

# **Lingwood & Burlingham Neighbourhood Development Plan 2022-2042**



**Local Green Space Assessment 2022**

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## 1. Introduction

1. Lingwood and Burlingham is preparing a neighbourhood development 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 early/mid 2022 questions were asked regarding what the community loved about the environment and areas which can be improved and protected. The Neighbourhood Plan Steering Group identified 8 areas of green space to investigate after considering some of the ideas suggested by the community and exploring other potential spaces. Each of these was visited and further evidence gathered on them to determine whether they meet the national criteria for Local Green Spaces.
3. This document provides the assessment and reasoning of all 8 areas of green space visited or suggested for us to investigate to include in the neighbourhood development plan; however, those we wish to take forward have been separated from ones which were eliminated to make this easier for readers.
4. Chapter 3 provides the assessment and explanation of the 8 green spaces we feel are justified and supported to be a LGS in the Lingwood and Burlingham Neighbourhood Plan.

## 2. Policy Context

5. 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.
6. 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:
  - 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 land.
7. 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.*

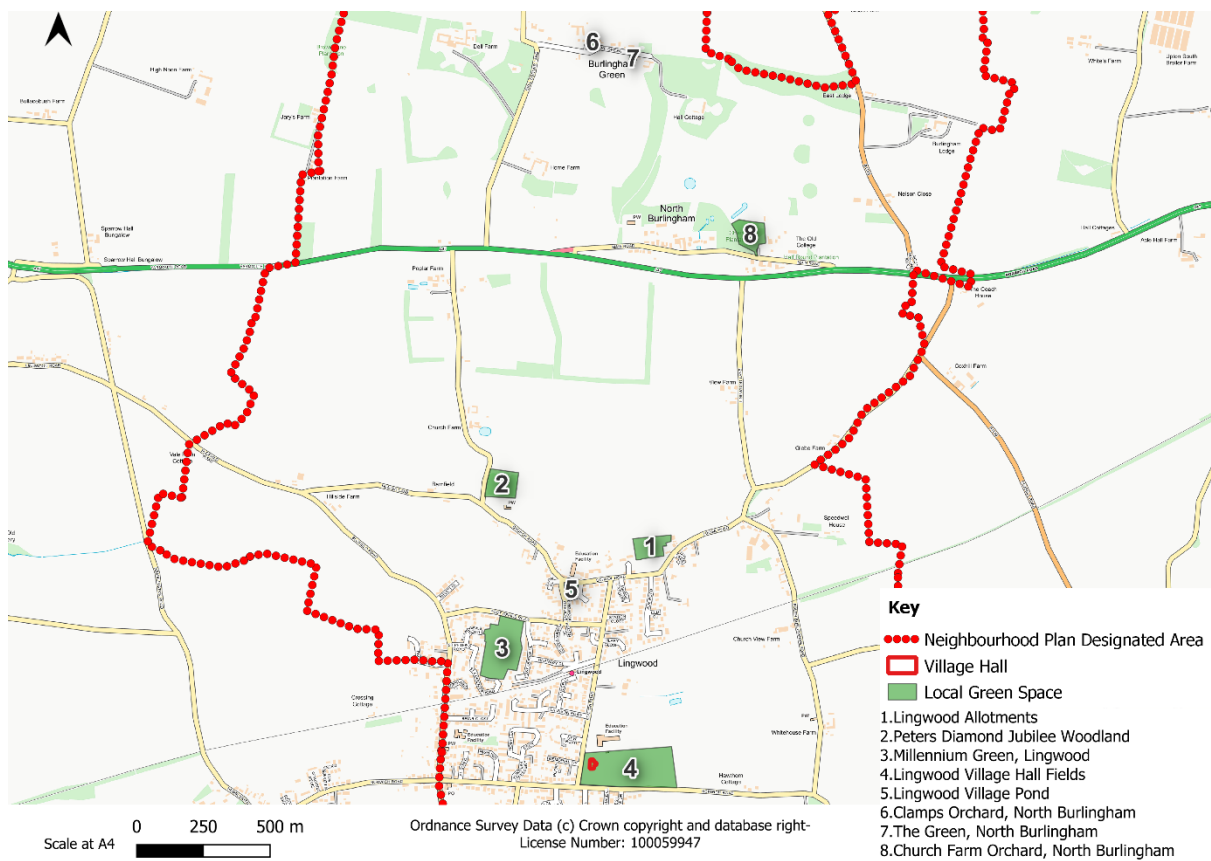
8. Other designations, such as Special Areas of Conservation, do not necessarily preclude or support designation as a Local Green Space. However, it is necessary to consider whether the additional designation is necessary and would serve a useful purpose.
9. In applying the NPPF criteria, close proximity would normally mean easy walking distance, which based on Natural England standards would mean 1.25 miles or less.
10. 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.
11. The Broadland 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.

### 3. Assessment of the green spaces being designated

The Local Green Spaces Assessment Tool from *My Community: Neighbourhood Planning Local Green Spaces*<sup>2</sup> has been used as a basis to assess each site identified by the community. This includes:

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**Figures 1 to 3** identifies the 8 Local Green Spaces within the parish.



**Figure 1- Local Green Spaces within the parish**



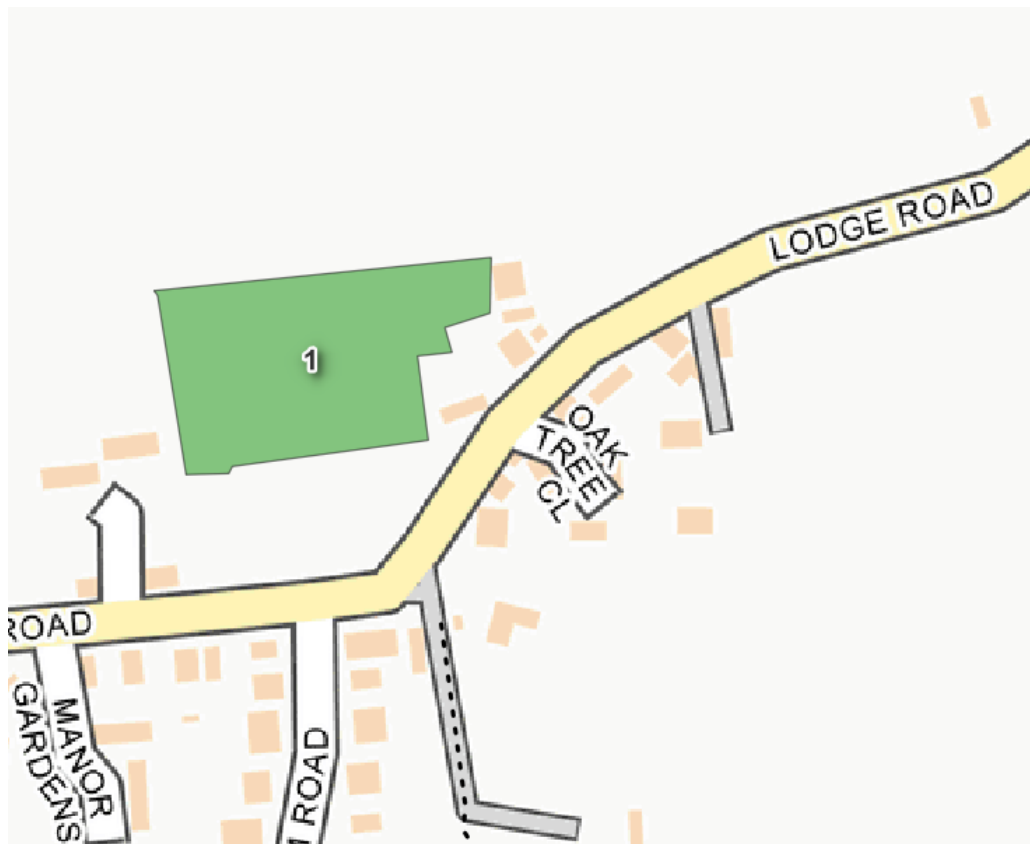
**Figure 2- Local Green Spaces within North Burlingham**



**Figure 3- Local Green Spaces within Lingwood**



## LGS1-LINGWOOD ALLOTMENTS



Site	<b>LGS1-LINGWOOD ALLOTMENTS</b> Parish Council run Allotments located on Lodge Road, Lingwood.
Description and purposes	This site consists of twenty-nine full size plots and five half size plots. All are well used for the production of vegetables, fruit, and flowers. Most have a shed and several have greenhouses located on their plots. There is a constant demand for plots with the current waiting list numbering five.

## 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.	Yes, approximately 500m from the village green which is a central area within Lingwood. This is the equivalent to a 10-minute walk.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Located on the northern edge of the village of Lingwood it is easily accessible to the majority of local residents. Allotments were first established in Lingwood in 1945. The current site was allocated for allotments in 1998 and was increased in size in 2009. It therefore has historic significance. It offers those maintaining their plots the chance to keep active whilst also enjoying the peace and quiet of the area and to establish friendships with other plot holders.
Local in character and not extensive tract of land.	Approx. 0.9ha the green space would not be considered an extensive tract of land. It is local in character.

## **REASON FOR DESIGNATION**

The Lingwood allotments is being designated as a Local Green Space predominately because of its value to the community.

- As stated above it is a well-used facility with a waiting list.
- It offers a place to relax, whilst keeping active, and to mix with other members of the community.
- It is also a thriving wildlife haven.

## **PHOTOGRAPHS**





## LGS2-ST PETER'S DIAMOND JUBILEE WOOD



Site	<b>LGS2-ST PETER'S DIAMOND JUBILEE WOOD</b>
Description and purposes	Located on Lingwood Road on land to the North of St Peter's Church, this Wood was created in February to celebrate the Queen's Diamond Jubilee and to recognize the public services carried out by Local Councillor Shirley Peters.

### **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.	Yes, approximately 500m from the village green which is a central area within Lingwood. This is the equivalent to a 10–15-minute walk.
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Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	<p>Although the wood is located on the very northern edge of the Village, it is only a short walk from the main residential area and to the north of the Village Church of St Peters.</p> <p>It was created to enhance the existing public rights network at Lingwood, and is managed to enhance the landscape and encourage wildlife.</p> <p>It is very well designed and laid out with a variety of tree species and a clear grassed area within its centre.</p> <p>There are pathways around and through the tree planted areas, seating on the central grassed area and a multi faced sundial in its centre.</p> <p>It is a very tranquil area in which to relax and unwind.</p>
Local in character and not extensive tract of land.	<p>Approx 1.1ha the green space would not be considered an extensive tract of land. It is local in character.</p>

### **REASON FOR DESIGNATION**

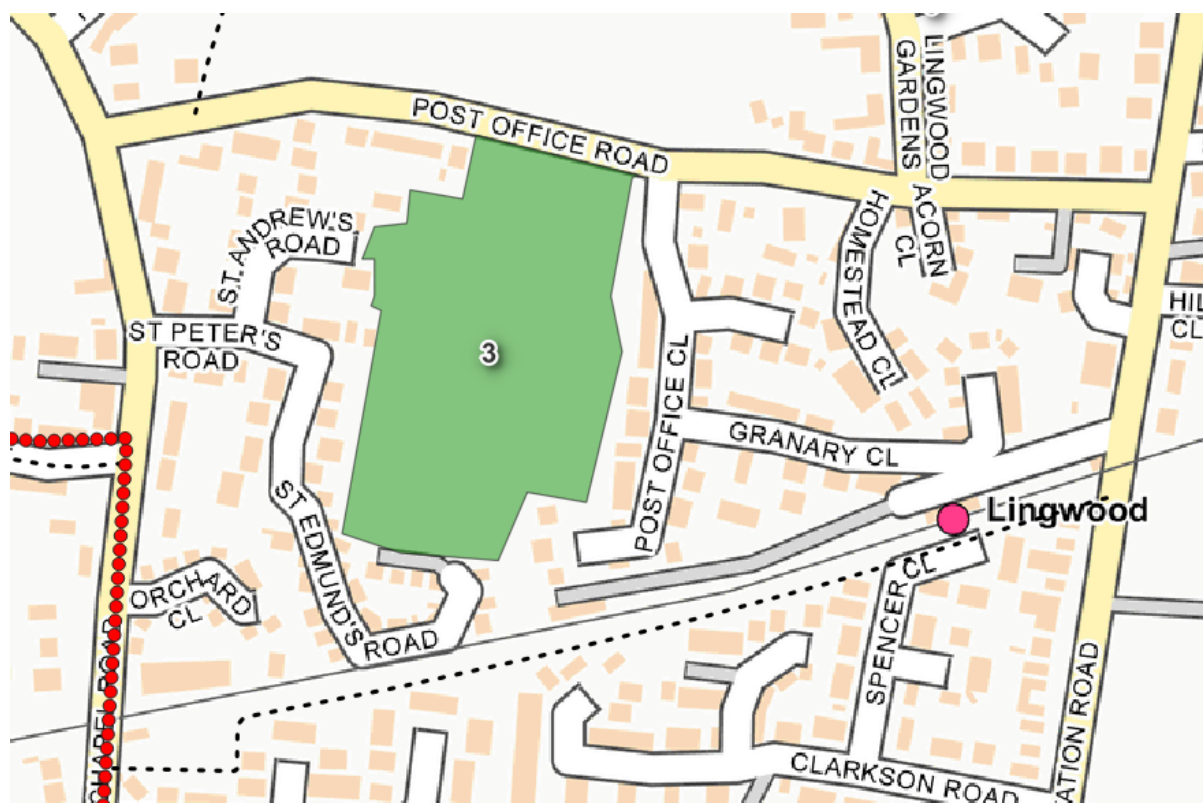
The reason for designating this as a Local Green Space is because of the peace and quiet it offers visitors (particularly being adjacent to the Church and Churchyard) and its richness in wildlife.



## **PHOTOGRAPHS**



## LGS3-MILLENNIUM GREEN, LINGWOOD



Site	<b>LGS3-MILLENNIUM GREEN, LINGWOOD</b>
Description and purposes	<p>The site was handed to the Parish Council in 2008 after negotiations that had stated in 1995 to establish a Village Green. An avenue of trees, each sponsored by village families, were planted in 2012 as part of the Jubilee celebrations. Later additions included a Noon Dial and Beacon. It is home to the Village sign.</p> <p>There is a variety of adult fitness equipment and a children's play area. A path runs round the perimeter with several benches located along it.</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.	Yes, this is a central area within Lingwood. This is the equivalent to a 5-10 -minute walk from services including Lingwood train station and Lingwood Primary School.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	<p>The site is very central to the village of Lingwood It is a large open area which offers members of the community facilities to maintain fitness as well as relaxation. It is well used by walkers and dog walkers. It has a fenced off small child play area, as well as other play equipment for older children.</p> <p>The area is bordered by trees and hedgerows as well as having trees within the area itself</p>
Local in character and not extensive tract of land.	Approx.2.8ha the green space would not be considered an extensive tract of land. It is local in character.

## **REASON FOR DESIGNATION**

The Millennium Green is being designated as a Local Green Space because of its value to the community. It is a well-used facility with something for most members of the community no matter what their age.

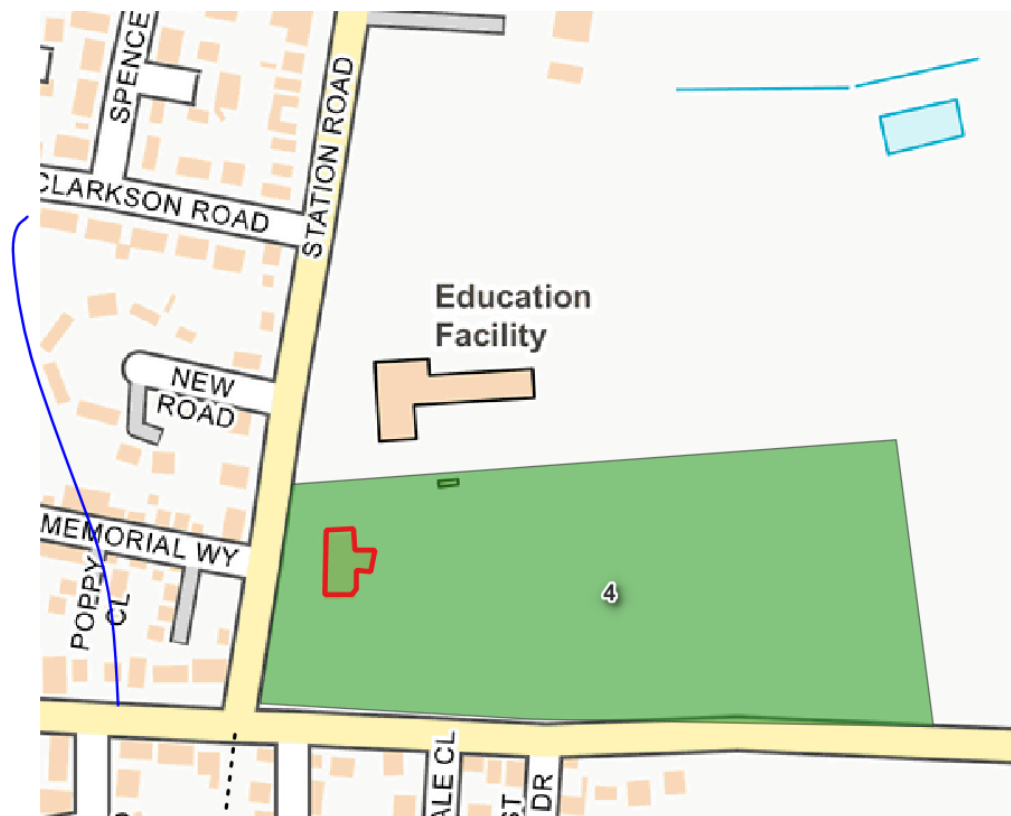


## PHOTOGRAPHS





## LGS4- VILLAGE HALL FIELDS, LINGWOOD



Site	<b>LGS4- VILLAGE HALL FIELDS, LINGWOOD</b>
Description and purposes	Located to the East of the village of Lingwood next to the village school, the site is easily accessible to the majority to residents. A Village Hall has existed in one form or another since 1940 when a Pavilion was erected on land

	<p>purchased from Burlingham Estates. A brick-built building was erected in 1973 after years of fundraising. The current Hall was opened in 2015 with money from the sale of the old site for housing.</p> <p>Established as part of the new Village Hall opened in 2015, the main sports field is host to regular Car Boot sales during the summer months and is also used by a local Football team for matches and training. Annual events such as the Fireworks display, and summer fete are also held here. The site also houses a MUGA and petanque court.</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.	Yes, approximately 500m from the village green which is a central area within Lingwood. This is the equivalent to a 10-minute walk.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	<p>The Back Field was an overgrown area until 2018 when work started to develop it in readiness for the launch of the Lingwood parkrun in 2019. A 1-kilometre track was laid, and in 2021 this was improved by the laying of a hardcore surface which was extended to the rear and northern side of the sports field. The parkrun is a weekly very popular event, and the field is valued by the community.</p> <p>Further enhancements to the Back field were made in 2022 with the planting of 25 fruit trees and other native species, the creation of a meadow and area of wildflowers. For this reason, the green space is considered demonstrably special for its new contribution to improving wildlife within the area.</p> <p>There has also been an installation of a commemorative bench to the rear of the field giving runners and walkers a place to rest with a clear view across farmland to the South Burlingham church of St Edmund's. The whole area</p>

	is extensively used by walkers. The area is well used for its recreational value.
Local in character and not extensive tract of land.	Approx 4.5ha the green space would not be considered an extensive tract of land. It is local in character.

### **REASON FOR DESIGNATION**

The Village Hall fields are being designated as a Local Green space predominately because of its value to the community.

It is a very well used area by walkers, dog walkers. A variety of regular sporting events as well as community events.

The Back Field is rich in wildlife.

## **PHOTOGRAPHS**



## LGS5- LINGWOOD VILLAGE POND



Site	<b>LGS5 VILLAGE POND, LINGWOOD</b>
Description and purposes	Situated on School Road, Lingwood. It was considered to be the heart of the village for more years than records show. It is served by a natural spring.

### **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.	Yes, located to the north of the Village it is within easy reach of the majority of the residents of Lingwood and approximately 400m from the village green which is a central area within Lingwood. This is the equivalent to a 5-10-minute walk.
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Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	It has great historic significance with the natural spring supplying drinking water to the community since before records began. Later neighbouring properties had the right to draw water via a well. This right lasted until late into the twentieth century. Passing steam traction engines would top up, and farmers would fill water carts. Today it is home to a manageable community of ducks and moorhens who breed here and are well loved by local children and their parents who can be seen feeding them on most days. As part of the Neighbourhood Plan. Art competition run in conjunction with the village school 25% of children submitted entries depicting the village pond under the category "Things I love about my Village".
Local in character and not extensive tract of land.	Approx 0.2ha the green space would not be considered an extensive tract of land. It is local in character.

### **REASON FOR DESIGNATION**

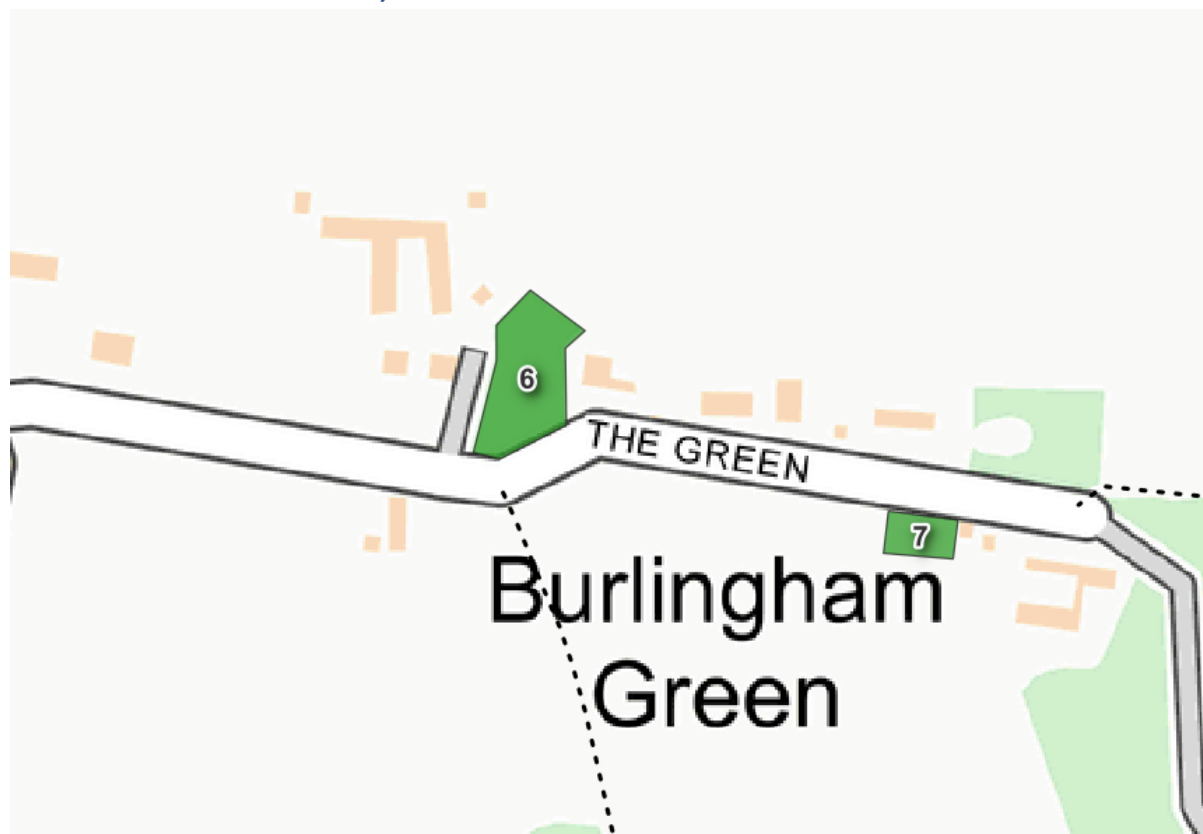
The Village Pond is being designated as a Local Green space for its contribution to the community as a place for wildlife to thrive, its historic significance as a natural spring and the recreational enjoyment all get from visiting this site.

## PHOTOGRAPHS





## LGS6- CLAMP'S ORCHARD, NORTH BURLINGHAM



Site	LGS6- Clamp's Orchard
Description and purposes	A 1/2-acre site leased via Chris Gates, Chair of BCGA, from NCC and cleared and maintained by them as a Community Wildlife Garden of rough grass and woodland with remaining apple trees - a remnant of Green Farm, last Tenant Tom Clamp. The Green Farm site with farmhouse was developed by NCC and private developers to four barn conversions plus the house approximately 10 years ago. Used by the Community as one of the focal points for social gatherings in the absence of any shop, school, pub or Village Hall north of the A47 which divides the Parish. and by visiting ramblers who often rest and picnic at the bench sited there.

### 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.	As the main A47 runs East to West across the Parish of Lingwood and Burlingham (the designated Plan area) the communities of North Burlingham and Burlingham Green are segregated from the main population area of Lingwood. Clamps Orchard is therefore central to this isolated community.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	This is an important community asset being an area of unspoilt natural beauty which is rich in wildlife. In this area you may see goldfinches investigating the Teasles left for them and many garden birds feasting on fallen apples. The grass - kept deliberately long - is home to dozens of voles and quiet observation, particularly in the evenings, may reward with sightings of hunting stoats and barn owls. Among the 'manicured' gardens and farmland, this central half acre acts as a refuge. It is a peaceful, quiet area with a bench for locals and visitors to enjoy - its recreational value is important to the local community for bringing people together and the community willingly maintains it - the maintenance itself being a community experience.
Local in character and not extensive tract of land.	Approx 0.167ha the green space would not be considered an extensive tract of land. It is local in character.

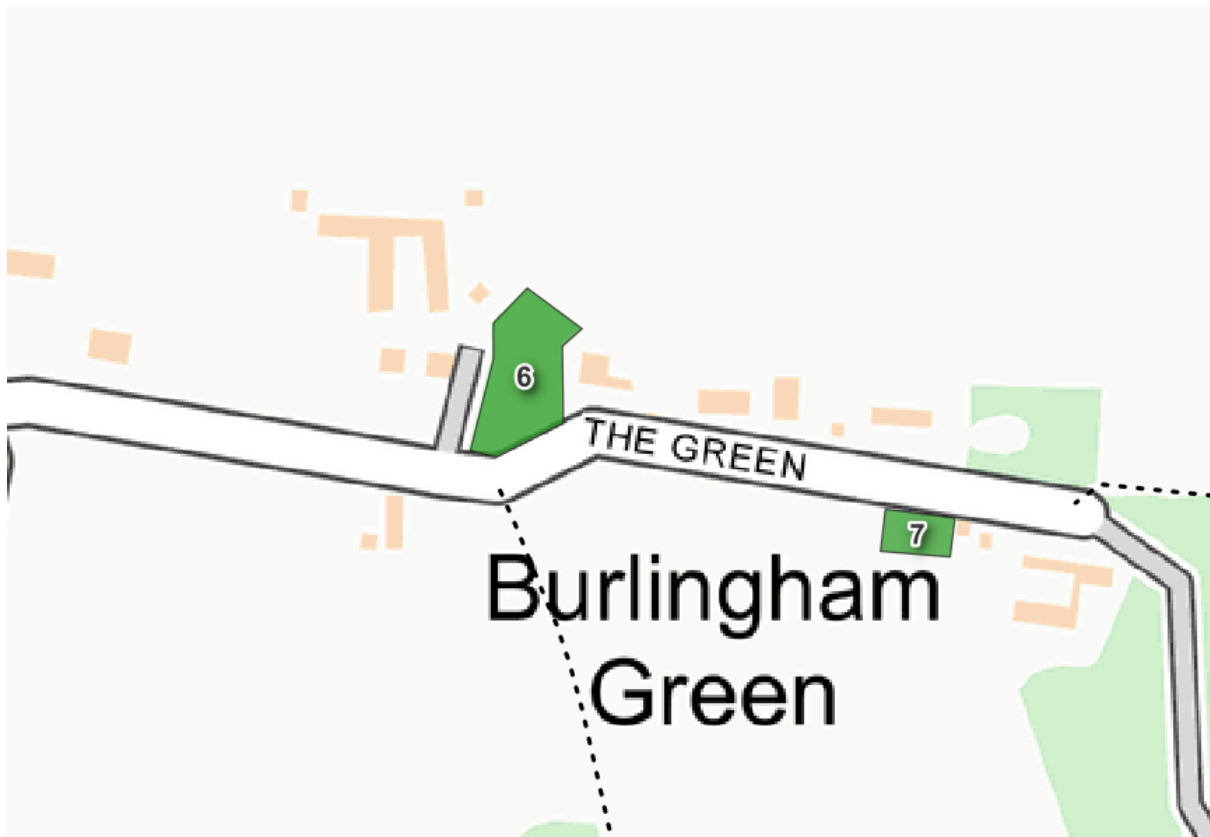
## **REASON FOR DESIGNATION**

- It is an area valued by the community who maintain it for the enjoyment of locals and visitors
- It is a peaceful unspoilt natural area
- It is rich in wildlife and is home to a large variety of birds and animals

## PHOTOGRAPHS



## LGS7- THE GREEN, NORTH BURLINGHAM





Site	<b>LGS7- THE GREEN, NORTH BURLINGHAM</b>
Description and purposes	The Green, Burlingham Green NR13 4SZ. A 1/4-acre site leased via the Parish Council from NCC for the village of Burlingham and Burlingham Green, maintained and controlled by local Social Group Burlingham Cottage Gardeners Association (BCGA). Used by them as one of the focal points for social gatherings in the absence of any shop, school, pub, or Village Hall north of the A47 which divides the Parish. The site has a building and open space for the erection of tents and marques.

### **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.	As the main A47 runs East to West across the Parish of Lingwood and Burlingham (the designated Plan area) the communities of North Burlingham and Burlingham Green are segregated from the main population area of Lingwood. Church Farm Orchard is therefore central to this isolated community.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	This is an important community meeting place for events as few other facilities exist. It is the only area that contains a building where inside meeting events can be held. For this reason it is considered to be special to the local community for its recreational value it offers to the residents here.
Local in character and not extensive tract of land.	Approx 0.04ha the green space would not be considered an extensive tract of land. It is local in character.

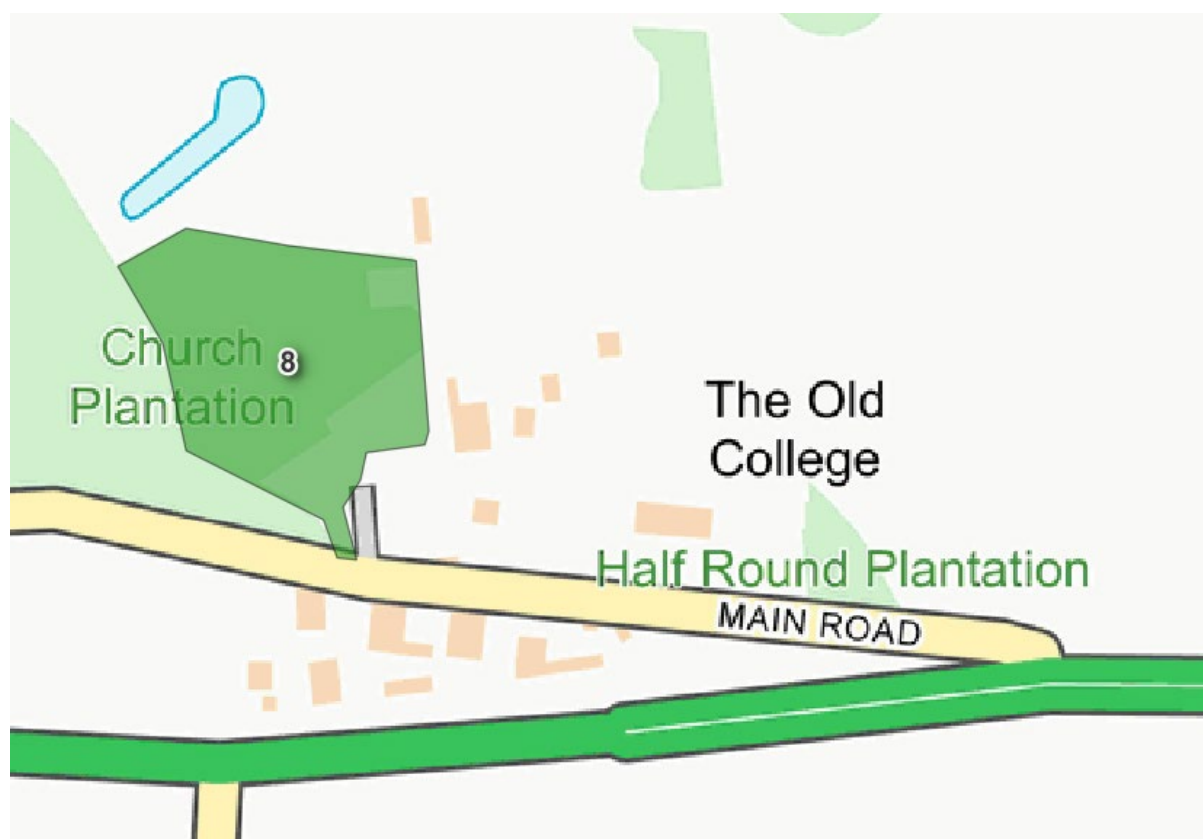
### **REASON FOR DESIGNATION**

It is an important meeting area for the community.

## **PHOTOGRAPHS**



## LGS8- CHURCH FARM ORCHARD, NORTH BURLINGHAM



### Site Details

Site	LGS8- CHURCH FARM ORCHARD
Description and purposes	Church Farm Orchard, Main Road North Burlingham NR13 4TA. A 2-acre orchard and Christmas Tree plantation run by tenant farmer David Morton used by the Community as one of the focal points for social gatherings in the absence of any shop, school, pub, or Village Hall north of the A47 which divides the Parish. Particularly associated with the October “Apple Day” run by BCGA in conjunction with the Blofield Heritage Apple Project.

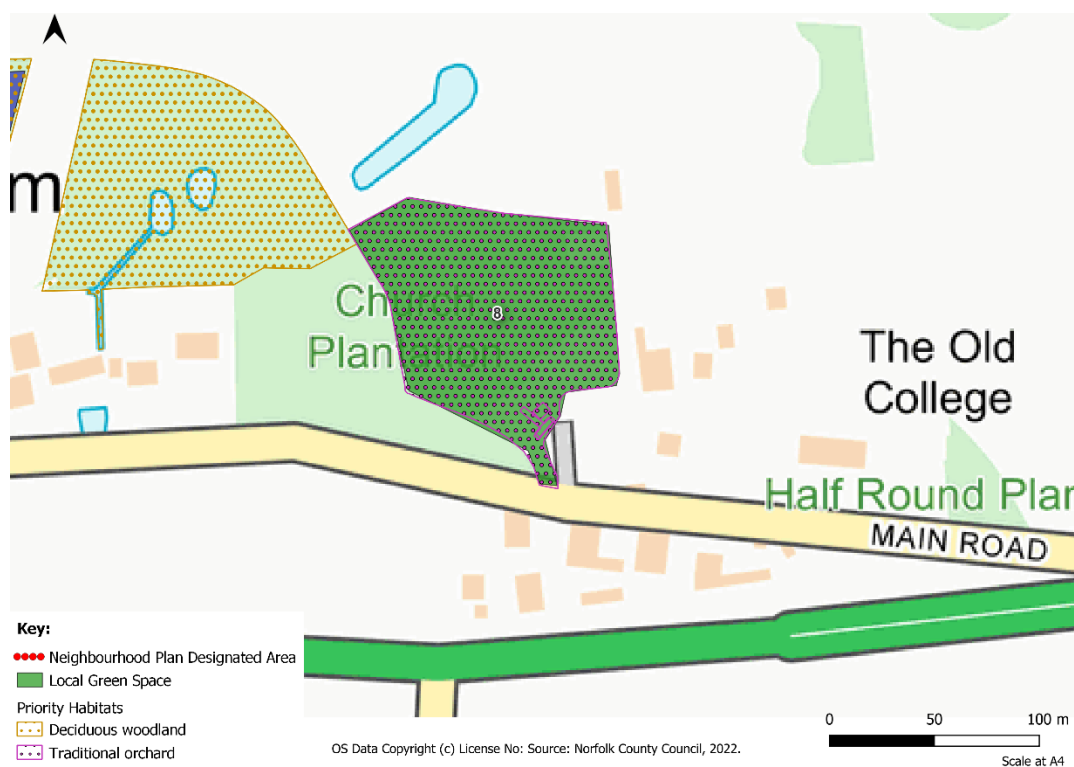
### CHECKLIST

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None. However, Priority Habitat Traditional Orchard covers the entire green space. Priority Habitat Deciduous Woodland is also adjacent to the site to the north-west corner.
Site allocations	None



Planning permissions

None



## NPPF CRITERIA

Close to the community it serves.

As the main A47 runs East to West across the Parish of Lingwood and Burlingham (the designated Plan area) the

	<p>communities of North Burlingham and Burlingham Green are segregated from the main population area of Lingwood. Church Farm Orchard is therefore central to this isolated community.</p>
<p>Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)</p>	<p>This is an important community meeting place for events as few other facilities exist. For this reason, its recreational value is important to the local community for bringing people together to enjoy the events hosted here.</p> <p>As well as this another important factor which makes this site demonstrably special in the area is that it is entirely made up of priority habitat – Traditional Orchard and adjacent to the north west of the site is deciduous woodland another priority habitat showing its importance in biodiversity in this part of the parish. As stated in part of the description of Traditional Orchards by the JNCC (2008) UK Biodiversity Action Plan<sup>1</sup>:</p> <p><i>“Traditional orchards are structurally and ecologically similar to wood-pasture and parkland, with open-grown trees set in herbaceous vegetation, but are generally distinguished from these priority habitat complexes by the following characteristics: the species composition of the trees, these being primarily in the family Rosaceae; the usually denser arrangement of the trees; the small scale of individual habitat patches; the wider dispersion and greater frequency of occurrence of habitat patches in the countryside..Trees in traditional orchards are, or were, grown for fruit and nut production, usually achieved through activities such as grafting and pruning; whereas timber has been the main product from trees in wood-pastures and parkland, mostly derived from pollarding or selective felling. Grazing or cutting of herbaceous vegetation are integral to orchard management, as they are in wood-pastures and parkland.</i></p> <p><i>Traditional orchards are defined, for priority habitat purposes, as groups of fruit and nut trees planted on vigorous rootstocks at low densities in permanent grassland; and managed in a low intensity way. They are a long-established and widely distributed habitat and make a significant contribution to biodiversity, landscape</i></p>

<sup>1</sup> [Traditional orchards \(UK BAP Priority Habitat description\) \(jncc.gov.uk\)](http://jncc.gov.uk)

	<p><i>character and local distinctiveness across the UK. There are many regional variations including apple (<b>like this site</b>).</i></p> <p><i>The estimated extent of traditional orchards in the UK is 25,350ha. This puts the habitat at the rarer end of the scale compared to existing priority habitats” and whilst England has the most coverage it is important to protect habitats where we can.</i></p>
Local in character and not extensive tract of land.	Approx 1.07ha the green space would not be considered an extensive tract of land. It is local in character.

### **REASON FOR DESIGNATION**

- It is a focal point for community gatherings including playing host to the annual Apple Day.
- The entire green space is made up of Priority Habitat- Traditional Orchard. This means that it has been deemed to be of principal importance for the purpose of conserving biodiversity and being listed in the UK Biodiversity Action Plan in hope to maintain habitats. For this reason, it is also rich in wildlife.

### **PHOTOGRAPH**



