

Reedham Neighbourhood Plan Local Green Space Assessment 2022



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1. Introduction

1. Reedham is preparing a neighbourhood development plan which will include a policy designating areas of Local Green Space which are particularly valued by the community.
2. In consultation with the community in 2021, the Neighbourhood Plan Steering Group identified 4 areas of green space to investigate. Each of these was visited and further evidence gathered on them to determine whether they meet the national criteria for Local Green Spaces.
3. This document provides the assessment and reasoning of all 4 areas of green space visited or suggested for us to investigate to include in the neighbourhood development plan; Chapter 3 and 4 provides the assessment and explanation of the 4 green spaces we feel are justified and supported to be a LGS in the Reedham Neighbourhood Plan.

2. Policy Context

4. Local Green Space designation is a way to provide special protection for green areas of particular importance to local communities. The National Planning Policy Framework (NPPF) published in 2012 (revised July 2021) introduced the concept of Local Green Space designation.
5. Paragraph 101 of the NPPF sets out that communities should be able to identify green spaces of particular importance through neighbourhood plans, with para 101 Determining:
 - 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 not an extensive tract of land.

NPPF Criteria	Description
<p>a) Reasonably close proximity</p>	<p>Whether the proximity of a green space is reasonably close to the community it serves will depend on local circumstances, including why the green area is seen as special e.g., if public access is a factor, then the site should be within easy walking distance. Accessible Natural Green Space Standards (ANGSt) produced by Natural England advises that green spaces of 2ha or less should be located within 300m which equates to roughly 5 minutes comfortable walking distance for a range of ages and abilities.</p>
<p>b) Demonstrably special and holds a particular local significance to the local community</p>	<p>The NPPF sets out that a green space is demonstrably special because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife. It should be noted that the NPPF uses the words “for example” and so the list of factors given in the NPPF is not exhaustive. The factors considered and guidance for making the assessments under criterion b) are set out below:</p> <p>Beauty - Beauty is a subjective concept, it’s recommended that the normal meaning of the word i.e. a combination of qualities, such as shape, colour, or form, that pleases the aesthetic senses, especially the sight (Oxford Dictionaries) is used. Sites should be assessed through site visits. If there is a Conservation Area the appraisal of this could also be considered.</p> <p>Historic significance – Consideration should be given to how the proposed LGS holds particular local significance with regard to the history of the community or settlement e.g. historic village events, historic buildings, structure or landscape features present on site with a particular connection to the local community.</p> <p>Recreational value – Based on first-hand observations from site visits of how the site is used for recreation e.g. playing sport, informal recreation, children’s play etc.</p> <p>Tranquillity - Tranquillity is a state of calm quietude and is associated with a feeling of peace; a state of mind that promotes mental wellbeing. It can be a product of perceptual quality of the landscape and is influenced by things that people can both see and hear around them. Positive tranquillity factors include seeing a natural landscape, natural looking woodland, open vistas, and hearing natural sounds such as birdsong. Based on first hand observation of the space.</p> <p>Richness of Wildlife – consideration should be given to whether the space holds particular local significance for example through its management for wildlife, or for its role for local wildlife within or adjacent to the settlement, as observed when on site and through desk top assessment.</p>

NPPF Criteria	Description
	<p>Public access – Although not a requirement for LGS designation, public access can be a key factor as to why the site may be considered demonstrably special, for example regarding its recreational value. Designation does not confer any rights of public access over what exists presently.</p>
<p>c) Local in character and not an extensive tract of land</p>	<p>There is no clear guidance as to what constitutes an ‘extensive tract of land’. Whether a site is an ‘extensive tract of land’ was a judgement based on the extent and setting of each site considered.</p> <p>CCP’s experience from working with other Neighbourhood Plan groups is that most local green spaces are less than 2ha. However, if a group puts forward a site that is particularly large, it will need strong justification / evidence for its inclusion. Ultimately it will fall to the Examiner on whether it is suitable to be included.</p>

6. In addition, the National Planning Practice Guidance states:

Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

7. Other designations, such as Special Areas of Conservation, do not necessarily preclude or support designation as a Local Green Space. However, it is necessary to consider whether the additional designation is necessary and would serve a useful purpose.
8. In applying the NPPF criteria, close proximity would normally mean easy walking distance, which based on Natural England standards would mean 1.25 miles or less.
9. Consideration of whether the green space is local in character, and not an extensive tract of land, suggests spaces within a locality, rather than for example, extensive green areas in the countryside.
10. The parish falls on the boundary between Broadland District Council and the Broads Authority. Broadland District and Broads Authority have Local Plans which include strategic policies for the neighbourhood area. Planning Practice Guidance on Neighbourhood Planning sets out that plans must be in general conformity with the strategic policies of the development plan if it is to meet the basic conditions.

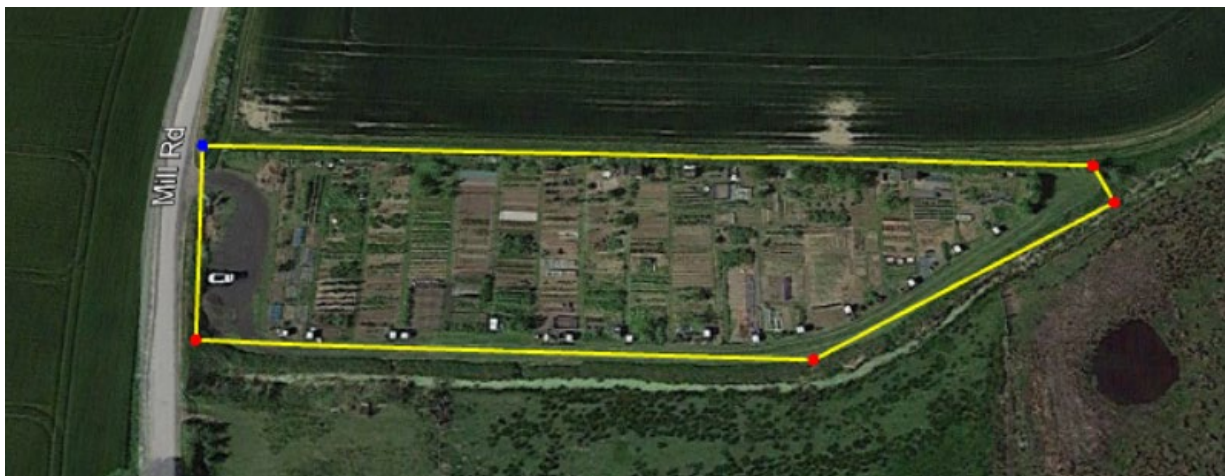
3. Assessment of the green spaces being designated

11. The Local Green Spaces Assessment Tool from *Locality: Neighbourhood Planning Local Green Spaces*¹² has been used as a basis to assess each site identified by the community. This includes:

1. The Allotments
2. Land adjacent to the War Memorial
3. Green Private Area in front of Quay Terrace
4. Village Hall Playing Field and Children's Play Area

¹ [Making local green space designations in your neighbourhood plan - Locality Neighbourhood Planning](#)

LGS1- The Allotments



Site Details

Details	Comment
Site	The Allotments, Mill Road
Description and purposes	A well-used community facility established in 2013 by the Parish Council (on lease from the Norwich Diocese).

Checklist

Details	Comment
Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None
Planning permissions	None

NPPF Criteria

Details	Comment
Close to the community it serves. Add distance to centre of village	A 5-minute walk for most villagers
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	South facing allotments, well maintained by villagers. Recreational value: Used by local residents throughout the year to grow food locally. Wildlife value: Dyke, marshland, fields, and trees nearby attracting a variety of wildlife. Tranquillity value: Allotment holders appreciate this quiet area with beautiful open sky views towards the church, the village and to Burgh Castle.
Local in character and not extensive tract of land. Add site of green space	Approx. 0.54ha. It is local in character since it is used by community residents for social benefits.

LGS2- Land adjacent to War Memorial



Site Details

Details	Comment
Site	War Memorial site West end of Riverside at junction to The Hills
Description and purposes	Village War Memorial and land, including a memorial plaque to American servicemen.

Checklist

Details	Comment
Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	War Memorial Grade II listed
Site allocations	None
Planning permissions	None

NPPF Criteria

Details	Comment
Close to the community it serves. Add distance to centre of village	In centre of village
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	<p>This area is special to the local community and visitors. Historical significance: Memorial to commemorate villagers who lost their lives in WW1 and WW2 (Grade II listed).</p> <p>A plaque in memory of American airmen killed in 1944 when two planes collided on Reedham marshes.</p> <p>An annual service for villagers is held here on Remembrance Sunday.</p>

Details	Comment
Local in character and not extensive tract of land. Add site of green space	Approx. 0.01 ha. Local in character and would not be considered an extensive tract of land.

LGS3- Green Private Area in front of Quay Terrace



Site Details

Details	Comment
Site	Green Private area in front of Quay Terrace (East end of Riverside)
Description and purposes	A private stretch of land on the river front, allowing an open vista for locals and visitors.

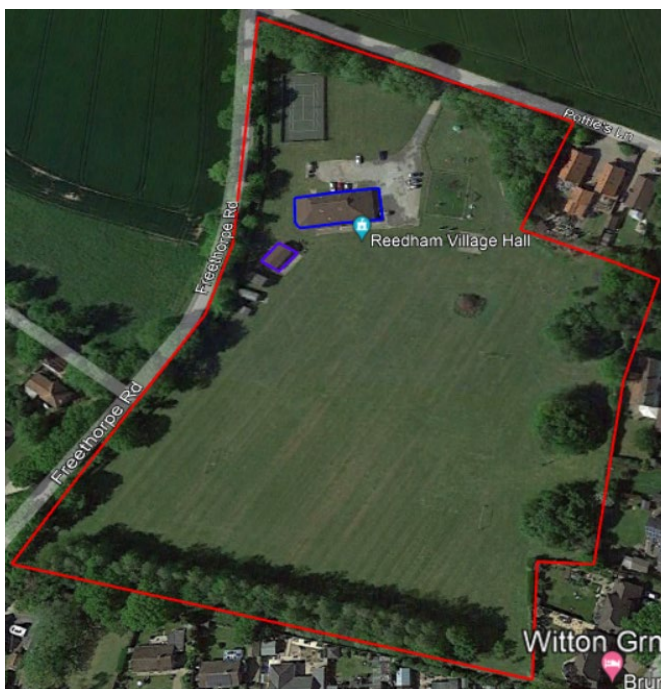
Checklist

Details	Comment
Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None
Planning permissions	None

NPPF Criteria

Details	Comment
Close to the community it serves. Add distance to centre of village	A short walk from most areas in the village
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	This tranquil area is special to the local community and visitors. It provides open views towards the swing bridge to the east, the marshes to the south and up-river/along Riverside to the west, including some beautiful sunsets. From this area deer, geese and hares can be seen on the marshes, a resident seal near the swing-bridge and various water birds make interesting sightings. It also provides a vantage point for visitors watching the swing-bridge opening and trains crossing the bridge.
Local in character and not extensive tract of land. Add site of green space	Approx. 0.5 ha. Local in character and would not be considered an extensive tract of land.

LGS4- Village Hall Playing Field



Site Details

Details	Comment
Site	Playing field
Description and purposes	A community green space and play area used by villagers and the wider community throughout the year, managed and maintained by the Village Hall Committee.

Checklist

Details	Comment
Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None
Planning permissions	None

NPPF Criteria

Details	Comment
Close to the community it serves. Add distance to centre of village	On the outskirts of the village, it is approximately a 10-minute walk from most areas.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	<p>Recreational value for adults and children: The playing field is used for annual village events, e.g., fete, dog show, beer festival, caravan club, car boot sales. Facilities include the village hall and large car park, tennis court.</p> <p>There is additional pedestrian access via Witton Green and Freethorpe Road. The playing field was also the 'Searchlight Field' in WWI/2.</p> <p>The children's play area provides a safe, fenced green space with a wide range of play equipment for younger children.</p> <p>Wildlife value: The playing field is bordered by a variety of mature trees and hedging.</p>
Local in character and not extensive tract of land. Add site of green space	Approx. 3.12ha (excluding the buildings) in total area approx. 3.18ha. Local in character and would not be considered an extensive tract of land.

4. Recommended Designations

From the assessment work, 4 Local Green Spaces have been determined to meet the national criteria for designation. These are highlighted below.



0 75 150 m Scale: 1:1,750 at A4

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- Local Green Space
- Broads Authority Executive Area
- Designated Neighbourhood Area



0 75 150 m

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- Local Green Space
- Broads Authority Executive Area
- Designated Neighbourhood Area

4 green spaces put forward by the community were considered to meet the criteria, the reasoning for this is provided below:

Green Space	Reason these green spaces have been designated
LGS1-The Allotments	This green space has been designated for its recreational, wildlife and tranquillity value which it offers to the local residents who enjoy and use this space.
LGS2- Land adjacent to War Memorial	This greenspace has been designated for its historic significance to the local area.
LGS3- Green Private Area in front of Quay Terrace	This greenspace has been designated for the tranquillity it offers to the local community and visitors.
LGS4- Village Hall Playing Field and Children’s Play Area	This playing field has been designated due to its recreational value for all ages and the wildlife value the variety of mature trees/hedges offer along the boundary.