

Hoveton Neighbourhood Plan

Hoveton's Local Green Space Assessment



A Community-Driven Approach to Local Green Spaces

Regulation 14 Version March 2026

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Introduction

Hoveton is preparing a neighbourhood plan which will include a policy designating areas of Local Green Space which are particularly valued by the community. A robust process has been followed to determine which green spaces within Hoveton should be designated.

In 2024 initial consultation took place with residents and businesses to understand what people like about living in the area and some of the key challenges people feel the area will likely face in the future. A household survey was conducted between November and December 2024 which 255 people answered. Within this survey residents were asked to put forward green spaces in the Parish that they would like to see protected from future development. All of the suggestions received are listed below:

Green spaces	
<ul style="list-style-type: none">• Agricultural land opposite Hoveton St Johns church• Agricultural land opposite Hoveton St Peter's church• Riverside Park• Pocket Park• Village hall park• Area by the river• The fields• Bure Valley railway path• Fields adjacent to Bure Valley path• Fields off Stalham Road• Green space within Brook Park• Wetlands eg Great Broad and Little Broad• Footpath Tunstead Rd to Wroxham Barns• The grassed tree area from the village sign to Church Rd junction• All flood risk areas• Better access to the river by foot is needed	<ul style="list-style-type: none">• Fields by Littlewood Lane• Fields on Long Lane• Woodland behind BeWILDerwood• Hoveton Village Park• All green and agricultural areas• Cairns Meadow• Around St Peter's Church• Ice Well woods and surroundings• Granary Staithe• School fields• Youth Centre fields• Riverside Rooms• Riverside near the station• All permissive paths• Woodland behind St. Helen's Church• The River Bure• The tree belt to the east of Waveney Drive• St John's way meadow• The Bure Valley

These spaces were reviewed by the Hoveton Neighbourhood Plan Steering Group to consider whether they would meet the national criteria for designation with regard to the National Planning Policy Framework and Planning Practice Guidance.

- A site visit was undertaken by the Neighbourhood Plan Steering Group for the sites wishing to be taken forward and further evidence gathered including:

- a. Reviewing any historic evidence related to the green spaces on the Historic England website and via Heritage Gateway;
- b. Reviewing Statutory or Local Designations within mapped data sources available in the public domain via Natural England, Historic England, Norfolk County Council, and the North Norfolk and Broads Authority websites.
- An assessment against the national criteria for Local Green Space was made for each of the potential areas;
- Landowners were contacted to make them aware that their land was being considered for local green space designation and to invite them to make representations;

This document provides the assessment and explanation of the 10 green spaces we feel are justified and supported to be a LGS in the Hoveton Neighbourhood Plan.

Policy Context

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 December 2024) introduced the concept of Local Green Space designation.

Paragraph 106 of the NPPF sets out that communities should be able to identify green spaces of particular importance through neighbourhood plans, with para 107 Determining:

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 not an extensive tract of land¹.*

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.

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.

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.

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.

The North Norfolk Local Plan and Broads Local Plan 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.

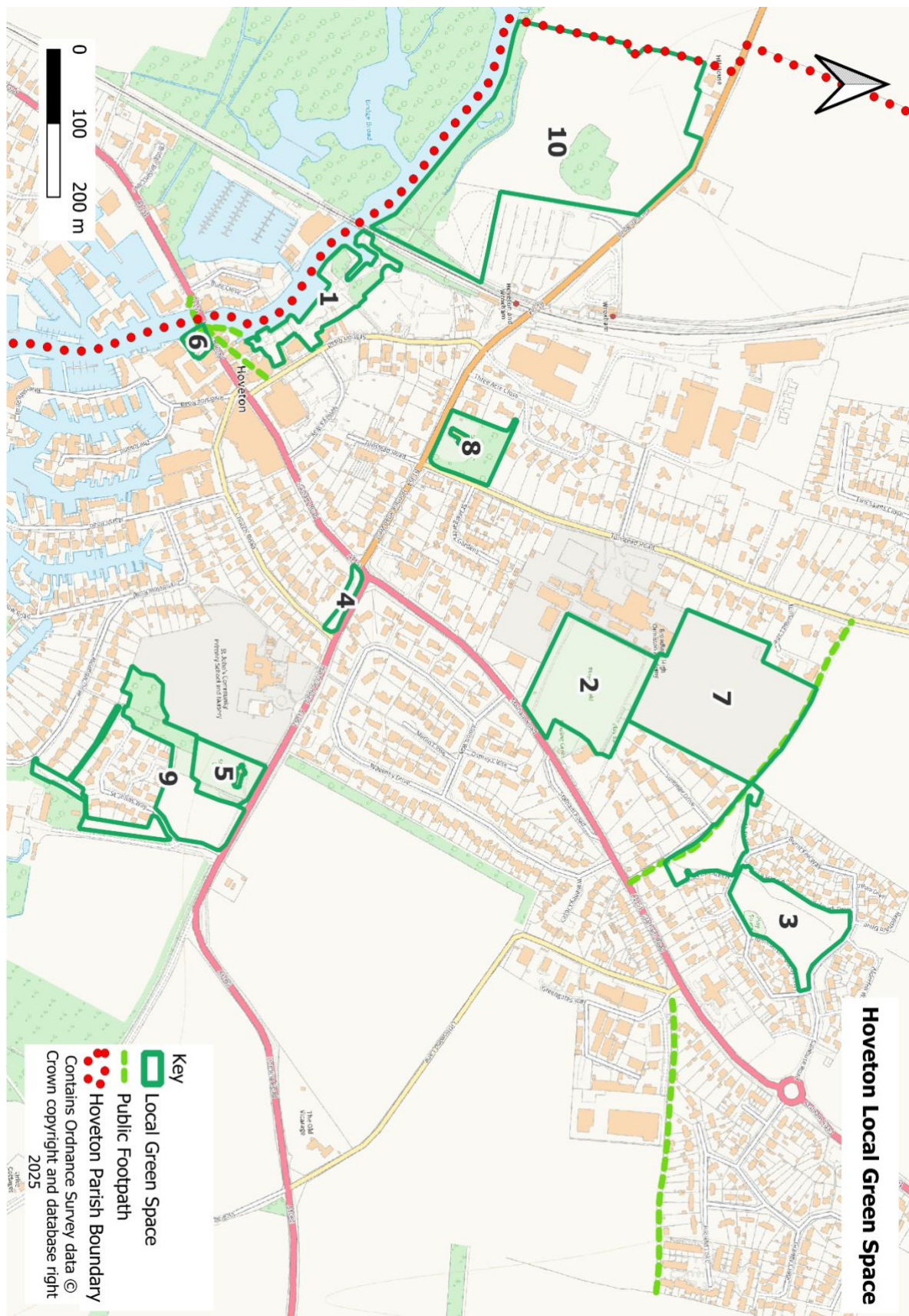
The Broads Local Plan and the emerging North Norfolk Local Plan (which is nearly at the adoption stage) have included their own Local Green Space Policies. The emerging North Norfolk Local Plan sets out in Policy HC2 that development on open spaces including those designated as Open Land Areas and Local Green Spaces on the policies map will not usually be supported.

The Broads Local Plan (2019) Policy SSLGS is a Local Green Space policy. This sets out development proposals that protect or enhance local green spaces and that comply with other relevant policies will be permitted. Development proposals that would have an unacceptable adverse impact on the use, function and appearance of these local green spaces or would result in their loss will not be permitted other than in very special circumstances. Neither of the Local Plans have designated Local Green Spaces within Hoveton.

Assessment of the green spaces being designated

The Local Green Space Assessment Tool from My Community: Neighbourhood Planning Local Green Spaces has been used as the basis to assess each site identified by the community.

Figure 1: Map of Hoveton showing numbered designated local green spaces and public footpaths



LGS1- Riverside & Pocket Parks

Figure 2: Detailed map showing designated local green space 1: Riverside & Pocket Parks

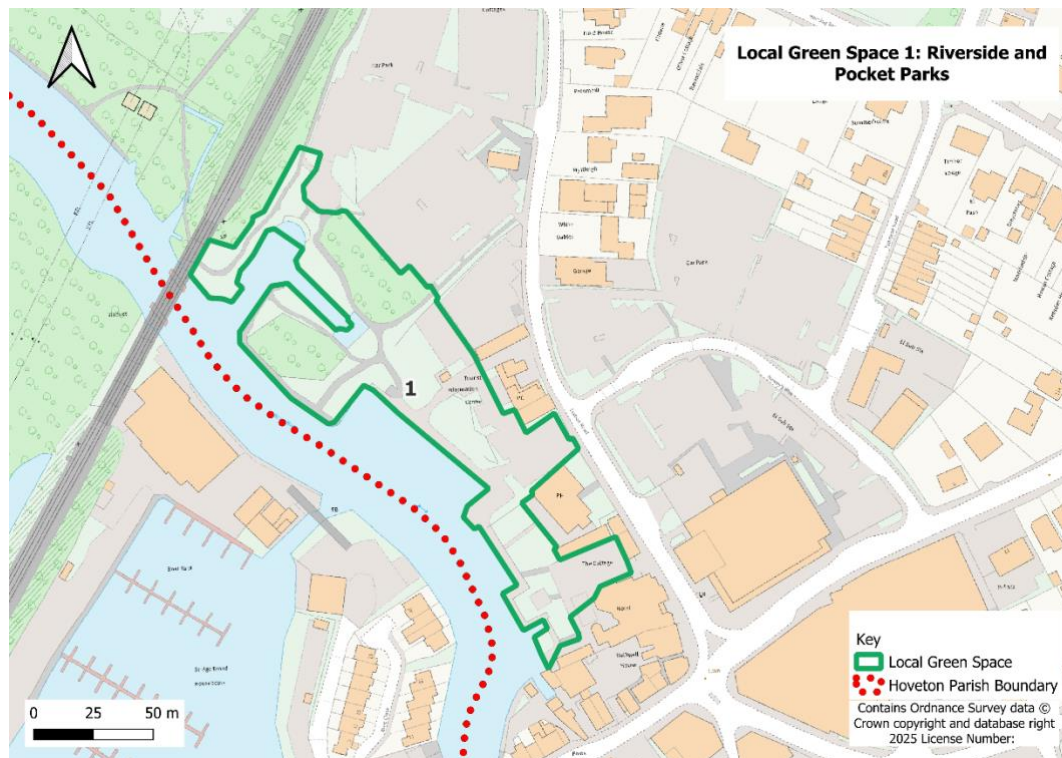


Figure 3: Hoveton's Pocket Park looking towards the River Bure and the Broads Authority free moorings



Figure 4: Hoveton's Riverside Park showing the footpath that leads to Roys Long Stay Car Park & Railway Viaduct



Site Details

Description and purposes	Riverside and Pocket Parks are interconnected green spaces on the River Bure. Used by visitors and residents to relax, take in nature and walk dogs. Riverside & Pocket Parks are adjacent to the Broads Authority Free Moorings, making them popular with leisurecraft users. In the summer months the parks are well-used picnic spots, and their river frontage makes them a common recreational spot for free fishing.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	Broads National Park Nutrient Neutrality SSSI Catchment
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	Tree preservation orders (TPO) within this greenspace managed by the Broads Authority under TPO/18/0942 ¹ .
Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves	Located to the east of the railway, along Station Road adjacent to Roys carpark. It is easily accessible from the Kings Head Public House along Station Road and is a short walk (approx. 200m) from the central Norwich Road.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Public space on the River Bure that grants locals quick access to the river, a space to enjoy wildlife and recreation, and the forum to detach from modern day life. This is the main greenspace in central Hoveton.
Local in character and not extensive tract of land	<p>The cumulative area size for Riverside and Pocket parks combined is approximately 0.675ha. It is local in character to Hoveton falling within the parish boundary adjacent to the Broads National Park thus being characteristically representative of the location and a key tourism attraction.</p> <p>It would not necessarily be considered an extensive tract of land.</p>

Reason for Designation

This is the main greenspace in central Hoveton that allows locals to have a space to enjoy nature and access the River Bure. It is considered a place of beauty and provides recreational use for locals and visitors contributing to peoples health and wellbeing. This green space was put forward as a suggestion by residents as an area they would like to see protected from future development.

¹ [TPO Cadcorp SIS WebMap 9.1](#)

LGS2- Hoveton Village Hall Playing Fields

Figure 5: Detailed map showing designated local green space 2: Hoveton Village Hall Playing Fields

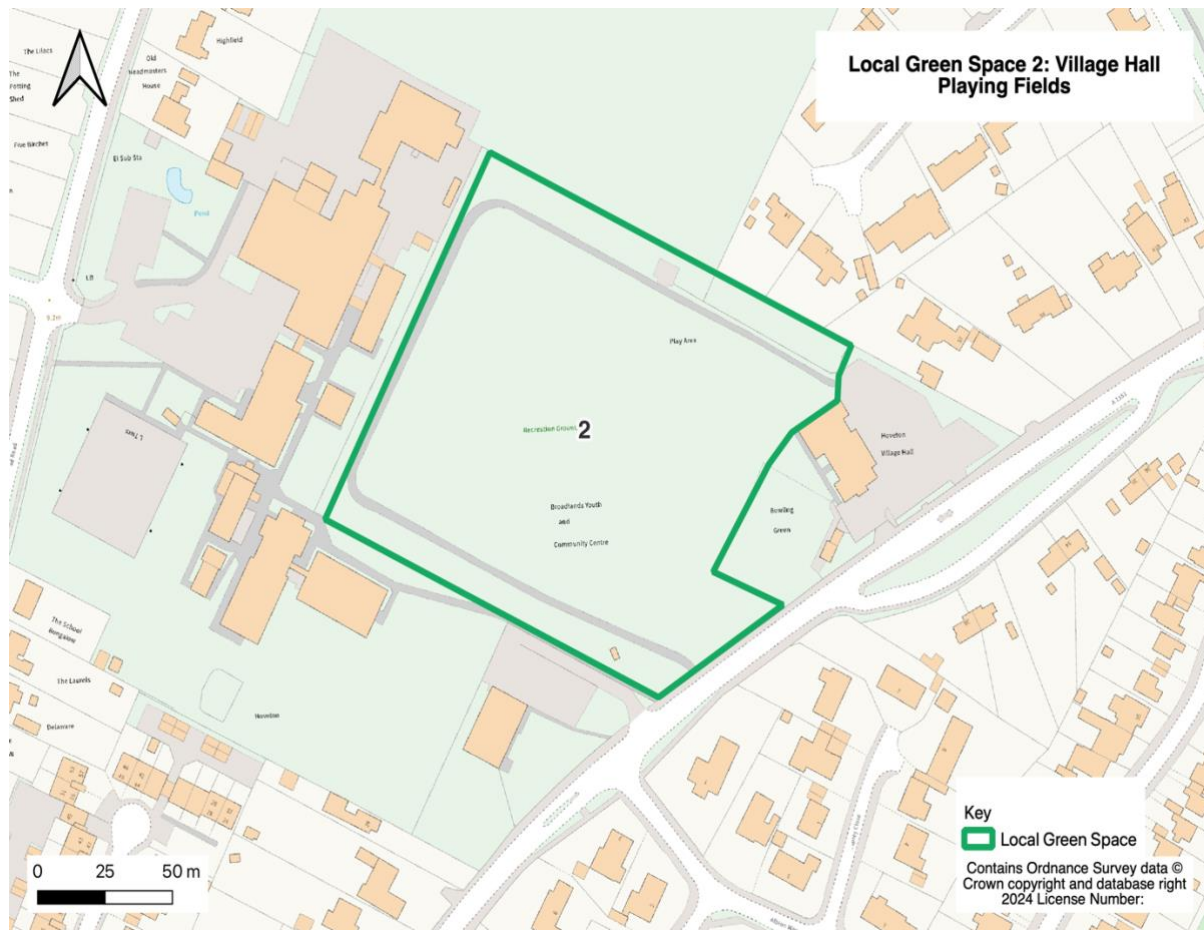


Figure 6: Hoveton Village Hall Playing Fields looking towards Broadland Youth & Community Centre (visible in the distance).



Figure 7: Hoveton Village Hall Playing Fields looking towards the boundary with Broadland High Ormiston Academy.



Site Details

Description and purposes	<p>A large green space surrounding the village hall used for fetes, car boot sales, hosting community events, etc. Contains playground equipment for various age children and football pitches.</p> <p>Large open space for recreation and dog walking. As the playing fields have 3 football pitches, the field is regularly used for football, including by Wroxham Football Club junior and senior teams. The playing fields have a large selection of play equipment for all ages. Sighted on the fields is a Men's shed, and Community Café. The Playing field is well used after school for unstructured play and in early mornings for passive recreation and exercising.</p> <p>The green space is used for major community events like Norfolk Day, Kings Coronation, large village fetes, car boot sales, vintage car shows, outdoor cinema, outdoor concerts, travelling circuses and inflatable play events.</p>
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	Nutrient Neutrality SSSI Catchment ²
Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves	Located along Stalham Road, which is one of the main thoroughfare roads in the parish, and adjacent to community and educational facilities including Hoveton
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² https://www.north-norfolk.gov.uk/media/7686/nn_map_the-broads-sac.pdf

	Village Hall, Broadland Youth & Community Centre and Broadland High Ormiston Academy. The green space is within a built-up part of parish surrounded by residential housing.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	An important community hub hosting recreational and social events.
Local in character and not extensive tract of land	The area size is approximately 1.878ha. It is local in character to Hoveton falling within the parish boundary and serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.

Reason for Designation

A well-used, vital community meeting point, with a footprint that allows the facilitation of a diverse range of community supporting events. It is located at the heart of the village so is easily accessible via public transports and on foot. However, it also has extensive on-site parking facilities which are an added benefit. This green space was put forward as a suggestion by residents as an area they would like to see protected from future development.

LGS3- Brook Park green space

Figure 8: Detailed map showing designated local green space 3: Brook Park Green Space



Figure 9: Brook Park Public Open Space



Figure 10: Brook Park swale basin and seasonal wildflower meadow



Site Details

Description and purposes	<p>Public open green space in the centre of a new housing development. Valued by the community of Brook Park as an open space for nature and beauty. It also has a fenced playground with equipment for children.</p> <p>In addition to the public open space facing onto Stalham Road, Brook Park has two other open greens spaces that act as swale basins.</p>
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	<p>Nutrient Neutrality SSSI Catchment</p> <p>Tree preservation orders (TPO) within this greenspace under TPO/24/1042 on several oak trees³.</p>
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³ [TPO Cadcorp SIS WebMap 9.1](#)

Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves	Located within the Brook Park residential development built by Persimmon Homes.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	<p>The greenspace can be accessed from multiple points including via the public footpath from Tunstead Road and via the Stalham Road footpath.</p> <p>Green space in the centre of a new housing development which has 150 homes / units. There is also a well-used children's play area.</p> <p>There has been additional tree planting on the green space as part of the recent planning permission. There are trees along the footpath.</p> <p>Two swale basins front the Brook Park development; these green spaces become a wild flower meadows in the spring and provide habitats for plants, pollinators, birds and small mammals all year round.</p> <p>Used for recreation, dog walking, children's play space.</p>
Local in character and not extensive tract of land	The area size is approximately 1.91ha. It is local in character to Hoveton falling within the parish boundary and serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.

Reason for Designation

Area of beauty providing access to nature and wildlife valued by the local community.
Critical in affording the families living in this area the opportunity to enjoy outdoor

activities, which are, at times, restricted by the garden sizes allocated to modern properties. This green space was put forward as a suggestion by residents as an area they would like to see protected from future development.

LGS4- Grassed area from the village sign to Church Road junction

Figure 11: Detailed map showing designated local green space 4: Grassed tree area from the village sign to Church Road junction

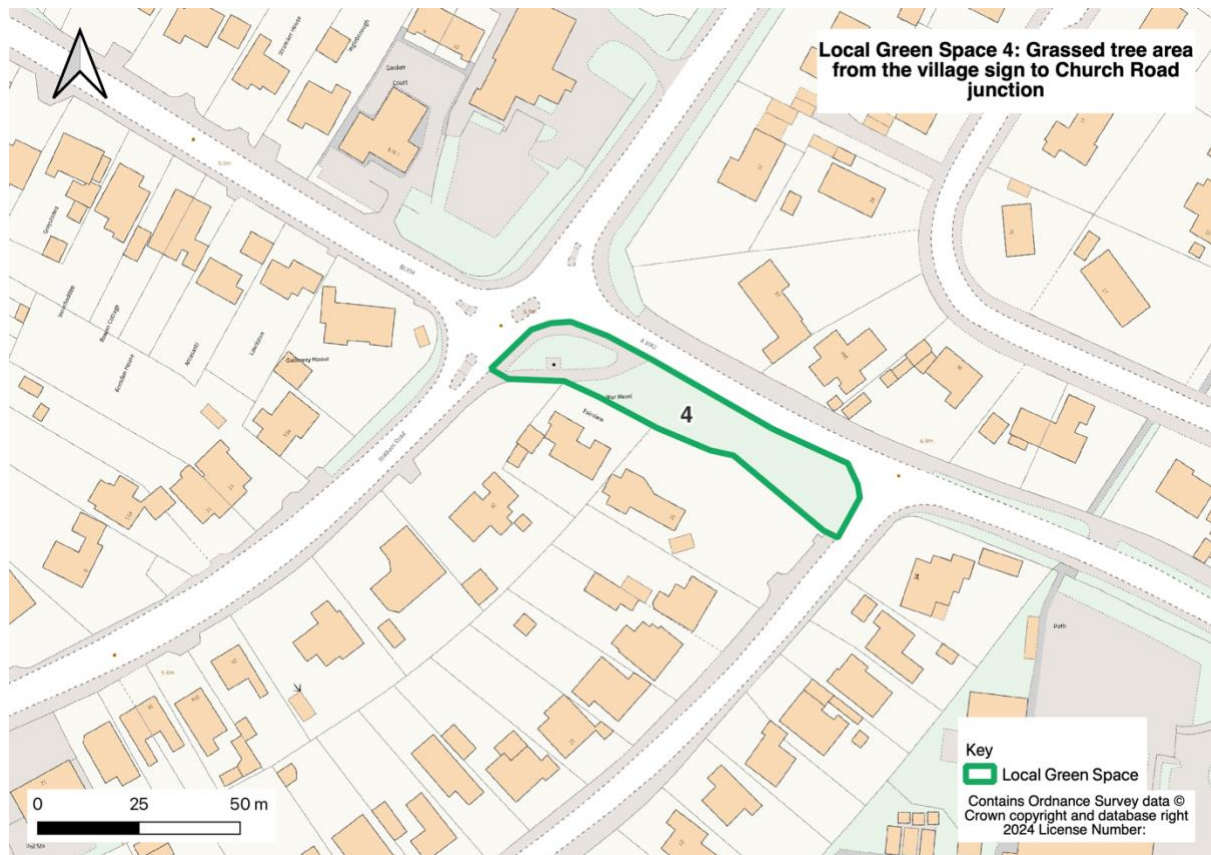


Figure 12: Heritage Village Sign sited at the Mini Roundabouts in Hoveton



Figure 13: Village sign looking from Stalham Road mini roundabouts towards Church Road



Site Details

Description and purposes	Small village green area along Horning Road up the turning with Church Road. It contains the historic Hoveton village sign, several benches, public lawn, multiple trees and some flower beds. The benches are regularly used for quiet reflection and are an important stopping point for elderly / less mobile residents who walk to the village centre from the Waveney estate, Brook Park estate and other surrounding houses.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	Nutrient Neutrality SSSI Catchment
Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves	Centrally located in the heart of Hoveton at the intersection of multiple main roads and the Three Rivers Way shared use path.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	<p>An area of beauty at the heart of the village. It provides a space to relax, walk and potentially host small events.</p> <p>There are several benches for quiet reflection.</p> <p>Historic value as the village sign is local heritage asset.</p>
Local in character and not extensive tract of land	The area size is approximately 0.1ha. It is local in character to Hoveton falling within the parish boundary and serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.

Reason for Designation

An area of beauty, local heritage and identity, at the heart of Hoveton. This green space was put forward as a suggestion by residents as an area they would like to see protected from future development.

LGS5- St John's Churchyard

Figure 14: Detailed map showing designated local green space 5: St John's Churchyard

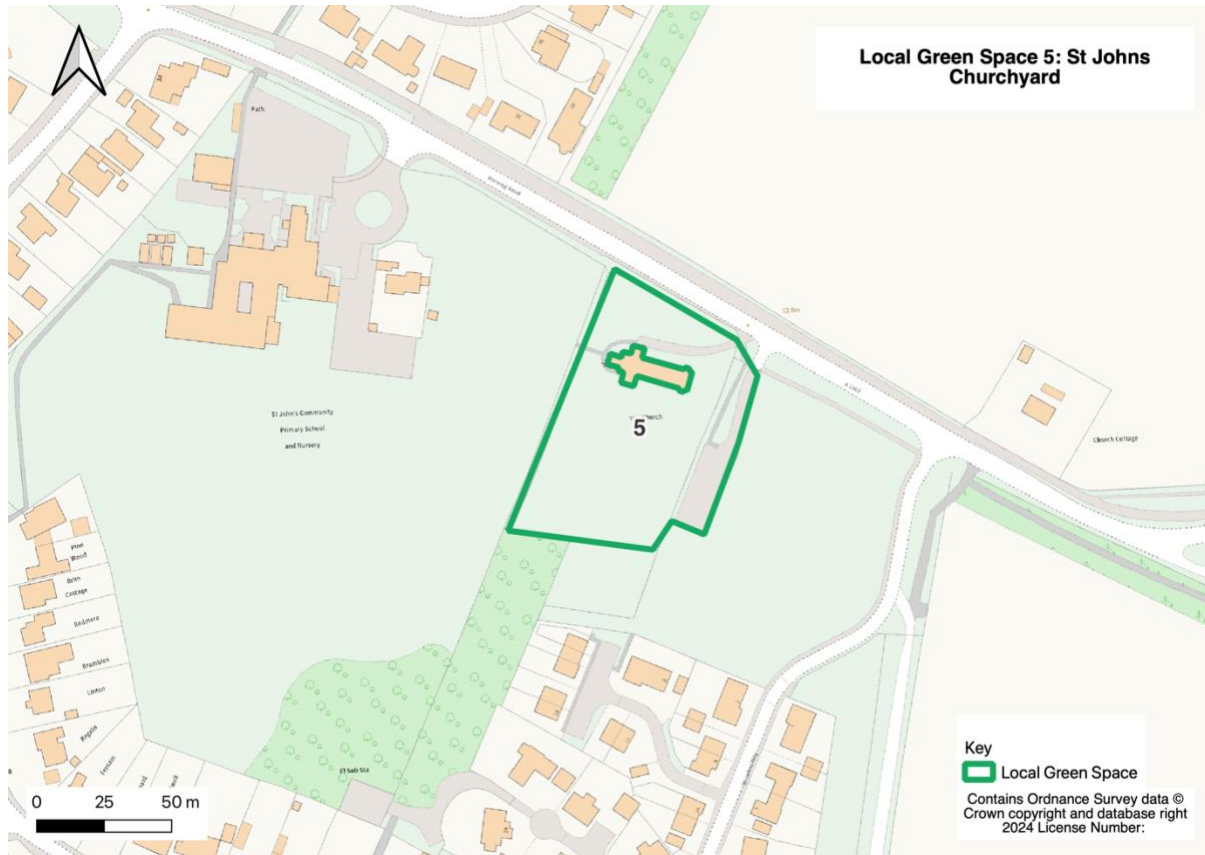


Figure 15: St John's Church showing the front graveyard facing onto Horning Road



Site Details

Description and purposes	<p>Common land used as a cemetery. A place of social, cultural, emotional and spiritual importance that serves the personal, cultural and faith needs in an ever-diversifying population. This green space at the front of the church has some notable trees including Lawson cypress, lime and beech.</p> <p>There is a large cemetery at the rear of the church that borders a wooded area.</p> <p>The churchyard has an important role in promoting biodiversity and climate change mitigations. The area acts as a biodiversity corridor that serves the adjacent Churchfields conservation area.</p>
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	Nutrient Neutrality SSSI Catchment
Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves	Centrally located next to St John's Church and the primary school on Horning Road.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	St John's cemetery has historic significance and is a reflective place of beauty. It serves as a biodiversity corridor for flora, fauna and wildlife.
Local in character and not extensive tract of land.	The area size is approximately 0.58ha. It is local in character to Hoveton falling within the parish boundary and serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.

Reason for Designation This is a tranquil space which holds historic significance to the parish and also supports local biodiversity. This green space was put forward as a suggestion by residents as an area they would like to see protected from future development.

LGS6- Granary Staithe

Figure 16: Detailed map showing designated local green space 6: Granary Staithe

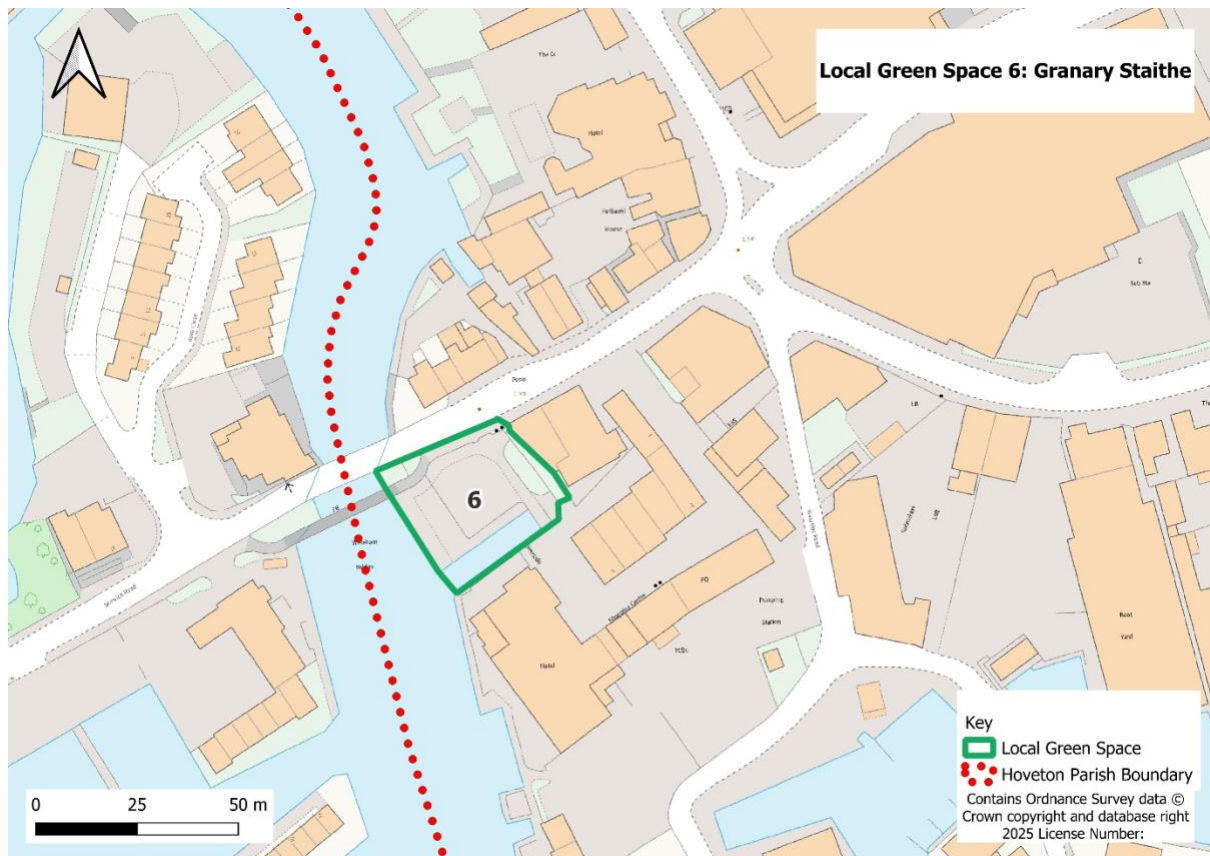


Figure 17: Granary Staithe looking towards Wroxham Bridge



Figure 18: Granary Dyke (shown in foreground) provides boat moorings at Granary Staithe



Site Details

Description and purposes	Open space on the riverside off Norwich Road featuring picnic tables and public access to the river. Granary Staithe also has a dyke for mooring non powered leisure craft. The front of Granary Staithe is used as a de-masting point for boats.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	Broads National Park Nutrient Neutrality SSSI Catchment
Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves.	At the heart of Hoveton on the River Bure along the central Norwich Road.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Key open space allowing for recreation, relaxation and community events. This land is adjacent to Wroxham Bridge which is a Scheduled Monument. A bridge at this point between Hoveton & Wroxham has existed since 1576.
Local in character and not extensive tract of land.	The area size is approximately 0.0871ha. It is local in character to Hoveton falling within the parish boundary and Broads National Park serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.

Reason for Designation

Key riverside open space at the heart of Hoveton. It offers a place for locals and visitors to sit and enjoy the scenery, broads and wildlife. The area is an important location for tourists which brings benefits to local businesses nearby in that the space is used by individuals to eat their food which have been bought from the different takeaway outlets. It is the first space individuals see when entering Hoveton from the direction of Norwich. This green

space was put forward as a suggestion by residents as an area they would like to see protected from future development.

LGS7-School Fields at Broadland High Ormiston Academy

Figure 19: Detailed map showing designated local green space 7: Broadland High School Fields

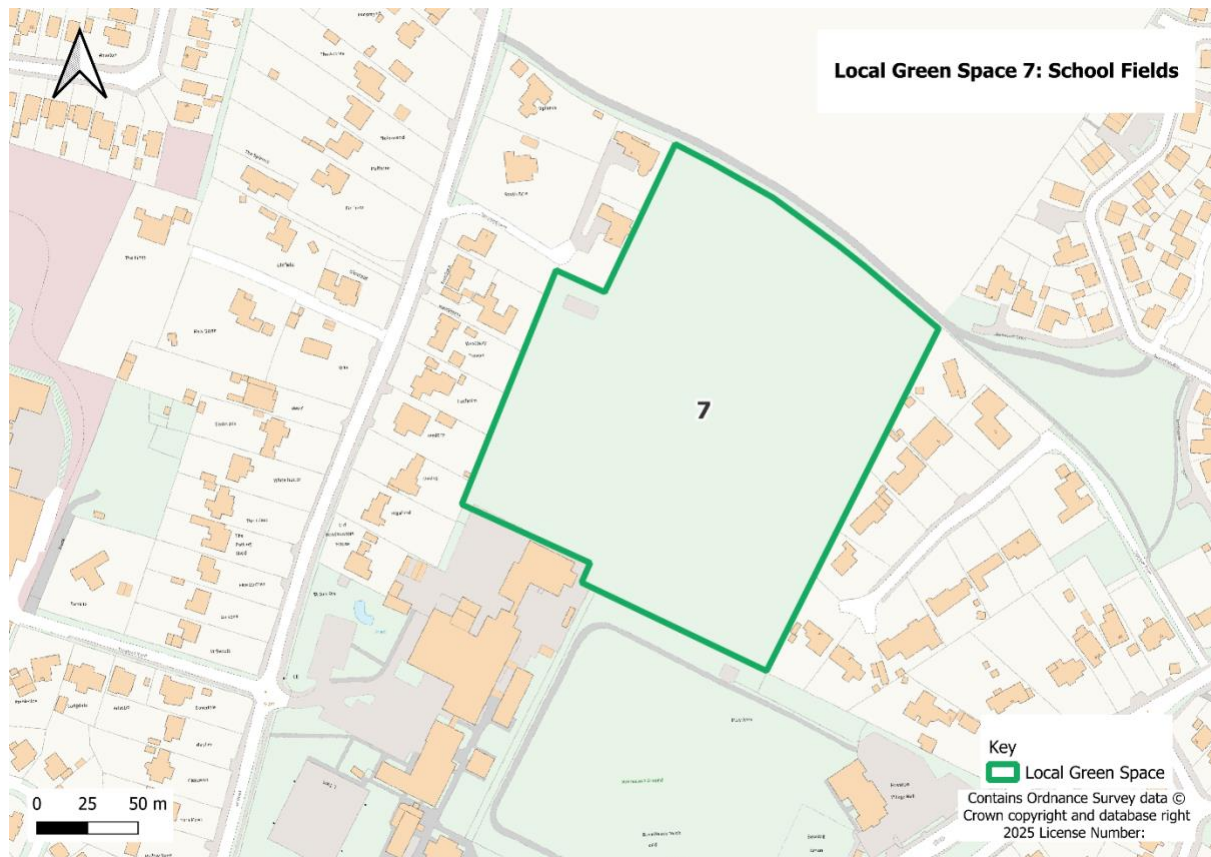


Figure 20: Broadland High School football pitches bounded by hedgerows



Figure 21: Broadland High School football pitches with view to Tunstead Road



Site Details

Description and purposes	School playing fields belonging to Broadland High Ormiston Academy. Provides sporting opportunities and a large area of open greenspace.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	Nutrient Neutrality SSSI Catchment
Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves	This green space is in a central location in the parish located between Stalham Road and Tunstead Road.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Large open space with multiple potential uses for passive and active recreation and sport. Space critical for the physical and mental wellbeing of the local young people.
Local in character and not extensive tract of land	<p>3.060ha in size.</p> <p>As explained in the Planning Practice Guidance (PPG) Para:015 ID:37-015-20140306, there are no hard and fast rules about how big a Local Green Space can be, and a degree of judgement will inevitably be needed when making a designation.</p> <p>Para 106 of the NPPF (December 2024) states that a Local Green Space should only be designated if it is not an extensive tract of land, such as making blanket designations of open countryside adjacent to settlements to stop development. This would not be considered appropriate.</p>

	<p>The school playing field is not an extensive tract of land and serves as a green space for the local school and is considered an appropriate size in proportion to the parish itself.</p>
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Reason for Designation

Large open space with multiple potential uses for recreation, especially valuable to the area's young people. This green space was put forward as a suggestion by residents as an area they would like to see protected from future development.

LGS8- St Helens Churchyard and Woodland

Figure 22: Detailed map showing designated local green space 8: St Helens Churchyard and woodland



Figure 23: St Helens Church at the corner of Tunstead Road



Figure 24: Large, wooded area and dell/clay pit with the church grounds



Site Details

Description and purposes	Area of woodland in the churchyard of the Catholic church of St Helen. Adjacent to the church grounds is a large dell which is a former clay pit. The open space and dell are an important biodiversity corridor for flora, fauna and wildlife.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	Multiple tree preservation orders (TPO) within this greenspace under TPO/04/0719 on different tree types- WDL, Pine, Oak, Lime, Pine and Cherry ⁴ . Nutrient Neutrality SSSI Catchment
Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves	Located between residential properties on the corner between the B1354 and Tunstead Road.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Area of peace and tranquillity located within a residential area. Provides access to wildlife and nature.
Local in character and not extensive tract of land.	The area size is approximately 0.68ha. It is local in character to Hoveton falling within the parish boundary and serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.

Reason for Designation

Area of woodland and greenspace providing a tranquil location for local residents. Dell and woodland provide an important biodiversity corridor. This green space was put forward as a

⁴ [TPO Cadcorp SIS WebMap 9.1](#)

suggestion by residents as an area they would like to see protected from future development.

LGS9- Churchfields Green Space & Conservation Area

Figure 25: Detailed map showing designated local green space 9: Churchfields greenspace and conservation area



Figure 26: Meadows at the front of Churchfields housing development (taken from Horning Road)



Figure 27: Meadows at the front of Churchfields looking towards St John's church



Figure 28: Green space at Churchfields



Figure 29: Green space and play equipment at Churchfields on the path leading to Meadow Drive



Figure 30: Woodland behind St John's Churchyard



Site Details

Description and purposes	<p>Fenced community conservation area adjacent to St John's Church. This space features a pathway running through a wildflower meadow. There is an area of accessible woodland behind the church home to Corsican Pine trees.</p> <p>Within the Churchfields housing estate there is a small children's play area with a connected green corridor footpath that leads to Meadow Drive.</p>
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	Nutrient Neutrality SSSI Catchment
Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves	Located adjacent to St John's Church along Horning Road.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	<p>Community access to nature and wildlife for local residents. Adjacent to the church.</p> <p>The meadow area serves as a biodiversity corridor for flora, fauna and wildlife.</p> <p>The woodland contains some important trees, and this is the closest woodland to the village centre.</p> <p>Adjacent to St John's Church, the meadows support and enhance the protected landscape of the Grade II church and cemetery which is listed as a designated heritage asset.</p>

Local in character and not extensive tract of land.	The area size is approximately 1.71ha. It is local in character to Hoveton falling within the parish boundary and serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.
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Reason for Designation

Important wildlife area allowing nearby residents an attractive space to relax and interact with nature. This green space was put forward as a suggestion by residents as an area they would like to see protected from future development.

LGS10- Lower Meadow

Figure 31: Detailed map showing designated local green space 10: Lower Meadow



Figure 32: Lower Meadow



Site Details

Description and purposes	A large open greenspace to the south of the long stay coach park. This area is used by locals to walk their dogs, and it provides access to the river which could form a good link to any future development down at the riverside. The area serves as an area for local wildlife.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	Broads National Park Nutrient Neutrality SSSI Catchment
Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves.	This greenspace is at the edge of Hoveton to the east of the railway. It is easy to access by foot via the public footpaths or by car if one parks at the long stay car park.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	An accessible area of nature and wildlife with potential for recreational and community purposes.
Local in character and not extensive tract of land.	<p>The area size is approximately 8ha.</p> <p>As explained in the Planning Practice Guidance (PPG) Para:015 ID:37-015-20140306, there are no hard and fast rules about how big a Local Green Space can be, and a degree of judgement will inevitably be needed when making a designation.</p> <p>Para 106 of the NPPF (December 2024) states that a Local Green Space should only be designated if it is not an extensive tract of land, such as making blanket designations of open countryside adjacent</p>

	<p>to settlements to stop development. This would not be considered appropriate.</p> <p>The green space is considered an appropriate size in proportion to the parish itself which totals approximately 1022ha.</p>
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Reason for Designation

A green space and biodiversity corridor allowing access to nature and wildlife with potential for additional community uses.

Recommended Designations

From the assessment work, 10 Local Green Spaces have been determined to meet the national criteria for designation. These are highlighted below.

