

Hemsby

Neighbourhood Plan

2021-2036



Local Green Space Assessment

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1. Introduction

1. Hemsby is preparing a neighbourhood plan which will include a policy designating areas of Local Green Space which are particularly valued by the community.
2. In consultation with the community in 2020, the Neighbourhood Plan Steering Group identified 11 areas of green space with a view to their designation. Each of these was visited and further evidence gathered on them to determine whether they meet the national criteria for Local Green Spaces.

2. Policy Context

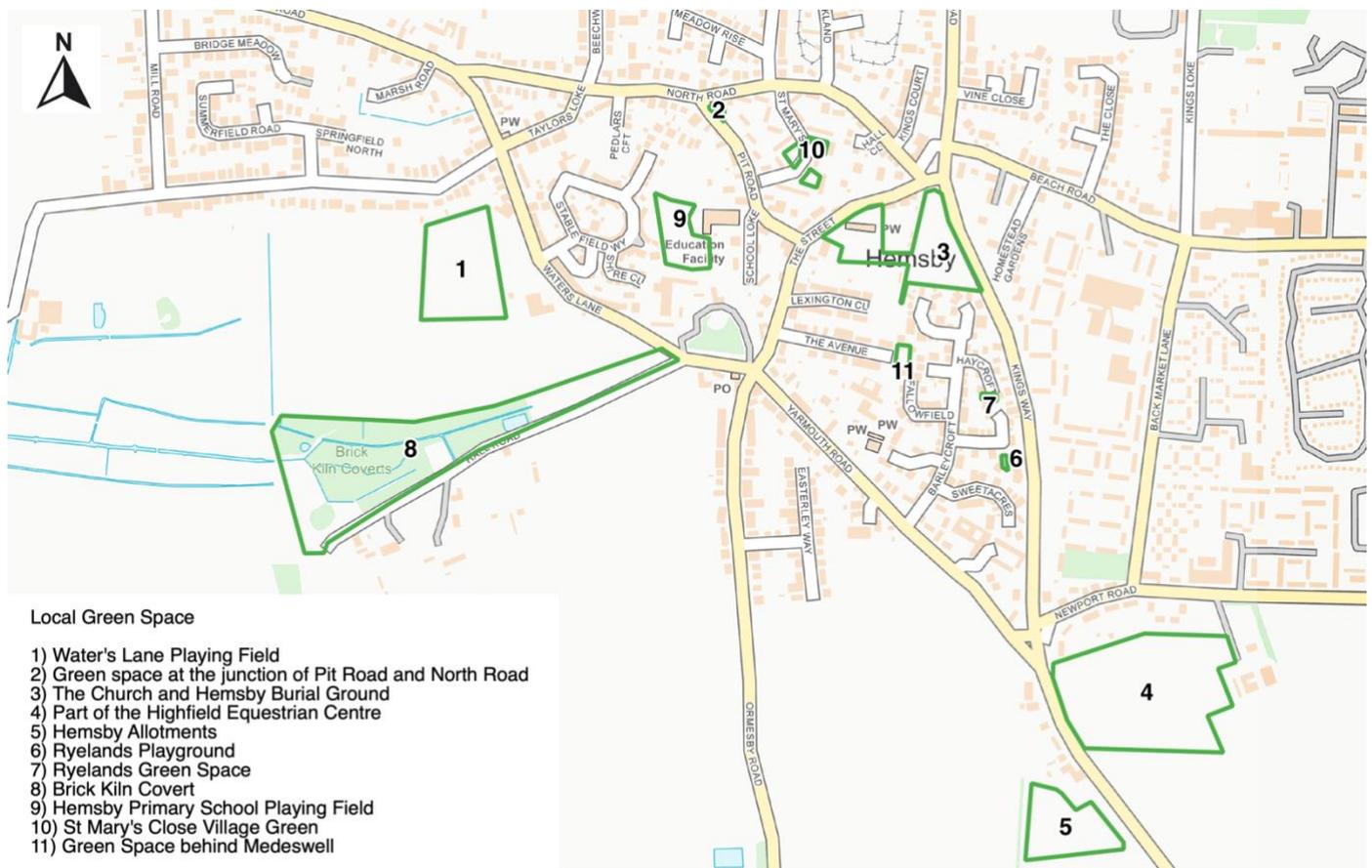
3. Local Green Space designation is a way to provide special protection for green areas of particular importance to local communities. The National Planning Policy Framework (NPPF) published in 2012 (revised July 2021) introduced the concept of Local Green Space designation.
4. Paragraph 101 of the NPPF sets out that communities should be able to identify green spaces of particular importance through neighbourhood plans, with para 101 determining they have to be:
 - In reasonably close proximity to the community it serves;
 - 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
 - Local in character and not an extensive tract of land.
5. In addition, the National Planning Practice Guidance states:

Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.
6. Other designations, such as Special Areas of Conservation, do not necessarily preclude or support designation as a Local Green Space. However, it is necessary to consider whether the additional designation is necessary and would serve a useful purpose.
7. In applying the NPPF criteria, close proximity would normally mean easy walking distance, which based on Natural England standards would mean 1.25 miles or less.
8. Consideration of whether the green space is local in character, and not an extensive tract of land, suggests spaces within a locality, rather than for example, extensive green areas in the countryside.
9. Great Yarmouth Local Plan and the Local Plan for the Broads includes strategic policies for the neighbourhood area. Planning Practice Guidance on Neighbourhood Planning sets out that plans must be in general conformity with the strategic policies of the development plan if it is to meet the basic conditions.

3. Local Green Spaces being Designated in Hemsby Neighbourhood Plan

10. The following 11 areas are being designated in Hemsby Neighbourhood Plan as Local Green Spaces:

- Water's Lane Playing Field
- Green space at the junction of Pit Road and North Road
- The church and Hemsby burial ground
- Part of the Highfield Equestrian Centre
- Hemsby allotments
- Ryelands playground
- Ryelands green space
- Brick Kiln Covert
- Hemsby Primary School playing field
- St Mary's Close village green
- Green space behind Medeswell



0 100 200 m

Scale: 1:6500 at A4

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 Local Green Space

4. Hemsby Local Green Spaces Assessment

The below assessment provides the rationale for designation and sets out how each of the green spaces meets the NPPF criteria set out in paragraph 4 above.

Ref	Name/ location	Description and purpose	Quality, including any shortcomings	Statutory designations	Planning history	Close to the community	Demonstrably special	Local in character, not extensive tract	Landowner
1	Waters Lane Playing Field and children's play area	Large open playing fields with some mature trees. Sports activities, car boot sale, children's play area, outdoor gym, benches.	Well maintained sport's pitches. Play area is getting tired (20 years old). Fencing is poor quality. Potential for mowing less and more tree planting.	None 	?	In centre of village	Recreational; Public access	4.6ha	Parish Council
2	Small grassed area at the junction of Pit Rd and North Rd	Small village green fenced from road with a few large trees and hedge, bench.	Safe area for children. Potential for less mowing.	None 	?	In centre of village	Tranquillity	0.045ha (450m ²)	Parish Council

Ref	Name/ location	Description and purpose	Quality, including any shortcomings	Statutory designations	Planning history	Close to the community	Demonstrably special	Local in character, not extensive tract	Landowner
3	The Church and Hemsby Burial Ground	Old churchyard and more recent burial ground	Burial ground is mainly mown grass with some shrubs and trees, churchyard has more mature trees. Potential for less mowing.	Church building and some crosses may be protected. 	?	In centre of village	Heritage value, wildlife, tranquillity	1.2ha	Parish Council
4	Highfield equestrian centre	Open pasture land for horses, with perimeter hedges.	Wildlife value for birds and insects.	Scheduled monument cross base located at TG49721669 	Planning application for 150 houses submitted to GYBC October 2020, refused February 2021	On edge of village	Recreational value for equestrian users, wildlife, heritage	9.9ha (too big?)	Highfield Equestrian Centre (Business)
5	Allotments	Communal allotments	Wildlife value for birds and insects.	None	?	On edge of village	Recreational value for allotment users, wildlife	0.8ha	Hirst Family

Ref	Name/ location	Description and purpose	Quality, including any shortcomings	Statutory designations	Planning history	Close to the community	Demonstrably special	Local in character, not extensive tract	Landowner
									
6	Ryelands Playground TG49631705	Small play area with some green space.	Play equipment is dated. Low wildlife value at present.	None 	N/a	Within large housing estate	Recreation. Potential for wildlife.	0.017ha (170m ²)	GYBC
7	Ryelands green space TG49611713	Small village green with some shrubs and a bench.	Low wildlife value at present.	None 	N/a	Within large housing estate	Recreation. Potential for wildlife.	0.027ha (270m ²)	GYBC

Ref	Name/ location	Description and purpose	Quality, including any shortcomings	Statutory designations	Planning history	Close to the community	Demonstrably special	Local in character, not extensive tract	Landowner
8	Brick Kiln Covert and field between the Covert and Waters Lane	Wet woodland, ponds and wet meadows. Good hedges with mature trees along boundary. Brick Kiln Covert is a County Wildlife Site (CWS).	High wildlife value, although some non- native species like Laurel are overtaking the wet woodland understorey.	None (CWS is non-statutory)  	?	On edge of village	Wildlife. Tranquillity. Heritage value due to former use as a brick kiln.	4.3ha (too big?)	Simon Daniels, Hemsby Hall. (Needs further enquiry)

Ref	Name/ location	Description and purpose	Quality, including any shortcomings	Statutory designations	Planning history	Close to the community	Demonstrably special	Local in character, not extensive tract	Landowner
									
9	Hemsby Primary School playing field	Large open grass field, with substantial hedges bordering it. The north boundary has a woodland border.	Good hedgerows for wildlife, especially birds and insects. Woodland is also valuable for wildlife and an area for environmental education.	None 	None	In village centre	Wildlife (hedges and woodland), recreation.	0.5ha	Norfolk County Council
10	St Mary's close village green areas	Four small 'greens' interspersed throughout this residential area, cut lawns and ornamental trees.	Good variety of trees including wild cherries, benches and flower beds.	None 	None	In village centre	Wildlife, Tranquillity, Recreation	0.2ha	GYBC

Ref	Name/ location	Description and purpose	Quality, including any shortcomings	Statutory designations	Planning history	Close to the community	Demonstrably special	Local in character, not extensive tract	Landowner
11	Green Space behind Medeswell	A small area of grass with some trees.	Good variety of trees with open patches of grass.		None	Western boundary of Barleycroft Estate	Tranquility, public access.	0.06ha	GYBC