



## Broads Authority Local Plan

### Local Green Space Nominations and Assessment - Revision

May 2017

## Contents

1. Introduction .....	2
2. Potter Heigham .....	3
a) Bridge Green, Potter Heigham .....	3
b) Former Bridge Inn, Potter Heigham .....	7
3. Chedgrave .....	11
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....	11
4. Beccles .....	22
a) Waveney Meadow, Puddingmoor, Beccles NR34 9P .....	22
b) Land surrounding Beccles Rowing Club, Off Puddingmoor, Beccles .....	25
c) St Mary's Paddock, Off Bungay Road/Puddingmoor, Beccles .....	29
d) The Dell, Off Bungay Road/Ringsfield Road, Beccles .....	30
e) Beccles Marsh Trail, off Norwich Road (A146), Beccles .....	31
f) Beccles Quay, The Quay, Beccles NR34 9BH .....	34
g) Area abutting the river on the Norfolk side of the River bank spanning the Beccles Boundary to the North and South .....	35
h) Green Space off Lowestoft Road, Beccles (opposite Beccles Primary academy) .....	38
5. Fritton .....	39
a) Firing Range within Waveney Forest TG457/005, next to Fritton near Gt.Yarmouth .....	39
b) Fritton Woods Car Park and Picnic Site .....	41
c) Part of Fritton Woods near bridge .....	42
6. Geldeston .....	43
a) The Stone Pit, Station Road, Geldeston NR34 0HS .....	43
b) The playing field, Station Road, Geldeston NR34 0HS .....	45
7. Summary .....	47
Appendix A .....	49
<b>Local Green Space – Nominations for Suitable Areas .....</b>	<b>49</b>

## a) 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.

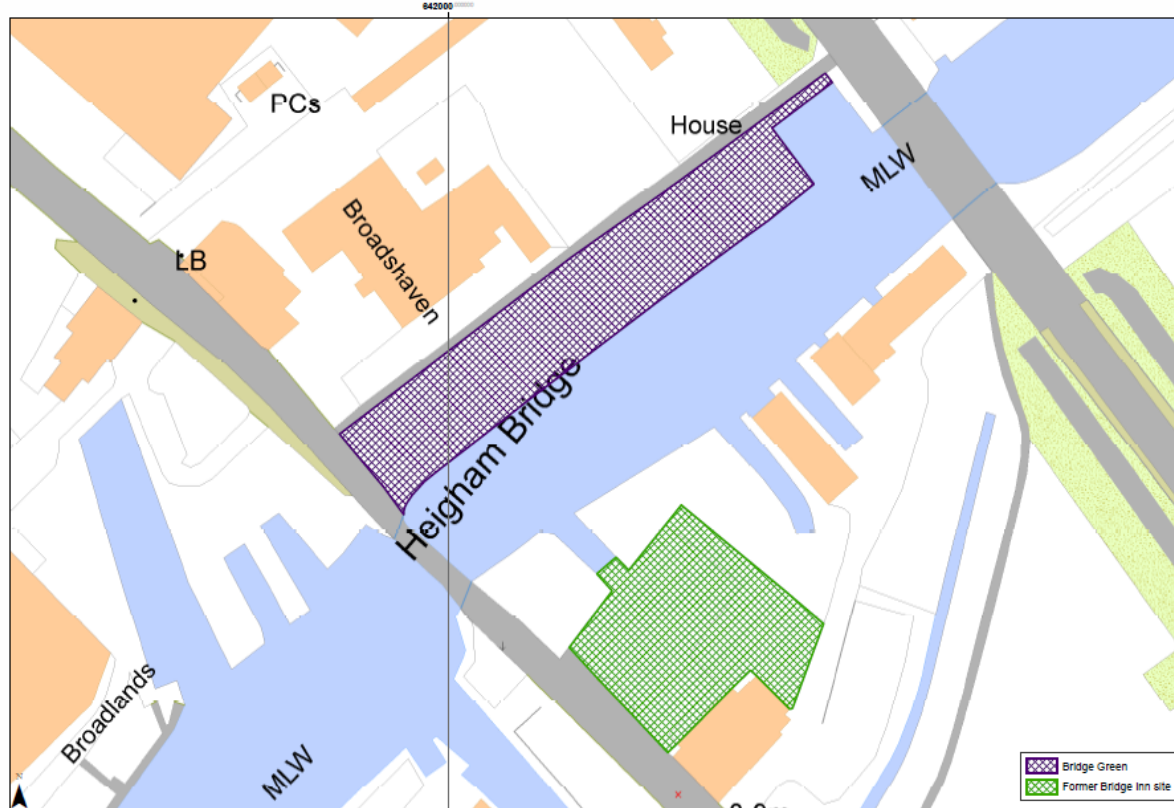
Anyone wishing to nominate an area were asked to fill a form out. See Appendix A for the nomination form.

This report assesses nominations received. To support the assessment, site visits were undertaken in July and August 2016 **as well as May 2017**.

**This is a revised assessment to take into account representations received to the Preferred Options Version of the Local Plan (2017). Changes are shown in red.**

## b) Potter Heigham

### NOMINATIONS FOR LOCAL GREEN SPACE - POTTER HEIGHAM BRIDGE



© Crown copyright and database right 2016. Ordnance Survey Licence number 100021573.  
You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.  
The Broads Authority Boundary dataset is a representation indicating the location of the executive boundary at 1:10000. The definitive paper map is held by the Broads Authority which shows the legal boundary at 1:10000.

## 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
<b>Will the green space endure beyond 2036?</b>	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.	
<b>How far is the green space from the community it serves?</b>	The site lies within, at the centre, of the Community it serves.	The site is centrally located.
<b>Is the green space local in character?</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>	It complements the medieval bridge and riverside setting well.
<b>Who/why is the local green space special/significant to the local community?</b>	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.

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



**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

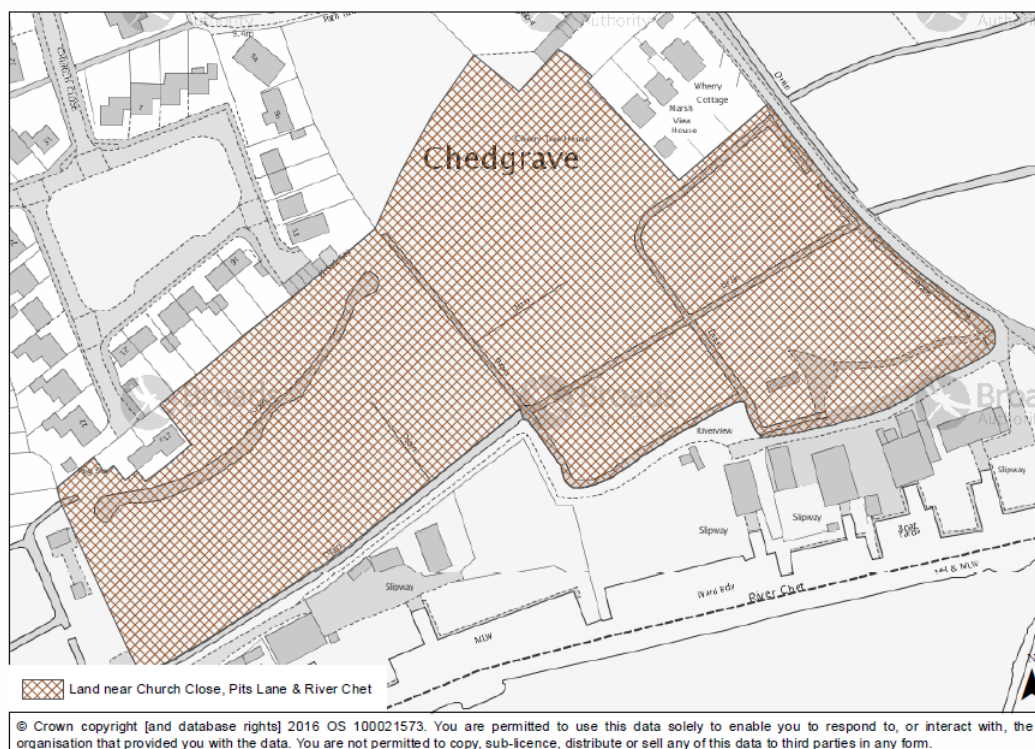
DRAFT

### c) Chedgrave

- 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.

#### LOCAL GREEN SPACE NOMINATIONS

##### 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
<b>Will the green space endure beyond 2036?</b>	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 character and wildlife. The site is outside	Noted. Outside of development boundary.



	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 be any permitted development.	
<b>How far is the green space from the community it serves?</b>	Immediately adjacent and is passed by many local walkers using the public/permissive path behind the boatyards and those using Pits Lane to access the popular marsh walk to Chedgrave Common/Wherryman's Way. It is also the attractive backdrop to the boatyards and is fully visible from the 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.	Noted. <del>and agreed.</del>
<b>Is the green space local in character?</b>	The river landscape is central to the character of Loddon and Chedgrave, which are located at end of a tranquil stretch of the River Chet. This is what local people value about living in Loddon and Chedgrave and what brings visitors to the villages.	Noted.
<b>Who/why is the local green space special/significant to the local community?</b>	The area consists of two distinct areas. 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 resulting in all the remaining trees being protected by TPOs. Though this and the partial filling in of the old drainage dyke in the "garden" has reduced its wildlife value (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	Noted.



	Summary of nomination form	Assessment by Broads Authority
	<p>and contribute to a backdrop of trees seen from the north.</p> <p>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.</p>	

**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.

There were many representations received in relation to this nomination and draft allocation in the Preferred Options Local Plan. Only one representation supported it but many objected. Below are reasons that were given for objecting to the draft allocation. For the detailed comments, please see the consultation response document. Objections came from the landowners themselves, the Parish Council as well as people who live nearby and are customers to the businesses.

- Why does it need to be a green space? What would it achieve were already a national park with all that implies how would green space status change anything? Does not agree with reasons stated for the nomination and draft allocation.
- As a self-employed Boat Builder this policy would have an effect on my business.
- Would have a serious detrimental effect on Greenway Marine and could cause the business much harm. One would assume that the land in question is totally unsuitable for building on as it is just marshland with a high water table.
- Feels that a blanket ban on any future planning applications for uses of this part of his land will have a negative impact on any future aspirations Mr Greenway may have in diversifying his business for the future.
- Disruption of any business for this purpose will have a detrimental effect on 'The Broads' and local villages and amenities.



- The area owned by Pacific Cruisers is essential to the operation of their business, having been used for over 20 years for boat storage and hire boat customer car parking for which there is insufficient space in the boatyard premises fronting the River Chet on the other side of Pitts Lane.
- We all run hire cruisers which is an important part of local employment and economy of the village most of the yards running in the sixties here have been storing boats and parking cars this is part and parcel of boatyards and storing boat related equipment for years. Without this land you cannot operate a boatyard.
- These proposals are likely to jeopardise his future in the business and instead of putting this at risk we should all be seeking ways to encourage him and future generations to retain our heritage.
- Local boatyards will be severely impacted.
- This land could never be developed as the high voltage electricity cable (33,000 volts) is buried down the middle of the strip of land, running parallel to the river, and a wayleave given to the electricity company by Greenway Marine Ltd states that access must be given for repairs. If a fault occurs at any time the land would have to be torn up regardless of being local green space or a haven for wildlife, destroying any small trees and bushes, meaning this land does not fit the criteria to be green open space. The land is surrounded by drainage ditches, approximately every five years we have to allow access for the drainage board to clear and maintain them. The land does not fit the criteria of a haven for wildlife, or land as a benefit to the community as due to the small narrow size of the plot means the destruction is total. The subject of liability is of concern. If this were to go ahead I would have to inform my insurance company and I am sure the premium would increase as the insurer would perceive increased risk. Likewise we will be paying business rates on land we will never be able to use. I am against the proposal as the definition of green open space is vague with no clear reference as to access and liability. If the local public were asked what should be done with the land I am absolutely certain the vast majority would vote to allow boat storage on the nominated land thereby protecting and encouraging a local business for the future
- Not only could such an allocation adversely affect the viability of the boatyard of which this land is part, but the area offers no apparent special significance to the local community.
- We query whether the land in question is really suitable for this type of treatment? It is marshland intersected with drainage dykes and with rough vegetation. It is all in private ownership and in essence no different from the acres of marshland found elsewhere in the Broads area. A small part of the land is used for boat storage and for occasional customer parking. There is no public access to the land and none is or will be permitted. It is not suitable for development because of the nature of the land as flood plain, the marshy nature of the land and its inaccessibility because of the drainage dykes. There appears little in the way of bio-diversity particularly as much of the land has recently been cleared of vegetation to enable the drainage ditches to be maintained. Does not consider the draft allocation to meet all the tests.
- Disagrees that the draft allocation meets the necessary criteria. Land is generally protected through other policies. The proposed additional level of control is not required to protect any identified special significance of the land. Considers that notice was not given early enough.
- Quite sufficient planning requirements in place. Nomination based on inaccurate information

- Objects to the proposal of their organic smallholding as a Green Space nomination, comprising largely of our garden, as it is already a greenspace. Do much to improve the area and cooperated with periodic maintenance needs.
- Suggests it is better to allow nominations from groups of more than one person or community groups rather than individuals. Should be an economic test on proposals. The area of the proposed LGS includes space where boats are stored, and a consequence of the allocation might be to undermine the viability of the boatyards there. South Norfolk Council therefore objects strongly to the proposed LGS allocation at Chedgrave
- area often subject to IDB maintenance which damages trees and plants, there is a cable running along the area, part of the area is a garden and other parts of the nomination could affect the running of businesses.
- Changing the status of the land will not only seriously damage the income generated by the boat yard business owners, but also the local shops, pubs and cafes in both Chedgrave and the neighbouring village of Loddon which are supported by their customers.
- Already protected as outside of development boundary. Could threaten the existence of boatyards in the area. Does not think there will be any benefit to the community by allocating this land as Local Green Space.
- Disagrees with assessment and reasons the site was put forward for consideration.
- This area is great for wildlife and the boatyards affected are not doing anything to harm the environment as far as I am aware

**In light of the reasons given above as well as to reflect the strong feeling of most of those who responded, it is recommended to not allocate this site for Local Green Space.**

**b) Chedgrave Common**

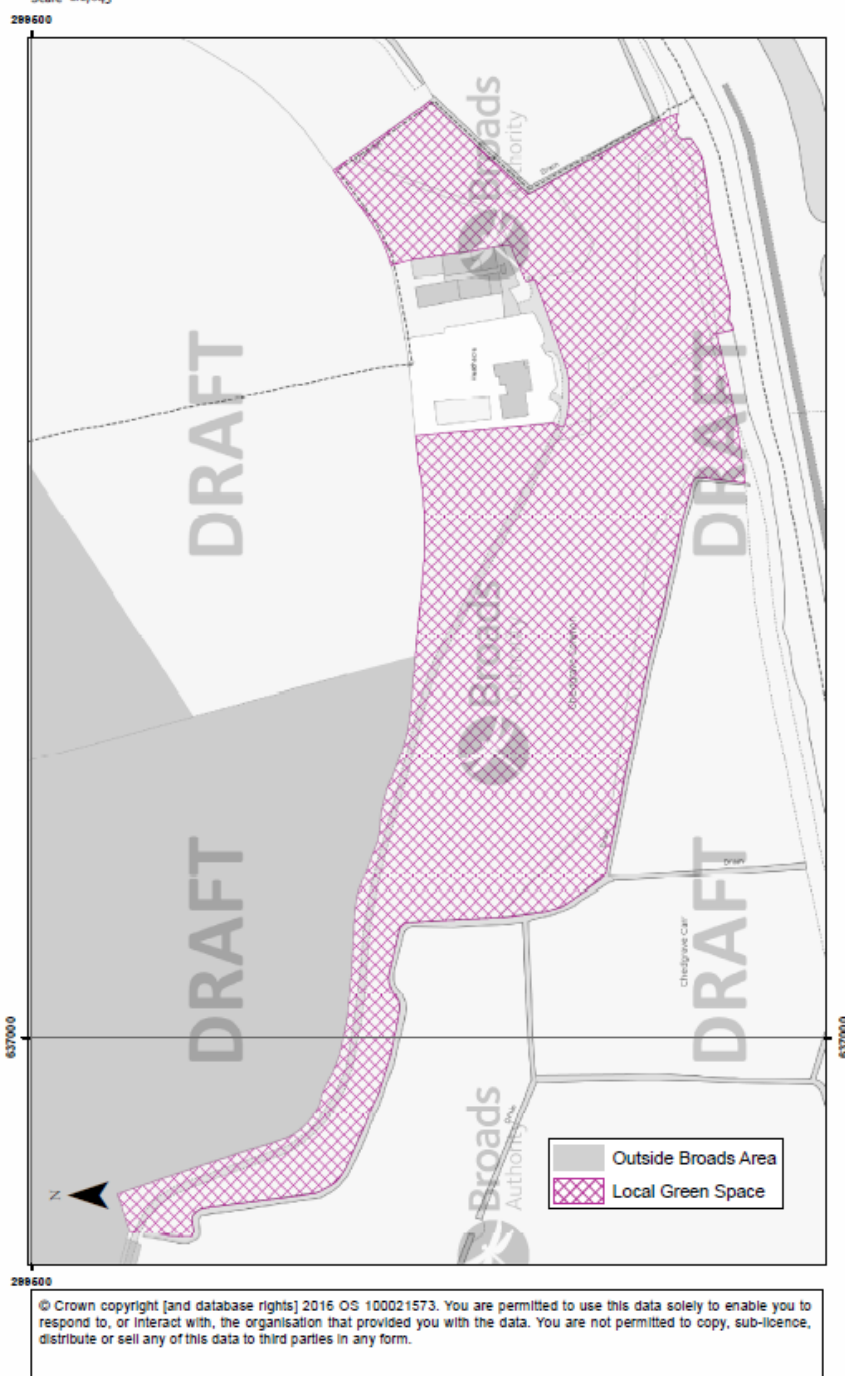
**Nominated by:** Colin Gould on behalf of Chedgrave Parish Council

**Nomination received:** 7 February 2017

**Site visit:** undertaken by Cally Smith and Natalie Beal on 3 May 2017 with Colin Gould.

**Broads Local Plan - Local Green Space  
Chedgrave Common**

Scale 1:2,043



**Current use:** A meadow with public access. Signs say that horses graze on the land.

	Summary of nomination form	Assessment by Broads Authority
<b>Will the green space endure beyond 2036?</b>	The Common will endure to 2036 and beyond as it is a piece of land managed by Chedgrave Parish Council under Charity no. 255453, Chedgrave Common, for the benefit of the public and in the interests	Noted. Evidence provided by the Parish Council.

	Summary of nomination form	Assessment by Broads Authority
	of social welfare, with the support of Norfolk Wildlife Trust and The Broads Authority for the benefit of the community.	
<b>How far is the green space from the community it serves?</b>	It is on the boundary of the parish of Chedgrave, less than 1km from the centre of the village, accessible by road, the River Chet and public footpaths, including The Wherryman's Way.	Noted. There seems to be some space for parking if required. The road to the common is a very poor surface with many potholes. Note that there are two houses very close to the Common.
<b>Is the green space local in character?</b>	It is an acid grassland with a small pond, patches of scrub, bracken and reed beds. It is typical lowland grassland with a surrounding hedge providing habitat for numerous plant species, breeding birds and wildlife. It is adjacent to the river Chet a tributary of the river Yare and also to Hardley Floods a SSSI and RAMSAR site.	Noted.
<b>Who/why is the local green space special/significant to the local community?</b>	It is of historical importance and a haven for wildlife, flora, fauna and biodiversity. It is already enjoyed by the community for recreation purposes, bird spotters, walkers and fishermen. Its location adjacent to a SSSI site (Hardley Floods) is a haven for birds and consequently a destination for locals and visitors. Please find attached various documents supporting the significance of this piece of land.	Noted. The Wherryman's Way now runs through the Common.

**Photos:**













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

**Reasons:** The space seems important to the local community and adds to the landscape character in the area.

## c) Beccles

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

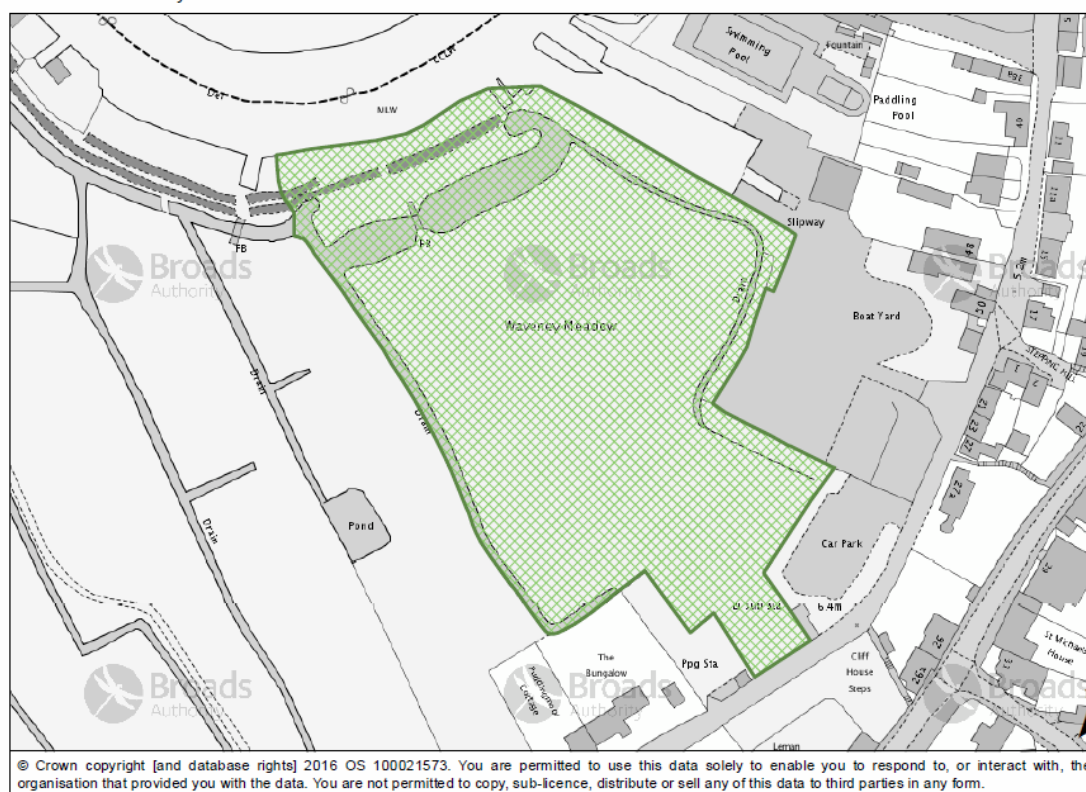
**Nominated by:** Beccles Parish Council

**Nomination received:** 5 August 2016

**Site visit:** Natalie Beal 31 August 2016

#### LOCAL GREEN SPACE NOMINATIONS

Beccles - Waveney Meadow



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

	Summary of nomination form	Assessment by Broads Authority
<b>Will the green space endure beyond 2036?</b>	These areas have been established for centuries and are all much used open spaces.	Noted. Outside of development boundary.
<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.	Slightly on the periphery of town, but still accessible by many.
<b>Is the green space local in character?</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	Noted and agreed,

	Summary of nomination form	Assessment by Broads Authority
	years ago and form the floor of the Waveney Valley.	
<b>Who/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.	Noted. Observed people having a picnic by the river.

**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.

DRAFT



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

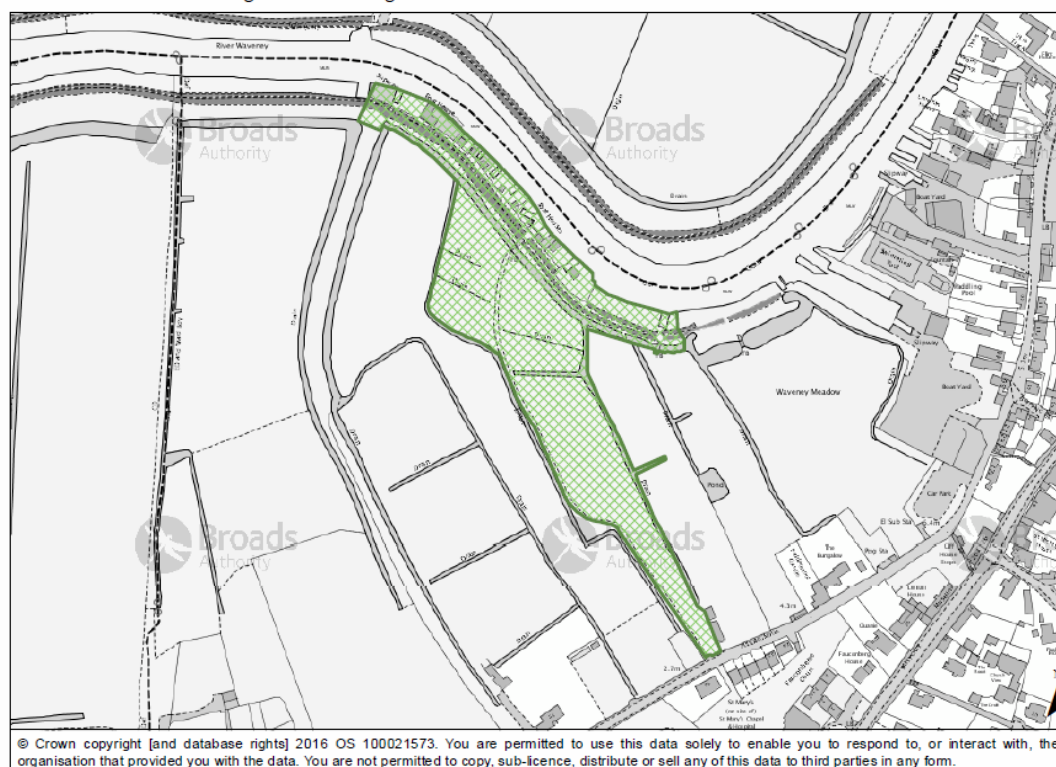
**Nominated by:** Beccles Parish Council

**Nomination received:** 5 August 2016

**Site visit:** Natalie Beal 31 August 2016

**LOCAL GREEN SPACE NOMINATIONS**

Beccles - Land surrounding Beccles rowing club



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

	Summary of nomination form	Assessment by Broads Authority
<b>Will the green space endure beyond 2036?</b>	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.
<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.	Slightly on the periphery of town, but still accessible by many.
<b>Is the green space local in character?</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.	Noted.
<b>Who/why is the</b>	The Beccles Marsh Trail, Beccles Quay,	Noted.

	Summary of nomination form	Assessment by Broads Authority
local green space special/significant to the local community?	<p>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.</p> <p>The land surrounding Beccles Rowing Club is lovely to walk around, and is rich in wetland wildlife.</p>	

**Photos:**







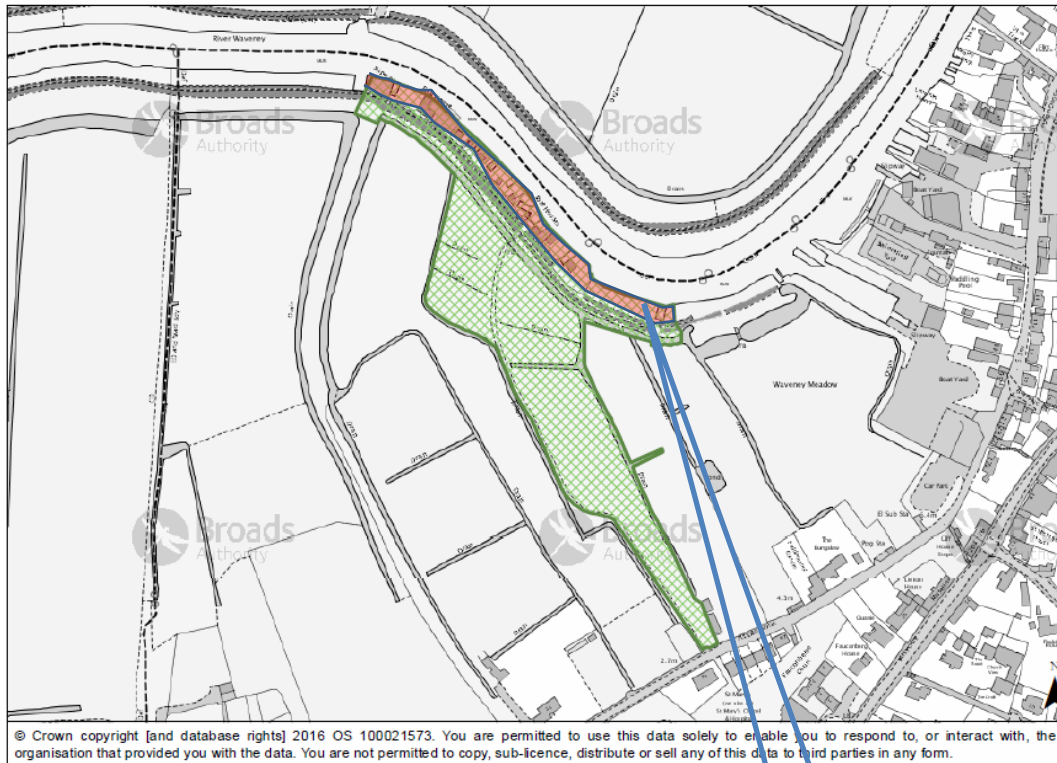
FT

**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.

#### LOCAL GREEN SPACE NOMINATIONS

Beccles - Land surrounding Beccles rowing club





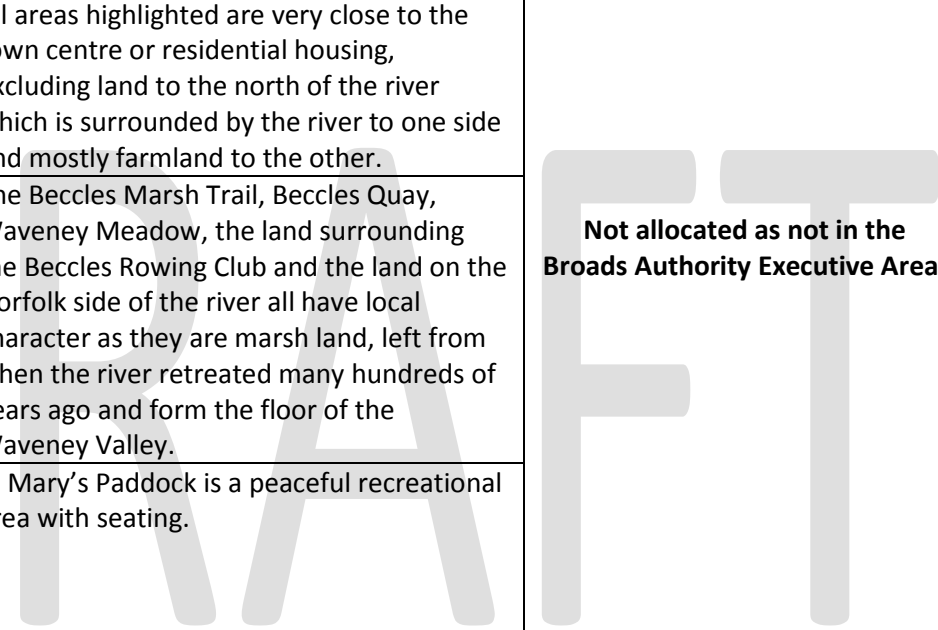
**c) St Mary's Paddock, Off Bungay Road/Puddingmoor, Beccles**

**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
<b>Will the green space endure beyond 2036?</b>	These areas have been established for centuries and are all much used open spaces.	 <p><b>Not allocated as not in the Broads Authority Executive Area.</b></p>
<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.	
<b>Is the green space local in character?</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.	
<b>Who/why is the local green space special/significant to the local community?</b>	St Mary's Paddock is a peaceful recreational area with seating.	

**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

	<b>Summary of nomination form</b>	<b>Assessment by Broads Authority</b>
<b>Will the green space endure beyond 2036?</b>	These areas have been established for centuries and are all much used open spaces.	<b>Not allocated as not in the Broads Authority Executive Area.</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.	
<b>Is the green space local in character?</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.	
<b>Who/why is the local green space special/significant to the local community?</b>	A Public Footpath winds through the Dell and is popular with walkers and is a peaceful woodland area.	

**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**

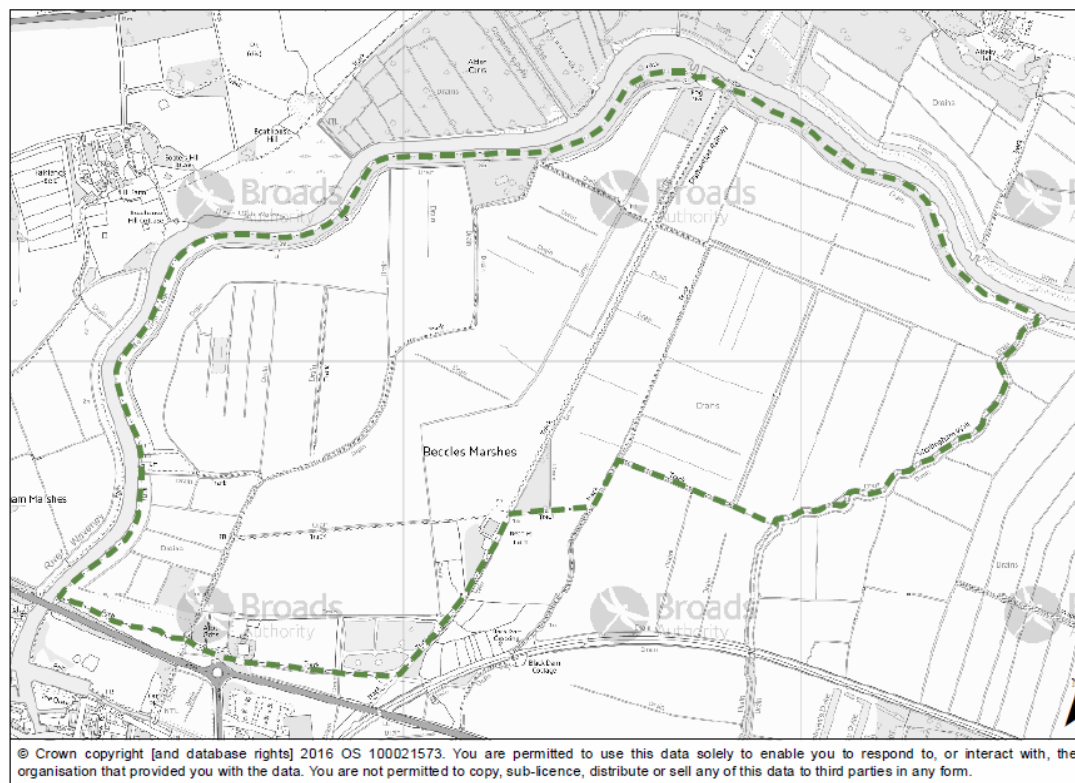
**Nominated by:** Beccles Parish Council

**Nomination received:** 5 August 2016

**Site visit:** Natalie Beal 31 August 2016

**LOCAL GREEN SPACE NOMINATIONS**

Beccles - Beccles Marsh Trail



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

	Summary of nomination form	Assessment by Broads Authority
<b>Will the green space endure beyond 2036?</b>	These areas have been established for centuries and are all much used open spaces.	Noted. Outside of the development boundary.
<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.	This is on the edge of town, but can be accessed by car and foot.
<b>Is the green space local in character?</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.	Noted.
<b>Who/why is the</b>	The Beccles Marsh Trail, Beccles Quay,	Noted.

	Summary of nomination form	Assessment by Broads Authority
local green space special/significant to the local community?	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 Marsh Trail is also popular with walkers and is rich in wet land wildlife.	

**Photos:**



Beccles Society said that the Beccles Marsh Trail off Norwich Road (A146), Beccles is not a definitive footpath and hence its protection is not that secure. The Broads Authority's response is that one section is a definitive footpath, the rest of the paths are permissive and the landowner is Beccles Town Council/Trust. The Authority considers that as the paths have been managed in this way for decades and there is no indication that they intend to restrict access, we do not see the need at the moment to allocate as Local Green Space.

**Officer Recommendation:** Do not allocate as Local Green Space.

**Reasons:** According to maps, the route is a footpath so is protected in planning already.

DRAFT

**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.

	<b>Summary of nomination form</b>	<b>Assessment by Broads Authority</b>
<b>Will the green space endure beyond 2036?</b>	These areas have been established for centuries and are all much used open spaces.	Noted. Assessed by Waveney District Council in their Open Space Needs Assessment.
<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 town but accessible to many.
<b>Is the green space local in character?</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.	Noted.
<b>Who/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. 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**

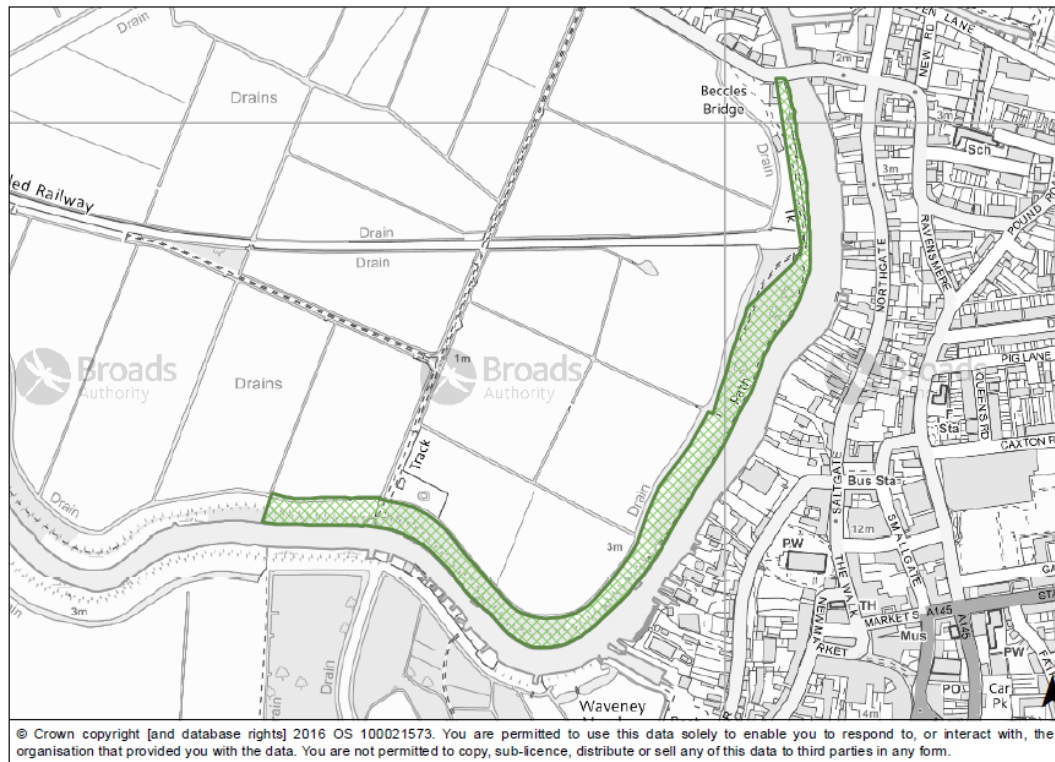
**Nominated by:** Beccles Parish Council

**Nomination received:** 5 August 2016

**Site visit:** Natalie Beal 31 August 2016

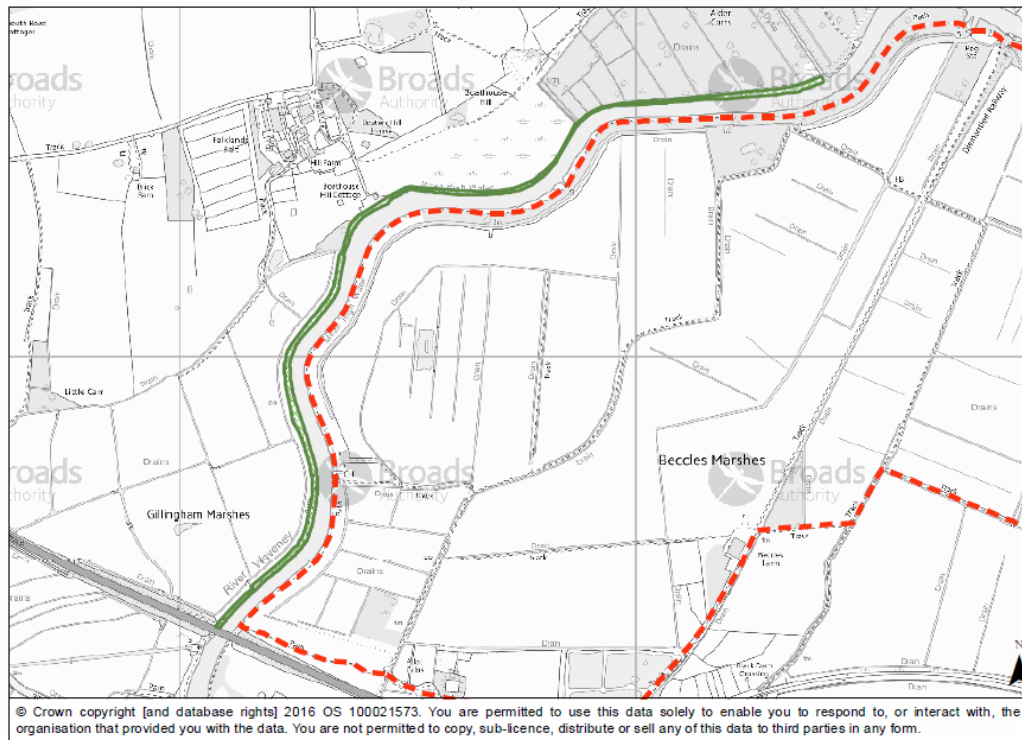
## LOCAL GREEN SPACE NOMINATIONS

Beccles - Northern River Bank



## LOCAL GREEN SPACE NOMINATIONS

### Beccles - North River Bank



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

	Summary of nomination form	Assessment by Broads Authority
<b>Will the green space endure beyond 2036?</b>	These areas have been established for centuries and are all much used open spaces.	Noted. Outside of development boundary.
<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 town, but can be accessed by many.
<b>Is the green space local in character?</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.	Noted.
<b>Who/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.	Noted.



**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 Authority
<b>Will the green space endure beyond 2036?</b>	These areas have been established for centuries and are all much used open spaces.	<b>Not allocated as not in the Broads Authority Executive Area.</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.	
<b>Is the green space local in character?</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.	
<b>Who/why is the local green space special/significant to the local community?</b>	The green space off Lowestoft Road is used by walkers and again is rich in wildlife.	

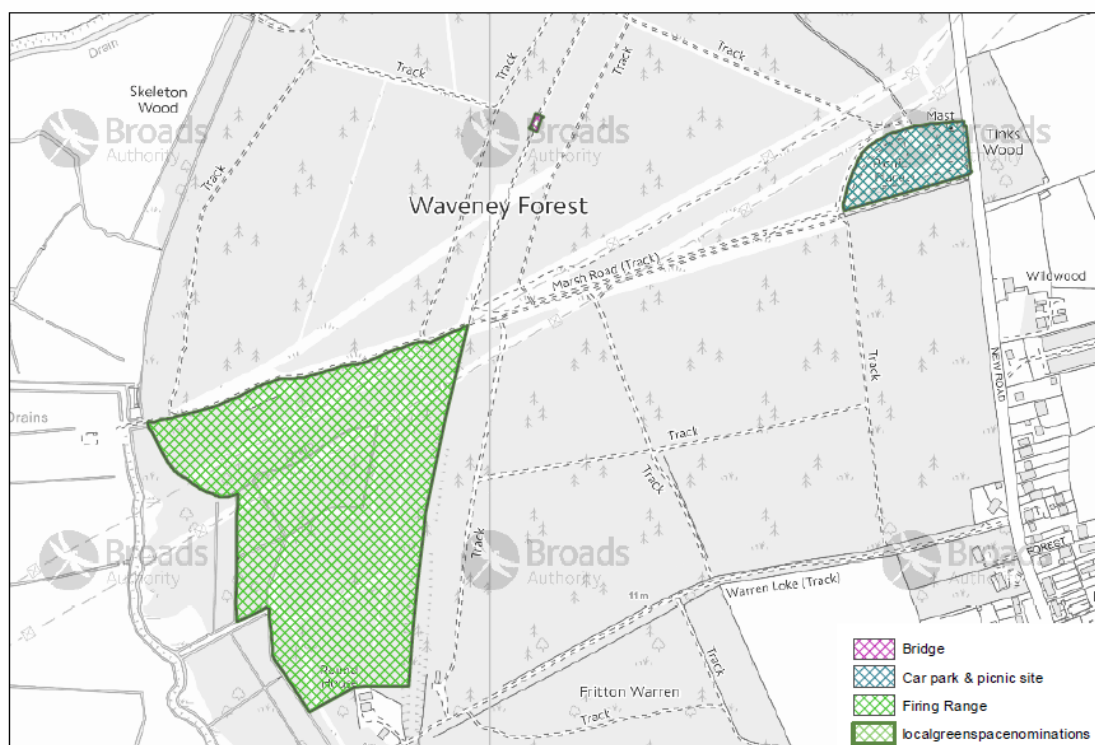
**Not allocated as not in the Broads Authority Executive Area.**

Advised to liaise with Waveney District Council.

## d) Fritton

### LOCAL GREEN SPACE NOMINATIONS

#### FRITTON



#### 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.

**Current use:** Former WW1 And WW2 firing range

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

<sup>1</sup> [http://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0006/416859/Fritton\\_Waveney\\_Forest\\_Firing\\_Range.pdf](http://www.broads-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.

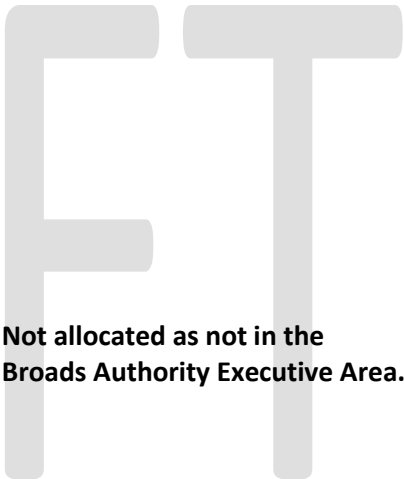
**b) Fritton Woods Car Park and Picnic Site**

**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 space endure beyond 2036?	Yes because it has existed since WW2 and earlier.	 <b>Not allocated as not in the Broads Authority Executive Area.</b>
How far is the green space from the community it serves?	It is amongst the community it serves.	
Is the green space local in character?	Very much so and in addition facilitates visitors from the woods from neighbouring areas. It is really necessary to safely park the abundance of visiting traffic and prevent 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.	
Who/why is the local green space special/significant to the local community?	It holds great significance to the local community because traditionally it has been an easy access to the woodland, public 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 to have it designated as village green when threatened by mineral developers. The owners have now locked the car park area and locals are preparing for further mineral application. Wartime heritage sites and 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.	

**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 Authority
Will the green space endure beyond 2036?	Yes it has endured from Victorian times so there is no reason why it should not remain and continue to do so.	Noted. Space is outside of development boundary. Site is on the Local List <sup>2</sup> .
How far is the green space from the community it serves?	Approx. 1 mile. Certainly walking distance as it is visited by many.	Noted.
Is the green space local in character?	Yes it is a rural forested area.	Agreed.
Who/why is the local green space special/significant to the local community?	The area contains a railway bridge constructed by Samuel Moreton Peto in the 1840s for the Great Eastern Railway. It is 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.	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.

---

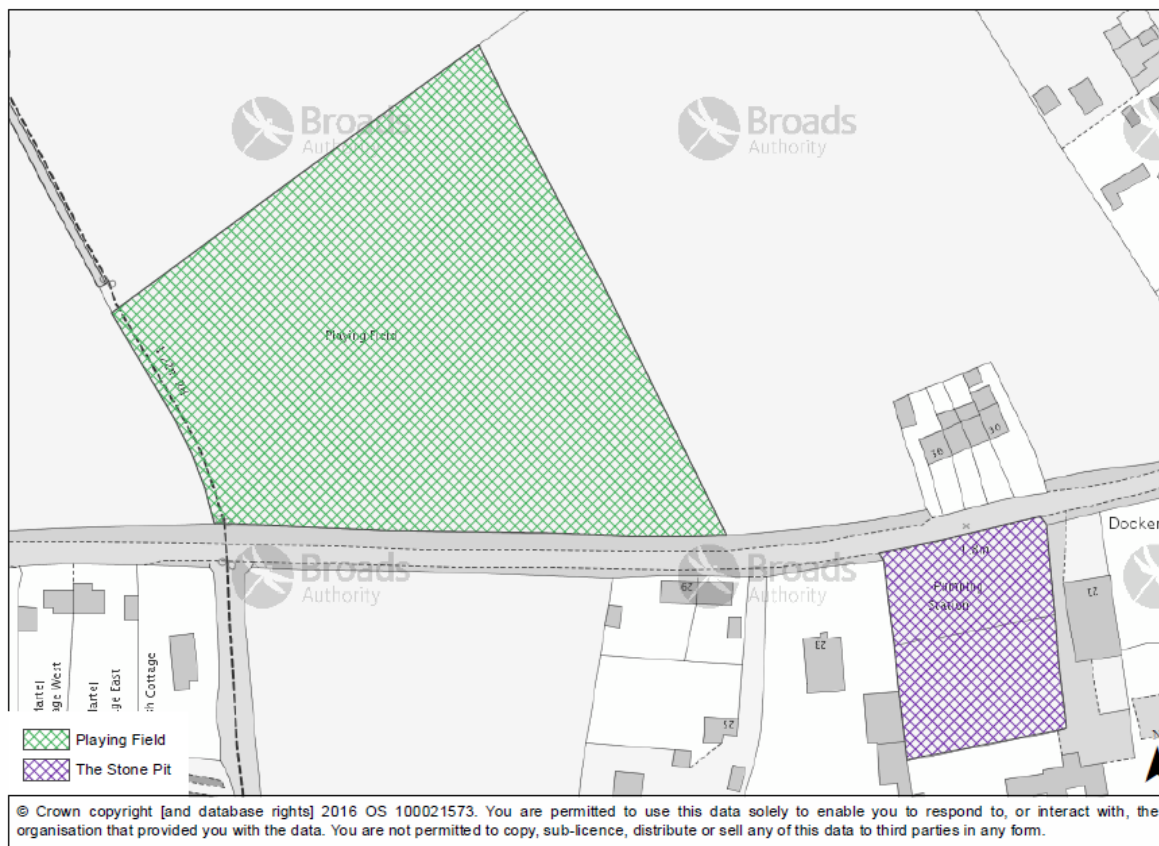
<sup>2</sup> [http://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0007/416860/Fritton\\_Waveney\\_Forest\\_Railway\\_Bridge.pdf](http://www.broads-authority.gov.uk/_data/assets/pdf_file/0007/416860/Fritton_Waveney_Forest_Railway_Bridge.pdf)



## e) Geldeston

### LOCAL GREEN SPACE NOMINATIONS

#### GELDESTON



#### a) The Stone Pit, Station Road, Geldeston NR34 0HS

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

	Summary of nomination form	Assessment by Broads Authority
local green space special/significant to the local community?	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 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
<b>Will the green space endure beyond 2036?</b>	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.
<b>How far is the green space from the community it serves?</b>	They are within our village boundary. There is a scattering of houses very nearby.	Agreed.
<b>Is the green space local in character?</b>	<p>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.</p> <p>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.</p> <p>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.</p>	Agreed. See photos taken from site visit.
<b>Who/why is the</b>	The playing field now has significant value as	Parish Council's assessment

	Summary of nomination form	Assessment by Broads Authority
local green space special/significant to the local community?	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 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.	seems reasonable

**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.



## f) Summary

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	<del>Allocate as Local Green Space (but amend area of allocation)</del> Do not allocate as Local Green Space.	<del>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.</del> Many objections received with varied reasons for not allocating the space.
Chedgrave Common	Allocate as Local Green Space	The space seems important to the local community and adds to the landscape character in the area.
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	Do not allocate as Local Green	According to maps, the route is a footpath so is protected in planning already.

Nomination.	Decision	Reason
Norfolk side of the River bank spanning the Beccles Boundary to the North and South	Space.	
Green Space off Lowestoft Road, Beccles (opposite Beccles Primary academy)	Not in the Broads Authority Executive Area.	
Firing Range within Waveney Forest TG457/005 , next to Fritton	Do not allocate as Local Green Space.	Already protected as on the Local List.
Fritton Woods Car Park and Picnic Site	Not in the Broads Authority Executive Area.	
Part of Fritton Woods near bridge	Do not allocate as Local Green Space.	Already protected as on the Local List.
The Stone Pit, Station Road, Geldeston	Allocate as Local Green Space (but amend area of allocation)	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.
The playing field, Station Road, Geldeston	Allocate as Local Green Space (but amend area of allocation)	The space is clearly important to the Local Community who have planned and 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](mailto: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.

DRAFT

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:  
<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/>
- Open Spaces Society Information Sheet:  
<http://www.oss.org.uk/wp-content/uploads/2014/03/C20-Local-Green-Space-Designation.pdf>
- Get the green space you want: How the Government can help:  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/5907/2203637.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5907/2203637.pdf)