



Chet Neighbourhood Plan  
Local Green Space Assessment  
September 2023

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## Designation of Local Green Space

The designation of land as Local Green Space through 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.

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

## Criteria set out in the National Planning Policy Framework

Paragraph 101 of the National Planning Policy Framework (NPPF) sets out that<sup>1</sup>:

*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.*

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

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<sup>1</sup> [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing.service.gov.uk)

The following table sets out detail on how to consider each clause in the NPPF Para 101.

Criteria	Description
<p><b>a) Reasonably close proximity</b></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>b) Demonstrably special and holds a particular local significance to the local community</b></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> <ul style="list-style-type: none"> <li>❖ <b>Beauty</b> - 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.</li> <li>❖ <b>Historic significance</b> – 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.</li> <li>❖ <b>Recreational value</b> – 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.</li> <li>❖ <b>Tranquillity</b> - 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</li> </ul>

Criteria	Description
	<p>woodland, open vistas, and hearing natural sounds such as birdsong. Based on first hand observation of the space.</p> <ul style="list-style-type: none"> <li>❖ <b>Richness of Wildlife</b> – 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.</li> <li>❖ <b>Public access</b> – 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.</li> </ul>
<p><b>c) Local in character and not an extensive tract of land</b></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>

## Assessment of the green spaces being designated

### Loddon

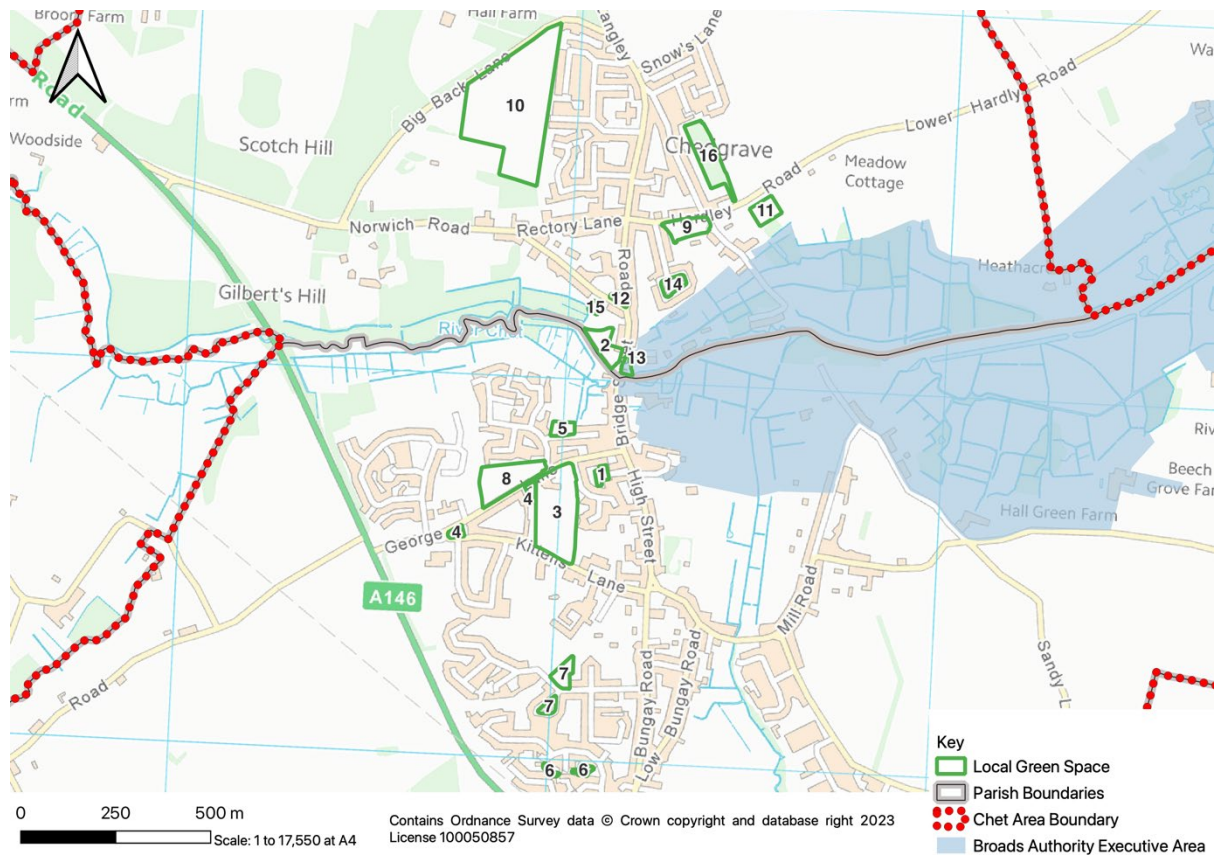
1. Bowls green, Loddon
2. Allotment land, Loddon
3. Loddon and Chedgrave Sports Field
4. Small green areas in 20<sup>th</sup>/21<sup>st</sup> century estates, Loddon
5. Open space at the corner of Garden Court, Loddon
6. Green spaces within Gunton Road and Cannell Road Estates
7. The Marshes behind Holy Trinity Church
8. Green space at Leman Grove
9. The Old Hockey Field
10. The Marina Campsite

### Chedgrave

11. The Pits
12. Land behind Grebe Drive/field behind Beauchamp Close opening onto Big Back Lane
13. Chedgrave allotments
14. White Horse Plain

- 15. Millennium Garden
- 16. Green space in the centre of Church Close
- 17. Bowls Green, Chedgrave
- 18. Chedgrave Hills Woods.

Figure 1- Local Green Spaces



## 1-Bowls green, Loddon



### Site Details

Site	Bowls Club Green at The Swan Pub
Description and purposes	The Bowls Green is used by a variety of ages and abilities many times a week from April - September for outdoor bowls providing community use, contact and support for all ages but particularly

	<p>the elderly and many single residents. The Swan Bowls Club has a long history within the village and provides both competitive (through the league) and non-competitive outdoor exercise for all ages and abilities. The Bowls Green provides a safe contact area for the vulnerable within the village e.g. recently widowed, providing an activity where you don't <i>need</i> a partner.</p>
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### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None
Planning permissions	<p>In the early 1990s a planning application to build letting rooms on the green was strongly objected to by locals and was refused. Around 2015 an application was made to build 3 detached properties on some of the green, with the demolition of the old school dining hall which was in extremely poor condition. Even though this was again strongly opposed, this was given approval as it did not completely lose the use of the area as a bowls green. When applications to develop this piece of land have been put forward, many residents have strongly objected, not just members of the club.</p>

### NPPF Criteria

Close to the community it serves. Add distance to centre of village	<p>The bowls green is centrally located within the town, to the rear of the Swan Public House. It is accessible by most residents by walking/cycling or there is a car park opposite within the town centre.</p>
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine	<p>Following the national lockdown brought about by COVID 19, the bowls club was able to open for social games and taster sessions to allow socially distanced interaction of those shut away for many weeks, helping both their physical and mental well-being.</p> <p>The Club is run by a committee with volunteers</p>



<p>whether the green space is demonstrably special.</p>	<p>from the club looking after the green and the clubhouse which allows for refreshments to be served to visiting teams when match playing and provide refreshments during taster/social events.</p> <p>Historic value – this bowls green has existed in this location for over 100 years and there has always been an active club playing there.</p> <p>The bowls green is a significant (if small) green space within the centre of the village, providing an excellent community space, open to all ages and abilities.</p> <p>When applications to develop this piece of land have been put forward, many residents have strongly objected, not just members of the club.</p> <p>During the consultation events, residents expressed their view that this club area should be retained as they were aware of the benefit both mental and physical the club made to residents and the number of years it would take to create a new green in a different location. There is an adjacent indoor club which enables bowls to be played year round so the location is ideal.</p> <p>The bowls green is remarkably tranquil and quiet, even though it is in the centre of the village. Being surrounded by residential property, sound is blocked giving a great space for the quiet pastime of lawn bowls and time and space for residents to maintain their mental health and wellbeing.</p>
<p>Local in character and not extensive tract of land. Add site of green space</p>	<p>This is a relatively small green space, approximately 0.163ha, it is not an extensive tract of land.</p>

**Reason for designation**

This green space is designated for its recreational importance as a bowls green.

## 2-Loddon Allotments, Bridge Street, Chedgrave



### Site Details

Site	Loddon Allotments, Bridge Street, Chedgrave
Description and purposes	The Loddon allotment gardens are owned by the Loddon Parish Council. They are now situated in Chedgrave (following the recent redrawing of the parish boundary) and are located just north of

	Loddon Mill and the River Chet. They contain more than 40 plots of various sizes, which are available for hire.
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### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	The allotments are within the Conservation Area
Site allocations	None
Planning permissions	Various planning history related to allotment use and by proxy of being in the Conservation Area

### NPPF Criteria

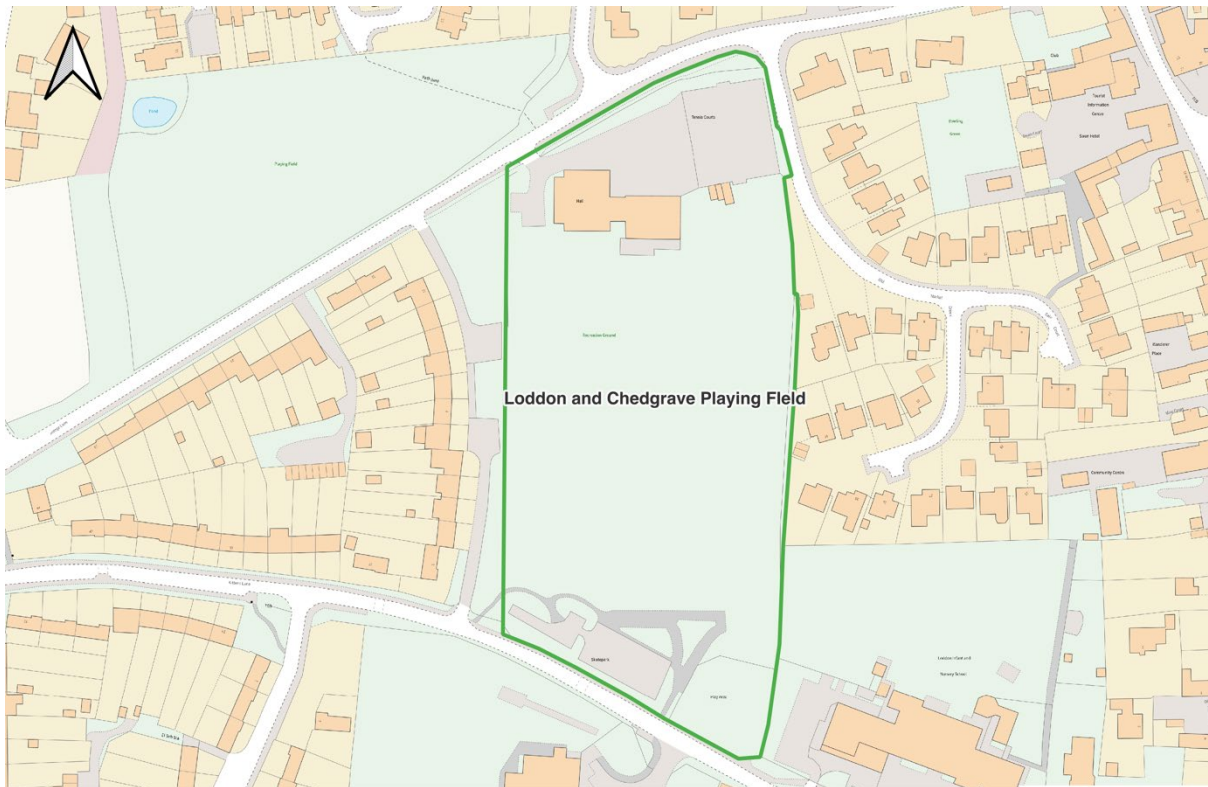
Close to the community it serves. Add distance to centre of village	Within close proximity of the town centre
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	<p>Recreation – Opportunity for local residents of both Loddon and Chedgrave to grow their own fruit and vegetables. Quite a large and popular allotment site, with 40 plots.</p> <p>Landscape value – the allotments are situated within the town centre and are clearly visible to passersby, they are predominantly well kept and attractive, adding to the landscape value of this area.</p> <p>It provides recreational facilities for the residents of both Loddon and Chedgrave.</p> <p>It offers both beauty and tranquillity to the area and has been in existence for many years and is important to the wellbeing of the local residents.</p>

	The site also has significant wildlife which needs to be protected.
Local in character and not extensive tract of land. Add site of green space	0.5ha Not an extensive tract of land

**Reason for designation**

Green space designated for its use as community allotments.

### 3-Loddon and Chedgrave Playing Field



0 25 50 m

Scale: 1 to 2,500 at A4

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Key

Local Green Space

#### Site Details

Site	Loddon and Chedgrave Playing Field
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Description and purposes	A large sports field which includes tennis courts, playing field, children's playground, skatepark and parkour area
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### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None
Planning permissions	Planning application relating to development of the skate park, parkour area, informal gymnastics area, seating and ball court in 2018.

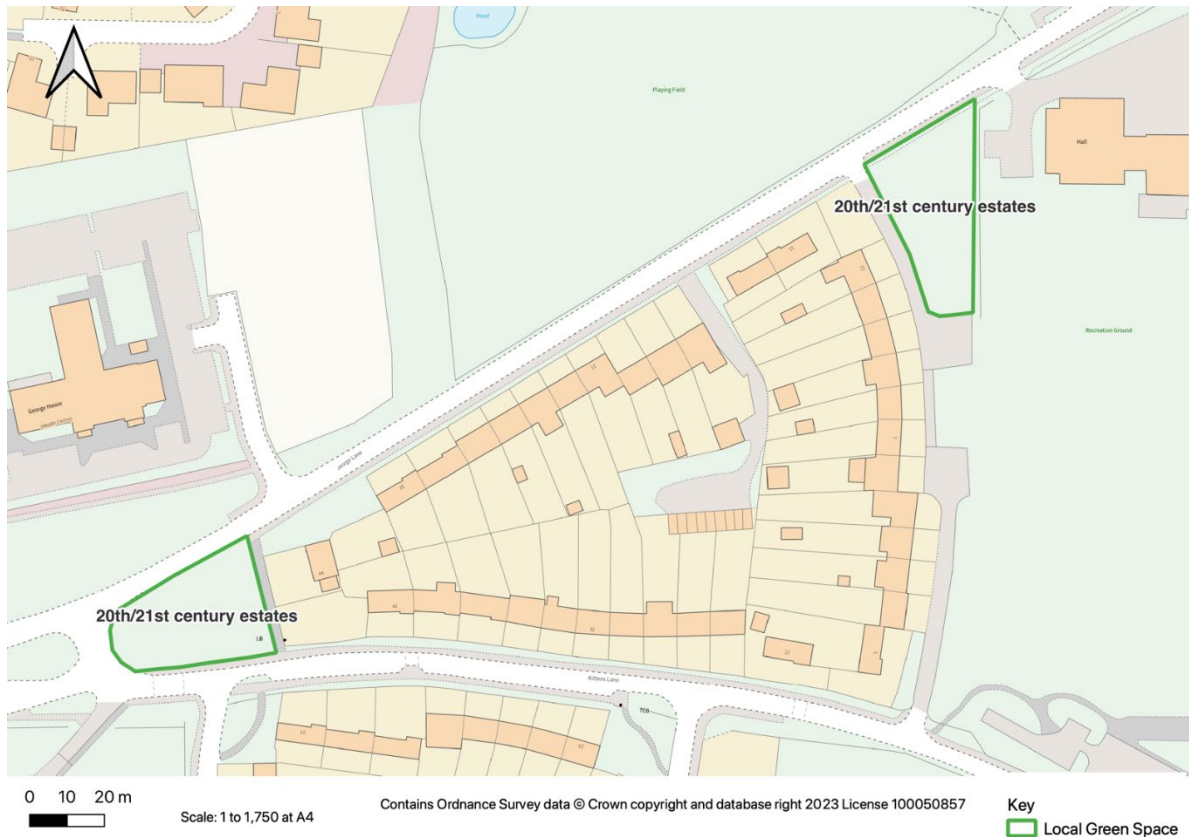
### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Within close proximity of the town centre and walking distance of many residential area.
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.	Recreation – used year-round for a variety of sporting and recreational activities including football, tennis, skating, running, dog walking and playing. Used by people of all ages. Also draws people from elsewhere including visiting football/tennis teams and those who visit to use the skate park facilities. There is also seating, allowing people to sit and relax and watch sporting activities taking place.
Local in character and not extensive tract of land. Add site of green space	2.6ha

### Reason for designation

Green space designated for its sporting facilities and play areas
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#### 4- Small green areas in the 20<sup>th</sup>/21<sup>st</sup> century estates



#### Site Details

Site	The green spaces either side of the northern (George Lane) end of Crossway Terrace
Description and purposes	<p>The prize-winning architects Tayler and Green undertook several commissions for the then Loddon Rural District Council to build houses within Loddon and Chedgrave, including the development of Loddon New Town, their largest scheme, in the early 1950s.</p> <p>Tayler and Green related their designs to each site and recognized the importance of Nature and landscape in their plans. Green spaces are very important in the overall design scheme. The green spaces at either side of the northern (George Lane) end of</p>

	<p>Crossway Terrace are taken as a particular example for this Neighbourhood Plan. Similar arguments might be applied to many other Tayler and Green sites* elsewhere in the two parishes. The nearby triangular piece of land at the junction between Kittens Lane and George Lane, the apex of Loddon New Town, might be particularly noted.</p> <p>*Other Tayler and Green sites include:  <b>Loddon:</b> Lemman Grove; The Walks; Crossway Terrace; Drury Lane; George Lane; Kitten’s Lane; Hobart Road; Davy Place; High Bungay Road; Low Bungay Road  <b>Chedgrave:</b> The Rise; Langley Road; Hurst Road</p>
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### Checklist

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

### NPPF Criteria

Close to the community it serves. Add distance to centre of village	The site is close to the Jubilee Hall and the Loddon and Chedgrave Sports Field and within a short distance (about 400 m) of the centre of Loddon. Crossway Terrace is a convenient and safe pedestrian and cycling route between Kittens Lane and George Lane, which is much used.
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.	The green spaces related to the conception of Tayler and Green are important assets, as is the adjacent playing field. They are an integral part of the overall architectural scheme; any significant change to it would be significantly detrimental to the related houses and architectural ensemble. One comment on this green space was, <i>It’s a lovely one in my experience, having walked</i>



	<p><i>it and waited in it with the granddaughters frequently....</i></p> <p>As well as its important aesthetic value, it plays part in promoting Nature and is part of a north-south natural corridor linking the two parishes.</p>
Local in character and not extensive tract of land. Add site of green space	<i>0.5ha</i>

**Reason for designation**

The green space has importance in local architecture and architectural history and plays a role in support of the natural environment in Loddon.

## 5- Open space at the corner of Garden Court



## Site Details

Site	Open space at the corner of Garden Court
Description and purposes	<p>Currently the land is not used but has been the subject of a number of planning applications, all refused on appeal for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Unacceptable and harmful to the character and appearance of the area.</li> <li>2. Significantly the biodiversity of the area.</li> <li>3. Represent an inappropriate form of development in an area of flood risk.</li> </ol> <p>Also, when the Garden Court development was agreed, the site was designated as public open space but never enforced by the then statutory body, South Norfolk District Council.</p>

## Checklist

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

## NPPF Criteria

Close to the community it serves. Add distance to centre of village	<p>The area is approximately 500 yards from the centre of the village and it separates the developments of Garden Court and Filbert Road.</p> <p>It is totally accessible by foot/cycle.</p>
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 site has been chosen as it is the last remaining area on this side of the village with uninterrupted views to the Mill and open views across the marshland.</p> <p>It has significant wildlife and is now an important biodiversity area.</p>

Local in character and not extensive tract of land. Add site of green space

The site is approximately 0.21ha  
Local in character and not an extensive tract of land.

**Reason for designation**

Green space for the enhancement of the area and the views it affords.

## 6- The green spaces within the Gunton Road and Cannell Road estate



### Site Details

Site	The green space between Harvey Green and Gunton Road, Loddon, and the nearby green space between Gilbert Grove and Cannell Road, both linked by a footpath
Description and purposes	Informal green spaces with some trees in the centre of the Gunton Road and Cannell Road estate. The Cannell Road and Gunton Road green spaces are owned by South Norfolk Council.

## Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	No
Site allocations	None
Planning permissions	Nothing recent

## NPPF Criteria

Close to the community it serves. Add distance to centre of village	These small green spaces are located in the centre of a housing estate and in close proximity to the residents who live there. They are about 1000 m from the centre of Loddon
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>These green spaces are surrounded by houses and provide welcome openings within the built area. As such, they are valuable in providing relief from bricks and mortar, natural-looking short views, and areas for informal play by children and for families to socialise.</p> <p>They also provide important steppingstones for Nature. While some grass is mown short, other areas are deliberately left uncut for longer periods to encourage grasses and wildflowers and, as a consequence, insects and birds. It is understood that the South Norfolk Council has a plan to plant more trees in both spaces.</p> <p>These green spaces and the linking footpaths provide safe pedestrian routes within the estate away from the roads. This is valuable in promoting health and safety.</p>
Local in character and not extensive tract of land. Add site of green space	Cannell Road Green Space 0.1ha

	Gunton Road Green Space 0.07ha
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**Reason for designation**

These spaces are small green oases in large housing estates that provide recreation spaces for children and families and sites where Nature may flourish in the built environment.

## 7- Lemman Grove



### Site Details

Site	Two related green spaces either side of Lemman Grove, Loddon. One is at the centre of the looped section of Lemman Grove to the south (designed by Tayler and Green), and the other is a triangular area to the north bounded on its north side by the Kittens Lane footpath and Hobart High School playing field. South Norfolk
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	Council owns the northern open space at Leman Grove and the southern space is owned by Saffron Housing Trust.
Description and purposes	<p>Both areas are largely grass but are planted with trees. The northern area includes an arboretum, planted in 1995, containing 17 specially selected trees. They include species of <i>Acer</i>, <i>Malus</i>, <i>Prunus</i>, <i>Sorbus</i>, and others, and are now maturing. They provide a very attractive feature along the footpath adjacent to the school boundary.</p> <p>The spaces are maintained by South Norfolk Council (Reference LOD003N), which employs different grass cutting regimes: some areas are cut less frequently than others. This allows children to play on the shorter grass, while protecting plant diversity in the less frequently cut parts. A new mixed hedge has just been planted adjacent to where the footpath reaches Leman Grove. When mature this will provide both an attractive natural boundary and also a measure of safety by reducing the likelihood of children running into the road. This new work implies an on-going council commitment to the area.</p> <p>The Kittens Lane footpath was a specific planning requirement at the request of Loddon Parish Council. It provides a relatively safe route for children to walk or cycle to the three schools along Kittens Lanes, including Hobart High School (the nearest).</p>

### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None
Planning permissions	Nothing recent

### NPPF Criteria

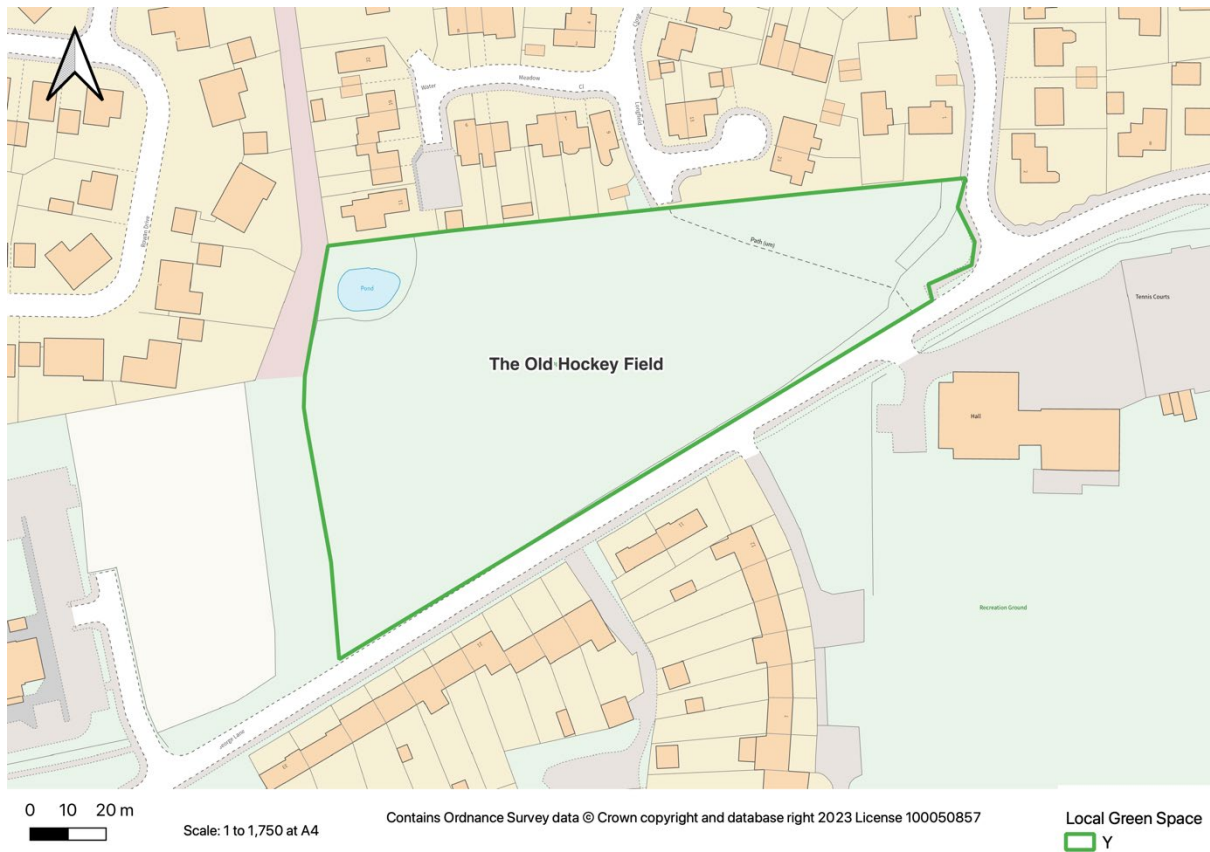
Close to the community it serves. Add distance to centre of village	These small green spaces are located about 750 m south of the centre of Loddon and are in the middle of a housing estate and in close proximity to the residents who live there. They link by paths to the more recent housing estates related to Cannell Road and Gunton Road further to the south. As a result, there is more through pedestrian traffic than might be the case with just that from the immediately related houses.
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	Both spaces are accessible by foot and the larger, northern, one also by bicycle.
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>These green spaces are bounded by houses and provide welcome openings within the built area. As such, they are valuable in providing relief from bricks and mortar, natural-looking short views, and areas for informal play by children and for families to socialise.</p> <p>They also provide important stepping stones for Nature. While some grass is mown fairly short, other areas are deliberately left uncut for longer periods to encourage grasses and wild flowers and, as a consequence, insects and birds. The 1995 arboretum in the larger space is a special feature of note and contains an attractive collection of maturing specimen trees.</p> <p>These green spaces and the linking footpaths provide safe pedestrian routes within the estate away from the roads. This is valuable in promoting health and safety, especially for school children on their way to and from school, and reduces car traffic, particularly on the 'school run'.</p>
Local in character and not extensive tract of land. Add site of green space	<p>0.45ha</p> <p>Not considered to be an extensive tract of land</p>

#### Reason for designation

These spaces are important small green oases in a large housing estate. They provide recreation spaces for children and families, sites where Nature may flourish in the built environment, and safe pedestrian and cycle routes into Loddon (especially to Hobart High School and other schools).

## 8- The Old Hockey Field, George Lane



## Site Details

Site	Old Hockey Field, Loddon
Description and purposes	A sports field primarily for junior level football, which is extensively used for both matches and training.  It is also available for other outdoor activities.

## Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	Although the land does not have a statutory designation, it is owned by the Parish Council and there is a covenant on the land which states that it must be used as open space or provision of recreational activities for local people.  Ownership of the land is currently in the process of being registered in the name of Loddon Parish Council with the Land Registry.
Site allocations	None
Planning permissions	None

## NPPF Criteria

Close to the community it serves. Add distance to centre of village	Within close proximity of the town centre and residential areas, especially those off George Lane.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Used year round for a variety of sporting activities particularly junior football and dog walking.

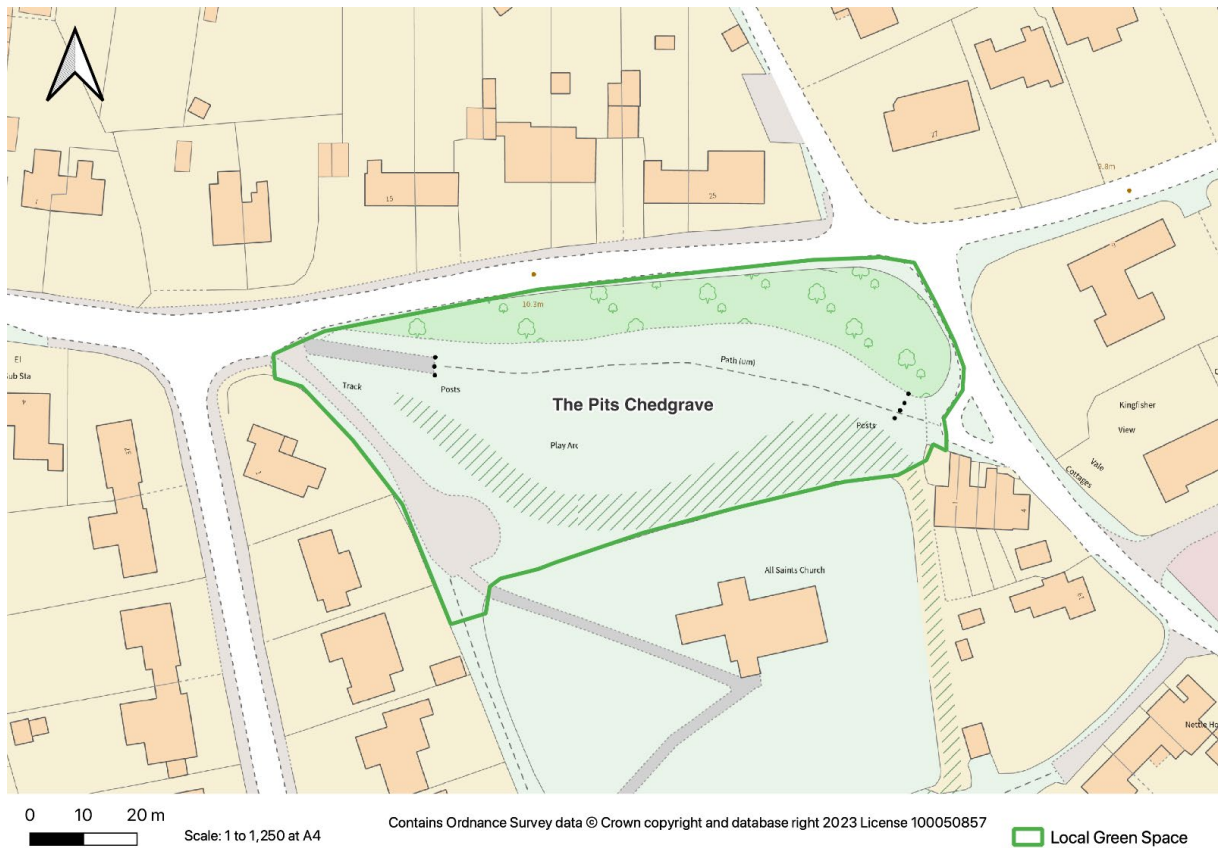
<p>Add as much here as possible to determine whether the green space is demonstrably special.</p>	<p>The site also contains a row of attractive flowering cherry trees on one boundary with oak trees with Tree Preservation Orders on them on the other boundary. It also attracts various species of wildlife and has a small pond located in the north east corner of the field.</p>
<p>Local in character and not extensive tract of land. Add site of green space</p>	<p>1.1ha Not considered to be an extensive tract of land.</p>

**Reason for designation**

Green space designated for sporting activities.

## 9-The Pits, Chedgrave





## Site Details

Site	The Pits
Description and purposes	<p>The Pits originated as a gravel extraction site and following the xxx of the minerals, it became an area open to the general public for recreational purposes. The land is now owned by Chedgrave Parish Council who have installed play equipment for younger children. Apart from this, the area is used by the general public for recreational purposes, dog walking, picnics etc. The site is unusual in that as originally a pit, the ground level is lower than the surrounding land and is enclosed by mature shrubbery and trees. This gives it a peaceful feel which is appreciated by the public. Benches have been introduced so that people may rest and refresh in the quite atmosphere. The Church of All Saints is adjacent at a higher level with access from the Pits. A xxxx footpath being part of the Wherryman's Way long distance traverses the area with the pathway being used extensively by walkers.</p>

## Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	The Pits falls within the Conservation Area
Site allocations	None
Planning permissions	None

## NPPF Criteria

Close to the community it serves. Add distance to centre of village	The Pits is approximately 250 ms from the center of Chedgrave, a walk of about 5 minutes. It is located in an area which has been developed with low density housing over a great period of time. Accessibility is good and whilst it has a 'hidden' quality it can be accessed from the highway in two locations.
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.	The Pits is much loved by the local community who wish it to remain as it is with its special feeling of tranquillity. It is home to many species of flora and fauna and there is scope for further planting of trees and bulbs. Whilst the land area is fairly small, it does provide an important social facility for Chedgrave.
Local in character and not extensive tract of land. Add site of green space	0.5ha  Not considered to be an extensive tract of land

## Reason for designation

The site is being designated for its recreational value to the community, and especially for those members of the community with children.



## 10- Green space behind Grebe Drive



### Site Details

Site	Green space behind Grebe Drive
Description and purposes	Site large agricultural field sometimes left fallow sometimes crops. Ringed by used footpaths and edged with 30 plus mature trees many oak hedgerows and newer hedgerows. Permissive paths recently rescinded by landowner Mr Tabor but still heavily used by Chedgrave residents for health, recreation, and dog walking as only larger area in Chedgrave where dogs can be let off their leads. The open space can be accessed from Big Back Lane,

	Beauchamp Road, Proctor Road, Grebe Drive. Edged on one site by bungalow and housing estates with immediate access for Chedgrave residents and within a 5-minute walk of the centre of the village.
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### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None
Planning permissions	Planning permission sought for affordable housing on the site.

### NPPF Criteria

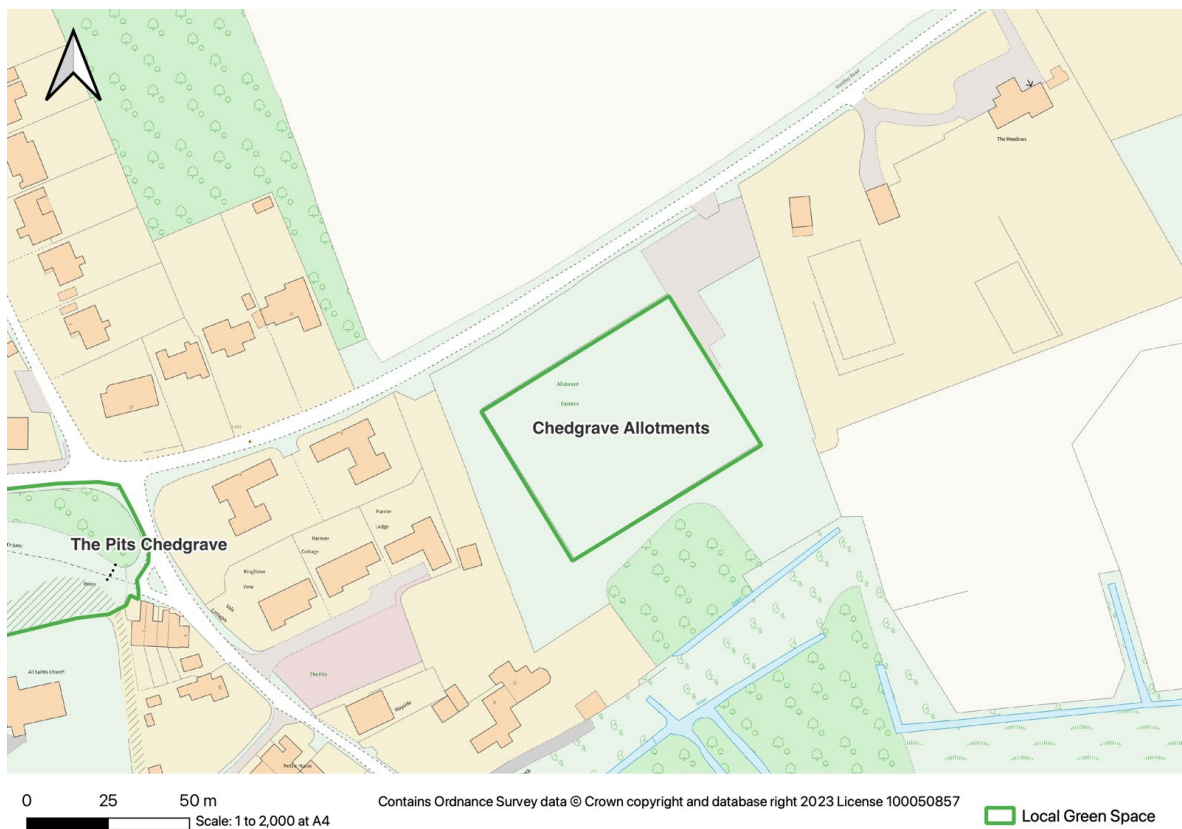
Close to the community it serves. Add distance to centre of village	<p>5-minute walk from centre of village One side of the field edged with bungalows and adjacent to Grebe Drive Play area and the housing estate sitting back from this.</p> <p>Accessible by foot and cycle.</p>
Demonstrably special to 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>Wildlife value – there are a lot of trees as you open onto Big Back Lane, many of which have TPOs and are mature oaks. The area is adjacent to woodland and is therefore important for wildlife connectivity.</p> <p>This area is important to the local community, to all ages but particularly older people as it allows them to walk or to walk with their dogs as it is immediately accessible to them with easy access from anywhere in Chedgrave. Access points from Beauchamp Road, Proctor Road, Grebe Drive, Big Back Lane.</p> <p>Chosen for the NP as it offers beauty, tranquillity, much wildlife including birdsong as it is edged by hedgerows and mature trees and is adjacent to a triangle of rough</p>

	<p>ground left for wildlife and a mature woodland the other side of Big Back Lane. A natural established landscape offering health and wellbeing benefits to all ages including older people and those with limited mobility as easy access. One of the only places in Chedgrave where people can easily walk from any point in the village to improve their mental health and physical fitness.</p> <p>There is also a green corridor that runs alongside this green space as detailed In the NP Figure 11. It Is also an area where one on the key views (C2) looks upon. In addition, there are lovely views across to Loddon and its church and out over and beyond Chedgrave giving a sense as slightly elevated of the whole area and its landscape.</p>
Local in character and not extensive tract of land. Add site of green space	6.2 hectares

**Reason for designation**

Should be designated as important easy access recreational area for the people of Chedgrave improving their health and wellbeing. It is an important wildlife corridor to woodlands beyond with many mature and important trees. It is an area of beauty and tranquillity with the added benefits of lovely views towards Loddon and out towards and beyond Chedgrave.

## 11-Chedgrave Allotments, Hardley Road



### Site Details

Site	Chedgrave Allotments, Hardley Road
Description and purposes	The Chedgrave allotments are on privately owned land along Hardley Road and are administered by the Chedgrave Parish Council. The area includes 16 plots and a small apple orchard,

	planted by the volunteers from Hardley Road Allotment Association. It contains a wide range of native / heritage trees. The allotment site is managed with the aim of being sympathetic to nature and the environment, plot holders are encouraged not to use pesticides, and there are composting facilities.
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### Checklist

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

### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Within close proximity of most residents in Chedgrave.
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>Wildlife – The hedge surrounding the allotments was planted by the community using funding from South Norfolk Council. This provides significant benefit for local wildlife including birds and insects. Communal areas of the allotments are left to grow and planted with wildflowers to encourage insects including bees.</p> <p>Recreation – The allotment is well used by the community, with most plots well looked after and used to grow fruit and veg. There is also a small orchard with Old English Apples, which was planted by the community and provides fruit to local residents.</p>

Local in character and not extensive tract of land. Add site of green space

Approximately 0.4ha, this is local in character and would not be considered an extensive tract of land.

**Reason for designation**

This area is designated for its recreational value to the local community and for its benefit to local wildlife.

## 12- White Horse Plain

**Chedgrave Jubilee Oak 1906**





0 10 20 m

Scale: 1 to 1,250 at A4

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Local Green Space



## Site Details

Site	White Horse Plain
Description and purposes	Formerly a village green, part of White Horse Plain is owned and managed by the Parish Council. There is a Jubilee Oak planted on the Parish Council land which dates back to 1887 to mark Queen Victoria's Golden Jubilee. In 2002 it was declared to be one of the UK's fifty greatest trees. The area where the tree is planted is mostly hard standing. A project is ongoing by Chedgrave PC to protect this important tree. Immediately adjacent to this area separated by an iron railing fence is an area of green that is owned by the Cannells trading estate. This is a grassed area bordering Norwich Road and opposite the White Horse pub with a number of trees including one planted by Chedgrave Parish Council in 2002 to commemorate the Queens Jubilee (see pic below). This is the only green area within this part of Chedgrave.

## Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	Falls within the Conservation Area
Site allocations	None
Planning permissions	Various planning applications relating to management of the Jubilee Oak (by virtue of being within the Conservation Area) Potential planning applications relating to the Cannells Trading Estate, mostly relating to change of use as the site is currently up for sale.

## NPPF Criteria

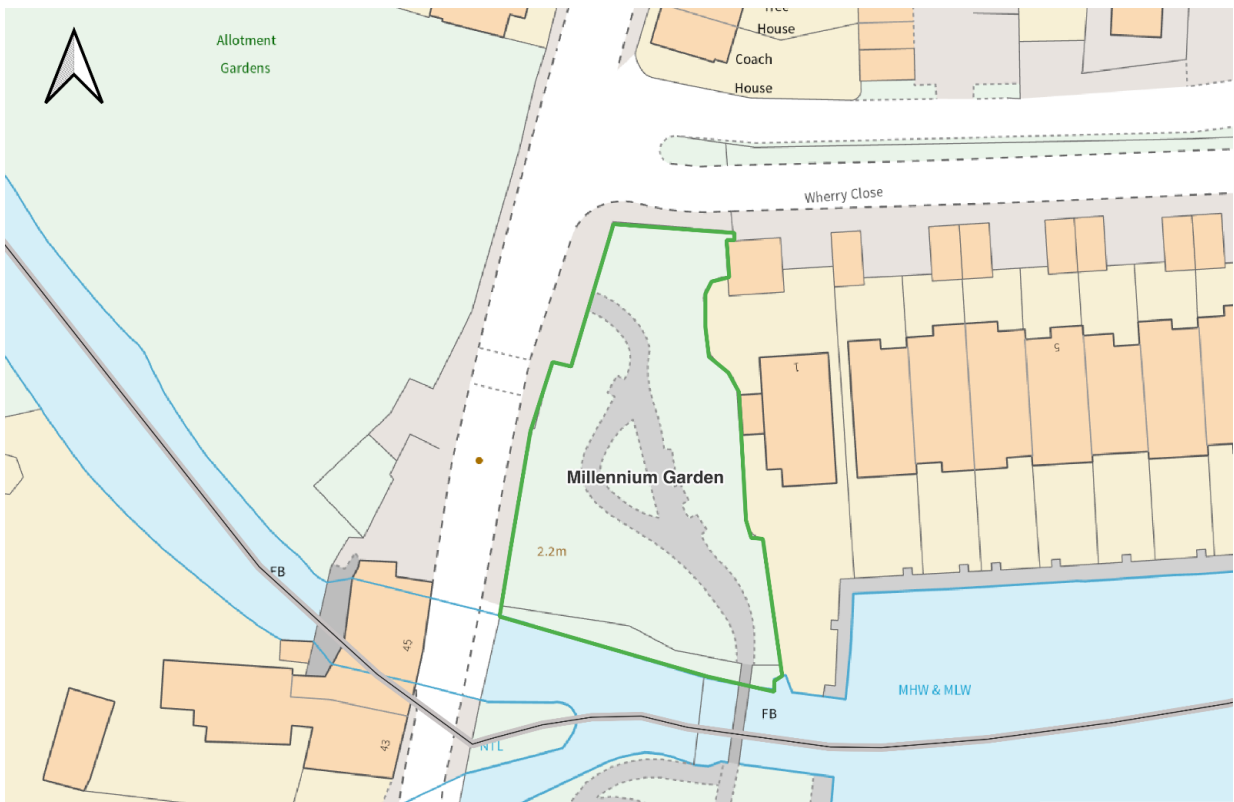
Close to the community it serves. Add distance to centre of village	Located within centre of Loddon and Chedgrave
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine	Chosen by the Neighbourhood Plan due to the significance of the Jubilee Oak planted in 1887 to mark Queen Victoria's Golden Jubilee and one of only 50 important trees nationally. The tree is an important

<p>whether the green space is demonstrably special.</p>	<p>landmark in the village and being oak a wildlife species rich tree. A project is being considered by Chedgrave PC to make this area more environmentally friendly and to protect the oak tree and environs. The adjacent Cannells green area forms part of White Horse plain and is the only green area in this part of the village with a number of trees supporting wildlife including a QE11 Jubilee tree planted in 2002.</p> <p>Therefore this area has historical significance as originally the village green and the Cannells green space is the only green area within this part of the village with a number of trees supporting wildlife. An oasis located on two busy roads through Chedgrave village as adjacent to Norwich Road and Langley Road.</p>
<p>Local in character and not extensive tract of land. Add site of green space</p>	<p>0.1ha</p> <p>The site would not be considered an extensive tract of land.</p>

**Reason for designation**

An important historical area with environmental significance and a nationally important oak tree. A green oasis in a built up residential and trading estate area.

# 13- Millennium Garden



0 10 20 m  
Scale: 1 to 750 at A4

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Key  
Local Green Space

## Site Details

Site	Millennium Garden
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Description and purposes	<p>Owned by Loddon Quay Limited, the Millennium Garden was created as part of Wherry Close development, but is separated from it by a curvilinear brick wall, which is now largely clad in ivy. The garden is bounded on the south by the River Chet immediately downstream from Loddon Mill and the road bridge. There is a footbridge over the river linking the Millennium Garden to the green space of Loddon Staithe, but that structure is closed at present for safety reasons.</p> <p>The garden is well-planned and maintained and consists of grass, paths, shrubs and trees. It is a place of recreation, where people come to sit, relax, chat, and exercise their dogs.</p>

#### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	The Millennium Gardens fall within the Conservation Area.
Site allocations	None
Planning permissions	Various that relate to tree management owed to its location within the Conservation Area.

#### NPPF Criteria

Close to the community it serves. Add distance to centre of village	The Millennium Garden is in the heart of the Chet Neighbourhood Plan area, being about 350 m from the centre of Loddon and less than 400 m from the centre of Chedgrave. It lies adjacent to the boundary between the two parishes and the road
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	<p>that joins them and is opposite the Loddon Allotments. As a result, it is readily accessible to people from both parishes and to holiday-makers using the Loddon Staithe. It is very close to houses on Bridge Street, Loddon and Bridge Street, Chedgrave. Other parts of the parishes are only a few minutes' walk away. The Millennium Garden is readily accessible by foot and cycle and is situated such that people passing can use it without making a special journey.</p>
<p>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>	<p>The Millennium Garden is an important and special place for our communities. While small, it is an attractive and peaceful area, which many people use and enjoy. They come here to exercise themselves and their dogs, to enjoy the tranquillity of the space, and to chat with friends.</p> <p>It contains two special Queen's Jubilee trees, planted by the Loddon &amp; Chedgrave District Society: a 2002 Golden Jubilee hornbeam and a 2012 Diamond Jubilee field maple. Both trees have commemorative plaques. Three benches are present to encourage people to sit and relax.</p> <p>The adjacent river, Loddon Mill (an attractive and historical building), and Loddon Allotments provide enjoyable views from the garden and add to its value as a special space.</p> <p>As an open green space, it plays an important role as part of a natural corridor</p>

	along the River Chet, allowing birds and insects, in particular, to use it. It falls within the centre of the Chet Valley B-Line and contains a dedicated B-Line insect-friendly plant bed marked with one of its plaques.
Local in character and not extensive tract of land. Add site of green space	0.1ha Would not be considered an extensive tract of land.

**Reason for designation**

It is a small green space in the heart of our community that provides an attractive environment for gentle exercise, rest, relaxation and socialising. It is also important in the setting of the historic Loddon Mill.

## 14- Green space at the centre of Church Close



0 10 20 m

Scale: 1 to 1,250 at A4

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Local Green Space

Site

### Details

Site	Church Close Green Space
Description and purposes	The green space, mainly grass but some trees, is situated at the centre of a relatively small housing estate. Ownership is split into 24 parts, with each home allocated a small portion. The area is managed by a committee of the residents.

### Checklist

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

#### NPPF Criteria

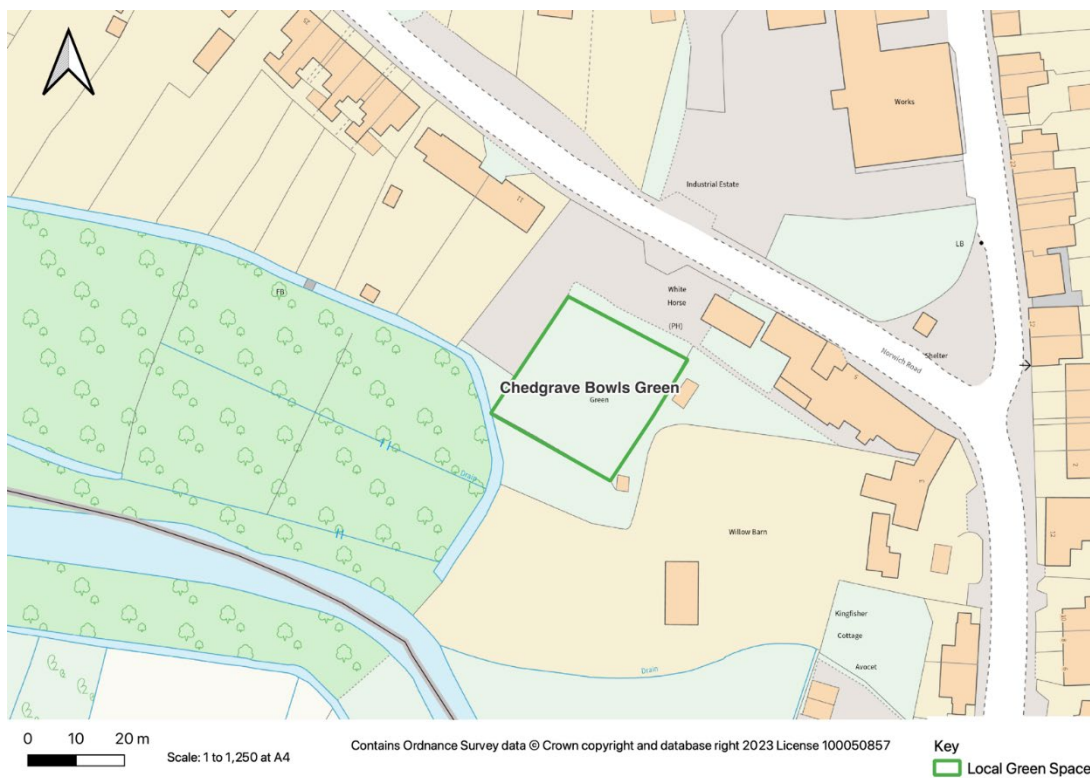
Close to the community it serves. Add distance to centre of village	This small green space is located in the centre of a housing estate and in close proximity to the residents who live there and own it. It is a short walk (about 230 m) from the centre of the village.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	<p>The green space adds considerably to the local environment by providing a relatively large open area in the centre of the built environment. As such, it reduces a potential feeling of claustrophobia and opens views, providing residents with vistas of grass and trees, and an area for their recreation.</p> <p>It is, in effect, a green steppingstone in the built-up part of the village and, as such, also encourages Nature. There is a specific pollinator-friendly bed and a log pile. The northwest corner was once a haven for Bee orchids. They have been less evident recently, perhaps because of an unfavourable mowing regime.</p> <p>With encouragement and advice from the Chet Valley B-line, including adjusting the mowing frequency, such species may be able to re-establish themselves with great benefit.</p>
Local in character and not extensive tract of land. Add site of green space	<p>0.2ha</p> <p>The green space is local in character and would not be considered an extensive tract of land</p>

#### Reason for designation



It is a privately owned small green space in the centre of a housing estate that provides an open environment for residents to exercise, rest, relax and socialise. With appropriate management, it will allow Nature to flourish and also forms part of a natural corridor within the Chet B-Line.

# 15- Bowls green, Chedgrave



## Site Details

Site	Chedgrave Bowls Green
Description and purposes	The Chedgrave Bowles green located next to the White Horse public house provides recreational facilities for the residents of Chegrave. It is a level area of land and has been formed into a bowls green with facilities for up to eight lanes. There is a small club house adjacent which provides storage for equipment used in conjunction with the facility. The green is well maintained with re-seeding as and when necessary.

## Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	The bowls club falls within the Conservation Area and is adjacent priority habitat.
Site allocations	None
Planning permissions	None

## NPPF Criteria

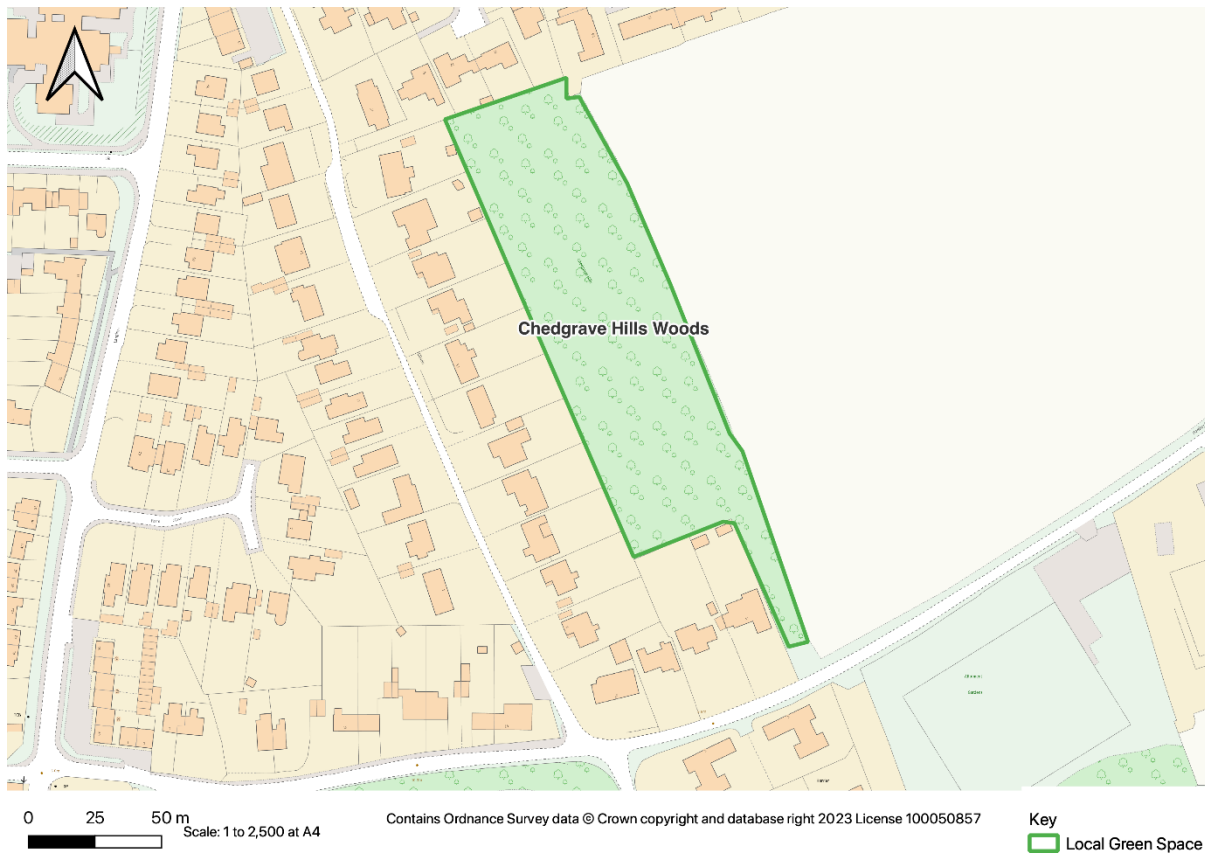
Close to the community it serves. Add distance to centre of village	The Green is very close to the center of the village – a few meters. It is easily accessible by all forms of transport and there is a large car park associated with the Green and the public house.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	The land has no other purpose that to provide recreational facilities to the local residents for which it is admirably suited. In the Bowling season, the facility is extensively used with regular matches against other bowls clubs. It is open to the public who want to try out this sport before commitment to membership.

Local in character and not extensive tract of land. Add site of green space	0.1ha  This is local in character and would not be considered an extensive tract of land.
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**Reason for designation**

This area of land should be protected for the current purposes of recreational purposes. It is used for outdoor sports, particularly but not exclusively suitable for the older generation and as such is very popular.

## 16- Chedgrave Hills Woods



### Site Details

Site	<i>Chedgrave Hills Woods (or The Plantation) – privately owned with limited access*.</i>
Description and purposes	The site is deciduous woodland.

### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	Priority Habitat – deciduous woodland No TPOs in place.
Site allocations	None
Planning permissions	None

#### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Overlooks the village and can be seen from most areas of Chedgrave.
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 hill dominates the eastern skyline of Chedgrave and adds beauty to the landscape throughout the seasons.</p> <p>It is the site of a possible Neolithic settlement: it overlooks the river – a transport link and source of food, but far enough away to give warning of any unwelcome visitors. There is also a spring (in Hillside). A complete Beaker period pot (2300 BC to 1700 BC) was found by workmen who were digging the sewerage system for new houses at Hillside in 1960. Ref: NHER 10525.</p> <p>The earliest historical evidence of “the plantation” is from the Tithe Map from 1838-39, 180 years ago. Currently, it is a predominantly oak woodland c40 specimens, excluding saplings. Two simple estimating methods on the oldest trees gave an age of 120 -140 years. However, one Oak and two Sweet Chestnuts have multiple stems from coppicing and the individual stems on some of these are</p>

	<p>almost as large as the single stem trees suggesting they are older.</p> <p>A survey carried out by some residents in 2019/2020 identified 34 trees and shrubs, 24 bird species, 28 butterflies and moths, 20 other common insects, 7 mammals, 48 mostly wildflowers (some garden escapees) and 6 fungi.</p> <p>*There is no public access, but Mr Tabor allows the residents adjoining the wood to have access, subject to a licence.</p>
<p>Local in character and not extensive tract of land. Add site of green space</p>	<p>1ha</p> <p>This is a small local woodland, it would not be considered an extensive tract of land</p>

#### Reason for designation

The woodland should be designated as an important community asset providing:

- Landscape Beauty – a deciduous woodland providing a backdrop to Chedgrave.
- Historical Significance – a potential Neolithic site and a woodland site that can be traced back to 1838/39.
- Biodiversity – deciduous woodland, mostly oak, providing habitat to range of wildlife.
- Wildlife Connectivity – links to the allotments, carr woodland, marsh and river to the south.