



**Breckland**  
COUNCIL

**Local Green Space  
Submitted sites  
assessment report**

**May 2024**



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# 1. Local Green Space

## Policy Framework

1.1 Local Green Space designation was introduced in the National Planning Policy Framework (NPPF) in March 2012.

1.2 The NPPF provides the following information on Local Green Space designation, in paragraphs 105, 106 and 107:

*The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.*

1.3 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.

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

1.5 Additional guidance is provided in the National Planning Practice Guidance (NPPG) on *Open Space, sports and recreational facilities, public rights of way and local green space*. As well as expanding on the criteria of NPPG paragraph 106, the guidance sets out that:

- Anyone who wants an area to be designated as Local Green Space should contact the local planning authority;

- Local Green Space designation should not be used in a way that undermines the requirement to identify sufficient land in suitable locations to meet identified development needs;
- Local Green Space designation will rarely be appropriate where the land has planning permission for development; and
- Designation is a matter for local discretion.

## 2. Designation Criteria

- 2.1 Any type of green space could be suitable for Local Green Space designation, from recreational land with a sports pavilion or the area around a war memorial to allotments or an urban space that is tranquil.
- 2.2 Local Green Space designation means that development is highly unlikely to be permitted on a site. The designation must therefore be based on solid evidence that the site meets the relevant criteria.
- 2.3 A potential Local Green Space site must meet the criteria set out in the NPPF. These criteria are not specific, but act as guidance that should be interpreted at a local level.
- 2.4 Based on the NPPF guidance, all sites must meet the following criteria:
- Is not with an extant planning permission within which the Local Green Space could not be accommodated;
  - Is not allocated for development in the relevant Neighbourhood Plan or the Local Plan, unless the Local Green Space could be incorporated within the site as part of the allocated development;
  - Is not an “extensive tract of land”;
  - Is “local in character”;
  - Is in “proximity to the community it serves”;
  - Is “demonstrably special to the local community”.
- 2.5 And all sites must be of “ **particular local significance** ” because of the following:
- Beauty.

- Historic significance.
- Recreational value.
- Tranquillity.
- Wildlife.

2.6 As Local Green Space designation should not undermine the requirement to identify sufficient land in suitable locations to meet identified development needs, sites that have been identified as potential development sites could not be selected. Similarly, as Local Green Space designation should be capable of enduring beyond the end of the plan period, the necessary permanence of potential designation and implication for future development form part of the assessment process.

### 3. Sites Considered

3.1 Breckland District Council held a call for sites engagement process between April and December 2022. This was a way for landowners, developers, individuals, Parish and Town Councils and other stakeholders to suggest sites for development or for protection as Local Green Space.

3.2 Breckland District Council have assessed each of the sites submitted through a proforma that considers these issues and considers the suitability of land proposed as Local Green Space.

### Table: Proposed sites for consideration as Local Green Space, and summary of assessment outcome

Reference	Site Name	Assessment outcome
Dereham Road	Mattishall	Unlikely to be designated
LPR/C4S/GS/001	Croxton Village Hall	Preferred Development Green Space
LPR/C4S/LGS/002	Old Swaffham to Watton Railway Line, Swaffham	Preferred Development Green Space
LPR/C4S/GS/003	Highfields, Lynn Road, Swaffham	Unlikely to be designated
LPR/C4S/GS/004	Gressenhall Bowls Club	Unlikely to be designated
LPR/C4S/GS/005	Land behind Wayland Road, Rocklands	Preferred Development Green Space
LPR/C4S/GS/006	Southburgh Old Highways	Preferred Development Green Space

Reference	Site Name	Assessment outcome
	Surveyors Land	
LPR/C4S/GS/007	Old School Playing Field	Preferred Development Green Space
LPR/C4S/GS/008	Ceres Rise, Swaffham	Unlikely to be designated
LPR/C4S/GS/009	Cranworth Village Green	Preferred Development Green Space
LPR/C4S/GS/010	Woodrising Village Green, Thetford	Unlikely to be designated
LPR/C4S/GS/011	Redland Park, Swaffham	Unlikely to be designated
LPR/C4S/GS/012	Swans Nest Development, Brandon Road, Swaffham	Preferred Development Green Space
LPR/C4S/GS/013	North of Norwich Road (Pedlars Meadow) Swaffham	Unlikely to be designated
LPR/C4S/GS/014	Wilby Green, Quidenham	Unlikely to be designated
LPR/C4S/GS/014	Grassed Area, Wilby Green, Quidenham	Unlikely to be designated
LPR/C4S/GS/015	Gressenhall Playing Field	Unlikely to be designated
LPR/C4S/GS/016	Old School Playing Field, Mileham	Unlikely to be designated
LPR/C4S/GS/017	Dereham Road Allotment Site and land, Shipdham	Unlikely to be designated
LPR/C4S/GS/018	Village Hall, Swanton Morley	Preferred Development Green Space
LPR/C4S/GS/019	Manns Lane, Swanton Morley	Preferred Development Green Space
LPR/C4S/GS/019	Manns Lane, Swanton Morley	Preferred Development Green Space
LPR/C4S/GS/020	Cricket Club, Hoe Road South, Swanton Morley	Preferred Development Green Space
LPR/C4S/GS/021	Amenity Land at North End Snetterton	Preferred Development Green Space
LPR/C4S/GS/023	Land North of Lolly Moor, Westfield	Preferred Development Green Space
LPR/C4S/GS/032	North of Dereham Road West of Back Lane, Mattishall	Preferred Development Green Space
LPR/C4S/GS/033	Rayners Way/ Dereham Road, Mattishall	Preferred Development Green Space
LPR/C4S/GS/034	Thynnes Lane, Mattishall	Unlikely to be designated
LPR/C4S/GS/035	Mattishall Primary School, South of Dereham Road	Unlikely to be designated
LPR/C4S/GS/036	East of Malt House Farm, Mattishall	Unlikely to be designated

Reference	Site Name	Assessment outcome
LPR/C4S/GS/037	Norwich Road, Mattishall	Unlikely to be designated
LPR/C4S/GS/038	Wild Cherry Close, Watton	Unlikely to be designated
LPR/C4S/GS/039	Church Lane, North Elmham	Preferred Development Green Space
LPR/C4S/GS/040	Church Lane, North Elmham	Preferred Development Green Space
LPR/C4S/GS/041	Orchard Close/ Back Lane, North Elmham	Preferred Development Green Space
LPR/C4S/GS/042	Church Lane, Shipdham	Unlikely to be designated
LPR/C4S/GS/042	Church Lane, Shipdham	Unlikely to be designated
LPR/C4S/GS/043	Dereham Road Watton	Unlikely to be designated
LPR/C4S/GS/044	Field Maple Road Watton	Unlikely to be designated
LPR/C4S/GS/045	Church Road Watton	Unlikely to be designated
LPR/C4S/GS/046	Church Walk Watton	Unlikely to be designated
LPR/C4S/GS/048	Langmere Road Watton	Unlikely to be designated
LPR/C4S/GS/049	Stokes Avenue Watton	Unlikely to be designated
LPR/C4S/GS/050	Bridle Road Watton	Unlikely to be designated
LPR/C4S/GS/051	Heron way Watton	Unlikely to be designated
LPR/C4S/GS/052	Harvey Street Watton	Unlikely to be designated
LPR/C4S/GS/053	Edinburgh Close Watton	Unlikely to be designated
LPR/C4S/GS/054	Jubilee Road Watton	Unlikely to be designated
LPR/C4S/GS/055	South Road Watton	Unlikely to be designated
LPR/C4S/GS/056	George Trollop Road Watton	Unlikely to be designated
LPR/C4S/GS/057	Merton Road Watton	Unlikely to be designated
LPR/C4S/GS/058	Memorial Garden Thetford Road	Unlikely to be designated
LPR/C4S/GS/059	Thetford Road Watton	Unlikely to be designated
LPR/C4S/GS/060	Bowes Close Watton	Unlikely to be designated
LPR/C4S/GS/061	Vicarage Walk Watton	Unlikely to be designated
LPR/C4S/GS/062	Whitebeam crescent Watton	Unlikely to be designated
LPR/C4S/GS/063	Dye Road Watton	Unlikely to be designated
LPR/C4S/GS/064	Norwich Road Watton	Unlikely to be designated
LPR/C4S/GS/065	Lovell Gardens	Unlikely to be designated
LPR/C4S/GS/066	Shire Horse Way	Unlikely to be designated
LPR/C4S/GS/067	Harvest Road Watton	Unlikely to be designated
LPR/C4S/GS/068	Dereham Road/Old Hall Road	Preferred Development Green Space

3.3 Over this period the Council received feedback from residents identifying 61 sites that are considered important by residents for designation. This



identification marks an important initial element in establishing the requirement for Local Green Space.

## **4. Next steps**

- 4.1 A policy will be included within the emerging Local Plan Preferred Options, to be published in Spring 2024. The policy will identify those sites proposed as preferred locations or Local Green Space designation, and those sites that have been considered but presently are Unlikely to be designated as Local Green Space.
- 4.2 The proposed designations for Local Green Space will be tested through the plan making process. This will include being subject to public consultation and feedback. Anybody can respond to a Local Plan consultation to either support or object to proposals. Any responses received in relation to the identification of proposed areas of Local Green Space will be taken into consideration by the Council. This consultation will inform the Council's final proposed designation of Local Green Space within the Local Plan Publication Draft expected to be published in early 2025.
- 4.3 Following final consultation at this stage the proposed Local Plan will be submitted to the Secretary of State and formally examined by a Planning Inspector. Through this process the Inspector will consider whether proposed areas of Local Green Space are informed by the evidence outlined in this report and conform with national planning policy and guidance.

## **5. Site assessments**

- 5.1 Please refer to the settlement based documents, published separately, to review site assessments for each proposed Local Green Space submitted to the Council.