

# Watlington Neighbourhood Plan 2019-2036



Local Green Space Assessment  
March 2023

# Table of Contents

<b>1. INTRODUCTION</b>	<b>1</b>
<b>2. POLICY CONTEXT</b>	<b>1</b>
<b>3. ASSESSMENT OF THE GREEN SPACES BEING DESIGNATED</b>	<b>3</b>
MILLENNIUM GREEN	4
LAND BETWEEN DOWNHAM ROAD AND MILL ROAD	6
GLEBE FIELD	11
POPE’S LAND (SHEEP FIELD)	13
MARTINGALES GREEN SPACE	15
MEADOWS GREEN (JOHN DAVIS WAY GREEN SPACE)	17
FEATHERBY DRIVE GREEN SPACE	19
WOODLAND WEST OF GLEBE AVENUE	21
WARREN CLOSE PLAY AREA	23
WATLINGTON RAILWAY SIDINGS COUNTY WILDLIFE SITE	25
RUNS WOOD MEADOW COUNTY WILDLIFE SITE	28
THIEVES BRIDGE MEADOW COUNTY WILDLIFE SITE	31
<b>4. SUMMARY OF DESIGNATIONS</b>	<b>35</b>
<b>5. GREEN SPACES NOT BEING DESIGNATED</b>	<b>38</b>
FAIRFIELD LANE	39
FOOTPATH OFF DOWNHAM ROAD	41
GREEN SPACE BEHIND THE ANGEL PUB	44
RECREATION GROUND/MUGA	45
PLAYING FIELD (FOOTBALL FIELD/GLEBE FIELD)	47

## 1. Introduction

---

1. Watlington is preparing a neighbourhood plan which will include a policy designating areas of Local Green Space which are particularly valued by the community.
2. In consultation with the community in early 2021, the Neighbourhood Plan Steering Group identified 17 areas of green space. Each of these was visited and further evidence gathered on them to determine whether they meet the national criteria for Local Green Space designation.
3. This document provides the assessment and reasoning of all 17 areas of green space visited or suggested for us to investigate to include in the neighbourhood 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 and 4 provides the assessment and explanation of the 12 green spaces we feel are justified and supported to be a LGS in the Watlington Neighbourhood Plan.
5. Chapter 5 sets out in a summary table followed by the assessment forms of the 5 green spaces we did not meet the criteria to make an LGS designation for the plan.

## 2. Policy Context

6. 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 2018) introduced the concept of Local Green Space designation<sup>1</sup>.
7. Paragraph 101. of the NPPF sets out that communities should be able to identify green spaces of particular importance through neighbourhood plans, with para 102. Determining:

*The Local Green Space designation should only be used where the green space is:*

- a) In reasonably close proximity to the community it serves;*
- b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance,*

*recreational value (including as a playing field), tranquillity or richness of its wildlife; and*

c) *Local in character and not an extensive tract of land.*

8. 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.*

9. 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.

10. 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.

11. 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.

12. The Borough Council of King's Lynn and West Norfolk 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. Policy CS08 of the local plan sets out that new development should incorporate green space to safeguard wildlife, provide recreational opportunities and improve the quality of life for people living in the 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

---

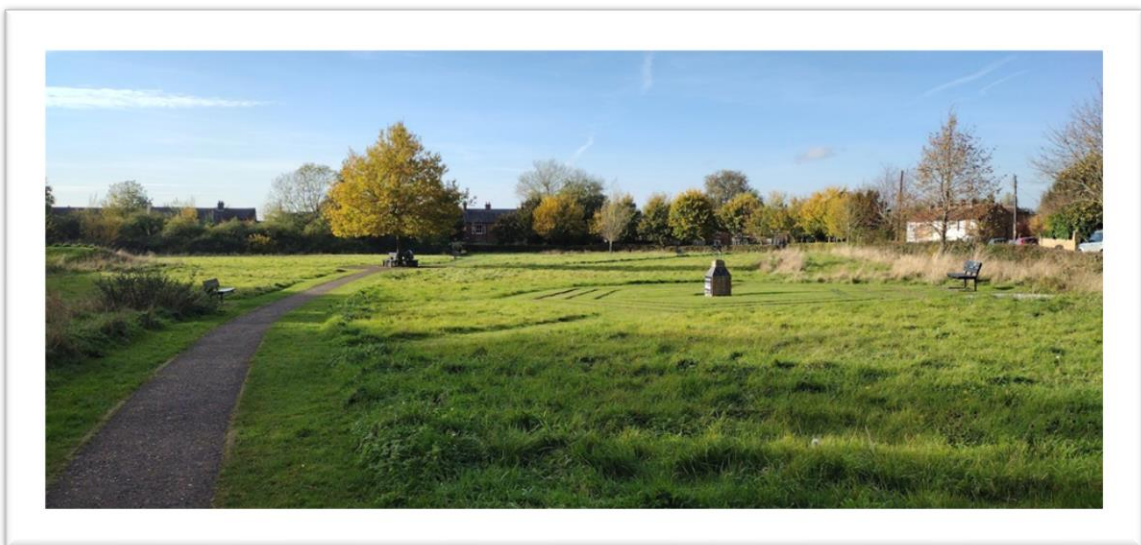
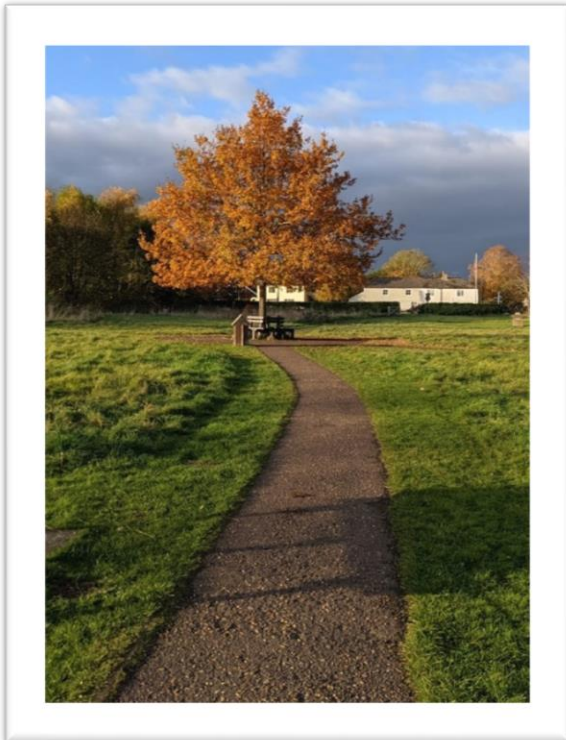
13. The Local Green Space Assessment Tool from *My Community: Neighbourhood Planning Local Green Spaces*<sup>1</sup> has been used as the basis to assess each site identified by the community. This includes:

- Millennium Green
- Recreation ground / MUGA
- Playing field (Football field/Glebe field)
- Land between Downham Road and Mill Road
- Glebe field
- Pope's land (Sheep field)
- Martingales green space
- Meadows Green (John Davis Way green space)
- Woodland West of Glebe Avenue
- Featherby Drive green space
- Warren Close play area
- Runs Wood Meadow
- Thieves Bridge Meadow
- Watlington Railway Sidings
- Fairfield Lane
- Footpath off Downham Road
- Green space behind The Angel pub

---

<sup>1</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations- neighbourhood-plan/>

## Millennium Green



### Site Details

Site	Angel Field Millennium Green
Description and purposes	Public access wildflower meadow with footpath, seating, sculpture and turf-amphitheatre features. Site is a conservation project for native species: wildflowers, insects, birds, mammals, hedgerows and trees. Adjacent area

	features War Memorial, village sign and boules pitch
--	--

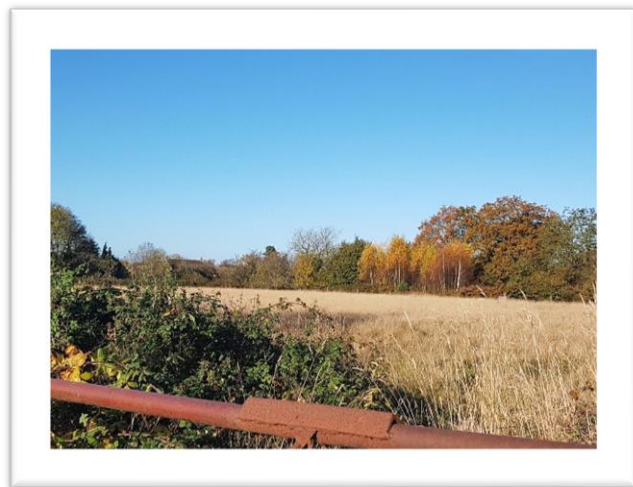
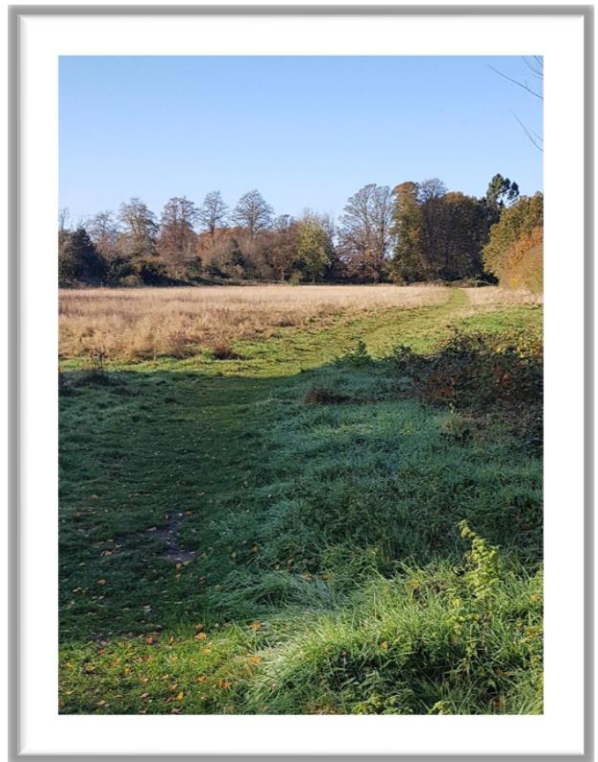
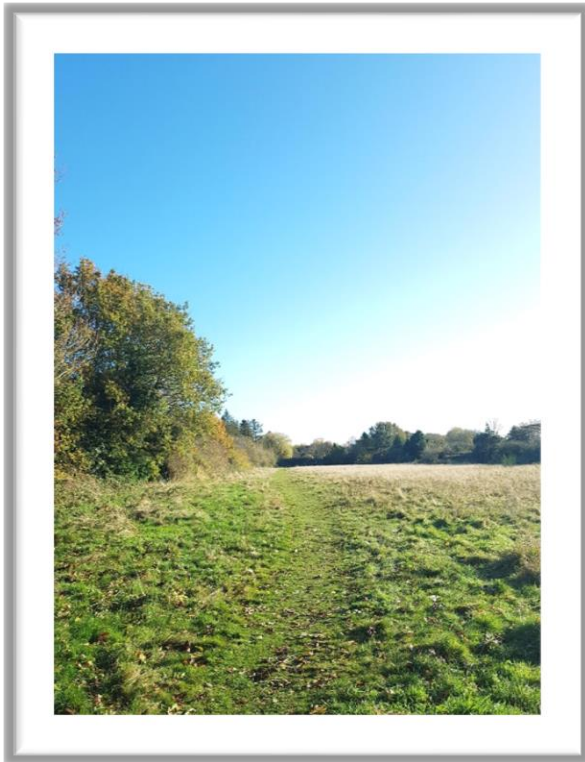
### Checklist

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

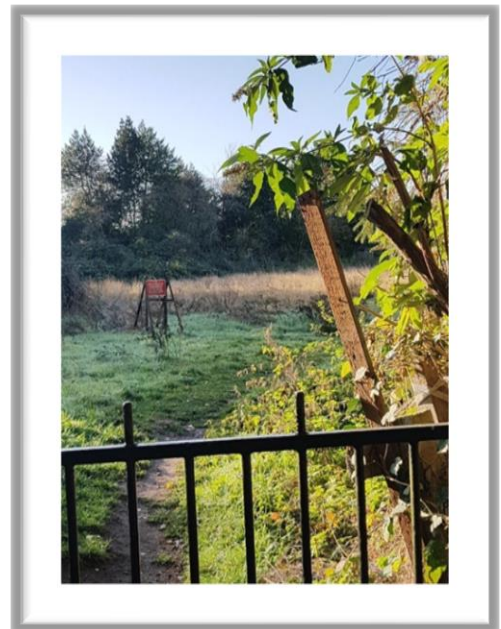
### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Approximately 500m from Watlington train station and within close proximity to the village centre and community facilities such as Watlington Primary School and Village Hall.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	This is an important conservation site for flora and fauna and contributes to the beauty and tranquillity of the village. The adjacent area is of historic significance and has recreational value (the War Memorial, village sign and boules pitch). Mature trees are of value to health of village residents absorbing pollution and traffic noise. CO2 capture is also a significant benefit of mature trees and shrubs. The site provides a safe, direct route to Station Road from Downham Road cutting out School Road, along which traffic tends to speed.
Local in character and not extensive tract of land. Add site of green space	The site is local in character and is not an extensive tract of land. It is approximately 1.2ha.

Land between Downham Road and Mill Road







### Site Details

Site	Land between Downham Road and Mill Road
Description and purposes	<p>Three privately-owned meadows incorporating an ancient public footpath linking the old and new parts of the village. The only accessible natural green space in a village severely lacking in easy access to open space. In constant use by dogwalkers and pedestrians. A vital wildlife corridor, key to the protection of many rare species including some protected.</p> <p>The site comprises grassland fields, scrub, tall ruderal and scattered trees as detailed in a separate ecological appraisal report.</p>

### Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	The area was identified for growth as part of the Regulation 18 version of the emerging Local Plan, for 115 homes. However, it was later de-selected, partly due to strong local opposition.

<p>Planning permissions</p>	<p>Outline planning permission was applied for in October 2015 on part of the site for the construction of 40 dwellings- Reference 15/01575/OM and this application was refused in October 2016. There was no appeal status and it looks like there has not been any activity of further planning applications since (latest check November 2022).</p>
-----------------------------	--

### NPPF Criteria

<p>Close to the community it serves. Add distance to centre of village</p>	<p>Approximately 1.2km from Watlington train station and within close proximity to the village centre.</p>
<p>Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.</p>	<p>Three privately-owned meadows, one of which was until recently common land. Incorporating a public footpath - an ancient 'mass path' (a stiled pedestrian path leading to the church) featured on maps for 300 years which runs from Downham Road to Mill Road and links Watlington's glebe land. There are kissing gates at both ends. The meadows are contextual land to the Grade-II-listed Tudor rectory and medieval moat (a National Scheduled Monument).</p> <p>This is the only accessible natural green space in a traffic-heavy village that is severely lacking in easy access to open space. It is referred to by locals as a 'green lung'. Public rights to roam the land have been strongly discouraged by landowners in recent years but the footpath is in constant use by dogwalkers, and pedestrians taking a safe, car-free shortcut through the village.</p>

The site is a vital wildlife corridor, key to the protection of wildlife and a sanctuary for rare and protected species of birds, insects, amphibians, and mammals. This was further emphasised and summarised in a preliminary ecological appraisal which was conducted in April 2019 on LGS2- which is attached in a separate Appendix to the Watlington Neighbourhood Plan Supporting Documents named "Appendix A- Ecology Report for WAT1". The summary of the ecological findings were:

*"The habitats are common and widespread however the matrix of habitats on the Site and strong green connections to the wider landscape make them suitable to support protected and priority species such as amphibians, reptiles, nesting birds, bats and hedgehogs."*

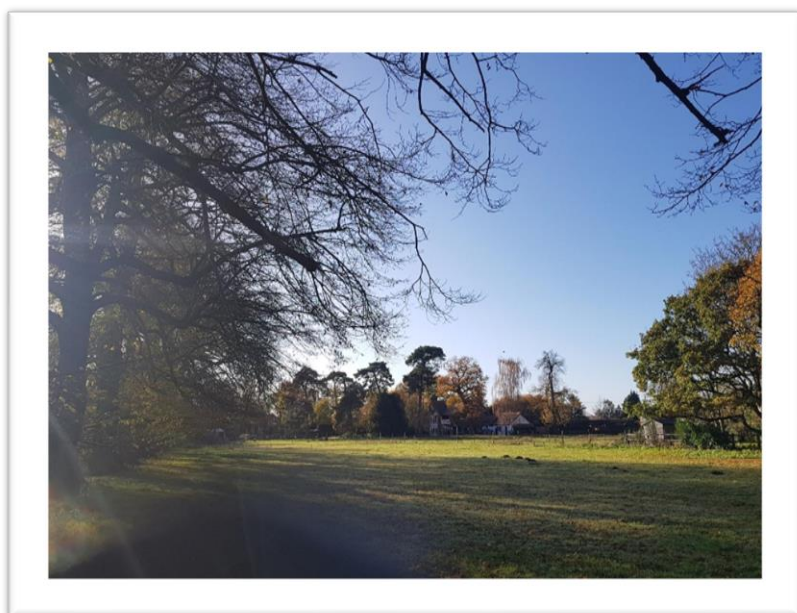
However, further detail can be found Appendix A- Ecology Report for WAT1.

It contributes significantly to the beauty and tranquillity of the village, as well as dark skies. Mature trees and bushes on land are of value to the health of village residents, absorbing pollution and traffic noise. CO2 capture is also a significant benefit of mature trees and shrubs. It provides a vital shortcut for many to the shop, village hall, church, playing fields, and links the old and new parts of the village, all of which cuts car usage.

The fields are much loved and valued by the village community as evidenced by the village Facebook page, where photos

	<p>of the fields and their wildlife are regularly shared, and fears for the loss of communal access to this wild natural space are voiced.</p> <p>Historically significant. Very rich in wildlife. Gives the village its rural character. Demonstrable recreational value and health benefits to daily dogwalkers and walkers.</p>
Local in character and not extensive tract of land. Add site of green space	3.7ha

## Glebe field



### Site Details

Site	Glebe field
Description and purposes	A field rich in wildlife and heritage trees. Owned by the Church of England and currently rented by neighbouring resident. Used for horse grazing and hay making, as well as ad hoc car parking and entry to church fundraising events held at the neighbouring old rectory.

### Checklist

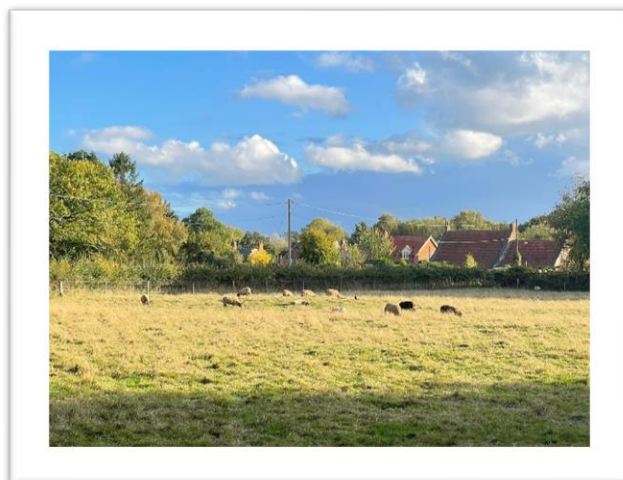
Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	Allocated (along with neighbouring meadows) for 115 homes in a previous version of the Borough Council's Local Plan; de-allocated due to strong local opposition.
Planning permissions	None

### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Approximately 1000m from Watlington train station and within close proximity to the village centre and community
---	--

	<p>facilities such as the playfield and Watlington Primary School.</p>
<p>Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.</p>	<p>A glebe field rich in wildlife and heritage trees currently rented by a neighbouring resident and used for horse grazing. It is used for ad hoc car parking and entry for church fundraising events held at the neighbouring old rectory. The land is contextual to the Grade-II-listed Tudor rectory and medieval moat (a National Scheduled Monument). The site is part of an important wildlife corridor behind a busy road, and thus key to the protection of wildlife. It contributes to the beauty and tranquillity of the village, as well as dark skies and features a long line of protected, centuries-old lime trees much valued by the community. Mature trees and bushes are of value to the health of village residents, absorbing pollution and traffic noise. CO2 capture is also a significant benefit of mature trees and shrubs.</p> <p>Historically significant. Very rich in wildlife, including rare and threatened species. Vital to church fundraising activities.</p>
<p>Local in character and not extensive tract of land. Add site of green space</p>	<p>The land is local in character and is not an extensive tract of land it is approximately 0.6ha</p>

## Pope's land (Sheep field)



### Site Details

Site	Sheep fields
Description and purposes	Private land (2 x fields) owned by the Pope family situated in the village centre and used for sheep grazing. Includes mature trees and hedges

### Checklist

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

### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Approximately 1100m from Watlington train station. The space is close to the community it serves such as being adjacent to the playing field and village hall.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	The site is private land (two fields) situated in the village centre and used for sheep grazing. It contributes to the beauty and tranquillity of the village and is a haven for wildlife. The fields give the village its rural character. Mature trees and greenery are of value to the health of village residents,

	<p>absorbing pollution, and traffic noise. CO2 capture is also a significant benefit of mature trees and shrubs.</p>
<p>Local in character and not extensive tract of land. Add site of green space</p>	<p>Local in character and not an extensive tract of land. The field is approx. 1.5ha.</p>



## Martingales Green space



### Site Details

Site	Stone Close Play Area and Lake Close grassed area
Description and purposes	The Martingales Estate is a large housing estate which has two open spaces residents can enjoy, the largest green space is now called Martingales Green which is off the main access to Stone Close. This is next to the Stone Close Play Area and a smaller central site by Langridge Circle. Both now owned by the Parish Council. <sup>2</sup>

### Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None

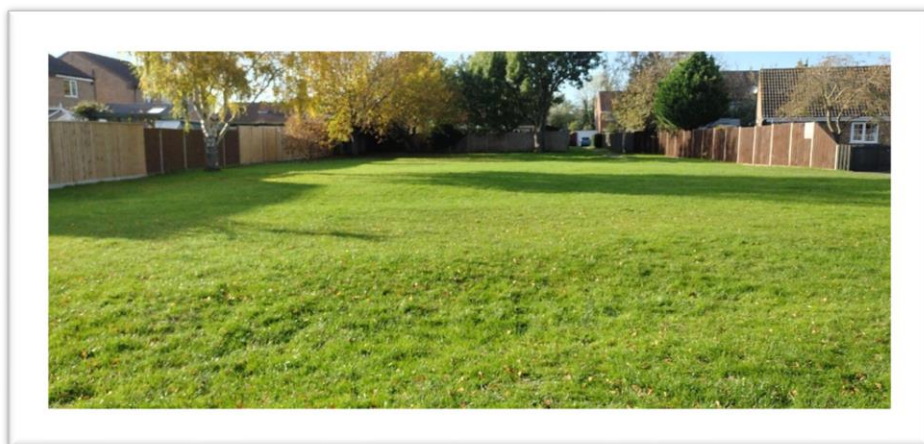
<sup>2</sup> [Recreation - Watlington Norfolk](#)

Planning permissions	None
----------------------	------

#### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Approximately 300m from Watlington train station. The space is in close proximity to the community it serves such as the primary school.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	A children's park and play area/grass for residents of a large housing estate. The site is clearly of recreational and health value for children and dog walkers. The grassed area with mature tree contributes to tranquillity on the housing estate and trees and greenery are of value to the health of village residents, absorbing pollution and traffic noise. CO2 capture is also a significant benefit of mature trees and shrubs.
Local in character and not extensive tract of land. Add site of green space	Local in character and approx. 0.5ha.

## Meadows Green (John Davis Way Green Space)



### Site Details

Site	Meadows Green- John Davis Way grassed area
Description and purposes	Grassed area with trees for residents of large housing estate

### Checklist

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

### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Approximately 400m from Watlington train station and within close proximity to the village centre and community facilities such as Watlington Primary School.
---	---

<p>Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.</p>	<p>An area of grass with trees for residents of a large housing estate, which contributes to tranquillity on the housing estate. The site is used for sports by local children and is demonstrably valuable for well-being and recreation. Mature trees and greenery are of value to the health of village residents, absorbing pollution and traffic noise. CO2 capture is also a significant benefit of mature trees and shrubs.</p>
<p>Local in character and not extensive tract of land. Add site of green space</p>	<p>This land is local in character and would not be considered an extensive tract of land it is approximately 0.5ha.</p>

## Featherby Drive green space



### Site Details

Site	Featherby Drive green space
Description and purposes	A small, grassed area which sits east of Featherby Drive and John Davis Way. It is a green space which suits the purposes of the residents close by who may wish to use the space to rest, exercise or play on.

### Checklist

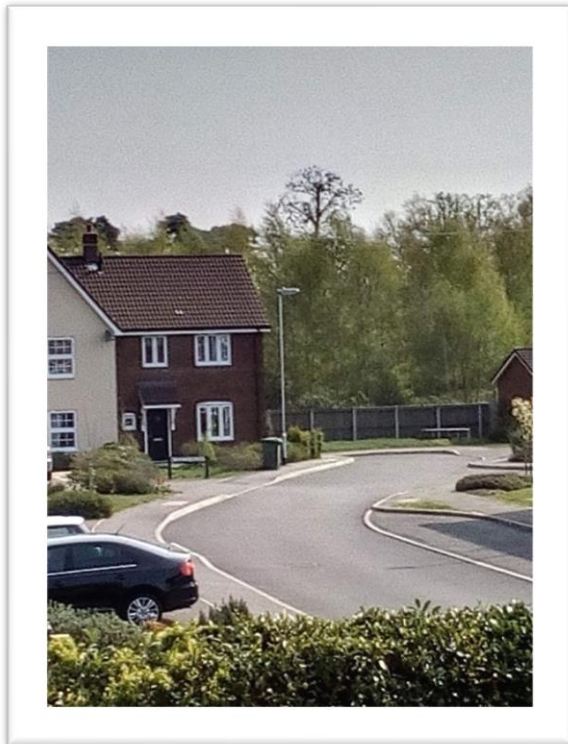
Statutory designations - i.e., CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None
Planning permissions	None

### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Less than 500m from Watlington train station and within close proximity to the village centre.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to	A small grassed area which contributes to tranquillity on the housing estate. Its small area of bushes and foliage is of importance for birds and insects and is of value to the

determine whether the green space is demonstrably special.	health of village residents, absorbing pollution and traffic noise.
Local in character and not extensive tract of land. Add site of green space	Approx 0.05ha. The space is local in character and not an extensive tract of land.

## Woodland west of Glebe Avenue



### Site Details

Site	Woodland west of Glebe Avenue
Description and purposes	A small mixed woodland rich in wildlife and birdlife, on the site of an aquifer which feeds a listed Medieval moat.

### Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None- put forward in Borough Council's call for sites in 2019 for 5 houses. However, this wasn't taken forward in the Emerging Local Plan HELAA.
Planning permissions	None

### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Approximately 1000m from Watlington train station and within close proximity to the village centre and community facilities such as Watlington Primary School.
---	--

<p>Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.</p>	<p>A mixed woodland which is extremely rich in wildlife: birds seen include lapwings, jays and owls. The underground water source is part of a network of local culverts vital to the health of the land, that feeds the village's National Scheduled Monument: a medieval moat on the site of the Grade II listed Old Rectory. The site contributes to the tranquillity of the developed surrounding area. Mature trees and greenery are of value to the health of village residents, absorbing pollution and traffic noise. CO2 capture is also a significant benefit of mature trees and shrubs.</p> <p>A temporary TPO was issued in February 2023 to protect the woodland from an immediate threat of tree-felling.</p>
<p>Local in character and not extensive tract of land. Add site of green space</p>	<p>Land is local in character and not an extensive tract of land. Approx 0.35ha.</p>



## Warren Close play area



### Site Details

Site	Warren Close play area
Description and purposes	Children's Park and play area/grass for residents of housing estate

### Checklist

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

## NPPF Criteria

<p>Close to the community it serves. Add distance to centre of village</p>	<p>The green space is approximately 1.5km away from Watlington train station. The space is in close proximity to the community it serves such as the primary school or Watlington medical centre.</p>
<p>Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.</p>	<p>A small play area of recreational and health value for children, with mature greenery which contributes to tranquillity on the housing estate and is of value to the health of village residents, absorbing pollution and traffic noise. CO2 capture is also a significant benefit of mature trees and shrubs.</p>
<p>Local in character and not extensive tract of land. Add site of green space</p>	<p>Local in character and approximately 0.02ha.</p>

## Watlington Railway Sidings County Wildlife Site



Source: Google Earth, 2022



Source: Google Maps, 2022

## Site Details

Site	Watlington Railway Sidings
Description and purposes	This is a small area of improved grassland with an area of hawthorn ( <i>Crataegus monogyna</i> ) scrub to the east. Designated as land rich in wildlife and the best areas for wildlife in Norfolk.

## Checklist

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

## NPPF Criteria

Close to the community it serves. Add distance to centre of village	The green space is adjacent to Watlington train station. The space is in close proximity to the community it serves.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	<p>This is land that is rich in wildlife and therefore should be preserved as a haven for threatened species. Mature trees and greenery are of value to the health of village residents, absorbing pollution, and traffic noise. CO2 capture is also a significant benefit of mature trees and shrubs.</p> <p>A survey took place in 1995 on the County Wildlife Site with a description:</p> <p><i>"This is a small area of improved grassland with an area of hawthorn (Crataegus monogyna) scrub to the east. The grassland has a sward dominated by yorkshire fog (Holcus lanatus), common bent (Agrostis capillaris), false oat-grass (Arrhenatherum elatius), ribwort plantain (Plantago lanceolata), rough hawksbit (Leontodon hispidus) and yellow rattle (Rhinanthus minor). Species occurring less frequently include cock's-foot (Dactylis glomerata), selfheal (Prunella vulgaris), red bartsia (Odonites verna), red clover (Trifolium pratense), black knapweed (Centaurea nigra), sweet vernal-grass (Anthoxanthum odoratum) and ragwort</i></p>

	<p><i>(Senecio jacobaea)</i> which is being controlled. In areas of local enrichment are broad-leaved dock (<i>Rumex obtusifolius</i>) and nettle (<i>Urtica dioica</i>). Within the grassland area is a small pond which is seasonally dry and surrounded by white willow (<i>Salix alba</i>).<sup>3</sup>"</p>
<p>Local in character and not extensive tract of land. Add site of green space</p>	<p>1.7 ha</p>

---

<sup>3</sup> Information shared by the Norfolk Biodiversity Information Service, Norfolk County Council in December 2021.

## Runs Wood Meadow County Wildlife Site



Source: Google Earth, 2022



Source: Google Earth, 2022

## Site Details

Site	Runs Wood Meadow
Description and purposes	This is a small area of semi-improved neutral grassland which is wet in places. Designated as land rich in wildlife and the best areas for wildlife in Norfolk.

## Checklist

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

## NPPF Criteria

Close to the community it serves. Add distance to centre of village	Approximately 1800m from Watlington train station. The space is close to the community it serves that if one walked from near the centre such as the Village Hall it would take around 25 minutes (1.2 miles) or by car 3 minutes.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	One of only three County Wildlife Sites in the parish.  The sward is dominated by grasses such as smooth meadow-grass ( <i>Poa pratensis</i> ), Yorkshire fog ( <i>Holcus lanatus</i> ), false oat-grass ( <i>Arrhenatherum elatius</i> ) and sweet vernal-grass ( <i>Anthoxanthum odorata</i> ). Other species present include sorrel ( <i>Rumex acetosa</i> ), cock's-foot ( <i>Dactylis glomerata</i> ), creeping buttercup ( <i>Ranunculus repens</i> ), soft rush ( <i>Juncus effusus</i> ), meadowsweet ( <i>Filipendula ulmaria</i> ) and tufted hair-grass ( <i>Deschampsia cespitosa</i> ). There is a small stand of oak ( <i>Quercus robur</i> ) and hedgerows of hawthorn ( <i>Crataegus monogyna</i> ) and crack willow ( <i>Salix fragilis</i> ) surround the site.

	In 1995 a survey was conducted on this CWS which described the detail above <sup>4</sup>
Local in character and not extensive tract of land. Add site of green space	2.7 ha

---

<sup>4</sup> Information shared by the Norfolk Biodiversity Information Service, Norfolk County Council in December 2021.



## Thieves Bridge Meadow County Wildlife Site



Source: Google Earth, 2022

## Site Details

Site	Thieves' Bridge Meadow
Description and purposes	This site consists of a mixture of habitats situated on both sides of a flowing drain. The majority of the site is neutral grassland although to the northeast there is a large pond surrounded by woodland. Designated as land rich in wildlife and the best areas for wildlife in Norfolk.

## Checklist

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

## NPPF Criteria

Close to the community it serves. Add distance to centre of village	The green space is just under 3km away from Watlington train station. The space is in close proximity to the community it serves such as being a 20–25-minute walk from the primary school and a 3 minute drive (1.2 miles).
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	One of only three County Wildlife Sites in the parish.  Most of the grassland has a sward dominated by soft meadow-grass ( <i>Poa pratensis</i> ) with frequent false oat-grass ( <i>Arrhenatherum elatius</i> ), Yorkshire fog ( <i>Holcus lanatus</i> ) and sorrel ( <i>Rumex acetosa</i> ). Other species include cock's-foot ( <i>Dactylis glomerata</i> ), yarrow ( <i>Achillea millefolium</i> ), hogweed ( <i>Heracleum sphondylium</i> ) and soft rush ( <i>Juncus effusus</i> ). To the south of the drain is a strip of marshy grassland which supports species such as meadowsweet ( <i>Filipendula ulmaria</i> ), creeping buttercup ( <i>Ranunculus repens</i> ), Yorkshire fog, false oat-grass, common fleabane ( <i>Pulicaria dysentrica</i> ) and silverweed ( <i>Potentilla anserina</i> ).

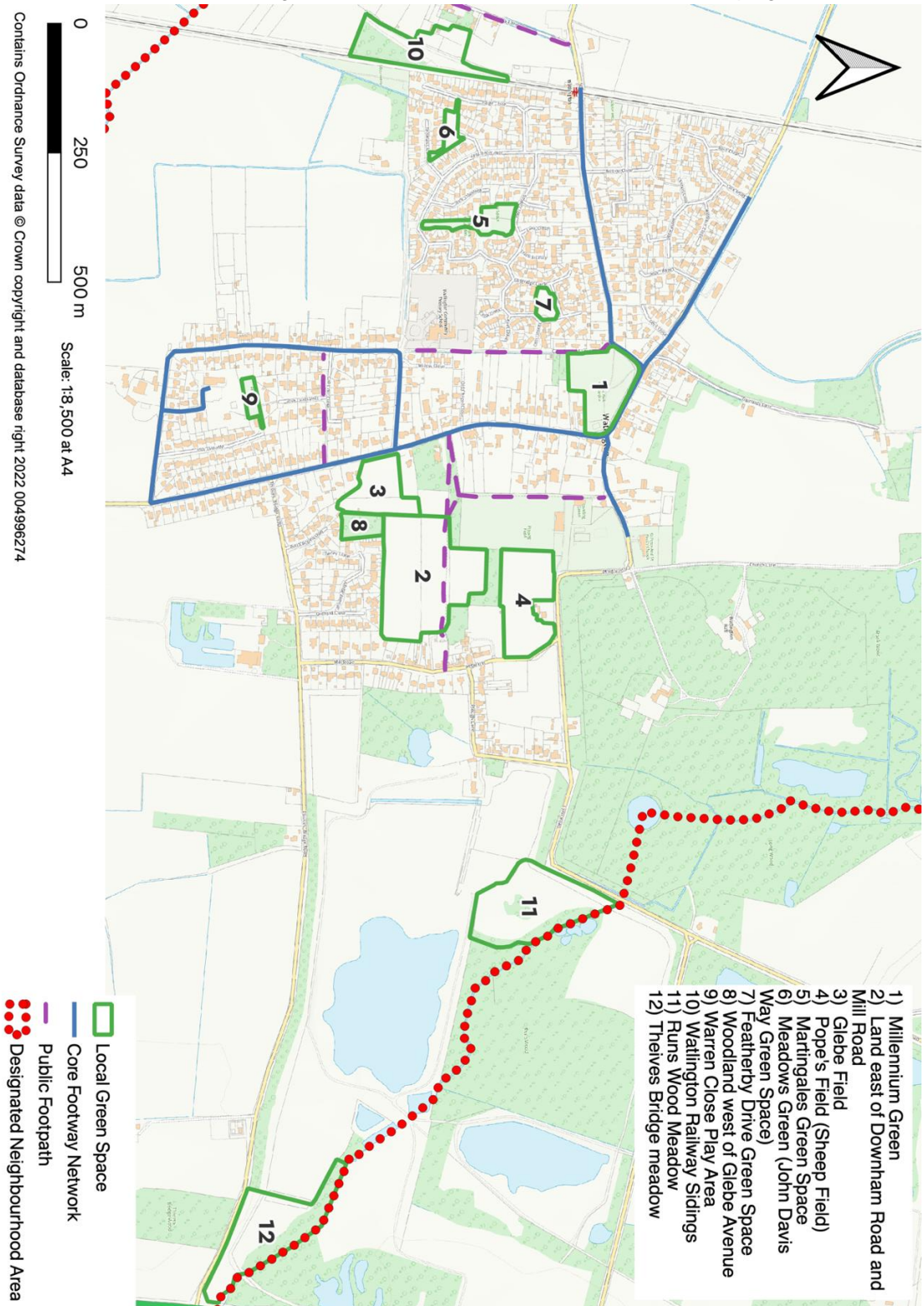
	<p>Species occurring less frequently include soft rush, jointed rush (<i>Juncus articulatus</i>), water mint (<i>Mentha aquatica</i>), tufted hair-grass (<i>Deschampsia cespitosa</i>) and hemp-agrimony (<i>Eupatorium cannabinum</i>). The drain has a limited aquatic vegetation of fool's water-cress (<i>Apium nodiflorum</i>), brooklime (<i>Veronica beccabunga</i>) and water forget-me-not (<i>Myosotis scorpioides</i>). Alder (<i>Alnus glutinosa</i>) and sallow (<i>Salix cinerea</i>) line the banks. The pond is surrounded by woodland with a canopy of oak (<i>Quercus robur</i>), birch (<i>Betula pendula</i>), sallow and goat willow (<i>Salix caprea</i>) over a ground flora dominated by bramble (<i>Rubus fruticosus</i> agg.).</p> <p>In 1995 a survey was conducted on this CWS which described the detail above<sup>5</sup>.</p>
<p>Local in character and not extensive tract of land. Add site of green space</p>	<p>8.6 ha (of which 2.5ha is in Neighbourhood Plan designated area). This site is local in character and would not be considered an extensive tract of land.</p>

---

<sup>5</sup> Information shared by the Norfolk Biodiversity Information Service, Norfolk County Council in December 2021.

## 4. Summary of Designations

14. From the assessment work, twelve Local Green Spaces have been determined to meet the national criteria for designation. These are highlighted on the map below, with their reason for designation outlined in the table on the next page.



No.	Green Space	Reason these green spaces have been designated
1	Millennium Green	This meadow must be protected from future development. It has been designated for its status as a memorial, a landmark, a beauty spot with public benches (beneficial for the mental wellbeing of the community), and as an area of ecological importance with significant air purification and carbon capture value.
2	Land between Downham Road and Mill Road	These meadows must be protected from future development. They have been designated for their status as a landmark (ancient right of way with kissing gates), as historic land, for the physical and mental wellbeing of the community who use the path for walking/dog-walking and for being in nature away from traffic, as a safe and tranquil route through the village away from the busy road, and as an area of ecological significance with air purification and carbon capture value. This is the only accessible natural green space in a traffic-heavy village that is severely lacking in easy access to open space.
3	Glebe field	This land has been designated for its historic landmark status (line of ancient lime trees), as an area of ecological importance with significant air purification and carbon capture value, and for the natural beauty, rural character, and tranquillity it brings to this otherwise densely developed village.
4	Pope's land (Sheep field)	This field has been designated for the rural beauty and character it brings to this otherwise densely developed village, and for its ecological importance with significant air purification and carbon capture value.
5	Martingales green space	This space has been designated for the physical and mental wellbeing of the children and others in the neighbourhood, and for its ecological importance and significant air purification and carbon capture value.
6	Meadows Green (John Davis Way green space)	This space has been designated for the physical and mental wellbeing of the children and others in the neighbourhood, and for its ecological importance and significant air purification and carbon capture value.
7	Featherby Drive green space	This space has been designated for the physical and mental wellbeing of the children and others in the neighbourhood,

No.	Green Space	Reason these green spaces have been designated
		and for its ecological importance and significant air purification and carbon capture value.
8	Woodland west of Glebe Avenue	This land, also known as the Nolan Close Aquifer, has been designated for its ecological importance and significant air purification and carbon capture value, and for the natural beauty, rural character, and tranquillity it brings to this otherwise densely developed village. A temporary TPO was issued in February 2023 to protect the woodland from an immediate threat of tree-felling.
9	Warren Close play area	This space has been designated for the physical and mental wellbeing of the children and others in the neighbourhood, and for its ecological importance and significant air purification and carbon capture value.
110	Watlington railway sidings	This land has been designated for its ecological importance and significant air purification and carbon capture value, and for the rural beauty, character, and tranquillity it brings to this otherwise densely developed village.
11	Runs Wood meadow	This land has been designated for its ecological importance and significant air purification and carbon capture value, and for the natural beauty, rural character, and tranquillity it brings to this otherwise densely developed village.
12	Thieves Bridge meadow	This land has been designated for its ecological importance and significant air purification and carbon capture value, and for the natural beauty, rural character, and tranquillity it brings to this otherwise densely developed village.

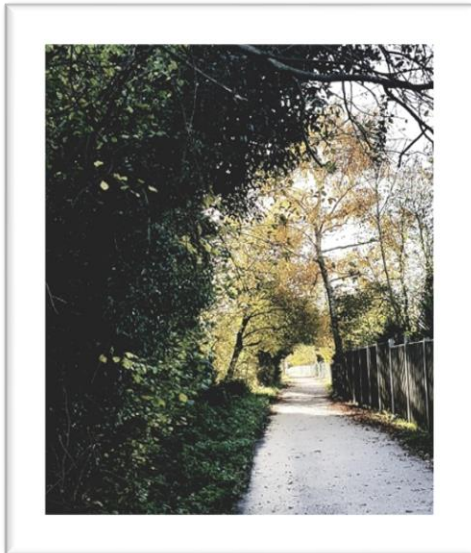
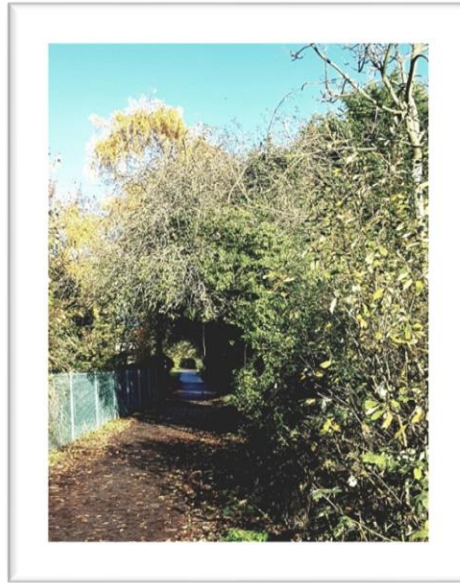
## 5. Green spaces not being designated

15. Five green spaces put forward by the community were considered not to meet the criteria or were removed following Regulation 14 consultation.

Green Space	Reason not designated
Fairfield Lane (Lane connecting Station Road with Rectory Lane)	This is a linear path and therefore will not meet the criteria.
Footpath off Downham Road	This is a linear path and therefore will not meet the criteria.
Green space behind the Angel Pub	This space was being designated for its value as a potential community asset in the future, as it has been in the past, and for its ecological contribution, air purification and carbon capture value. However, after consideration before Regulation 14 and with the objection from the landowner in the first initial letters sent out, a decision was made to remove the space. Instead, the Angel Pub itself is being protected as a Non-Designated Heritage Asset.
Recreation ground / MUGA	At Regulation 14 Consultation on the draft plan it was identified that a number of proposed LGS in the village centre, including this one, could be taken together as an extensive tract of land. This feedback was fully considered and a decision made to remove two of the proposed LGS designations. This was one of them, primarily because the land is owned by the Parish Council, and therefore it is highly unlikely to be used for a future purpose that is at odds with its current use.
Playing field (Football field/Glebe field)	At Regulation 14 Consultation on the draft plan it was identified that a number of proposed LGS in the village centre, including this one, could be taken together as an extensive tract of land. This feedback was fully considered and a decision made to remove two of the proposed LGS designations. This was one of them, primarily because the greenspace is leased from the diocese on a long term lease, with it having been used as a village green for many decades. It was felt that this green space is unlikely to be proposed for anything

Green Space	Reason not designated
	other than its current purpose and so does not require additional protection from development that LGS designation provides.

## Fairfield Lane



### Site Details

Site	Fairfield Lane connecting Station Road with Rectory Lane
Description and purposes	Wooded lane with dyke. Official route to station for cyclists and pedestrians. Vital



	shortcut from Station Road to school. Rich in wildlife -including protected species - with many mature/heritage trees and hedges
--	--

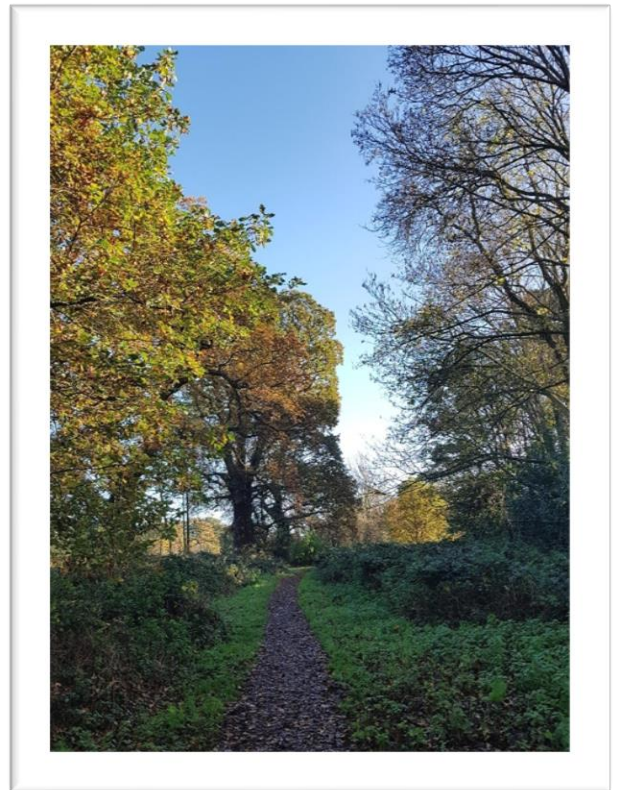
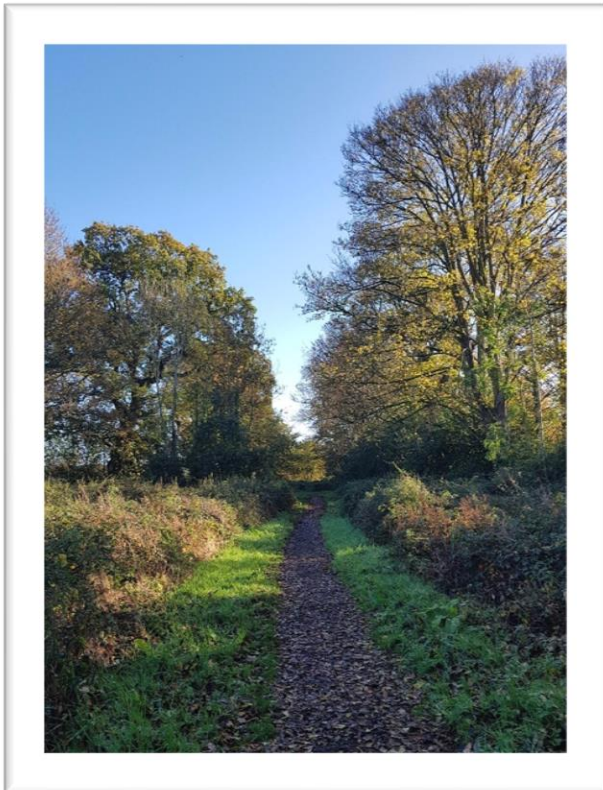
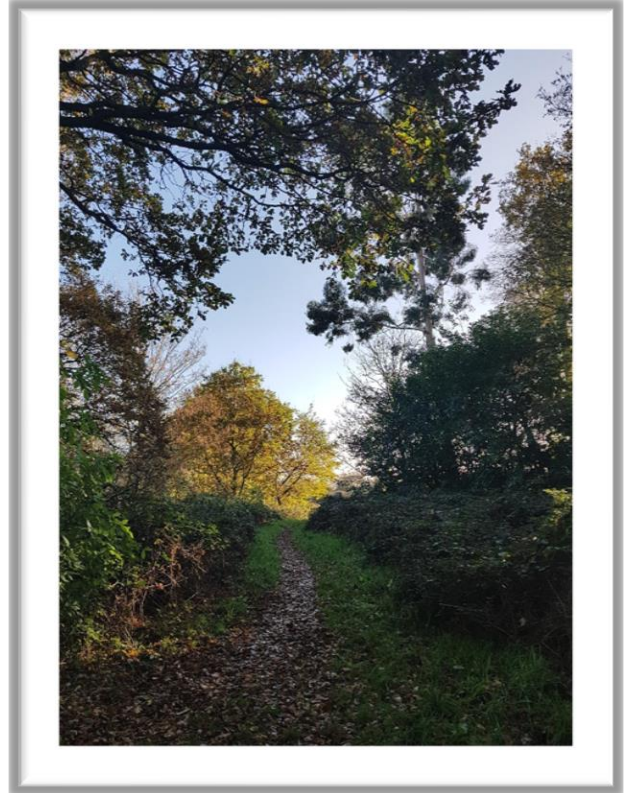
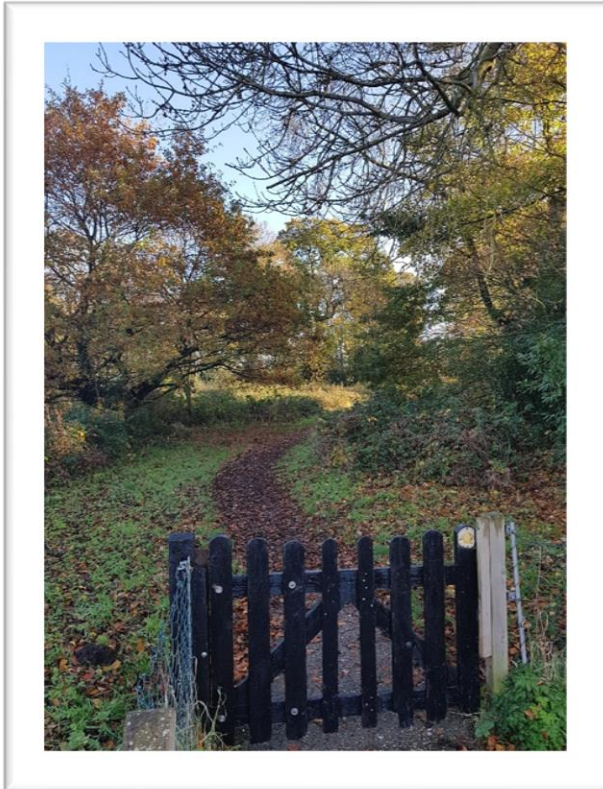
### Checklist

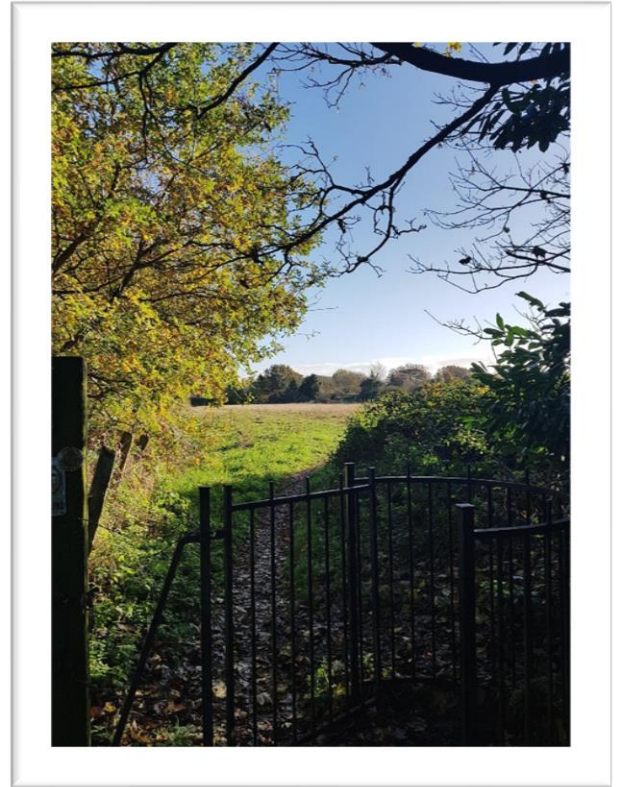
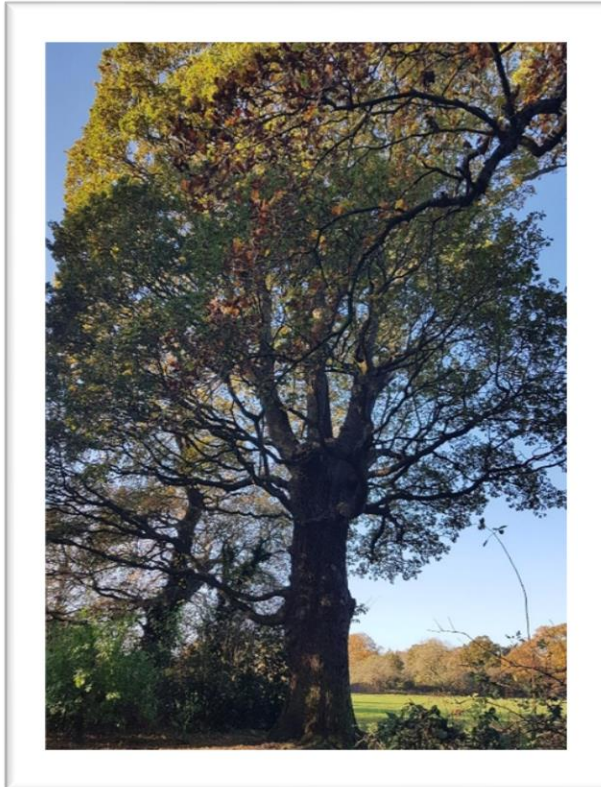
Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None
Planning permissions	Outline planning permission granted for access to site behind lane for development of 22 houses (20/01661/OM): will impact the lane as developers have applied to fill in part of the dyke to gain rear access to site. Development will also impact lane's wildlife (water run-off, light and noise pollution, felling of trees, etc)

### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Less than 500m from Watlington train station and within close proximity to the village centre
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	<ul style="list-style-type: none"> <li>• Breeding ground for GCN</li> <li>• Contributes to the beauty and tranquility of the village</li> <li>• Heritage oak (200+ yrs). Many other mature trees and bushes of value to health of village residents (absorbing pollution, CO2, traffic noise)</li> <li>• Rich in wildlife, including protected and rare species; many fruiting bushes and trees vital to birds</li> <li>• Historical significance: the last of the village's once-abundant dykes/culverts</li> <li>• Recreational value and health benefits to dogwalkers and walkers</li> </ul> Vital shortcut to station and to school
Local in character and not extensive tract of land. Add site of green space	Local in character and not an extensive piece of land it is a linear path of approx. 400m distance and 0.1 ha area size.

## Footpath off Downham Road





### Site Details

Site	Public footpath/ancient right of way off Downham Road leading to footpath through meadow to Mill Road
Description and purposes	Public footpath which has featured on maps for 300 years – part of glebe owned by Church of England - with kissing gate at one end and wooden gate at the other, wildlife corridor, 300+ year-old oak tree, used by walkers for access to playing fields and old part of the village, and dog-walkers for recreation. Rich in wildlife and heritage trees. Land is contextual to the National Scheduled Monument (medieval moat) next to it

### Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	Allocated along with neighbouring meadows for 115 homes in 2016

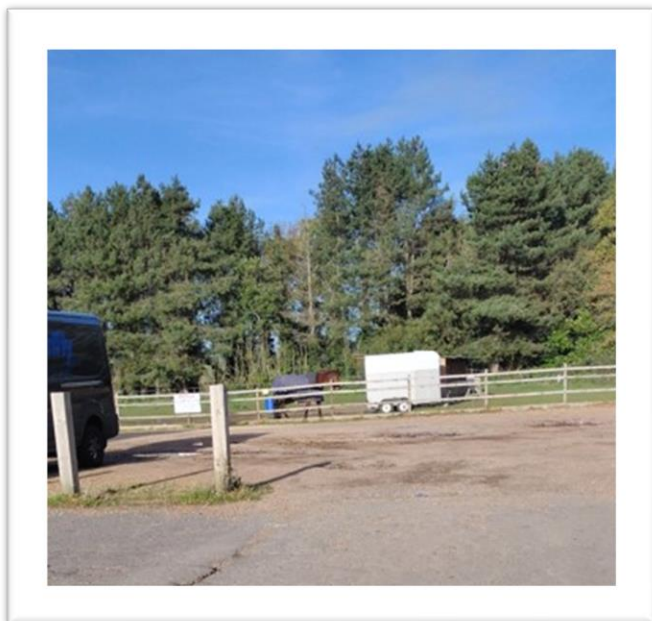
	Regulation 18 version of Borough Council's emerging Local Plan; however de-allocated in the Regulation 19 version of the emerging Local Plan due to local opposition.
Planning permissions	Bennet Homes applied in 2014 to convert to an access road/cycle path with streetlighting to serve a development of 44 houses proposed on neighbouring fields: permission not granted due to local opposition

### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Less than 1000m from Watlington train station and within close proximity to the village centre.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	<ul style="list-style-type: none"> <li>• Part of an important wildlife corridor behind a busy road, key to the protection of wildlife</li> <li>• Contributes to the beauty and tranquillity of the village, as well as dark skies</li> <li>• Historically significant: an ancient "mass path" - stiled pedestrian path leading to the church for Sunday mass. Used by the Watlington community for centuries, features on maps dating back to 1800s. Contextual to Medieval moat (National Scheduled Monument) and Tudor rectory (Grade II listed)</li> <li>• Mature trees and bushes are of value to health of village residents (absorbing pollution, CO2, traffic noise)</li> <li>• Very rich in wildlife, including rare and threatened species</li> <li>• Gives village its rural character</li> <li>• Recreational value and health benefits to daily dogwalkers and walkers</li> <li>• Vital shortcut to playing fields, village hall, Church Road (shop, church) and</li> </ul>

	old part of the village (Mill Road). Cuts car usage
Local in character and not extensive tract of land. Add site of green space	0.5ha and approx. 450m in length.

## Green space behind The Angel pub



### Site Details

Site	Land behind The Angel (community asset)
Description and purposes	Field currently used for grazing horses, fringed with many mature trees. Designated a community asset in .... for community events (music events, barbeques, etc)

### Checklist

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

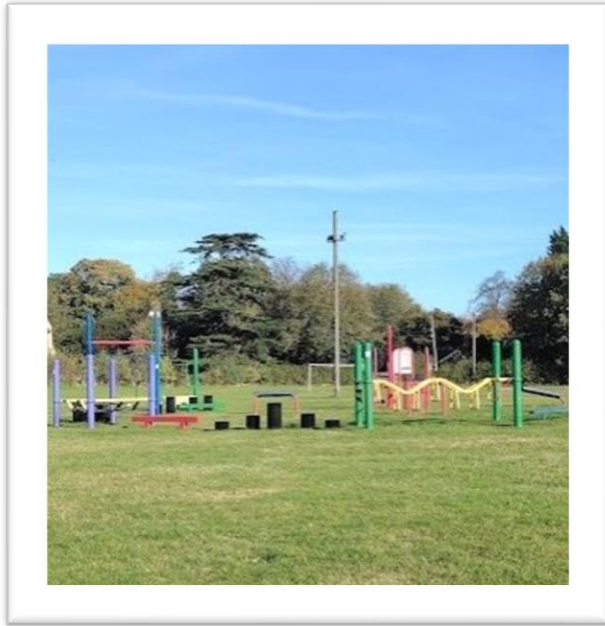
### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Approximately 800m from Watlington train station and within close proximity to the village centre and community facilities such as the playing field and Watlington Village Hall.
---	---

<p>Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.</p>	<p>This field is currently used for grazing horses and fringed with many mature trees. The Angel Pub is currently listed on the register until 29/05/2023 as a community asset which demonstrates the importance the pub plays to the community. The green land behind the pub is used by the community for events (music events, barbeques, etc).</p> <p>A wildlife haven with an abundance of mature trees and bushes. Mature trees and greenery are of value to health of village residents absorbing pollution and traffic noise. CO2 capture is also a significant benefit of mature trees and shrubs.</p>
<p>Local in character and not extensive tract of land. Add site of green space</p>	<p>Local in character and not an extensive tract of land it is approximately 0.17ha.</p>

### Recreation Ground/MUGA





#### Site Details

Site	Multi Use Recreation Area (MUGA)
Description and purposes	Area of park/grass with structures for play, exercise, and sport

#### Checklist

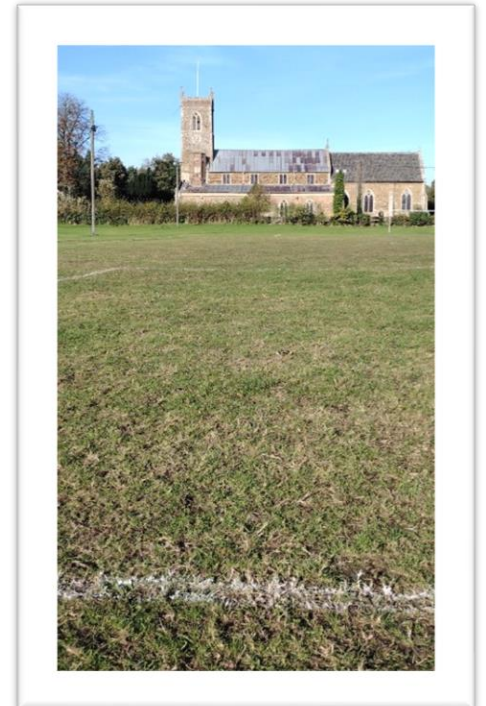
Statutory designations - i.e., CWS, listed status, SSSI, SPA, NNR, SAC	Glebe land (owned by the Church of England)
Site allocations	None
Planning permissions	None

#### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Approximately 1000m from Watlington train station and within close proximity to the village centre and community facilities such as Watlington Village Hall.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	An area of park/grass with structures for play, exercise, and sport, so the site has demonstrable recreational and health-and-wellbeing value. The mature trees and greenery are of value to the health of village residents, absorbing pollution and traffic noise. CO2 capture is also a

	significant benefit of mature trees and shrubs.
Local in character and not extensive tract of land. Add site of green space	The site is local in character and is not an extensive tract of land. It is approximately 1.2ha

### Playing field (Football field/Glebe field)



#### Site Details

Site	Football field/Glebe field
Description and purposes	Glebe land used as a football pitch and village green (site of the annual October fair and village summer fete). Constantly in use by walkers and dog-walkers. Includes a public footpath

#### Checklist

Statutory designations - i.e. CWS, listed status, SSSI, SPA, NNR, SAC	Owned by the Church of England
Site allocations	None



Planning permissions	None
----------------------	------

#### NPPF Criteria

Close to the community it serves. Add distance to centre of village	Less than 1000m from Watlington train station and within close proximity to the village centre.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) Add as much here as possible to determine whether the green space is demonstrably special.	This site is glebe land which is contextual to the Grade-I-listed medieval (with Norman origins) church, the Grade II listed Tudor rectory, and the medieval moat (National Scheduled Monument). It has been used for many decades as a football pitch and a village green: it is the site of the annual October fair and the village summer fete. It is still constantly in use by the village football teams, walkers and dog-walkers, and includes a public footpath: the ancient 'mass path' (a pedestrian path leading to the church). The site has a 300+-year-old protected oak tree which is much valued by the community. The field has demonstrable health and recreation value. It contributes significantly to the tranquillity of the village. Mature trees and foliage are of value to the health of village residents absorbing pollution and traffic noise. CO2 capture is also a significant benefit of mature trees and shrubs.
Local in character and not extensive tract of land. Add site of green space	Approx 1.72ha excluding the dwelling on the playing field.