Is the green space	Yes it is a rural forested area.	Agreed.	
local in character?			
Who/why is the	The area contains a railway bridge constructed by Samuel Moreton Peto in the 1840s for the Great Eastern Railway. It is	Noted.	
local green space special/significant to the local community?	historic because it was one of the early uses of reinforced concrete. It is tranquil because it can only be reached on foot – no cars. Wildlife is prolific as there are no hunting or shooting rights.		

**Photos:** None taken as not able to find the site. Please see photos included within the Local List assessment.

Officer Recommendation: Do not allocate as Local Green Space

**Reasons:** The space is removed from the community it serves. Fundamentally however, the space is on the Local List and is therefore given protection through the local plan policies already.

<sup>&</sup>lt;sup>2</sup> <u>http://www.broads-</u> <u>authority.gov.uk/\_\_data/assets/pdf\_file/0007/416860/Fritton\_Waveney\_Forest\_Railway\_Bridge.pdf</u>

# 6. Geldeston

LOCAL GREEN SPACE NOMINATIONS GELDESTON



### a) The Stone Pit, Station Road, Geldeston NR34 OHS

Nominated by: Geldeston Parish Council Nomination received: 10 August 2016 Site visit:

**Current use:** The Stone Pit is a small, largely undisturbed wet woodland.

	Summary of nomination form Assessment by Broads Autho		
Will the green	The Stone Pit is owned by the Parish Noted. Sites are outside of t		
space endure	Council.	development boundary.	
beyond 2036?			
How far is the	They are within our village boundary. There	Agreed.	
green space from	is a scattering of houses very nearby.		
the community it			
serves?			
	The Stone Pit is a small, largely undisturbed	Description agreed from site visit	
Is the green space	wet woodland. Warblers, tawny owls,	(although wildlife not necessarily	
local in character?	woodpeckers and woodcock have been seen).		
	noted there.		
Who/why is the	The Stone Pit is largely undisturbed wet	Noted.	

	Summary of nomination form	Assessment by Broads Authority
local green space	woodland and provides a home for wildlife.	
special/significant	As the two areas are close to each other	
to the local	they will form part of an important wildlife	
community?	corridor in due course.	

**Photos:** 



### Officer Recommendation: Allocate as Local Green Space

**Reasons:** The space is near to the 'playing field' site so could provide linked biodiversity benefits. Whilst it cannot be accessed, it seems important to the community in its current form.

### b) The playing field, Station Road, Geldeston NR34 0HS

Nominated by: Geldeston Parish Council Nomination received: 10 August 2016 Site visit: Natalie Beal 31 August 2016

**Current use:** Referred to as a playing field but is amenity open space with biodiversity value.

	Summary of nomination form	Assessment by Broads Authority
Will the green space endure beyond 2036?	The playing field is owned by Geldeston Poors Allotment Trust and is rented from the Trust by the Parish Council on a 21 year lease, renewed in about 2006. This is due to expire around 2027. Given that the PC has developed the land into a publicly accessible multifunction green space (the GREEN project) since 2010, it's highly likely that the lease will be renewed.	Parish Council's assessment seems reasonable. Sites are outside of the development boundary.
How far is the green space from the community it serves?	They are within our village boundary. There is a scattering of houses very nearby.	Agreed.
Is the green space local in character?	The playing field now has significant value as a multifunction green space and is also suitable for dog walkers. As the trees and hedges develop it will be an increasingly important habitat for wildlife. The playing field was used for football etc by local people prior to the development of the GREEN project which was considered better to serve the needs of local people. At the inception of the GREEN project in 2010, it was a bare field largely inhabited by rabbits. Using grant money (c £10K) provided by the Broads Authority SDF and WREN, a fence was installed to deter rabbits. A small orchard was planted and a space created for allotments. Hedges were renewed with native trees and new hedges planted (approx 1000 plants in all). A short video presentation was created to mark the work in 2012. The area has an open space for other recreational purposes if required in future. Currently the grass is allowed to grow long before annual cutting to benefit wildlife.	Agreed. See photos taken from site visit.
Who/why is the	The playing field now has significant value as	Parish Council's assessment

	Summary of nomination form	Assessment by Broads Authority	
local green space	a multifunction green space and is also	seems reasonable	
special/significant	suitable for dog walkers. As the trees and		
to the local	hedges develop it will be an increasingly		
community?	important habitat for wildlife. The Stone Pit		
	is largely undisturbed wet woodland and		
	provides a home for wildlife. As the two		
	areas are close to each other they will form		
	part of an important wildlife corridor in due		
	course.		

### **Photos:**



Officer Recommendation: Allocate as Local Green Space

**Reasons:** The space is clearly important to the Local Community who have planned and continue to care for the site.

# 7. <u>Summary</u>

Nomination.	Decision	Reason
Bridge Green, Potter Heigham	Allocate as Local Green Space	The green space complements the medieval bridge and riverside location well. It is a fairly unique area in the Broads and allows appreciation and use of the river. It is very significant to the community and visitors.
Former Bridge Inn, Potter Heigham	Do not allocate as Local Green Space.	The site is not a green space but a brownfield site currently used as a car park. Whilst this use may be significant to local people, the Authority does not consider its allocation as a Local Green Space reasonable or justified. With its prominent location and brownfield nature as well as its historic significance, the Authority considers that the site could be brought into another use over the plan period
Area of land stretching from the rear of Church Close to Pits, Chedgrave	Allocate as Local Green Space (but amend area of allocation)	In general, the area seems a reasonable proposal for Local Green Space. However it is proposed to remove the garden area from the site as well as part of the boat storage area. See following map.
Waveney Meadow, Puddingmoor, Beccles	Allocate as Local Green Space	Important to the community and well used. Meets all the requirements of being a Local Green Space.
Land surrounding Beccles Rowing Club, Off Puddingmoor, beccles	Allocate as Local Green Space (but amend area of allocation)	Area is tranquil in nature with marsh/wet woodland which is important for biodiversity.
St Mary's Paddock, Off Bungay Road/Puddingmoor, Beccles	Not in the Broads Authority Executive Area.	
The Dell, Off Bungay Road/Ringsfield Road, Beccles	Not in the Broads Authority Executive Area.	
Beccles Marsh Trail, off Norwich Road (A146), Beccles	Do not allocate as Local Green Space.	According to maps, the route is a footpath so is protected in planning already.
Beccles Quay, The Quay, Beccles	Not allocated as Local Green Space but allocated as Open Space.	
Area abutting the river on the Norfolk side of the River bank spanning the Beccles Boundary to the North and South	Do not allocate as Local Green Space.	According to maps, the route is a footpath so is protected in planning already.

Nomination.	Decision	Reason	
Green Space off Lowestoft	Not in the Broads Authority Executive Area.		
Road, Beccles (opposite Beccles			
Primary academy)			
Firing Range within Waveney	Do not allocate as Local Green	Already protected as on the Local List.	
Forest TG457/005 , next to	Space.		
Fritton			
Fritton Woods Car Park and	Not in the Broads Authority Executive Area.		
Picnic Site			
Part of Fritton Woods near	Do not allocate as Local Green	Already protected as on the Local List.	
bridge	Space.		
The Stone Pit, Station Road,	Allocate as Local Green Space	The space is near to the 'playing field' site so could provide linked biodiversity	
Geldeston	(but amend area of allocation)	benefits. Whilst it cannot be accessed, it seems important to the community in its current form.	
The playing field, Station Road,	Allocate as Local Green Space	The space is clearly important to the Local Community who have planned and	
Geldeston	(but amend area of allocation)	continue to care for the site.	

# Appendix A

# Local Green Space – Nominations for Suitable Areas Are there any green spaces in your parish that are important to your community? If so, please fill out this form with details of your nomination of areas to be designated as Local Green Space. Please email the completed form, maps and photos to: PlanningPolicy@broads-authority.gov.uk and title your email 'Local Green Space Nomination'. Your name: Your email address: Your phone number: Your address: What is the address of the proposed local green space? Have you included a map? Yes No Your map should show the boundary of the green space (draw a line around it in a highlighter perhaps) as well as give the context to enable officers at the Broads Authority to find the site easily. Have you included photographs of the proposed local green space? Yes No Please answer these questions:

1: Will the green space endure to 2036 and beyond? Why do you think this?

# 2: How far is the green space from the community it serves?

### 4: Is the green space local in character? Why do you think this?

### 3: Why/how is this green space special/how is it significant to the local community?

For example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

### Please note that:

- Your nomination will be assessed by a panel of Officers from the Broads Authority as well as relevant District Council. Some sites will be taken forward to the Preferred Options for consultation and some will not. We will make our reasons known and aim for the process to be as transparent as possible.
- We cannot guarantee that your nomination will be allocated as a Local Green Space as the nomination might not be suitable.
- Your nomination will be made public.

You can find more information on Local Green Space here:

 The Government's National Planning Policy Guidance: <a href="http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/">http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/</a>

• Open Spaces Society Information Sheet: <u>http://www.oss.org.uk/wp-content/uploads/2014/03/C20-Local-Green-Space-Designation.pdf</u>

 Get the green space you want: How the Government can help: <u>https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/5907/220363</u> <u>7.pdf</u> **Policy x: Local Green Space** See map x.

Development proposals that protect or enhance Local Green Spaces and which comply with other relevant policies will be permitted. Development proposals that would have an unacceptable adverse impact on these Local Green Spaces or would involve in their loss will not be permitted other than in very special circumstances.

### **Reasoned Justification**

Local green spaces are green spaces that are demonstrably special to a local community. The preparation of local and neighbourhood development plans offers the opportunity to designate local green spaces and provide extra protection to them that rules out new development other than in very special circumstances.

The community were asked to nominate areas to be considered as Local Green Space. Two calls for nominations were undertaken. The first as part of the Issues and Options consultation and the second via a letter to Parish Councils early summer.

Local Green Space must be reasonably close to the community it serves; have demonstrable local significance and interest; be local in character and not cover an extensive tract of land.

The nominations received were visited and assessed against the criteria set out in the NPPF at Paragraph 77. The following table summarises the main Local Green Space Assessment Report and shows which nominations have been allocated as areas of Local Green Space.

\*\*Planning Committee, table will be filled out to reflect the assessment. Not filled out as yet as assessment not agreed\*\*

Location	Assessment	Allocated or not?