Hoveton Neighbourhood Plan

Hoveton's Local Green Space Assessment

Regulation 15 Version
September 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	
• 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	• 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 9 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 current National Planning Policy Framework (NPPF), published in August 2026, addresses Local Green Space designation through Policy HC2.

Policy HC2 states that Local Green Space should be limited to land which:

a. is in close proximity to the community it serves;
b. is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and
c. is local in character and not an extensive tract of land.

Designation should also be consistent with the local planning of sustainable development and the provision of sufficient land for homes, jobs and other needs. Local Green Space should only be designated through the preparation or updating of a plan and should be capable of enduring beyond the end of the plan period. 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.

The NPPF does not prescribe a fixed distance for determining whether a Local Green Space is in close proximity to the community it serves. This has therefore been considered in the

context of each site, the community it serves and the reasons for which the space is locally significant.

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 2024–2040 and the Local Plan for the Broads 2015–2036 form part of the adopted development plan for the neighbourhood area. Their policies provide important context for the proposed Local Green Space designations.

The North Norfolk Local Plan and the Local Plan for the Broads contain policies relating to protected open spaces and Local Green Space. The adopted 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.

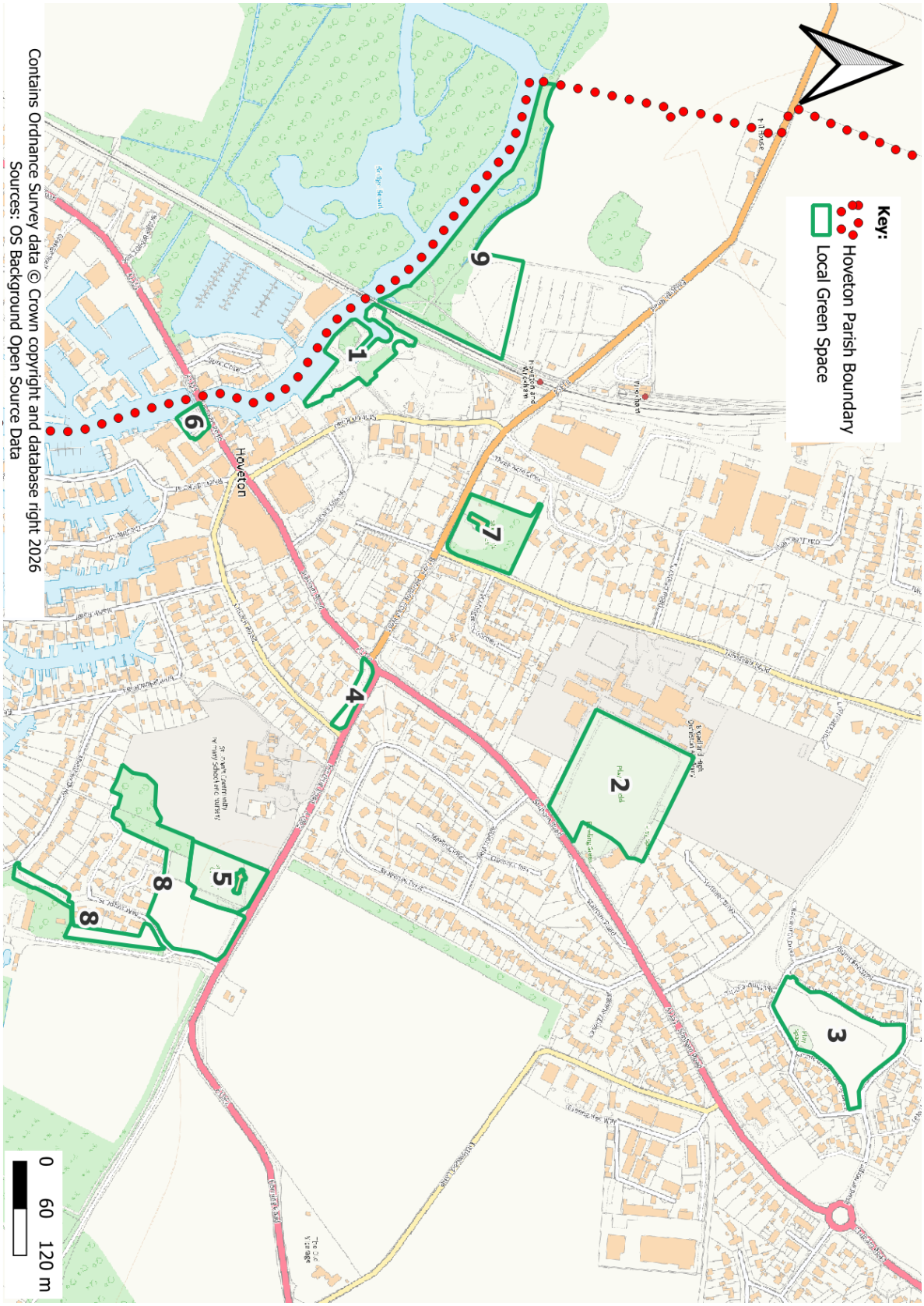
The Broads Local Plan (2019) Policy SSLGS is a Local Green Space policy. This sets out development proposals that protect or enhance local green spaces and that comply with other relevant policies will be permitted. Development proposals that would have an unacceptable adverse impact on the use, function 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.

The assessment has also considered the wider requirements of Policy HC2. The nine proposed Local Green Spaces are recorded as having no site allocation or planning permission. The designations are being made through preparation of the Neighbourhood Plan and are intended to endure beyond the end of the Plan period.

Assessment of the green spaces being designated

The Local Green Space Assessment Tool from My Community: Neighbourhood Planning Local Green Spaces was used as the basis for the original site assessments. The assessments have subsequently been reviewed against Policy HC2 of the NPPF (August 2026).

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

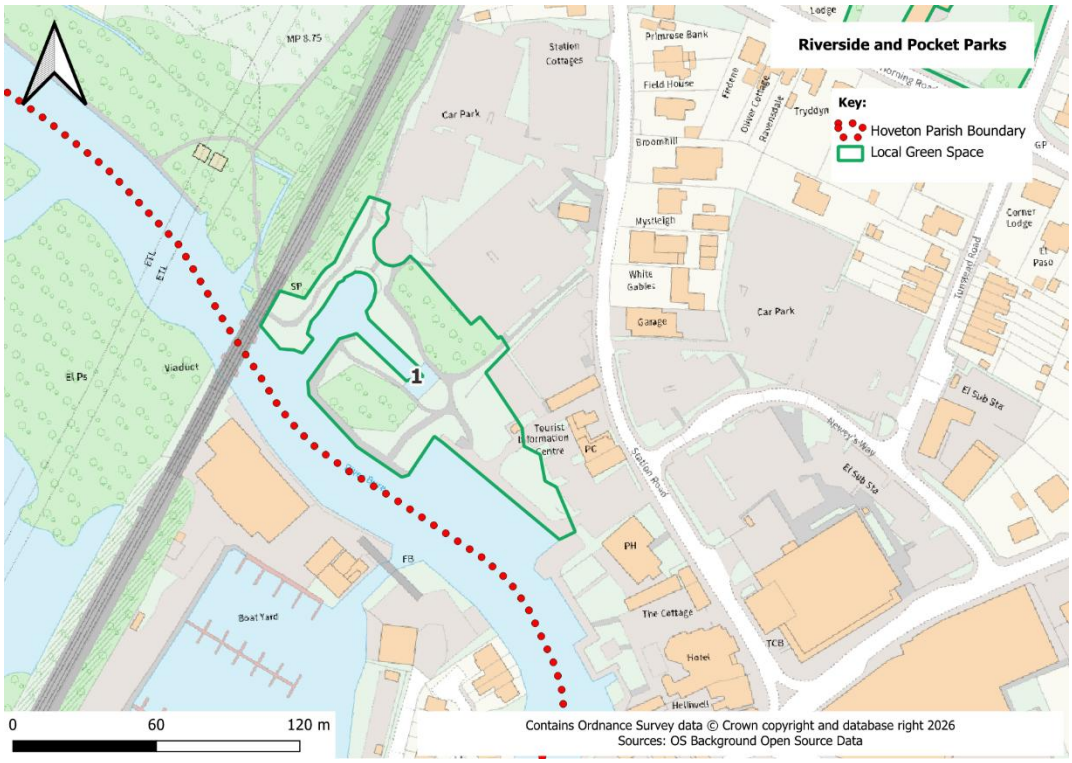


Figure 3: Hoveton's Pocket Park looking towards the River Bure and the Broads Authority free moorings



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.

Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	Broads National Park Nutrient Neutrality SSSI Catchment

	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	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. It would not necessarily be considered an extensive tract of land.

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	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. 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. 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.

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

[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	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. In addition to the public open space facing onto Stalham Road, Brook Park has two other open greens spaces that act as swale basins.

Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	Nutrient Neutrality SSSI Catchment Tree preservation orders (TPO) within this greenspace under TPO/24/1042 on several oak trees[3].

[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)	The greenspace can be accessed from multiple points including via the public footpath from Tunstead Road and via the Stalham Road footpath. 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. There has been additional tree planting on the green space as part of the recent planning permission. There are trees along the footpath. 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. Used for recreation, dog walking, children's play space.
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

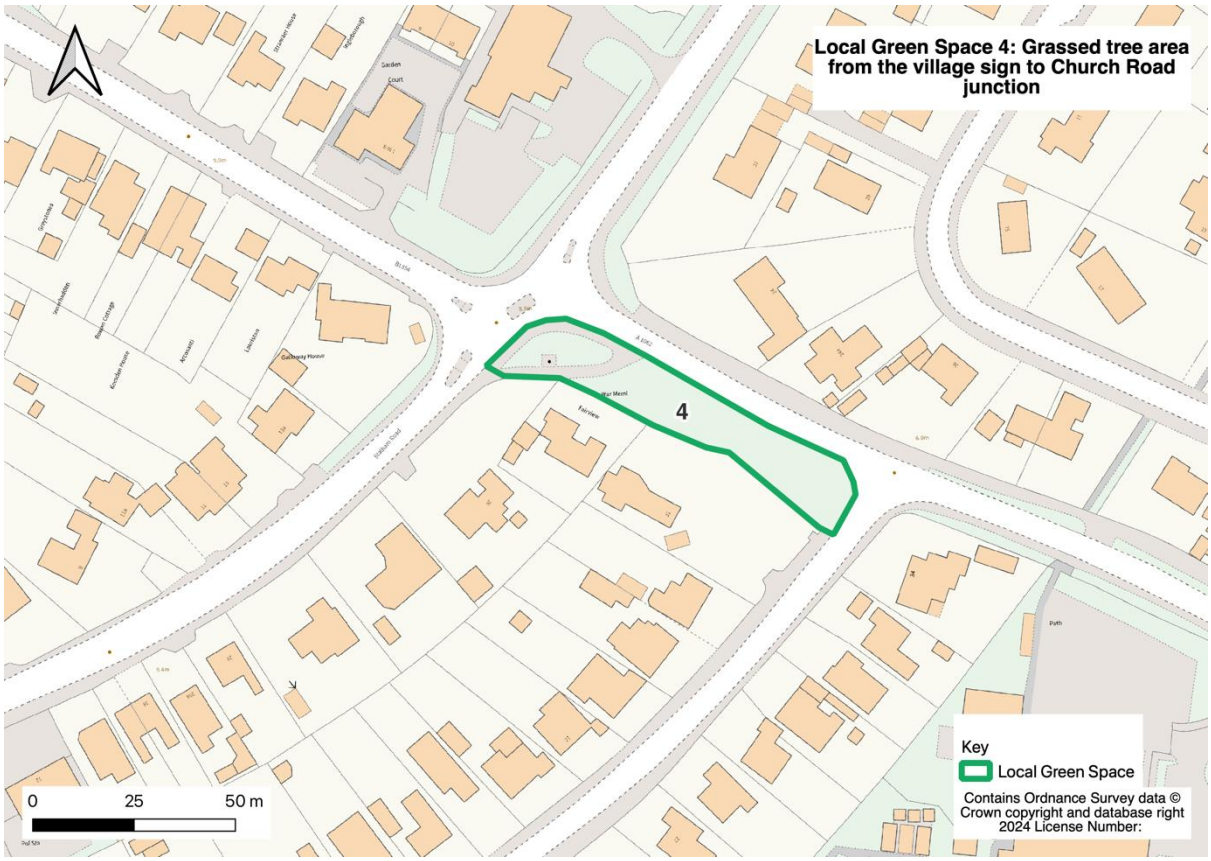


Figure 12: Heritage Village Sign sited at the Mini Roundabouts in Hoveton



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



Site Details

Description and purposes	LGS4 is a small but prominent grassed green space at the junction of Horning Road and Church Road, close to the village sign and the mini-roundabouts. It contains mature trees, including an oak tree, a bench, areas of maintained grass, planted bulbs and nearby flower beds. The space is actively cared for, with bulbs planted and maintained by Council volunteers. Although modest in size, the space performs an important local townscape and community identity role. It provides a visible green break in the built-up roadside environment and contributes to the sense of openness and greenery experienced on entering Hoveton. Together with the village sign, flower beds and mature trees, it helps mark arrival into the village and reinforces Hoveton's local character. The space is also the only public green space in this immediate part of the village. The bench beneath the oak tree provides a small but valued resting point, particularly for people walking through the area. Its purpose is therefore not as a formal recreation space, but as a locally valued green feature, resting place and arrival space that contributes to the identity, appearance and openness of this part of Hoveton.

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)	LGS4 is demonstrably special to the local community because of its beauty, local identity, community value and contribution to the character of the village entrance. The mature trees, planted bulbs, maintained grass and flower beds create an attractive green setting at a prominent and busy point in the village. The space softens the surrounding built development and road infrastructure and ensures that this part of Hoveton is not experienced simply as built frontage and highway. The village sign, nearby planting and open grassed area together create a recognisable arrival point and local landmark. The space has particular community value because it is cared for locally, including through bulb planting by Council volunteers, and because it is the only public green space in the immediate area. The bench beneath the oak tree adds a small but meaningful recreational and wellbeing function, providing a place to sit, pause and enjoy the greenery. The special value of LGS4 therefore lies in its combined role as a green entrance feature, local landmark, resting place and cared-for community space. Its importance is greater than its small size would suggest, because it provides openness, greenery and a sense of place at one of Hoveton's most visible village approaches.
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

LGS4 is proposed for designation because it is a small, central and locally distinctive green space that makes an important contribution to Hoveton's character and identity. It is not an extensive tract of land and is in close proximity to the community it serves. Its particular local significance arises from its beauty, mature trees, village sign setting, volunteer-planted bulbs, maintained grass, bench and role in creating a green and open arrival point into the village. The space helps soften the surrounding built and highway environment and provides a visible reminder that Hoveton retains a village character, rather than presenting as continuous roadside development. It complements the village sign and flower beds and is valued as the only public green space in this immediate area. For these reasons, the site is considered to meet the Local Green Space criteria and should be retained as a designation.

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	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. There is a large cemetery at the rear of the church that borders a wooded area. The churchyard has an important role in promoting biodiversity and climate change mitigations. The are acts as a biodiversity corridor that serves the adjacent Churchfields conservation area.

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

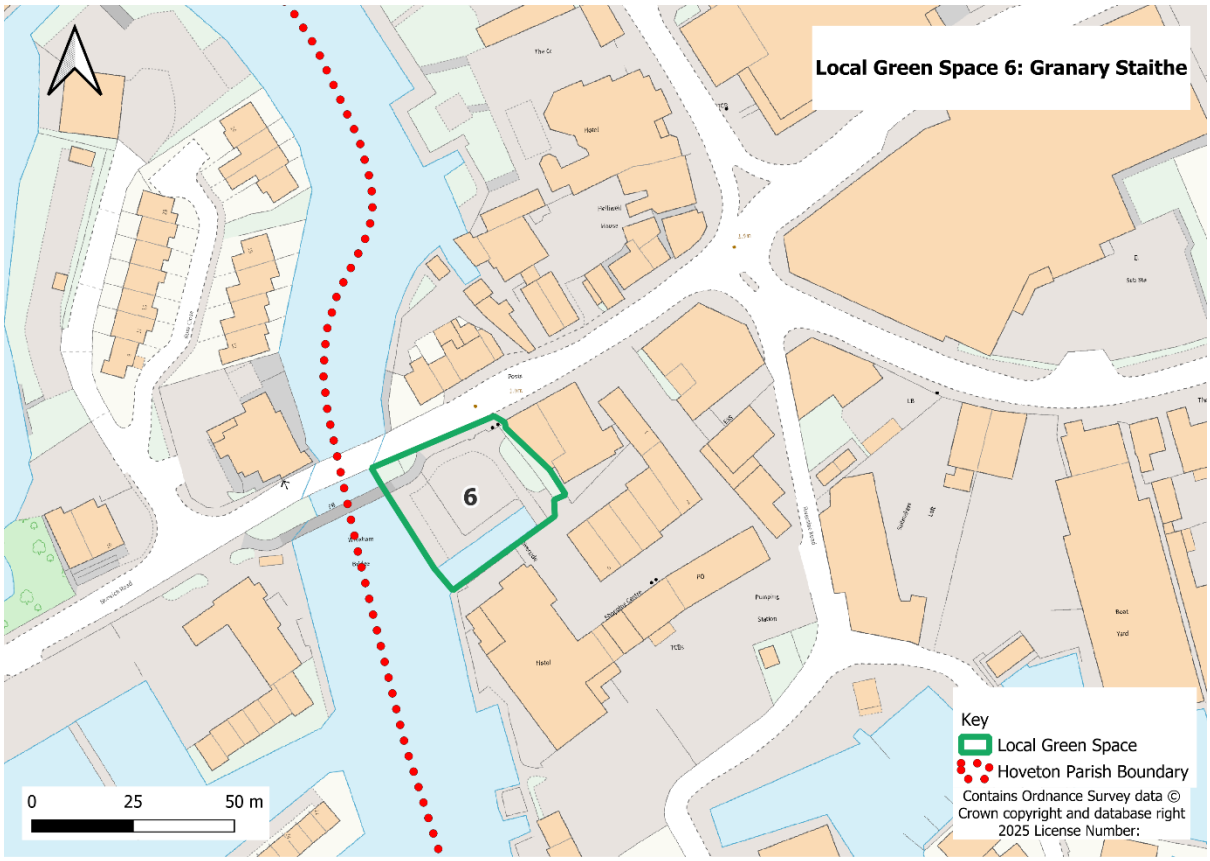


Figure 17: Granary Staithe looking towards Wroxham Bridge



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.

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- St Helens Churchyard and Woodland

Figure 19: Detailed map showing designated local green space 8: St Helens Churchyard and woodland

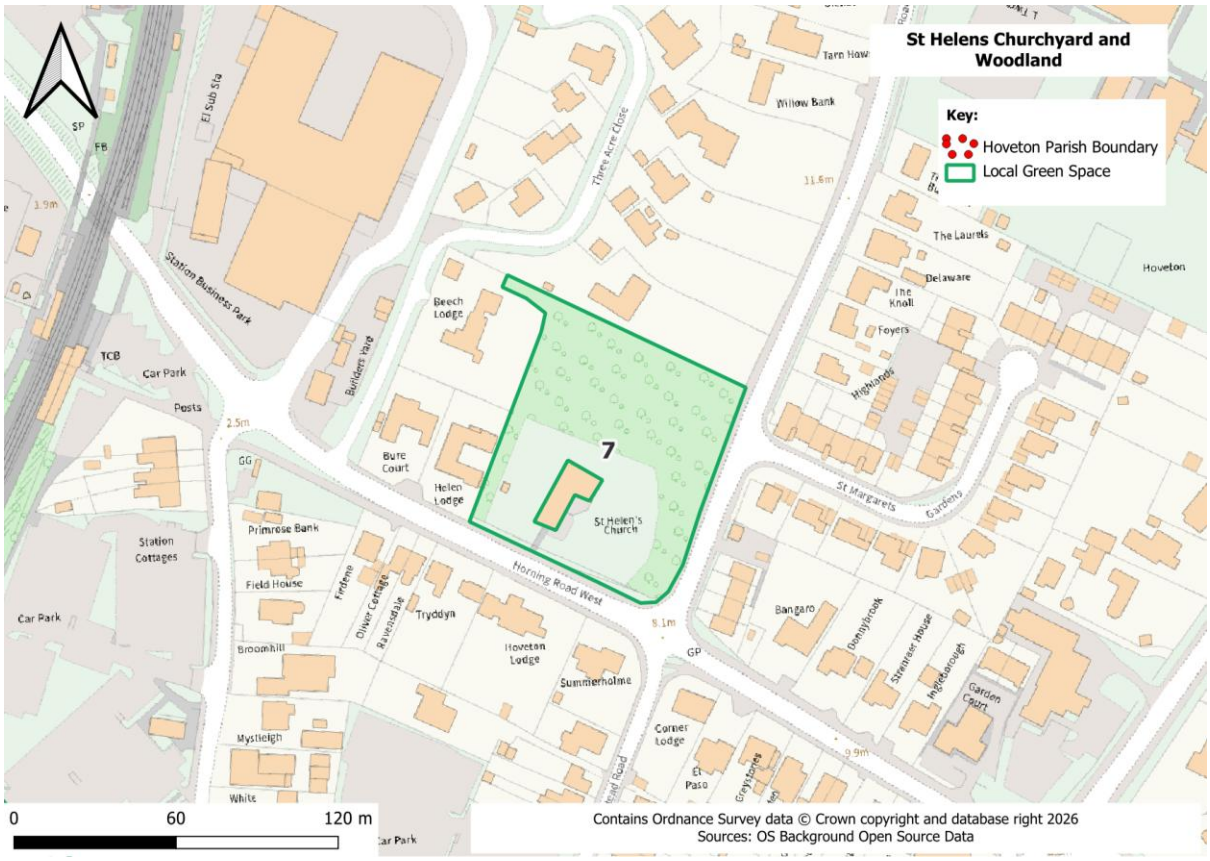


Figure 20: St Helens Church at the corner of Tunstead Road



Figure 21: 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.

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.

LGS8- Churchfields Green Space & Conservation Area

Figure 22: Detailed map showing designated local green space 9: Churchfields greenspace and conservation area



Figure 23: Meadows at the front of Churchfields housing development (taken from Horning Road)



Figure 24: Meadows at the front of Churchfields looking towards St John's church



Figure 25: Green space at Churchfields



Figure 26: Green space and play equipment at Churchfields on the path leading to Meadow Drive



Figure 27: Woodland behind St John's Churchyard



Site Details

Description and purposes	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. Within the Churchfields housing estate there is a small children's play area with a connected green corridor footpath that leads to Meadow Drive.

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)	Community access to nature and wildlife for local residents. Adjacent to the church. The meadow area serves as a biodiversity corridor for flora, fauna and wildlife. The woodland contains some important trees, and this is the closest woodland to the village centre. 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.

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.

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.

LGS9- Lower Meadow

Figure 28: Detailed map showing designated local green space 9: Lower Meadow

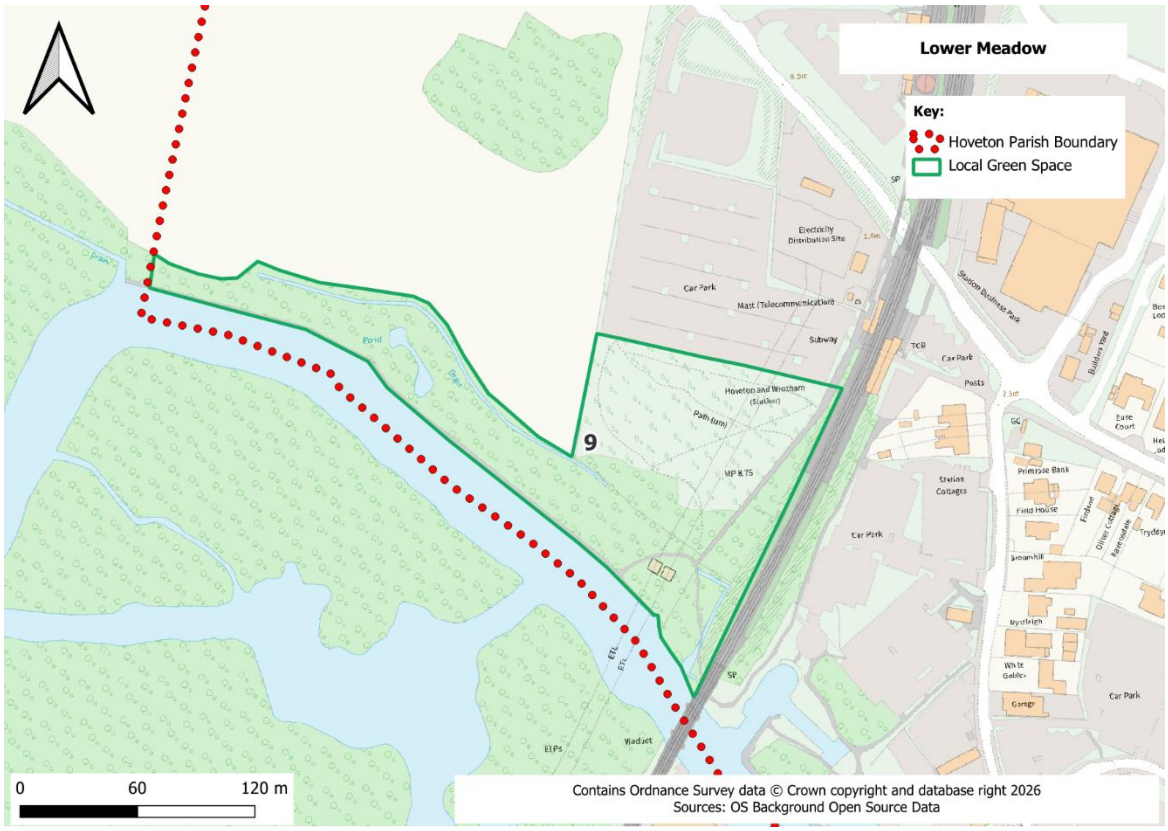


Figure 29: Lower Meadow



Site Details

Description and purposes	A large open greenspace to the south of the long stay coach park, accessible on foot via the public footpath network. It provides an accessible natural area for local residents and supports wildlife, while also offering potential to improve links towards the riverside.

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 green space is at the edge of Hoveton, to the east of the railway, and is accessible on foot from the village via the public footpath network.
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.	The area size is approximately 8ha. The green space is considered an appropriate size in proportion to the parish itself which totals approximately 1022ha.

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, 9 Local Green Spaces have been determined to meet the national criteria for designation. These are highlighted below.

