

Cringleford Neighbourhood Plan

Local Green Space Assessment



Regulation 14 version

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Introduction

Cringleford is preparing a Neighbourhood Plan Review which includes a policy designating areas of Local Green Space that are particularly valued by the community. A robust and proportionate process has been followed to identify those green spaces that meet the national criteria for designation.

Initial suggestions were put forward by residents and members of the Steering Group as part of consultation activities undertaken in November 2024. The consultation demonstrated strong support for protecting green spaces within the parish, with around 87% of respondents stating that they were satisfied or very satisfied with access to green spaces. Residents were also invited to identify green spaces they considered important and would like to see protected from future development. The suggested sites are listed below.

Green space	What Three Words location if provided
Primary school – wooded area opposite	Notion.saints.lush
Land off Roundhouse way opposite Tesco	Cans.menu.violin
UEA woods	Sweep.weeks.tune
Cringleford woods	
Cringleford recreation ground / Oakfields Rd playing field	Theme.mostly.supply
Land by roundabout at Roundhouse Way / Colney Lane	Wounds.prep.skinny
Land behind shops at Verbena Rd / Dragonfly Lane	Locked.forgot.rocket
Woodland behind Willow Centre	Intervals.snail.rises
Playing fields around Gt Giles Park	
Yare Valley flood plain from Eaton to Colney	
Meadow Drive – land each side and close to river	
The village common / Cringleford Green	
UEA nature path	
Space directly in front of Calthorpe Drive	
Playground at Cringleford Heights	
Playground at Roundhouse	
Community orchard and allotments	
Meadows between The Loke and the river	
Land behind Yare Valley Drive	Ranked.actors.look
Meadow Farm green corridor	
Land North of Cantley Lane behind the vets and GP surgery	
Yare Valley walk	
Open space at Newfound	
Trees/woodland both sides of Harts Lane	Pump.skirt.soon
The Marshes	
Keswick Rd fields	
Footpaths up to A47 and Keswick Hall	

The suggestions received formed the starting point for the assessment process. Some locations were already protected through other planning designations, represented wider landscape areas, duplicated other suggestions, or were not considered likely to meet the national criteria for Local Green Space designation. The Steering Group therefore identified a shortlist of sites for further assessment.

The shortlisted sites were then reviewed against the National Planning Policy Framework and Planning Practice Guidance through the following process:

- A site visit was undertaken for each shortlisted site and further evidence gathered, including:
- reviewing any historic evidence relating to the green spaces through Historic England;
- reviewing statutory and non-statutory environmental and heritage designations using publicly available information from Natural England, Historic England, Norfolk County Council and South Norfolk Council.
- Each shortlisted site was assessed against the national criteria for Local Green Space designation.
- Landowners were contacted to make them aware that their land was being considered for designation and invited to make representations.
- The Steering Group recommended the proposed designations, which were subsequently confirmed by the Parish Council.

This document sets out the assessment of the 12 green spaces that the Parish Council considers meet the national criteria for designation as Local Green Space.

Policy Context

Local Green Space designation is a means of providing special protection for green areas that are of particular importance to local communities. The National Planning Policy Framework (NPPF) enables communities to identify and designate Local Green Spaces through neighbourhood plans where they are demonstrably special to the local community and meet the relevant national policy tests.

National planning policy states that 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 land.

The National Planning Practice Guidance (PPG) provides further advice on the application of Local Green Space designation. It states that designation will rarely be appropriate where land already has planning permission for development. Exceptions may apply where the permitted development would be compatible with the reasons for designation or where the permission is no longer capable of being implemented.

The PPG also explains that existing designations, such as Special Areas of Conservation, do not necessarily preclude or support designation as Local Green Space. In these circumstances it is important to consider whether an additional designation is necessary and would serve a useful purpose.

In assessing the proposed Local Green Spaces, consideration has been given to whether each site is in reasonably close proximity to the community it serves, is local in character, and is not an extensive tract of land. Each site has also been assessed to determine whether it is demonstrably special to the local community, taking account of the factors identified in national policy.

The Greater Norwich Local Plan (GNLP), prepared jointly by South Norfolk Council, Broadland District Council and Norwich City Council, provides the strategic planning framework for the neighbourhood area. Planning Practice Guidance requires neighbourhood plans to be in general

conformity with the strategic policies of the development plan. While the GNLP does not include a specific Local Green Space policy, Policy 3: Environmental Protection and Enhancement supports the protection of landscape character and important views and features, including green spaces identified through neighbourhood plans.

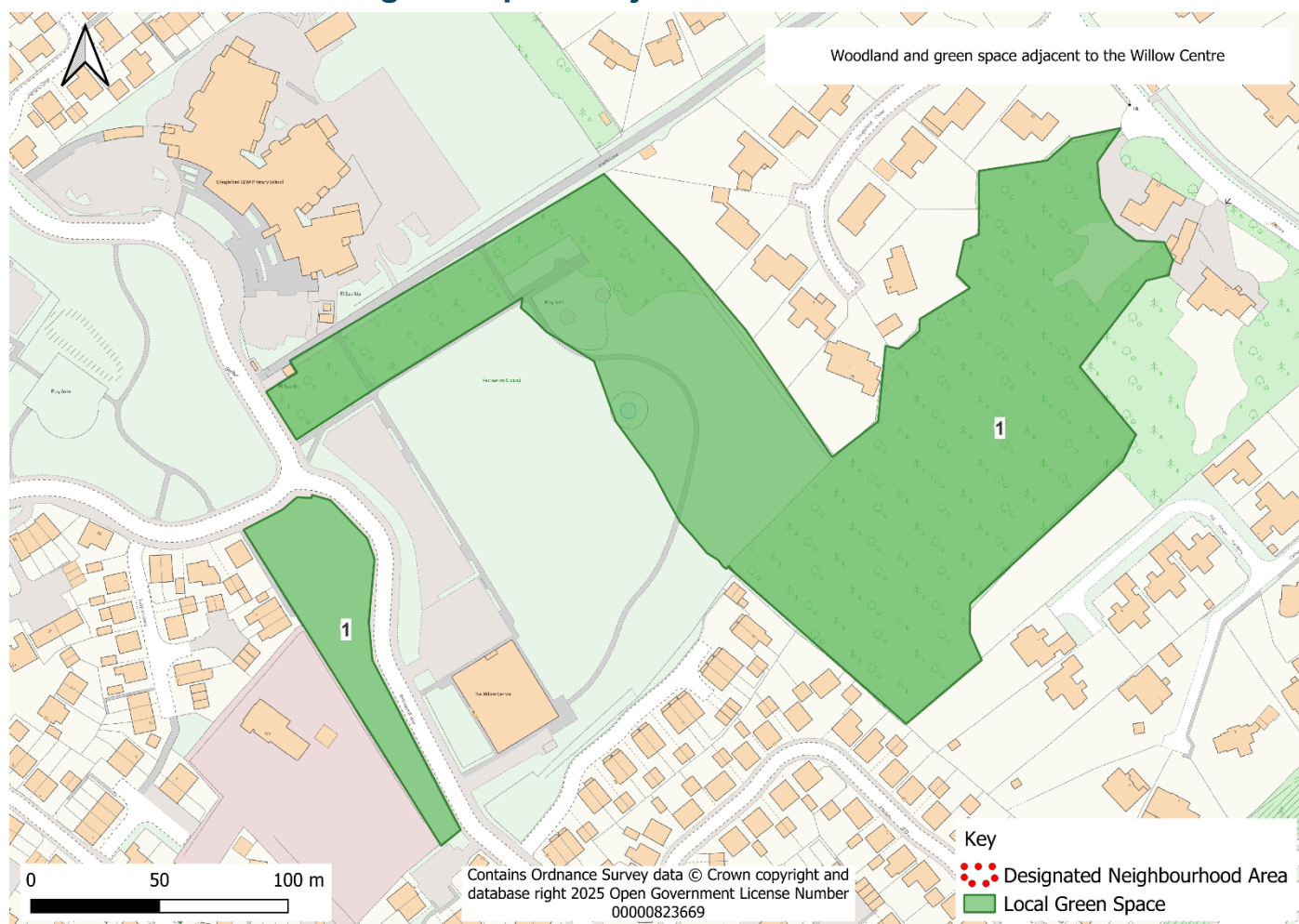
Assessment of proposed Local Green Spaces

The Local Green Space Assessment Tool produced by My Community (Neighbourhood Planning Local Green Spaces) has been used as the basis for assessing the sites proposed for designation. The assessment has been informed by site visits, available evidence, and the national criteria set out in the National Planning Policy Framework and Planning Practice Guidance.

The following sites have been assessed:

1. Woodland and Green Space adjacent to the Willow Centre
2. Green Space opposite the Primary School
3. Community Orchard and Allotments, Cringleford Heights
4. St Giles Community Orchard
5. Cringleford Meadow
6. St Giles Park Leisure Area
7. Green Space east of Cringleford Surgery
8. St Giles Pond
9. Village Green
10. Oakfields Road Recreation Ground
11. Green Space east of Round House Way
12. The Jubilee Garden, Lobelia Lane

LGS 1: Woodland and green space adjacent to the Willow Centre



Site Details

Description and purposes	This is a large open green space and woodland area behind The Willow Centre. The green space also includes the new mini forest opposite the Willow Centre. The site features a playing field, play equipment, woodland area with footpaths and a new mini forest. There are accessible paths throughout. It provides vital opportunities for the local community to engage in sports and recreation.
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Checklist

Statutory and Non-Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	No statutory designations on site. All of the woodland is classed as deciduous woodland which is a priority habitat. Also, the northern part of the playing field has deciduous woodland present. Multiple large trees have TPOs. The green space falls within the nutrient neutrality zone for nitrogen and phosphorus.
Site allocations	n/a
Planning permissions	Two applications within the last 5 years: - A woodland play and sensory trail area (2024/1347) - Construction of a tarmac-surfaced pump track for wheeled sports (2025/3696) Planning register checked July 2026.

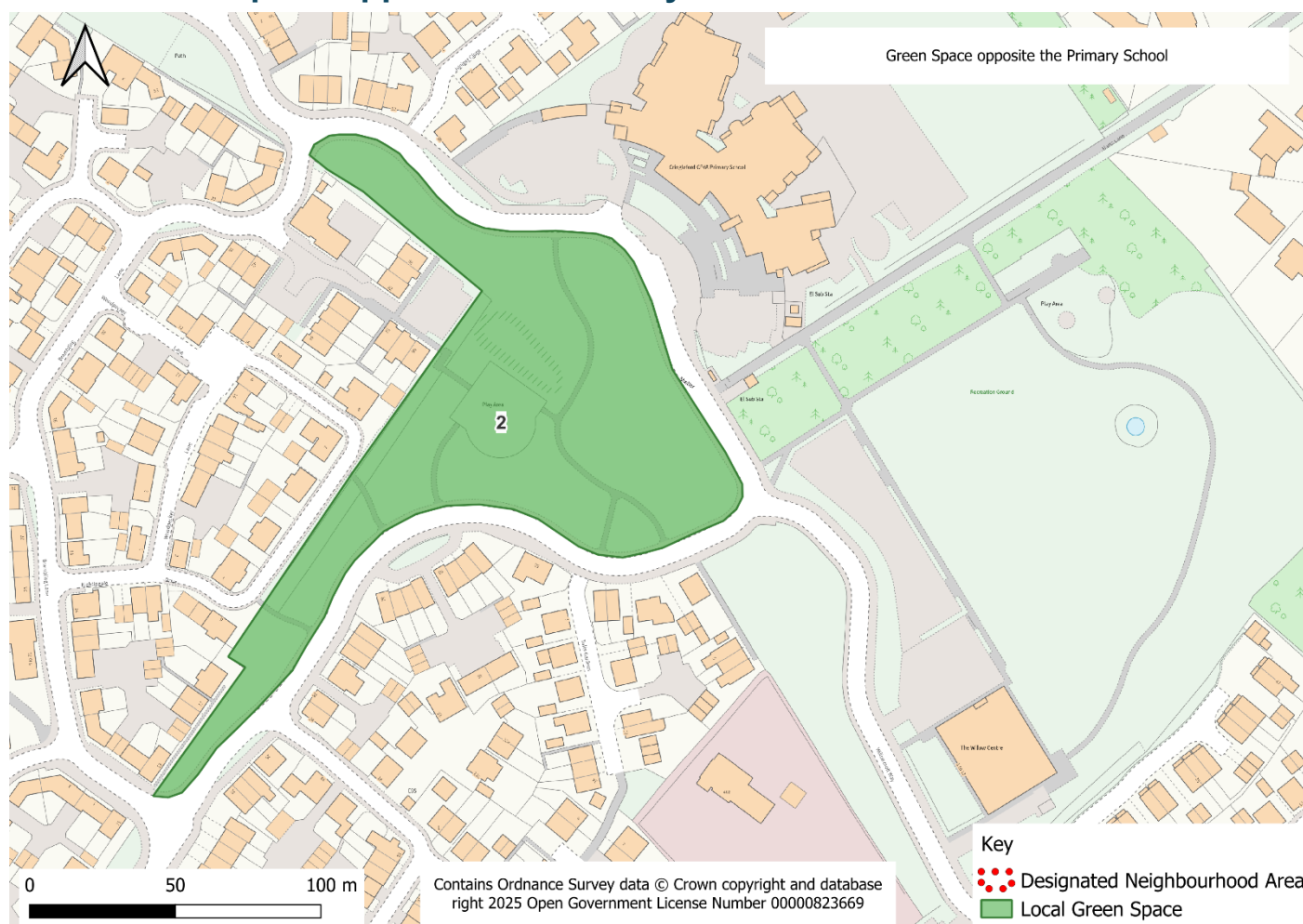
NPPF Criteria

Close to the community it serves.	Centrally located within the NP area adjacent to Cringleford Primary School.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	This is a large open green space that is used by the local community for sporting activities and recreation, including dog walking. The play equipment is well used by children. It is a centre for community activity within the community, for example trees were recently planted here by local school children. The woodland area is important for wildlife and there are a number of old Oak trees which are protected by TPOs, both within the woodland and around the perimeter of the site. The new mini forest will be an important area for wildlife as these trees become established.
Local in character and not extensive tract of land.	In total the green space is approximately 3.13ha. • Green space east of The Willow Centre and Woodland- Approx 2.83ha • Green space west of The Willow Centre- Approx 0.3ha The green space is not an extensive tract of land and serves as a green space for the local community and is considered an appropriate size in proportion to the parish itself which totals around 379ha.

Reason for Designation

This green space is designated for its recreational and wildlife value. It provides a well-used area for sport, play, walking and community activity, alongside established woodland, protected trees and the developing mini forest.

LGS2: Green space opposite the Primary School



Site Details

Description and purposes	A large community green space featuring footpaths, a play area and exercise equipment. Provides an important space for local residents, especially children from the nearby primary school, to get active and spend time outdoors.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	No statutory designations on site. Within the nutrient neutrality zone for nitrogen and phosphorus.
Site allocations	n/a
Planning permissions	No planning applications affecting the proposed Local Green Space were identified within the five-year period preceding the assessment. Planning register checked July 2026.

NPPF Criteria

Close to the community it serves.	Centrally located within a residential area and adjacent to Cringleford Primary School.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	The green space is well used, it contains play equipment and an outdoor gym. It is particularly popular with children after school as the Primary School is located opposite. It is an important area for recreation. It also has a number of large trees and as a green space located within the residential area helps to break up the fabric of the built environment.
Local in character and not extensive tract of land.	The area size is approximately 1.23ha. It is local in character to Cringleford serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.

Reason for Designation

This green space is designated for its recreational and community value. Its play area, outdoor exercise equipment and open grassed areas provide an important and well-used space for children, families and other residents within the surrounding neighbourhood.

LGS3: Community Orchard and Allotments, Cringleford Heights



Site Details

Description and purposes	Community orchard and allotments located east of Brown's Close.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	Within the nutrient neutrality zone for nitrogen and phosphorus.
Site allocations	n/a

Planning permissions	No planning applications affecting the proposed Local Green Space were identified within the five-year period preceding the assessment. Planning register checked July 2026.
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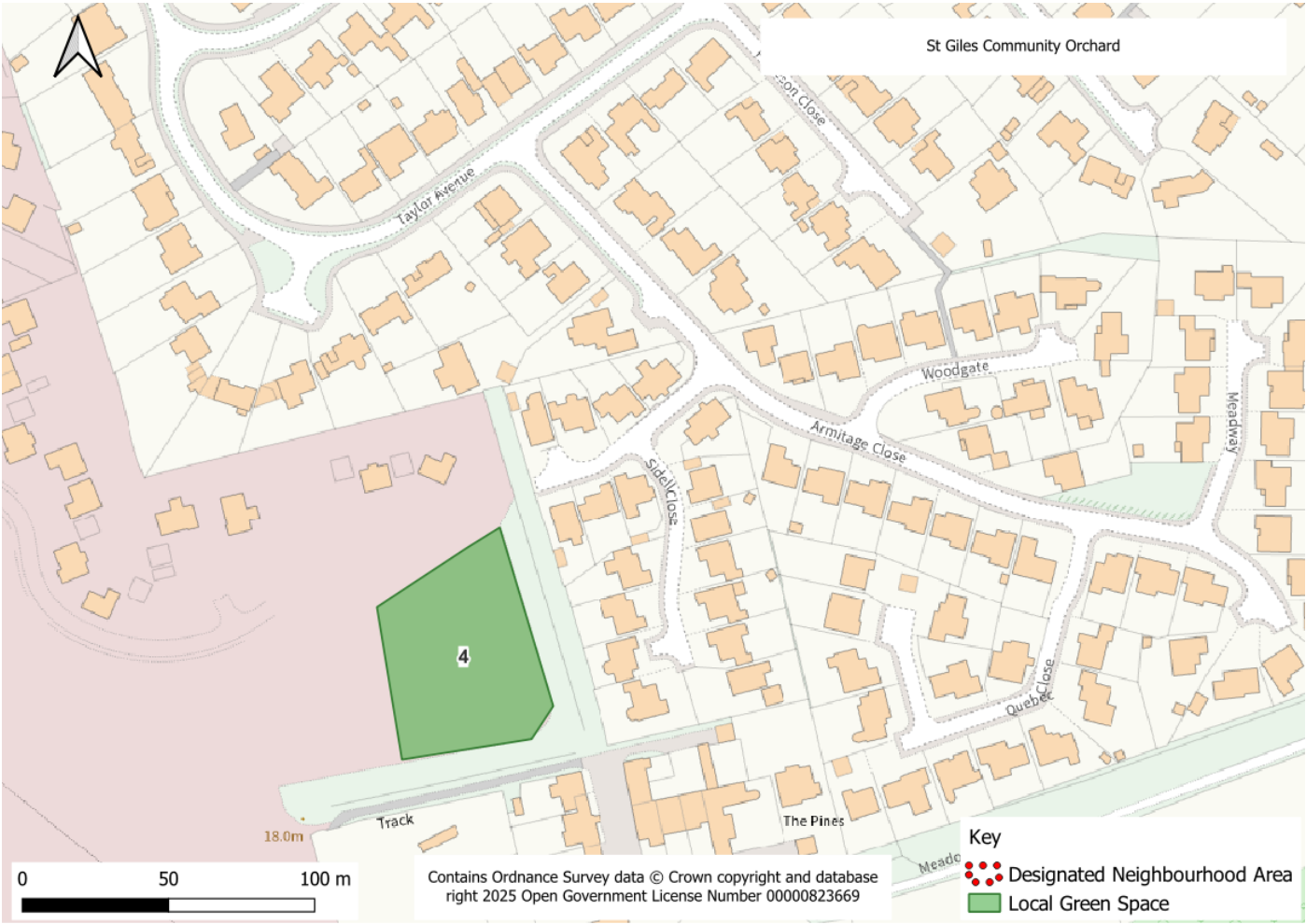
NPPF Criteria

Close to the community it serves.	The green space is located in a built-up residential area and within 200m walking distance to other community facilities.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	This area provides 20 allotments, and the community orchard tree breakdown includes 44 apple, 11 pear and 15 cherry. This space is demonstrably special to the community for recreational purposes and its contribution to our wildlife/natural environment. Allotments provide a range of benefits for local communities including growing food for your own family, or to socialise with other residents. This space is required for local people to grow and produce food, whilst encouraging residents to exercise and get fresh air. Supports both sustainability and the green agenda.
Local in character and not extensive tract of land.	The area size is approximately 0.9ha. It is local in character to Cringleford serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.

Reason for Designation

This green space is designated for its community growing, recreational and wildlife value. The allotments and orchard provide opportunities for residents to grow food, spend time outdoors and socialise, while the fruit trees and planting contribute to local wildlife.

LGS4: St Giles Community Orchard



Site Details

Description and purposes	The green space is being developed as part of the St Giles development. It will provide a community orchard of local fruit trees and include a footpath for residents to use for recreation.
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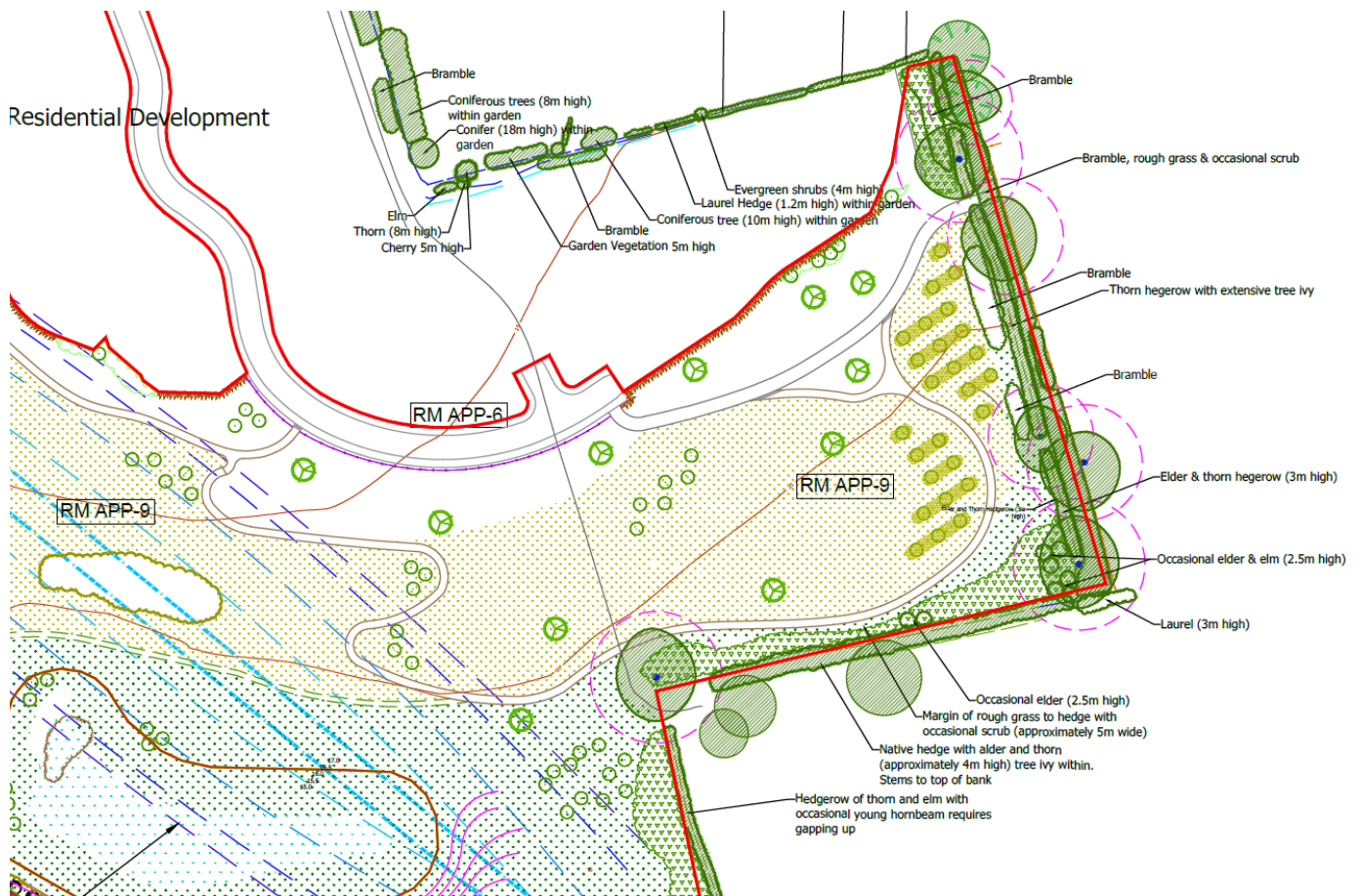
Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	No statutory designations.
Site allocations	N/A
Planning permissions	Within this site area planning permissions have been granted for new residential development along with associated landscaping and infrastructure (2024/3836, 2017/2120, 2018/2786, 2018/2785). The green space being designated in the neighbourhood plan is the areas within the planning permission being left as open space for landscaping and a community orchard.

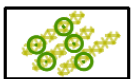
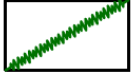
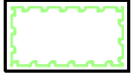
NPPF Criteria

Close to the community it serves.	Adjacent to the new St Giles residential development and west of Sidell Close. This green space will serve existing and future residents.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	A proposed community orchard with a variety of local apple and pear trees. This landscaped area will include a footpath route for residents to enjoy the area. This space will bring recreational benefit for the local community and a haven for local wildlife.
Local in character and not extensive tract of land.	The area size is approximately 0.3ha. It is local in character to Cringleford serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.

Source: St Giles Park, Cringleford Drawing Recreational and Open Space within Landscape Masterplan – The Landscape Partnership 16.12.2021 South Norfolk District Website



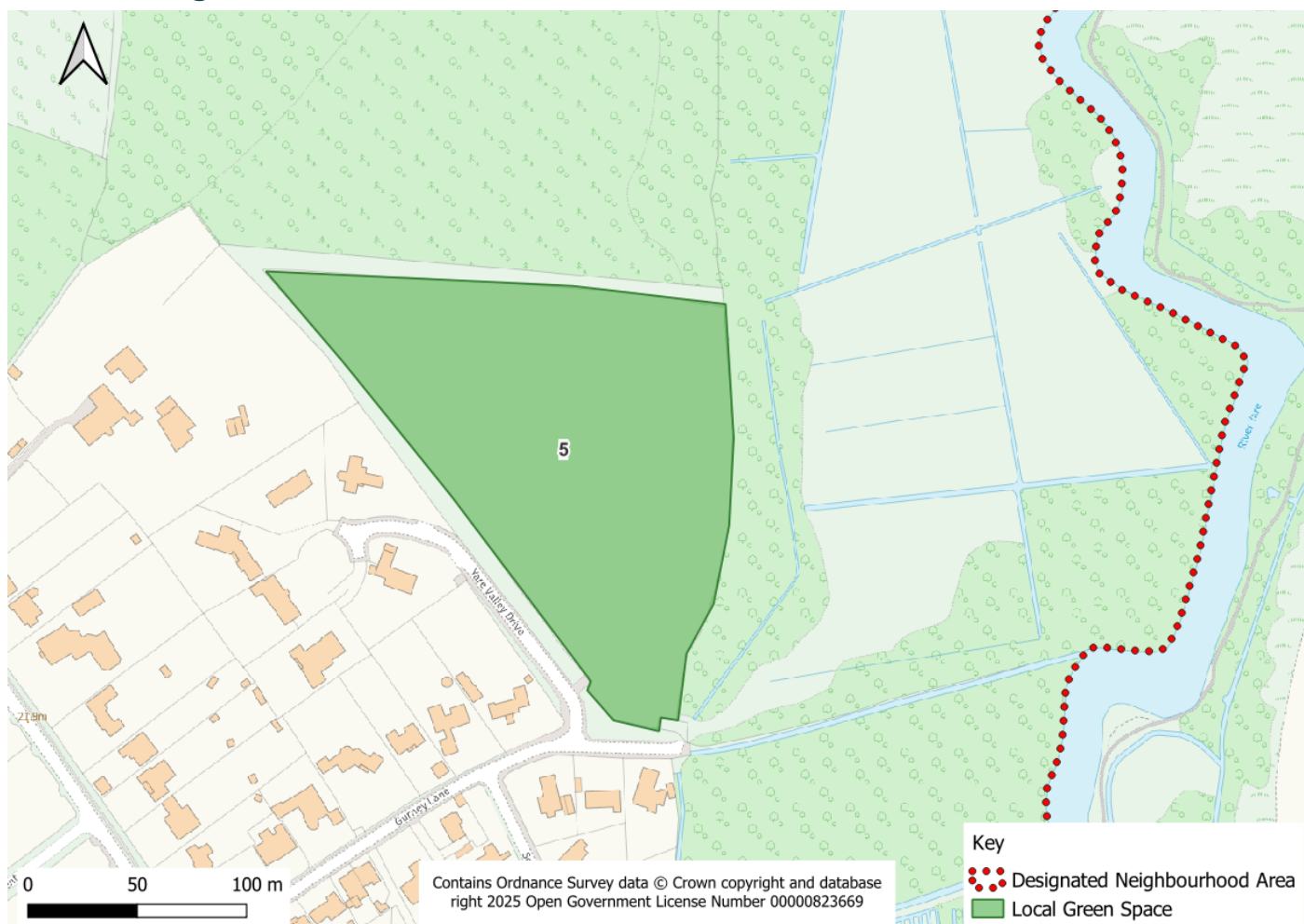
Key:

-  Proposed small trees
-  Proposed Community Orchard with Local Varieties of Apples and Pear fruiting trees with Flowering Amenity Lawn mix cut with infrequently mown strips beneath.
-  Proposed infill hedgerow planting
-  Proposed native mixed species hedgerow
-  Proposed shrubs

Reason for Designation

This green space is designated for its future community, recreational and wildlife value. The orchard and footpath will provide a distinctive shared green space for residents, with fruit trees and other planting creating habitat and seasonal interest as the site becomes established.

LGS5: Cringleford Meadow



Site Details

Description and purposes	Cringleford Meadow is an area of semi-natural grassland on the north-eastern edge of the built-up area, adjoining Cringleford Wood and marshes and the wider Yare Valley. The meadow provides an open transition between nearby housing and the more enclosed woodland and wetland habitats beyond. It contributes to the natural setting of this part of Cringleford and provides habitat for plants, insects, birds and other wildlife.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	The site lies within the Yare Valley and the nutrient neutrality catchment for nitrogen and phosphorus. It is identified on the Norfolk Local Habitat Map as an Area of Particular Importance for Biodiversity. Although the meadow itself is not mapped as priority habitat, it adjoins areas of deciduous woodland and coastal and floodplain grazing marsh, helping to form part of the wider habitat network of the Yare Valley. The site is in close proximity to County Wildlife Sites including Bluebell Marsh and Softly Drive Meadow.
Site allocations	n/a
Planning permissions	No planning applications affecting the proposed Local Green Space were identified within the five-year period preceding the assessment. Planning register checked July 2026.

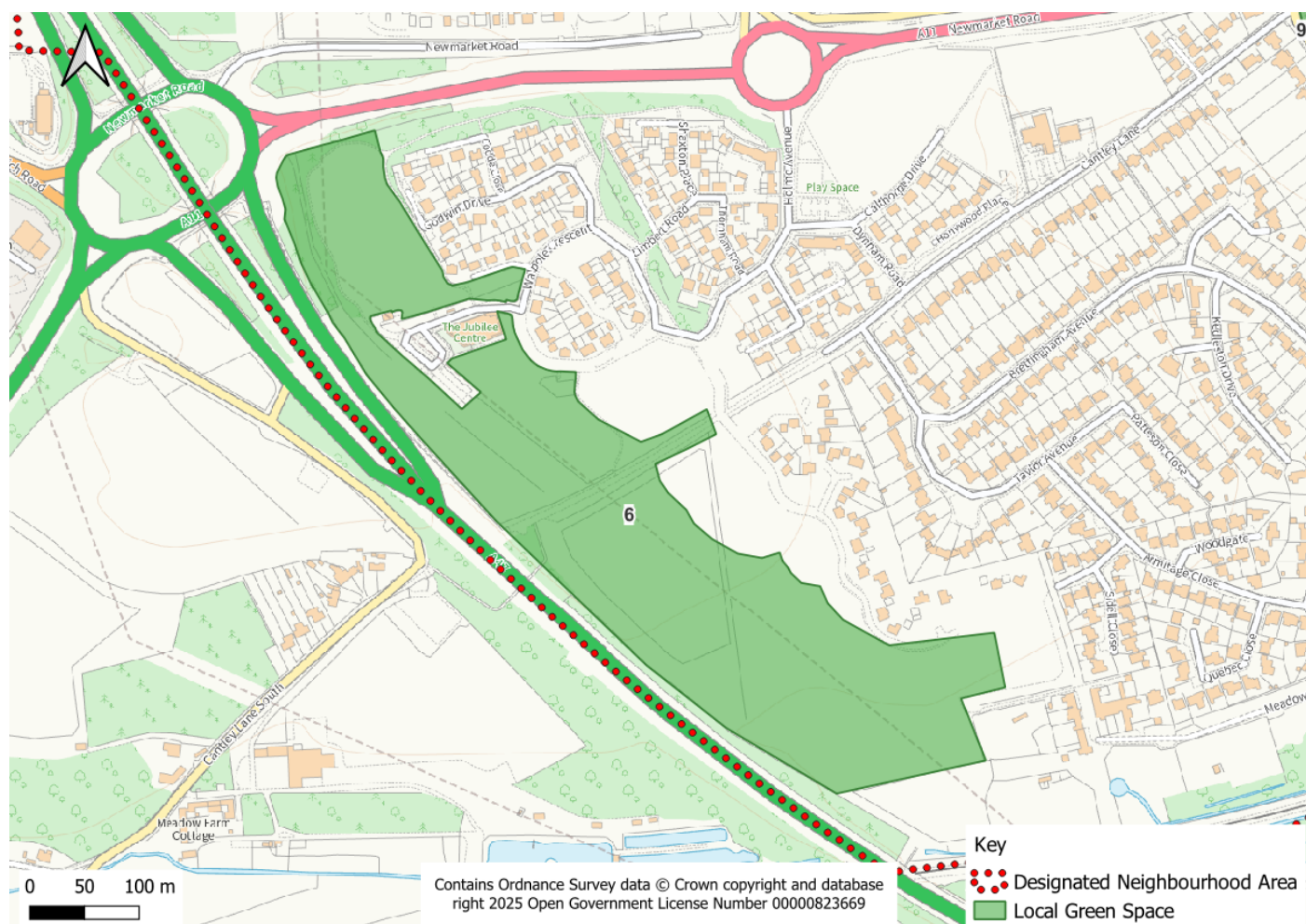
NPPF Criteria

Close to the community it serves.	The meadow is in close walking distance to residential development at Yare Valley Drive and Gilder Way and is accessible from Yare Valley Drive.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	The meadow is valued for its open, natural character, its wildlife and landscape. It forms a distinctive area of grassland between residential development and the adjoining woodland, helping to provide a gradual transition from the built-up area into the Yare Valley. Its grassland, flowering plants and adjoining woodland edge provide habitat and foraging opportunities for insects, birds and other wildlife. The contrast between the open meadow and the enclosed woodland also contributes to the variety and attractiveness of the local landscape. Community consultation identified Cringleford Meadow and the Yare Valley as green spaces and landscapes valued by residents. The meadow forms a clearly defined local part of this wider landscape and adds to the green character of the surrounding residential area.
Local in character and not extensive tract of land.	Within the NP area measuring 2.49ha. The meadow is a clearly defined and relatively compact area bounded by residential development, Cringleford Wood and adjoining marshes. Although it forms part of the wider Yare Valley landscape, the proposed designation relates only to this identifiable neighbourhood-scale meadow. It is therefore local in character and is not an extensive tract of land.

Reason for Designation

Cringleford Meadow is designated for its wildlife, landscape and recreational value. It forms a clearly defined area of semi-natural grassland that provides an important transition between nearby housing, Cringleford Wood and the wider Yare Valley.

LGS6: St Giles Park Leisure Area



Site Details

Description and purposes	The park is being developed as part of the St Giles development. It will provide a large playing field, outdoor sports pitches including football, and children's play area. The children's play area is already in existence though the field and sports pitches are yet to be finalised.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	No statutory designations.
Site allocations	N/A
Planning permissions	Within this site area there has been planning permissions for new residential development along with associated landscaping and infrastructure (2024/3836, 2017/2120, 2018/2786, 2018/2785). BDWH Phase 2 - 2024/3836- Land West Of Colney Lane Cringleford Norfolk - Development of 406 dwellings (use Class C3) including affordable housing, access, car parking, new areas of open space, landscaping, infrastructure and associated works. The green space being designated in the neighbourhood plan is the areas within the planning permission being left as open space and which is known currently as St Giles Park Recreation Space.

NPPF Criteria

Close to the community it serves.	Adjacent to the new St Giles residential development and will serve further new developments planned and under construction.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	The nearest green space for residents of the new Cringleford urban extension. It is being used by the community for recreational purposes and there will be football pitches available by late 2025/early 2026 supporting further leisure activities.
Local in character and not extensive tract of land.	Within the NP area measuring 10.4ha. As explained in the Planning Practice Guidance (PPG) Para:015 ID:37-015-20140306¹, 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. 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 purposely stop development. This would not be considered appropriate. The recreation ground is not an extensive tract of land and serves as a green space for the local community and is considered an appropriate size in proportion to the parish itself which totals around 379ha.

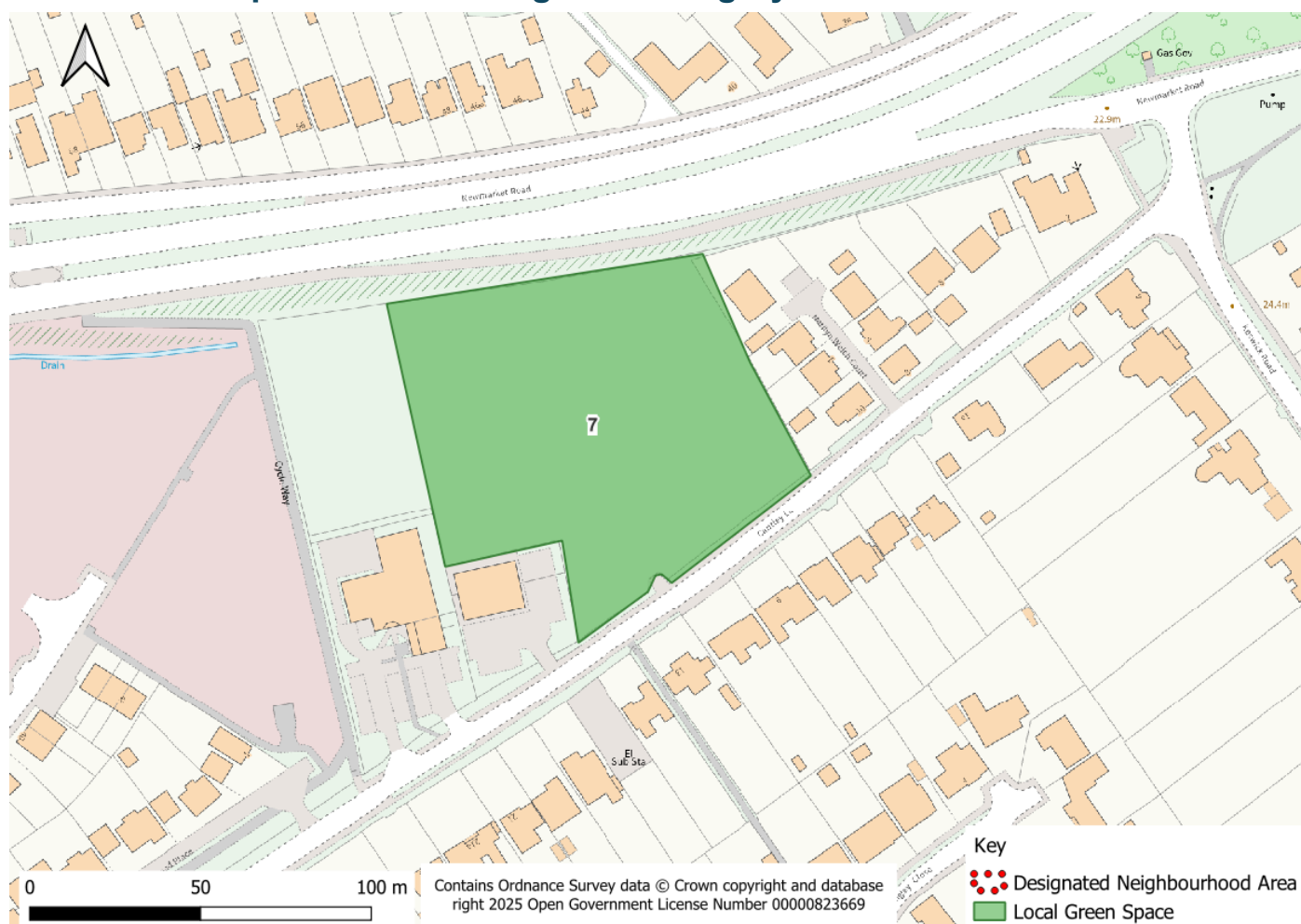
¹ [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space)



Reason for Designation

This green space is designated for its recreational and community value. It provides the principal area of outdoor sport, play and informal recreation serving St Giles Park and surrounding development, and acts as a shared community space for residents of different ages.

LGS7: Green space east of Cringleford Surgery



Site Details

Description and purposes	An area of green space adjacent to the Medical Practice. Although there is no public access it is important for wildlife creating a corridor alongside Newmarket Road which is one of the main routes into Norwich and a significant barrier to the movement of wildlife.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	No statutory designations. Within the nutrient neutrality zone for nitrogen and phosphorus.
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Site allocations	n/a
Planning permissions	No planning applications affecting the proposed Local Green Space were identified within the five-year period preceding the assessment. Planning register checked July 2026.

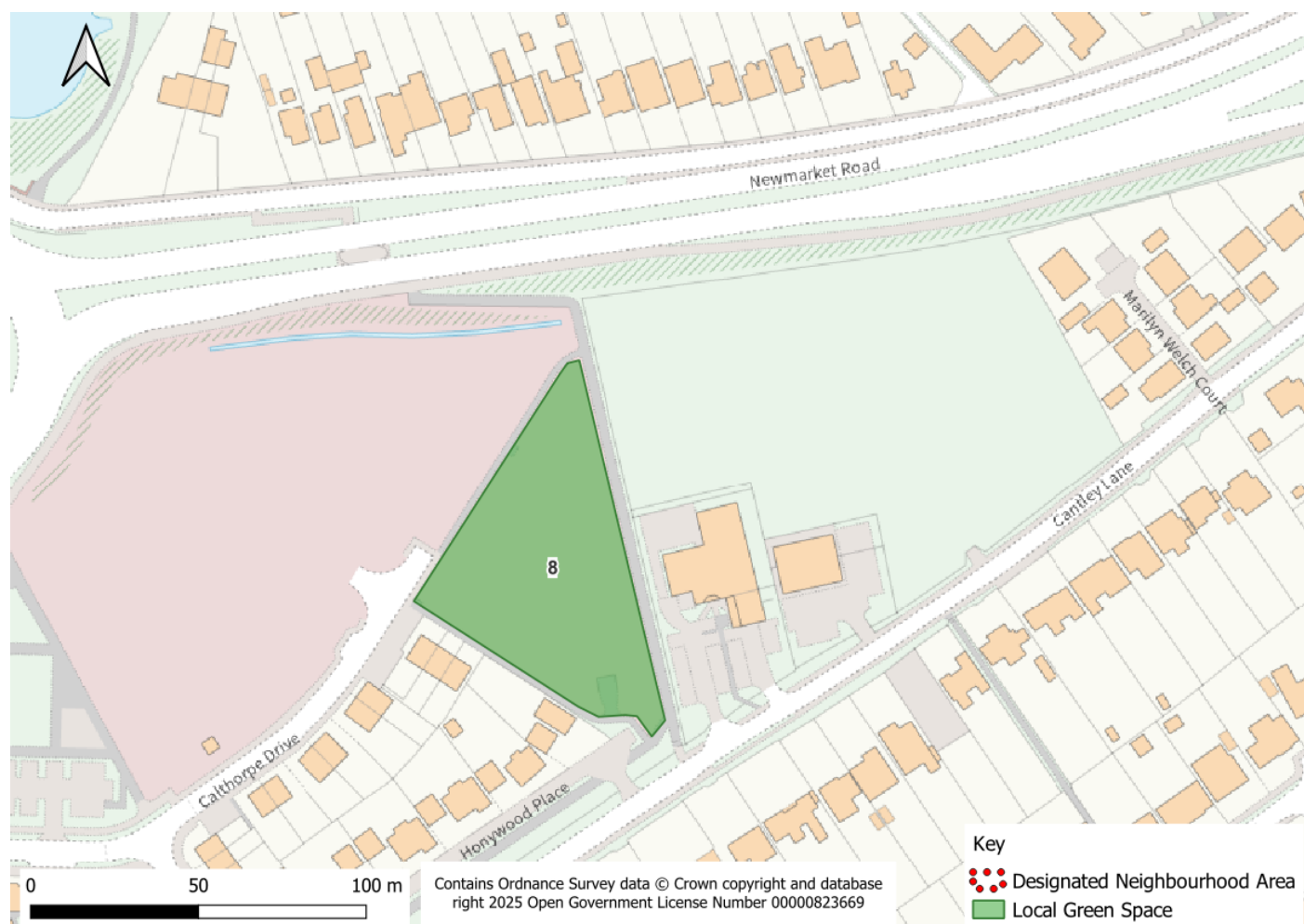
NPPF Criteria

Close to the community it serves.	Adjacent to residential development on the south side of Newmarket Road.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	This space has wildlife benefits, it's an undeveloped area of grassland adjacent to Newmarket Road and built development. There are trees along the perimeter. It helps to create a wildlife corridor in this part of Cringleford.
Local in character and not extensive tract of land.	The area size is approximately 0.866ha. It is local in character to Cringleford serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.

Reason for Designation

This green space is designated for its wildlife value and its contribution to the green character of Newmarket Road. Its grassland, boundary trees and position between existing development help maintain a small but important habitat link within this part of Cringleford.

LGS8: St Giles Pond



Site Details

Description and purposes	An undeveloped area of land containing an attenuation pond which forms a green barrier between newer residential development at Roundhouse Way and the older part of Cringleford village.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	No statutory designations. There are multiple protected trees. Within the nutrient neutrality zone for nitrogen and phosphorus.
Site allocations	n/a
Planning permissions	Within this site area there has been planning permissions for new residential development along with associated landscaping and infrastructure (2017/2120, 2018/2786, 2018/2785). The green space being designated in the neighbourhood plan is the area within the planning permission being left as open space with existing trees as shown in the site wide layout plan (2020) below.



Source: 2018/2785 Site Wide Layout Plan (2020) South Norfolk District Website (Ingleton Wood)

NPPF Criteria

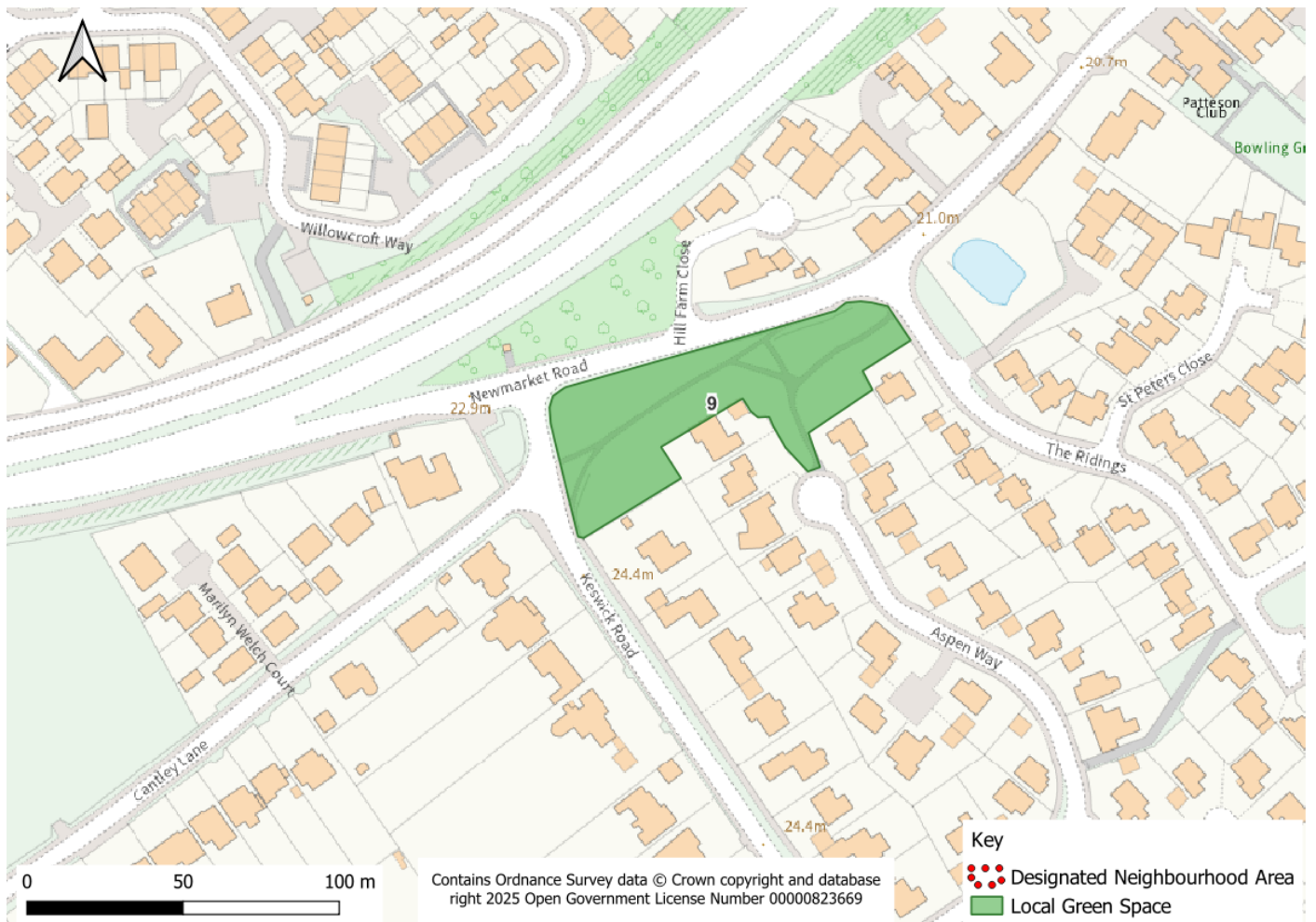
Close to the community it serves.	Located at the centre of Cringleford close to one of the main entrance points into Cringleford off Newmarket Road.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	This is an important green buffer between recent and older development in Cringleford. It's important for the character of the area and has wildlife benefits as it contains a pond and grassland. It also has recreational benefits for residents of the

	parish, there's a walkway that connects different residential areas and the Medical Practice which is adjacent.
Local in character and not extensive tract of land.	The area size is approximately 0.409ha. It is local in character to Cringleford serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.

Reason for Designation

This green space is designated for its wildlife, landscape and recreational value. The pond, grassland and surrounding planting provide habitat within the built-up area, while the adjoining path connects nearby homes and community facilities and allows residents to enjoy the space.

LGS9: Village Green



Site Details

Description and purposes	Village green with footpaths running through it in the older part of Cringleford. The village sign is located here.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	There is one Grade II listed building/asset within the site this is a water pump. List Entry 1050568. The site is within the nutrient neutrality zone for nitrogen and phosphorus.
Site allocations	n/a
Planning permissions	One application applied to this site within the last 5 years. This was regarding trees 2021/1005.

NPPF Criteria

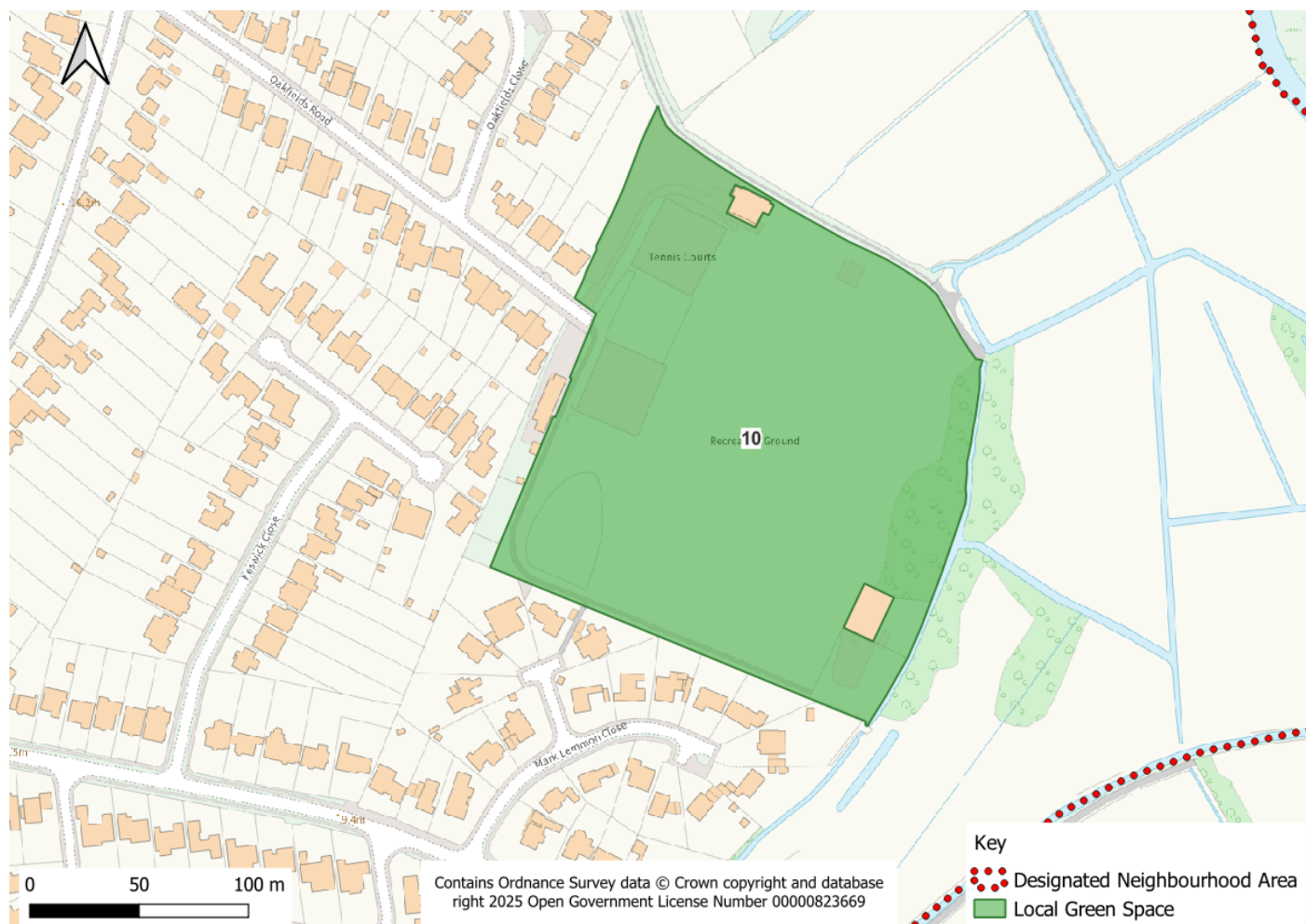
Close to the community it serves.	Centrally located within the older part of Cringleford.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	This area has historically been a village green for many years with maps dating back to the 17 th century showing the village green being within the centre of an established linear settlement along Newmarket Road. It is a pleasant area and used by residents for recreation purposes. It has a number of benches, an old post-medieval water pump ² and the village sign. The green is located within the older part of Cringleford, and the village sign has been in this location since 1956.
Local in character and not extensive tract of land.	The area size is approximately 0.392ha. It is local in character to Cringleford serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.

Reason for Designation

The Village Green is designated for its historic, community and recreational significance. It is a long-established focal point within old Cringleford, containing the listed water pump, village sign, paths and seating, and continues to provide an attractive and recognisable gathering place for residents.

² [MNF38150 - Norfolk Heritage Explorer](#)

LGS 10: Oakfields Road Recreation Ground



Site Details

Description and purposes	A large recreation ground featuring a new tennis building, playground and sporting facilities (used for football and cricket). The ground also serves as an important space for community events (e.g. bonfire night) and the local scouting group is based here.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	No statutory designations. However, a small part of the northern boundary of the site falls within the County Wildlife Site (Riding School Meadow). Deciduous woodland a priority habitat falls within the green space to the east of the site. There are also a number of priority habitats adjacent to the green space including coastal and floodplain grazing marsh, lowland meadows and no main habitat but additional habitats present. Within the nutrient neutrality zone for nitrogen and phosphorus.
Site allocations	n/a
Planning permissions	One application within the last 5 years. This was 2024/0919 for the erection of timber tennis clubhouse, with paved area, gate access, footpath, replace existing grass courts to all weather surface. This was approved with conditions in August 2024.

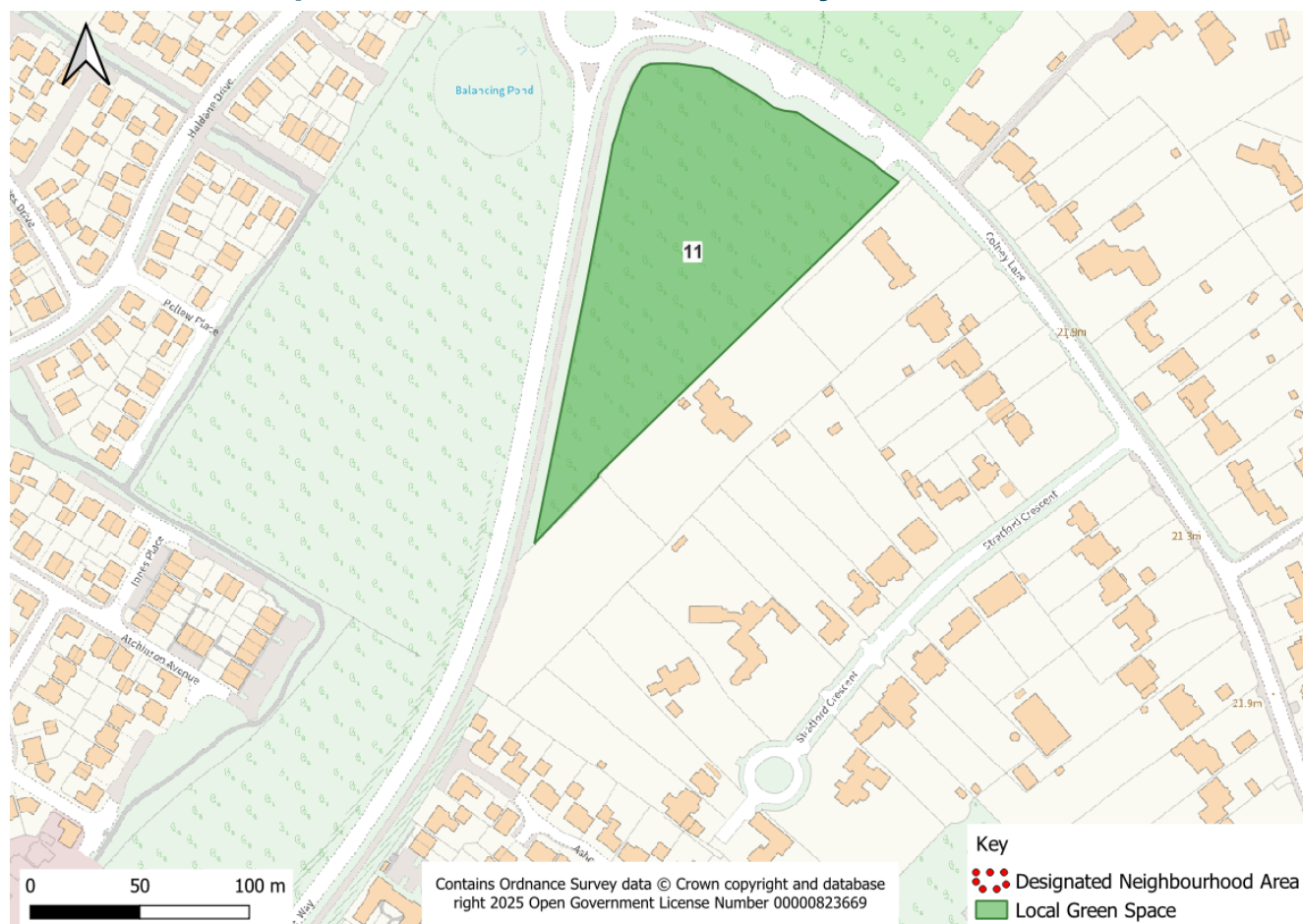
NPPF Criteria

Close to the community it serves.	Located adjacent to residential areas in the older part of Cringleford.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	This green space is important for recreation within the community. Many organised sporting activities take place here as well as informal recreation like dog walking and children's play. It acts as a community hub that serves local people of all ages and backgrounds.
Local in character and not extensive tract of land.	Within the NP area measuring at approximately 3.818ha. The Local Green Space designation does not include any built development on site. The recreation ground is not an extensive tract of land and serves as a green space for the local community and is considered an appropriate size in proportion to the parish itself which totals around 379ha.

Reason for Designation

This green space is designated for its recreational and community value. It provides an important parish-wide venue for organised sport, children's play, informal recreation and community events, serving residents of all ages.

LGS 11: Green space east of Round House Way



Images from October 2025- Tim Holt-Wilson Blogpost

Site Details

Description and purposes	Located east of Round House Way this wild, self-seeded green space has evolved over approximately two decades into a mosaic of scrub, grassland, and young woodland.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	No statutory designations. .
Site allocations	n/a
Planning permissions	No planning applications have been identified within the last five years. The site has a complex planning history. It was previously identified for development and formed part of the outline planning permission for Phase 2 of Roundhouse Park under application 2012/1766. It was also shown as an area under development in the 2014 Cringleford Neighbourhood Plan. A later application for residential development on the land was refused (2018/0280). The principal reasons for refusal related to design and residential amenity. Notwithstanding this history, the land has remained undeveloped for a prolonged period and has naturally regenerated into an area of grassland, scrub and young woodland. The assessment therefore considers the particular qualities and community significance that the site has developed in its current form.

NPPF Criteria

Close to the community it serves.	The site adjoins residential development along Round House Way and Colney Lane and is within easy walking distance of a substantial number of homes in the housing developments. It forms a clearly defined neighbourhood-scale green area within the built-up part of Cringleford.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	This green space is valued principally for its wildlife and natural character. Having remained undeveloped for approximately 15 years, the land has undergone natural regeneration and now contains a varied mosaic of grassland, scrub and young trees, including hawthorn, blackthorn, oak, willow, rose and bramble. Site observations and supporting local evidence record flowering plants, anthills, ground-nesting bees, fungi and bird activity. A local rewilding blog describes the site as a biodiverse area of scrubland where soil and wildlife have naturally recovered after two decades following the cessation of agricultural use³. This diversity contrasts with the more formally landscaped open spaces found elsewhere within Roundhouse Park and provides residents with an example of naturally regenerated urban-fringe habitat. This scrubland offers an example of how chance rewilding can yield ecological richness in an urban fringe. The green space has been visited by University of East Anglia (UEA) students as an example of rewilding. Its value therefore lies not simply in being undeveloped, but in the locally distinctive habitat that has

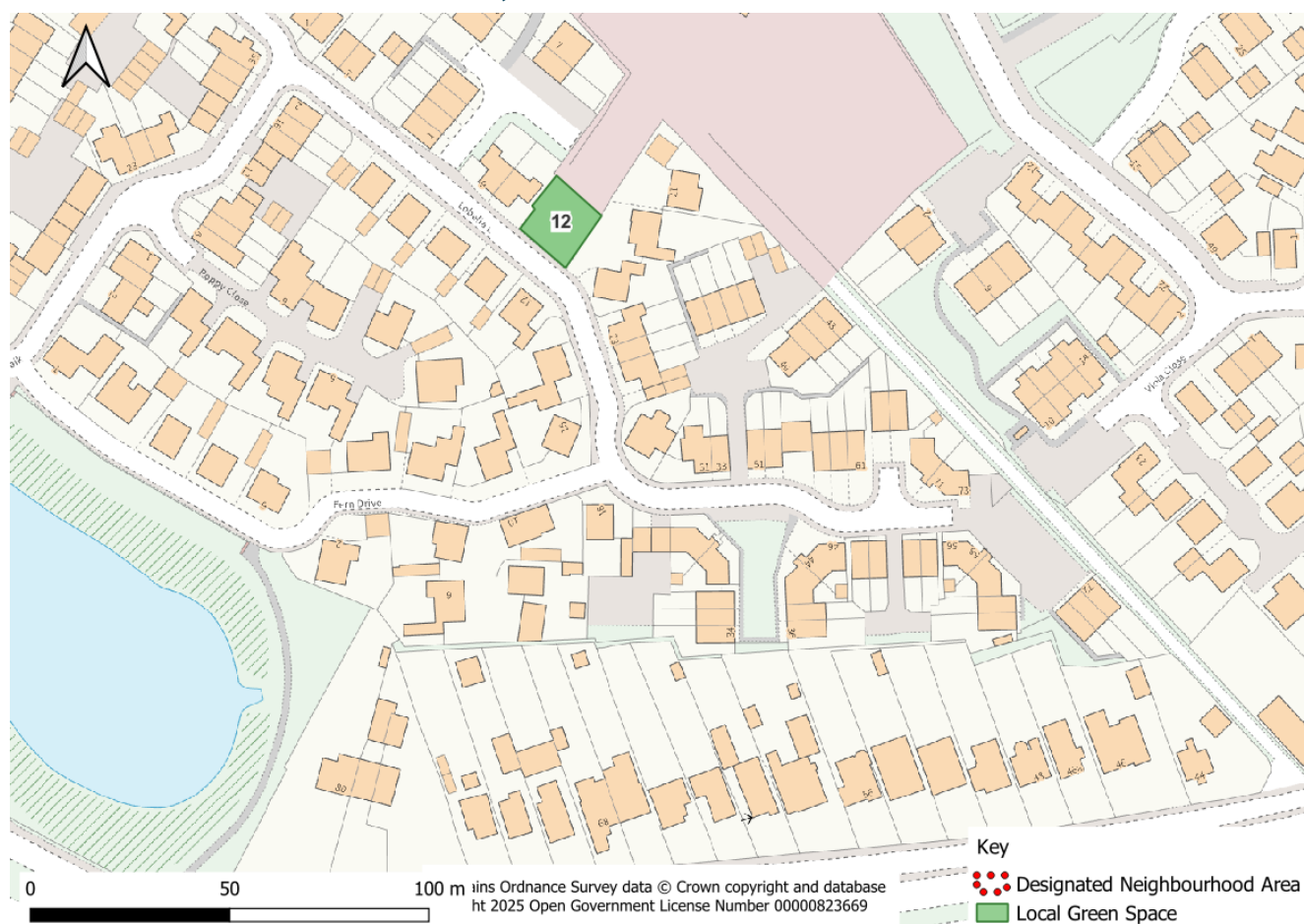
³ <https://storvaxt.blogspot.com/2025/10/rewilding-cringleford-cringleford-is.html>

	developed during the extended period in which the land has remained undisturbed. The site was identified through the 2024 resident survey as a green space that should be protected. One respondent provided the precise What3Words location wounds.prep.skinny, which falls within the proposed Local Green Space. Other respondents referred to “the remaining green area opposite Tesco and running along to the woods/UEA”, “the area around the closed off side of Colney Lane” and the “green space beside Roundhouse Way/UEA wood carpark”. These responses indicate that the land is locally recognised as a distinct remaining green area adjoining the wider woodland. A broader theme of the survey was concern about the continuing loss of green space within the newer parts of Cringleford.
Local in character and not extensive tract of land.	At approximately 1.55 hectares, the site is modest in scale and has clear boundaries formed by roads, housing and adjoining vegetation. It serves the immediate Roundhouse Park and Colney Lane neighbourhood rather than performing a strategic countryside function. It is therefore local in character and is not an extensive tract of land. This distinguishes it from the much larger area of UEA woodland on the opposite side of Colney Lane. That woodland extends across approximately 39 hectares and forms part of a wider landscape and green infrastructure network associated with the University of East Anglia and the Yare Valley. LGS11 is a much smaller, clearly defined neighbourhood-scale area whose particular significance arises from the naturally regenerated habitat within the built-up edge of Cringleford.

Reason for Designation

This green space is designated for its locally distinctive wildlife value and naturally regenerated character. It is valued by residents and forms a small, clearly defined area of semi-natural habitat adjoining the built-up edge of Roundhouse Park.

LGS 12: The Jubilee Garden, Lobelia Lane



Site Details

Description and purposes	The Jubilee Garden is a small, clearly defined community garden on the north side of Lobelia Lane. It contains ornamental shrubs and flowering plants, together with benches providing a place for residents to sit, rest and enjoy the planting. It creates an attractive green focal point within the surrounding residential area and makes a positive contribution to the street scene.
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Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	No statutory designations.
Site allocations	n/a
Planning permissions	This area falls within the Roundhouse Park development which has been predominantly built out. This area is an identified green space within the residential development.

NPPF Criteria

Close to the community it serves.	The garden is situated within an established residential neighbourhood and is immediately accessible from Lobelia Lane. It is within a short walking distance of surrounding homes and provides a small public green space for everyday use by nearby residents and people walking through the area.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	The garden is valued as a deliberately created and cared-for community space. The garden was designed to be an accessible, fragrant and peaceful garden for the whole community to enjoy. The garden was created to commemorate Queen Elizabeth II's Platinum Jubilee and therefore also has local historic and commemorative significance. The planting provides colour, while the benches allow residents to sit and enjoy the peace and shade or meet with others. The space is a recognisable local feature on Lobelia Lane and offers a green space in a built-up residential area. The garden was planted and maintained by the Parish Council, for the benefit of the whole community.
Local in character and not extensive tract of land.	The area size is approximately 0.023ha. The garden is a very small and clearly contained space within the residential area. Its scale, function and character are directly related to the immediate community around Lobelia Lane. It is plainly local in character and is not an extensive tract of land.

Reason for Designation

The Jubilee Garden is designated for its community and commemorative significance and for the attractive green space it provides within the surrounding residential neighbourhood. Its planting, seating and continued local care make it a distinctive and valued feature of Lobelia Lane.

UEA woodland adjoining Colney Lane

The woodland was considered as part of the Local Green Space assessment because it lies partly within the Cringleford Neighbourhood Area, contributes to the landscape setting of the Parish and is valued by residents. However, the woodland extends over approximately 39 hectares and forms part of the wider woodland and green infrastructure network associated with the University of East Anglia and the Yare Valley.

Local Green Space designation is intended for areas that are local in character and are not extensive tracts of land. Having regard to the scale, extent and strategic green infrastructure function of the woodland, it was not considered appropriate to designate the whole area as Local Green Space. There was also insufficient evidence to identify a smaller, clearly defined part of the woodland that independently met all of the Local Green Space criteria.

The decision not to designate the woodland does not suggest that it lacks environmental, landscape, recreational or community value. Its contribution to biodiversity, green infrastructure and the setting of Cringleford is recognised through other policies in the Neighbourhood Plan, including those relating to the Yare Valley and green corridors.

Cringleford Wood and Marsh by the River Yare

Similarly, Cringleford Wood and Marsh was considered as part of the Local Green Space assessment because it lies within the Cringleford Neighbourhood Area, adjoins the built-up edge of the Parish and is valued by residents. The area includes woodland, marsh, wet grassland and associated habitats extending towards the River Yare. It contributes strongly to the landscape setting of Cringleford, provides important wildlife habitat and forms part of the wider green infrastructure network of the Yare Valley.

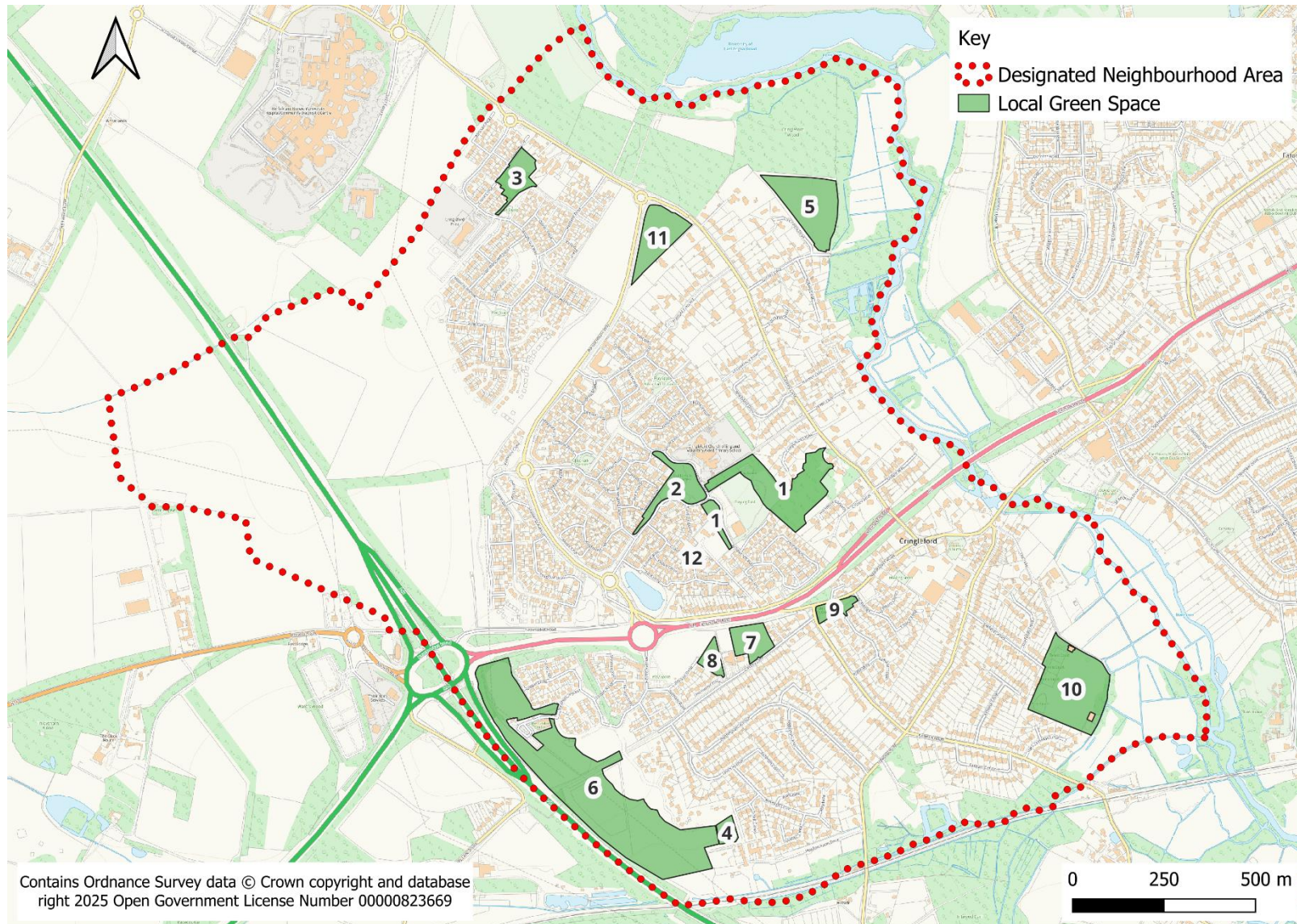
Community consultation identified Cringleford Woods, the marshes, the Yare Valley, river walks and nearby meadows as places that residents wished to see protected. These responses demonstrate the environmental, recreational and community significance of the area. The woodland paths also provide opportunities for walking and contact with nature, while the less accessible marshland contributes to the tranquillity, biodiversity and natural character of the river valley.

However, the area extends over approximately 14.3 hectares and forms part of a much larger and continuous landscape and habitat network along the River Yare. Local Green Space designation is intended for areas that are local in character and are not extensive tracts of land. Having regard to the size, extent and wider ecological and green infrastructure function of Cringleford Wood and Marsh, it was not considered appropriate to designate the whole area as Local Green Space.

The decision not to designate Cringleford Wood and Marsh does not suggest that it lacks environmental, landscape, recreational or community value. Its significance is recognised through other policies in the Neighbourhood Plan, including those relating to the Yare Valley and green corridors.

Recommended Designations

From the assessment work, 12 Local Green Spaces have been determined to meet the national criteria for designation. These are highlighted below.



Appendix A: Total Size of the Parish in Hectares (Ha)

