



# Local Green Space Assessment

June 2023

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# 1. Introduction

Communities can identify areas of green space that are of particular importance to them. The NPPF 2021<sup>1</sup> states that:

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.

103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

As part of the Issues and Options consultation (end of 2022), a call for nominations for areas to be considered as Local Green Space was undertaken. No new areas were put forward however as part of that consultation period, but some sites were put forward a few months later for consideration.

This document assesses the Local Green Spaces currently included in the Local Plan for the Broads 2019 and the nominations put forward for new areas of Local Green Space.

## 2. Neighbourhood Plans

Many of the adopted/made Neighbourhood Plans that are relevant to the Broads Authority have identified Local Green Space. So the areas of Local Green Space in the Broads Authority not only include those allocated in the Local Plan, but also those allocated/identified in Neighbourhood Plans. The map at [Appendix 1](#) shows the Local Green Spaces in the Broads at the time of writing.

## 3. Assessment of the current Local Green Spaces

The Local Green Spaces that are part of the current Local Plan for the Broads have been assessed, with site visits undertaken in March 2023. Please note that this is a re-assessment and check; the original Local Green Space Nominations and Assessment can be found here: [https://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0022/239404/Local-Green-Space-Nominations-and-Assessment-Revision-April-2017.pdf](https://www.broads-authority.gov.uk/_data/assets/pdf_file/0022/239404/Local-Green-Space-Nominations-and-Assessment-Revision-April-2017.pdf). The Parish/Town Councils

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<sup>1</sup> [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework)

were asked if they still wanted the Local Green Space identified and were also asked to provide some information, as follows.

**a) Beccles Rowing Club**

**Site visit:** undertaken by Natalie Beal 24 April 2023

**Current use:** wild overgrown area in parts, some mooring plots and associated buildings

Please note that the information included in the table below is from the original nomination, but the Parish Council have confirmed that they wish for the Local Green Space allocation to continue and support the space's inclusion in the Local Plan.

	<b>Information from Parish/Town Council</b>	<b>Assessment by Broads Authority</b>
<b>How far is the green space from the community it serves?</b>	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 Beccles.
<b>Is the green space local in character and not an extensive tract of land?</b>	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.	Yes, the wild area reflects this part of the settlement and Broads. Not an overly extensive tract of land.
<b>How/why is the local green space special/significant to the local community?</b>	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.	For the wildlife benefits and is on the rural/urban transition.

**Photos:**



**Plan:** [SSLGS\\_LOCAL\\_GREEN\\_SPACE.pdf \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/SSLGS_LOCAL_GREEN_SPACE.pdf)

Please note that this Local Green Space does include some mooring plots with associated buildings. When assessing any proposals on Local Green Space, the NPPF defers to the national policies on Green Belt. Para 149 of the NPPF talks of situations where buildings would be acceptable, in principle and in general, in the green belt. A key criterion is b: 'the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'. As such, the current area of allocation for this local green space is proposed to continue as suitable and appropriate development associated with the mooring plots can still come forward, subject to details, in line with other local plan policies, in particular, Policy DM50: Leisure plots and mooring plots.

**Officer recommendation:** Continue allocation as Local Green Space.

**Reasons:** for the benefits to the wildlife in the area.

**b) Beccles – Waveney Meadow**

**Site visit:** undertaken by Natalie Beal 24 April 2023

**Current use:** wild boundary of the open space and play area.

Please note that the information included in the table below is from the original nomination, but the Parish Council have confirmed that they wish for the Local Green Space allocation to continue and support the space's inclusion in the Local Plan.

	<b>Information from Parish/Town Council</b>	<b>Assessment by Broads Authority</b>
<b>How far is the green space from the community it serves?</b>	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.	Fairly accessible, although towards the periphery of the settlement.
<b>Is the green space local in character and not an extensive tract of land?</b>	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.	Yes – it is a wild border of the open space.
<b>How/why is the local green space special/significant to the local community?</b>	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.	For the wildlife and the setting of the open space.



**Photos:**



**Plan:** [SSLGS LOCAL GREEN SPACE.pdf \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/SSLGS_LOCAL_GREEN_SPACE.pdf)

**Officer recommendation:** Continue allocation as Local Green Space.

**Reasons:** for the benefits to the wildlife in the area and for its contribution to the setting of the open space.

**c) Chedgrave Common**

**Site visit:** undertaken by Natalie Beal 24 April 2023

**Current use:** County Wildlife Site

	Information from Parish/Town Council	Assessment by Broads Authority
How far is the green space from the community it serves?	Chedgrave Common is within an easy 10 minute walk of the centre of Chedgrave and is considered "accessible" e.g. via foot, wheelchair or mobility scooter.	Agreed. There is a path by the river. Can also be accessed by cars along an informal track.
Is the green space local in character	Chedgrave Common is relatively small and can be crossed in 2-3	Agreed.

	Information from Parish/Town Council	Assessment by Broads Authority
and not an extensive tract of land?	minutes so not an extensive tract of land. It is managed with a light touch to retain its local character and encourage local flora and fauna to flourish.	
How/why is the local green space special/significant to the local community?	Chedgrave Common is an extremely popular location for walkers, bird watchers and broads holiday visitors. There is a BA mooring adjacent to the Common and boaters can either use Chedgrave Common for recreation or walk from there to the centre of Chedgrave. It is a designated County Wildlife Site and is managed by Chedgrave Common in conjunction with BA and the Norfolk Wildlife Trust to preserve its natural feel and wildlife.	Agreed.

**Photos:**



**Plan:** [SSLGS LOCAL GREEN SPACE.pdf \(broads-authority.gov.uk\)](#)

**Officer recommendation:** Continue allocation as Local Green Space.

**Reasons:** for the benefits the area brings to the wildlife of the Broads, as well as a space for exercise to benefit physical and mental health and wellbeing.



d) Geldeston – The Stone Pit

**Site visit:** undertaken by Natalie Beal 24 April 2023

**Current use:** wild area

	Information from Parish/Town Council	Assessment by Broads Authority
<b>How far is the green space from the community it serves?</b>	Yes, it is in the village opposite the playing field on Station Road.	Towards the edge of Geldeston, but Geldeston is a linear settlement.
<b>Is the green space local in character and not an extensive tract of land?</b>	This piece of land has been handed over to the wildlife. A small piece of land	A wild area, important for the biodiversity in the area.
<b>How/why is the local green space special/significant to the local community?</b>	There are mature trees and lovely wild flowers and rich with wildlife.	A wild area, important for the biodiversity in the area.

**Photos:**



**Plan:** [SSLGS LOCAL GREEN SPACE.pdf \(broads-authority.gov.uk\)](#)

**Officer recommendation:** Continue allocation as Local Green Space.

**Reasons:** for the benefits the area brings to the wildlife of the Broads.

### e) Geldeston – Playing Field

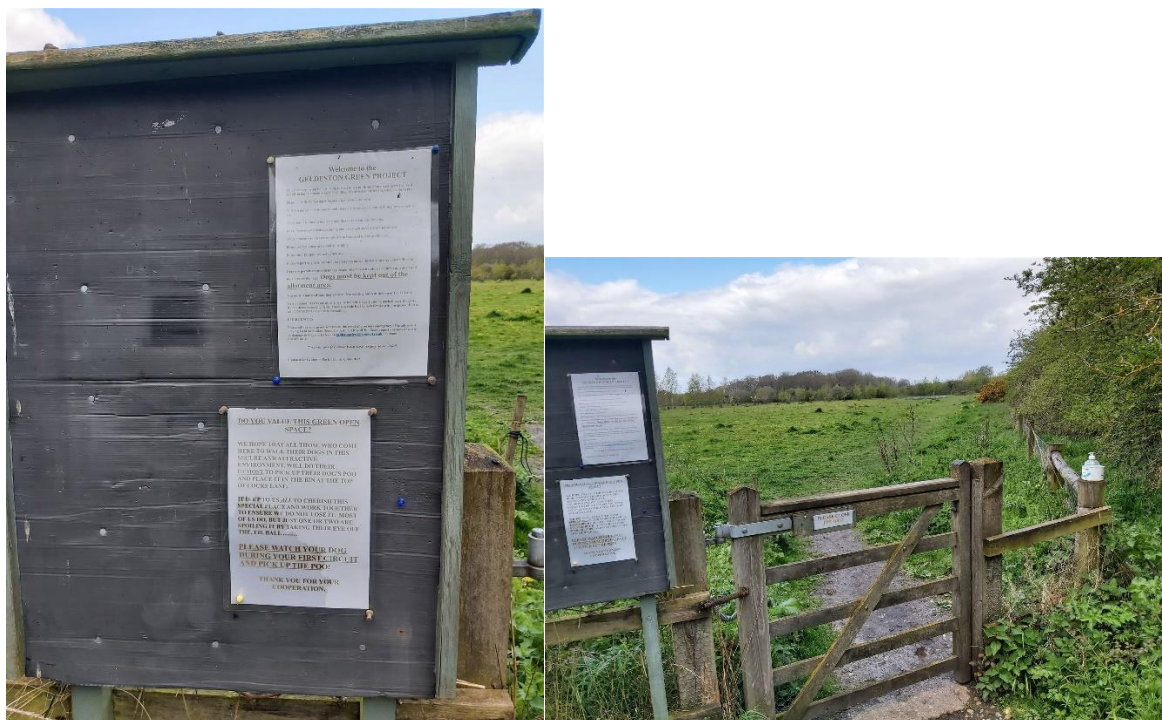
**Site visit:** undertaken by Natalie Beal 24 April 2023.

**Current use:** An area of open space with trees, benches and an informal track around the perimeter.

	Information from Parish/Town Council	Assessment by Broads Authority
<b>How far is the green space from the community it serves?</b>	There is a 'green project' there for tranquil seating on one half the other half is set out for allotments. Based in Station Road.	Towards the edge of Geldeston, but Geldeston is a linear settlement.
<b>Is the green space local in character and not an extensive tract of land?</b>	Dog walking area, seating area and allotments. Not extensive.	Sits nicely in the rural nature of this part of the settlement. Agreed, it is not extensive.
<b>How/why is the local green space special/significant to the local community?</b>	Land is owned by the Poors Trust.  There is a 'green project' there for tranquil seating on one half the other half is set out for allotments. Based in Station Road.	Provides space for growing food and exercising. Benefits food production and mental and physical health and wellbeing.

### Photos:





**Plan:** [SSLGS LOCAL GREEN SPACE.pdf \(broads-authority.gov.uk\)](#)

**Officer recommendation:** Continue allocation as Local Green Space.

**Reasons:** This green space is important to the community for a variety of reasons and is well used.

#### f) Potter Heigham – Bridge Green

**Site visit:** undertaken by Natalie Beal 24 April 2023.

**Current use:** an open area with benches and cycle parking.

Please note that the information included in the table below is from the original nomination, but the Parish Council have confirmed that they wish for the Local Green Space allocation to continue and support the space's inclusion in the Local Plan.

	Information from original nomination	Assessment by Broads Authority
How far is the green space from the community it serves?	The site lies within, at the centre, of the Community it serves.	Although not necessarily close to the village of Potter Heigham, this serves more those visiting the Potter Heigham Bridge area. It is within the Potter Heigham Bridge Area.



	<b>Information from original nomination</b>	<b>Assessment by Broads Authority</b>
<b>Is the green space local in character and not an extensive tract of land?</b>	<p>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.</p> <p>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.</p>	Yes as there are some areas of more open space near to the bridge and river.
<b>How/why is the local green space special/significant to the local community?</b>	<p>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,</p>	It is a place to sit, relax and enjoy the passing boats. Also adds to the setting of the bridge which is a scheduled monument.

	Information from original nomination	Assessment by Broads Authority
	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.	

**Photos:**



**Plan:** [SSLGS LOCAL GREEN SPACE.pdf \(broads-authority.gov.uk\)](#)

**Officer recommendation:** Continue allocation as Local Green Space.

**Reasons:** The space adds to the setting of the bridge and provides an area for visitors to sit and relax in one of the Broads' honey pot areas.



## 4. Assessment of a new nomination for Local Green Spaces

When contacting Chedgrave Parish Council about the Local Green Space that is in their area, they nominated another potential area for Local Green Space.

### a) Chedgrave Carr

**Nomination from:** Chedgrave Parish Council

**Site visit:** undertaken by Natalie Beal 24 April 2023

**Current use:** wild wooded area

	Information from Parish/Town Council	Assessment by Broads Authority
<b>How far is the green space from the community it serves?</b>	Chedgrave Carr is within an easy 10 minute walk of the centre of Chedgrave and is considered "accessible" e.g. via foot, wheelchair or mobility scooter.	Agreed. There is a path by the river. Can also be accessed by cars along an informal track.
<b>Is the green space local in character and not an extensive tract of land?</b>	Chedgrave Carr is a traditional "carr" (i.e. wet woodland area). It is currently entirely wild and unmanaged and while the wildlife status is unknown, it is likely to have numerous species which will have been able to thrive in this natural environment. The area is quite small, perhaps 4 tennis courts sized approx. Chedgrave Carr is entirely local in character. It is currently largely dominated by willow trees and other vegetation and at this point in the year is very wet/boggy. In summer it will dry out.	Agreed. It does extend the Local Green Space in this area, but given the land use, and the benefits of allocating as Local Green Space (added protection), it is considered as a suitable allocation.
<b>How/why is the local green space special/significant to the local community?</b>	This piece of land is in the process of being purchased from a local landowner and will be gifted to the council in due course. The council has very 'light touch' plans for the area with possibly a bench/viewing	The area seems important to the community and also seems a natural extension to the local green space allocation at the Common.

	Information from Parish/Town Council	Assessment by Broads Authority
	area to enable visitors to fully access this wild area.	

#### Photos:



#### Plan:

Proposed local green space: Chedgrave Carr

Scale: 1:1,250



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**Officer recommendation:** Allocate as Local Green Space.

**Reasons:** for the benefits the area brings to the wildlife of the Broads, as well as a space for exercise to benefit physical and mental health and wellbeing. It seems a natural extension to the Common local green space allocation.

#### b) Other nominations

**Nomination from:** Gillingham Parish Council

**Areas:** Gillingham Allotment and play areas.

**Summary:** these areas are already allocated as open space and protected through the local plan. The open spaces are to be rolled forward.

## 5. Summary and draft policy

The following tables shows each of the current local green spaces as well as the proposed new local green space with a recommendation as to whether to allocate in the new Local Plan or not.

Local Green Space	Allocate as local green space or not?
Beccles Rowing Club	Continue allocation.
Beccles Waveney Meadow	Continue allocation.
Chedgrave Common	Continue allocation.
Geldestone – Stone Pit	Continue allocation.
Geldestone – Playing Field	Continue allocation.
Potter Heigham – Bridge Green	Continue allocation.
Chedgrave Carr	Allocate as Local Green Space
Gillingham Allotments	Already allocated as open space and continue this allocation.
Gillingham play area	Already allocated as open space and continue this allocation.

The proposed policy for the new Local Plan for the Broads is included at Appendix 1.

## Appendix 1: Map of current Local Plan Local Green Spaces with Neighbourhood Plan Local Green Spaces

Please follow this link:

[http://basps/sites/gov/PlanningCommittee/LOCAL GREEN SPACE.pdf](http://basps/sites/gov/PlanningCommittee/LOCAL_GREEN_SPACE.pdf)

## Appendix 2: Draft Local Green Space policy

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

### Policy POSSLGS: Local Green Space

**<<see maps within this Local Green Space Assessment 2023 document>>**

1. Development proposals that protect or enhance local green spaces and that comply with other relevant policies will be permitted.
2. Development proposals that would have an unacceptable adverse impact on the use, function and appearance of these local green spaces or would result in their loss will not be permitted other than in very special circumstances and such circumstances will only exist where the harm resulting from the proposal is clearly outweighed by other considerations.
3. Development or change of use that would conflict with the reason for designation will be seen as inappropriate development.
4. Inappropriate development adjacent to a Local Green Space that would have a significant adverse impact upon the reason for the designation will not be supported.

### 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.

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 Broads' community was asked to nominate areas to be considered as local green space. The Local Green Space Map Bundle and the following list show the spaces allocated as areas of local green space:

- Bridge Green, Potter Heigham
- Chedgrave Common [and Chedgrave Carr](#)
- Part of Waveney Meadow that is not open space, Puddingmoor, Beccles
- Land surrounding Beccles Rowing Club, Off Puddingmoor, Beccles
- The Stone Pit, Station Road, Geldeston
- The playing field, Station Road, Geldeston

As part of this review of the Local Plan for the Broads, a call for sites for areas of Local Green Space was held (end of 2022), and three new sites were put forward. The Parish Councils relevant to the Local Green Spaces allocated in the 2019 Local Plan for the Broads were contacted to ascertain if they wanted the status to continue. The analysis of local green spaces can be found in the [Local Green Space Topic Paper](#).

Please note that there are other areas of Local Green Space that are relevant to the Broads, allocated in various Neighbourhood Plans. This Local Plan does not repeat those allocations, but this map shows the areas of Local Green Space relevant to the Broads and shows if they are identified in a Neighbourhood Plan or through the Local Plan for the Broads.

The ~~2019~~ [2021](#) NPPF at paragraph 101 says that '*policies for managing development within a Local Green Space should be consistent with those for Green Belts*'. The ~~2019~~ [2021](#) NPPF goes on to say that inappropriate development can harm green belt (and therefore local green space) and should only be approved in very special circumstances ([para 147](#)). The ~~2019~~ [2021](#) NPPF then goes on to provide clarification of this by saying '*Very special circumstances*' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

#### **Reasonable alternative options**

- a) The original policy, with no amendments.

Considering there are current Local Green Spaces and also nominations for more Local Green Spaces, not to have a policy is seen as not a reasonable alternative.

#### **Sustainability appraisal summary**

The three options (of the amended policy and the original policy) have been assessed in the SA. The following is a summary.

A: Keep original policy	3 positives. 0 negatives. 0 ? Overall, positive.
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B: Preferred Option - amend policy.	3 positives. 0 negatives. 0 ? Overall, positive.
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54 **How has the existing policy been used since adoption in May 2019?**

55 According to recent Annual Monitoring Reports, the policy has been not been used.

56 **Why have the alternative options been discounted?**

57 The amendments to the original policy fundamentally reinforce the importance of these  
58 Local Green Spaces and how proposals on and around them will be considered.

59 **UN Sustainable Development Goals check**

60 This policy meets these [UN SD Goals](#):



61 **Sustainability Appraisal**

62 SA objectives:

- 63 • ENV1: To reduce the adverse effects of traffic (on roads and water).
- 64 • ENV2: To safeguard a sustainable supply of water, to protect and improve water quality and to use
- 65 water efficiently.
- 66 • ENV3: To protect and enhance biodiversity and geodiversity.
- 67 • ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.
- 68 • ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- 69 • ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and coastal
- 70 change.
- 71 • ENV7: To manage resources sustainably through the effective use of land, energy and materials.
- 72 • ENV8: To minimise the production and impacts of waste through reducing what is wasted, and re-using
- 73 and recycling what is left.
- 74 • ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and their
- 75 settings
- 76 • ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable and
- 77 reflects local distinctiveness.
- 78 • ENV11: To improve air quality and minimise noise, vibration and light pollution.
- 79 • ENV12: To increase the proportion of energy generated through renewable/low carbon processes
- 80 without unacceptable adverse impacts to/on the Broads landscape
- 81 • SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.
- 82 • SOC2: To reduce poverty, inequality and social exclusion.
- 83 • SOC3: To improve education and skills including those related to local traditional industries.
- 84 • SOC4: To enable suitable stock of housing meeting local needs including affordability.
- 85 • SOC5: To maximise opportunities for new/ additional employment
- 86 • SOC6: To improve the quality, range and accessibility of community services and facilities and to ensure
- 87 new development is sustainability located with good access by means other than a private car to a
- 88 range of community services and facilities.
- 89 • SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.
- 90 • ECO1: To support a flourishing and sustainable economy and improve economic performance in rural
- 91 areas.
- 92 • ECO2: To ensure the economy actively contributes to social and environmental well-being.
- 93 • ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy, society and
- 94 the environment.

		A: Keep original policy		B: Preferred Option - amend policy
ENV1				
ENV2				
ENV3	+	The areas of land, to a lesser or greater extent, have benefits for biodiversity.	+	The areas of land, to a lesser or greater extent, have benefits for biodiversity.
ENV4	+	The areas of land are local in character and enhance the area.	+	The areas of land are local in character and enhance the area.
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1	+	Generally, the areas have been put forward as they are important to the community, with many being areas for quite relaxation and walking around so benefitting mental and physical health and wellbeing.	+	Generally, the areas have been put forward as they are important to the community, with many being areas for quite relaxation and walking around so benefitting mental and physical health and wellbeing.
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				