



Gunton Warren



Wellington Gardens



Gunton Woods

Lowestoft Neighbourhood Plan

**Supporting Document 2 – Protecting Open Landscapes, Sports Fields
and Local Green Spaces**



Twining Gardens



Foxburrow Woods



Gainsborough Drive

Stakeholder Consultation

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Section A – Introduction and Explanation

The National Planning Policy Context

The National Planning Policy Framework sets out that specific areas of land which can be demonstrated to be special to the local community may be protected against development through designation as a Local Green Space. These are defined as being within built-up areas and bring positive contribution to the character of the settlement. Local Green Spaces can vary in size, shape, location, ownership, and use, but such spaces will have some form of value to the community and help define what makes that specific settlement what it is.

The following guidelines for open spaces and recreational areas are set out in the National Planning Policy Framework:

Open space and recreation

98. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

99. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- (a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- (b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- (c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

Furthermore, the National Planning Policy Framework states that the designation of a Green Space 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) is local in character and is not an extensive tract of land.

Local Plan Policy Context

The Local Plan contains a number of policies which protect green spaces and wildlife areas. The most relevant policies are:

- **Policy WLP8.23 – Protection of Open Spaces**

There will be a presumption against any development that involves the loss of open space or community sport and recreation facilities.

Open spaces are identified in the Policies Map.

Proposals for the development of open spaces will only be permitted in exceptional circumstances where:

- The proposal is ancillary to the open nature of the area and will enhance local character, increase local amenity and be of greater community or wildlife benefit;
- An open space assessment demonstrates the site is surplus to requirements including its ability to be used for alternative open space uses; and
- The loss resulting from the proposed development will be replaced by equivalent or better provision in terms of quantity, quality and in a location that is equally or more accessible to the community.

- **Policy WLP8.34 – Biodiversity and Geodiversity**

Development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity through the creation of new green infrastructure and improvement to linkages between habitats. Regard should be had to the Waveney Green Infrastructure Strategy (2015).

Proposals that will have a direct or indirect adverse impact on locally recognised sites of biodiversity or geodiversity importance, including County Wildlife Sites, Biodiversity Action Plan habitats and species, will not be supported unless it can be demonstrated that new opportunities to enhance the green infrastructure network will be provided as part of the development that will mitigate or compensate for this loss.

Local Green Spaces identified in the Lowestoft Neighbourhood Plan

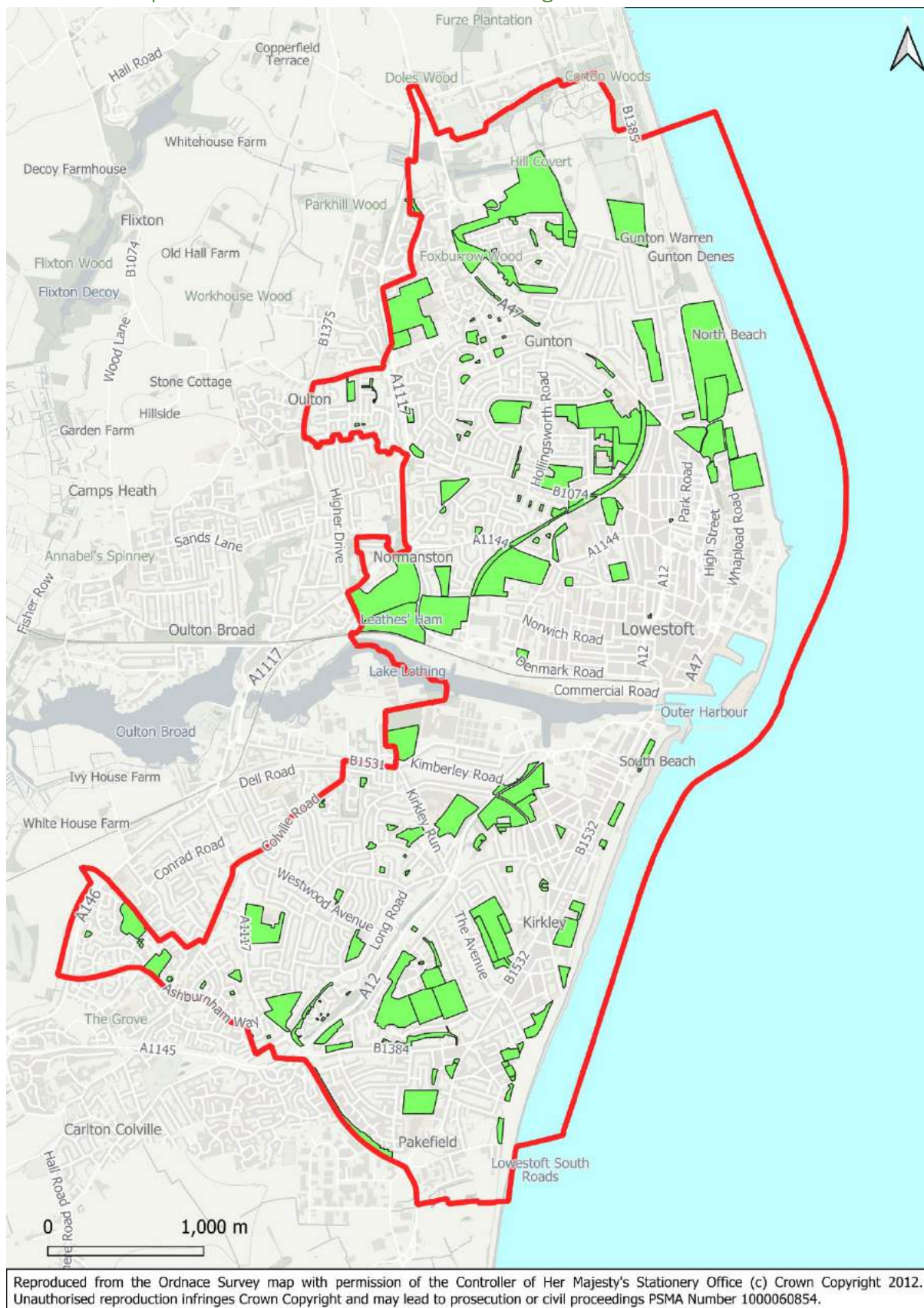


Figure 1 Map of Local Open Spaces identified in the Waveney Local Plan

The approach to protecting open spaces in the Lowestoft NDP

Open spaces are important to people in Lowestoft. The Waveney Local Plan already provides considerable protection for a range of types of open spaces as outlined above. Therefore, the role of the LNDP is to identify areas which justify additional protection. Three types of area have been identified as being demonstrably special to local people:

1. **The area of open space along the northern coastal strip and extending westwards into the Gunton area** - this is the only area of strategic open space within the Town boundary and contains within it smaller areas which are important in their own right as informal open space associated with enjoyment of the coast, wildlife areas including County level Wildlife sites, ancient woodland and playing fields. This area requires protection to ensure that development including tourism related development does not diminish the value of the area as a whole. It is proposed that this area should be designated as a Strategic Green Landscape.
2. **Some of the larger informal open spaces, which are large enough to provide an area of relative tranquillity and escape, have a particular importance to local people within a heavily developed urban environment** - these areas meet the National Planning Policy Framework criteria to be Local Green Spaces and receive the protection that this designation provides.
3. **Sport and Recreation areas** – it is important to retain areas for sport and formal recreation and a number of areas have been designated as Formal Recreation areas in accord with paragraph 9 of the National Planning Policy Framework.

This Supporting Paper identifies the relevant areas proposed to be designated under each of these categories.

Section B – Strategic Green Spaces

There is a tract of open space on the northern coastline of Lowestoft that is too extensive to be classified as a Local Green Space (*see figure 2*). It contains playing fields, parks, informal open space, nature reservations and some agricultural land.

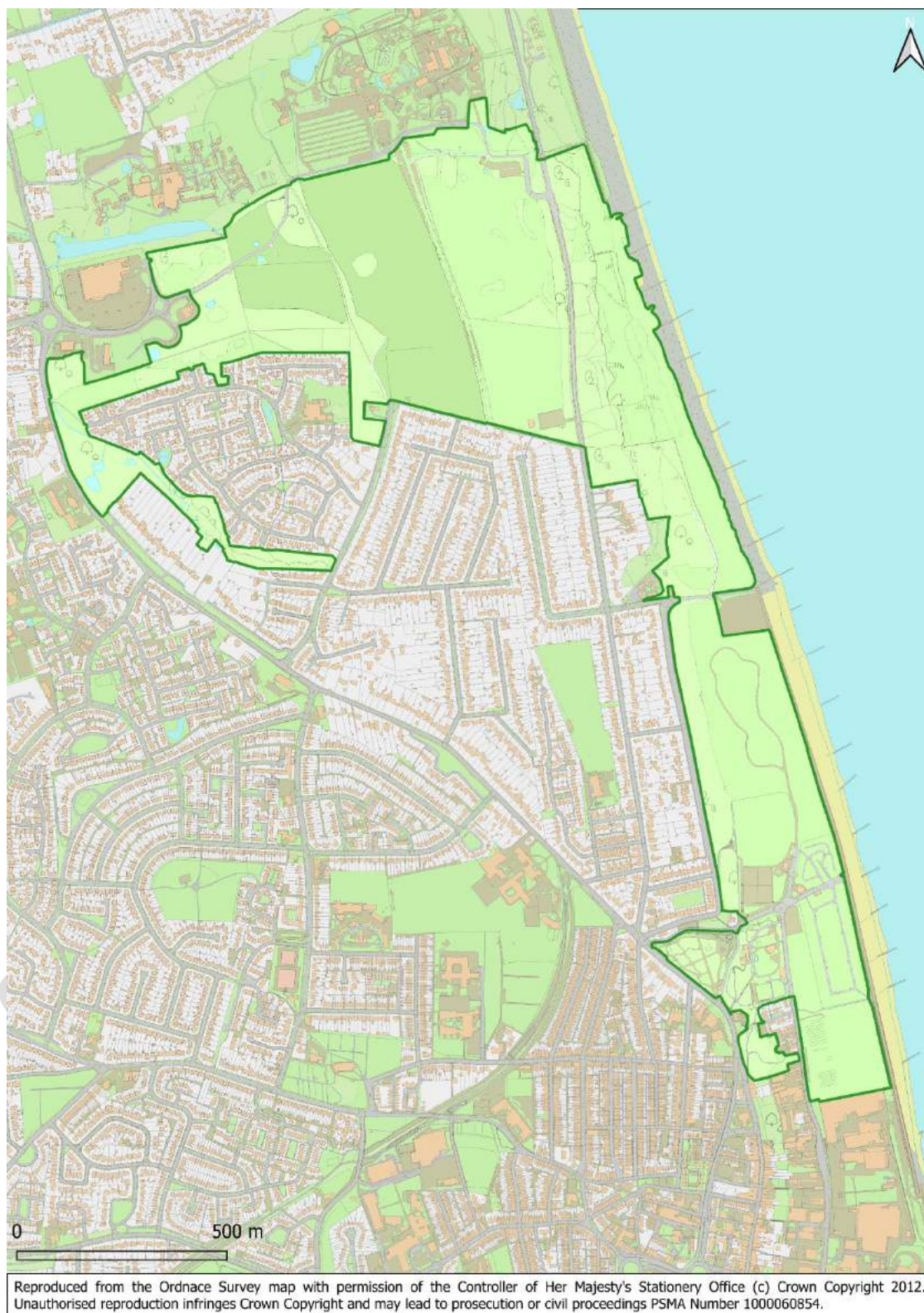


Figure 2 Map of Strategic Green Spaces

Components of the Strategic Green Space

The Strategic Green Space contains a number of smaller areas which are important in their own right. These are listed in Table 1 and described in detail below. Some of these are classified as Recreational and Sports Spaces and are described in detail in Section D.

Table 1 Components of the Strategic Green Landscape

Reference No	Recreational and Sports Spaces (RSS)	Strategic Green Landscape Component
RSS 7	Dip Farm Golf Course	
RSS 5	Dip Farm Playing Field	
A		Gunton Field
B		Gunton Woods
C		Gunton Meadows
D		Gainsborough Drive
E		Foxburrow Wood
F		Gunton Warren
G		North Denes
RSS 6	Denes Oval	
H		Arnold's Bequest (or Arnold's Walk)
I		Belle Vue Park
J		Sparrow's Nest
K		Ness Park

Descriptions of the Strategic Green Space Areas

A – Gunton Field

A broad expanse of meadow divided by the extension of Leisure Way that leads to the gates of Pleasurewood Hills Theme Park, the Field is mainly the realm of dog walkers. There is a small pond either side of the road, and a small copse, Hill Covert, in the north-eastern corner. Gunton Field is also accessed from the well-tramped, signposted track that descends gently from Gunton Church Lane.



B – Gunton Woods

This Local Nature Reserve includes an avenue of lime trees, a black poplar and many other recently planted trees. Snowdrops, primroses, bluebells and orchids bloom in this area. It is immensely popular with dog walkers, families, visitors staying at Gunton Hall Holiday Resort, bird watchers, school parties and other groups e.g. Scouts and Cubs.

Volunteers of the Gunton Wood Community Project actively manage this area, creating trails with information boards, seats and a picnic table.

This Local Nature Reserve of 2.5 hectares includes an avenue of lime trees, a black poplar and many recently planted trees. Snowdrops, primroses, bluebells and orchids bloom in this area. It is used by dog walkers, walkers, visitors staying at Gunton Hall Holiday Resort, bird watchers, school parties and other groups e.g. cubs.

Gunton Wood Community Project's volunteers manage this area - see their website

<http://guntonwoodland.onesuffolk.net/>

C – Gunton Meadows

This County Wildlife site is two hectares, dissected by Leisure Way. The northern sector has a wild flower meadow, with bee orchids, green winged orchids and common spotted purple orchids. The southern sector has two ponds with a population of great crested newts. Quaking grass is also found there. It is used by walkers, dog walkers, especially the southern section, bird watchers and wild flower enthusiasts.



Suffolk Wildlife Trust manage this area.

<https://www.suffolkwildlifetrust.org/guntonmeadow>



D – Gainsborough Drive

This area links Gunton Woods, Gunton Meadow and Foxburrow Wood and is a valued green corridor. It is part of a Round Gunton Walk signposted by Waveney District Council many years ago. It is used by dog walkers, walkers, families accessing the Town Council's Cotman Close playground at the northern end of this area, blackberry pickers and bird watchers. The grass is usually left uncut in summer, so wild flowers have with dragonflies and other fauna.

E – Foxburrow Wood

This is a wooded area rich in wild flower species. It has carpets of bluebells in spring, early purple orchids and wood anemones. There is a large pond in the centre of this ancient woodland, which extends from Gunton Church Lane to Gainsborough Drive and Yarmouth Road. Foxburrow Wood is popular with strollers, bird watchers and dog walkers, and is part of the signposted Gunton Round Walk designated by Waveney District Council many years ago.



There is a stream running throughout much of its length and marsh marigolds have grown there. There is a large spread of wood anemones near one entrance, and also an ancient beech tree.



F – Gunton Warren

Managed by Suffolk Wildlife Trust, this expanse of dunes and cliff between the beach and Corton Road forms a natural buffer between the outskirts of North Lowestoft and Corton village. Partly-wooded, but mostly open cliff top covered by ferns and gorse, the Warren is a habitat for adders, despite being criss-crossed by paths, and immensely popular with visiting and local walkers and dog owners for its extensive sea views. There are a few ruined pillboxes and gun emplacements as reminders of the Second World War.

G – North Denes

The Denes was a tract of scrub and heath, recorded in the Manor Roll of 1618 as one of six commons of Lowestoft^[1] (the others being North Common; Goose – or Fair – Green; Church Green; Skamacre Heath; Drake's Heath; and South Common). The Denes later accommodated defensive gun batteries, and summer training camps for the military.

From under the shelter of the wooded cliff to the sea wall, and extending from the Denes Oval and adjacent caravan park northward to Links Road, the Town Council has dedicated the North Denes as a WildEast area, to remain in its natural state, and only be managed where this further enhances the habitat.

H – Arnold’s Bequest (or Arnold’s Walk)

This steep area of cliff immediately south of the lighthouse was donated to the town in 1941 “for the use and enjoyment of the public” in the will of Frank Arnold in memory of his son who was killed in the Great War.^[2] It remains in a natural state rather than manicured as the neighbouring Sparrow’s Nest. There are footpaths descending from the High Street/Yarmouth Road to Sparrow’s Nest Park, and to Whapload Road, the latter envisaged as a tourist trail to link with Ness Park, and onward to the sea wall and Ness Point itself.



I – Belle Vue Park

Opened in 1874 as Lowestoft’s first formal park, Belle Vue occupied a tract of common land that was formerly used by laundresses to lay out their washing.^[2] Mature trees surround a grade II listed Commonwealth War Graves Memorial to the 2,385 men of the Royal Naval Patrol Service who lost their lives in WW2 and have no known grave but the

sea. This poignant site also hosts three ancient cannons that once formed a defensive battery overlooking the North Sea.^[3] Belle Vue Park is linked to North Parade by Jubilee Bridge that spans the Ravine. This grade II listed, iron structure dates from 1887, having been donated by Alderman Youngman, the first mayor of the Borough of Lowestoft.^[2]

J – Sparrow’s Nest

The Nest was named after Robert Sparrow of Worlingham, who, together with the vicar of Gunton, raised funds for the first lifeboat for Lowestoft, built in 1901.^[3] Once the site of a tannery,^[1] Sparrow’s Nest gardens were established in 1897-8^[2], becoming famous in the Second World War as the Central Depot of HMS Europa, the training base of the Royal Naval Patrol Service. Nowadays, besides lawns and flower beds, the Nest boasts a pavilion which hosts public events throughout the summer; museums, a café and a restaurant, a film theatre and a bowling green for clubs. Always popular with local families, the Sparrow’s Nest is an important tourist attraction for the town.



K – The Ness

Part of the Denes, this area served for beaching fishing boats and drying their nets, the racks for which remained in use until the 1970’s. Rope-walks and a liver-reduction trench were also used by local fishermen, and have been recreated half a century later during the Ness regeneration project, completed in 2020. A Virtual Reality guide has been installed, together with a stage for hosting events, plus an innovative adventure playground, and a small natural haven for rare invertebrates under the old net drying racks.

The old Beach Village site of Ness Park was connected to the town above by pathways – the historic Scores – of which several survive to descend the cliff today from the High Street and the North Lowestoft Heritage Action Zone. To encourage walkers and tourists, a pedestrian ramp suitable for disabled users gives access from the park to the sea wall, as a trail to Ness Point nearby. Included in the area of Ness Park is the integral parcel of turfed ground between the Tingdene Caravan Park and Whapload Road, which can also be used for events.

Components of the Strategic Green Space Area Maps

A – Gunton Field

(Area = 4.66ha)



Figure 3 Map of Gunton Field

B – Gunton Woods
(Area = 5.66ha)

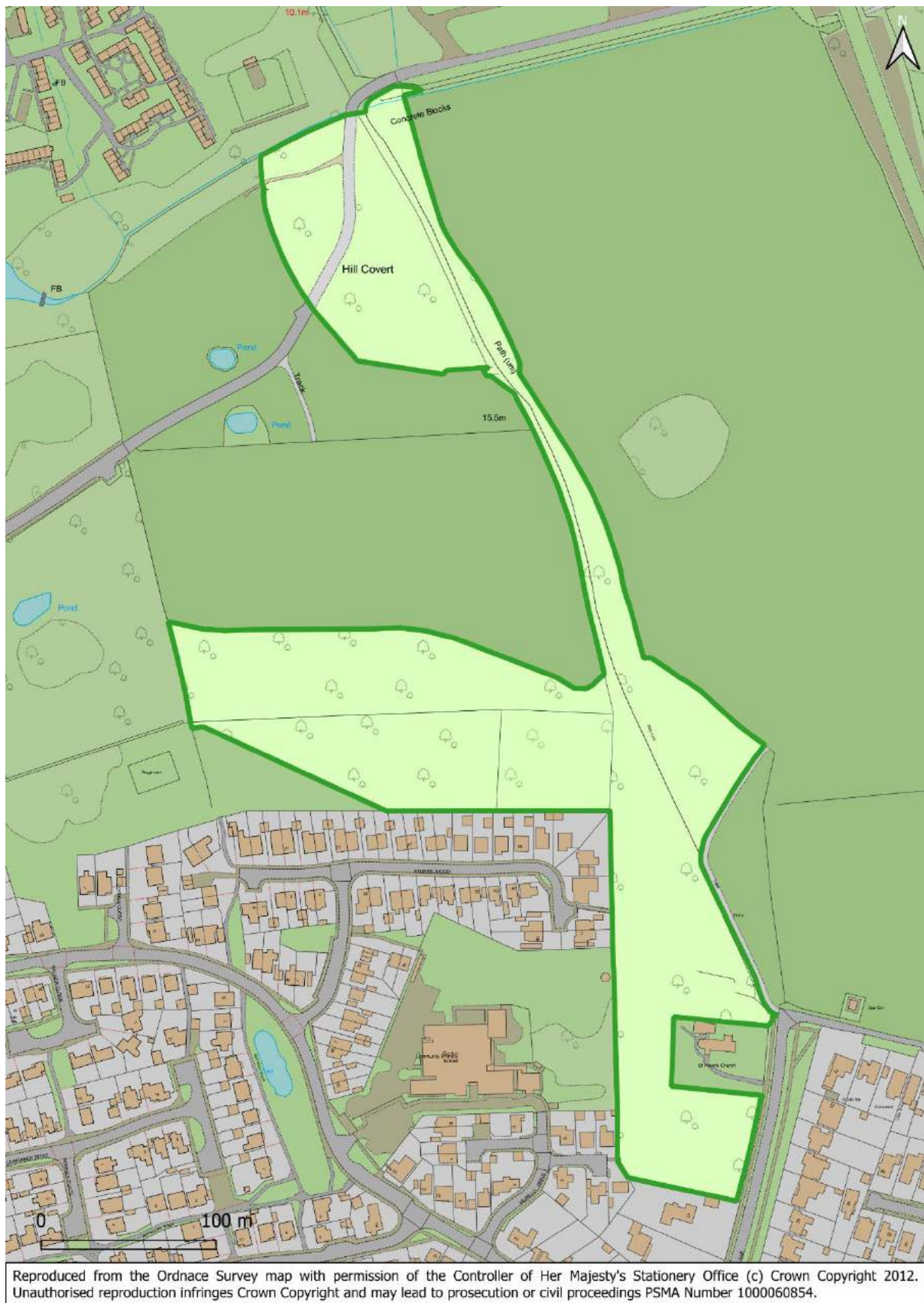


Figure 4 Map of Gunton Woods

C – Gunton Meadows
(Area = 4.07ha)



Figure 5 Map of Gunton Meadow

D - Gainsborough Drive
(Area = 3.96ha)

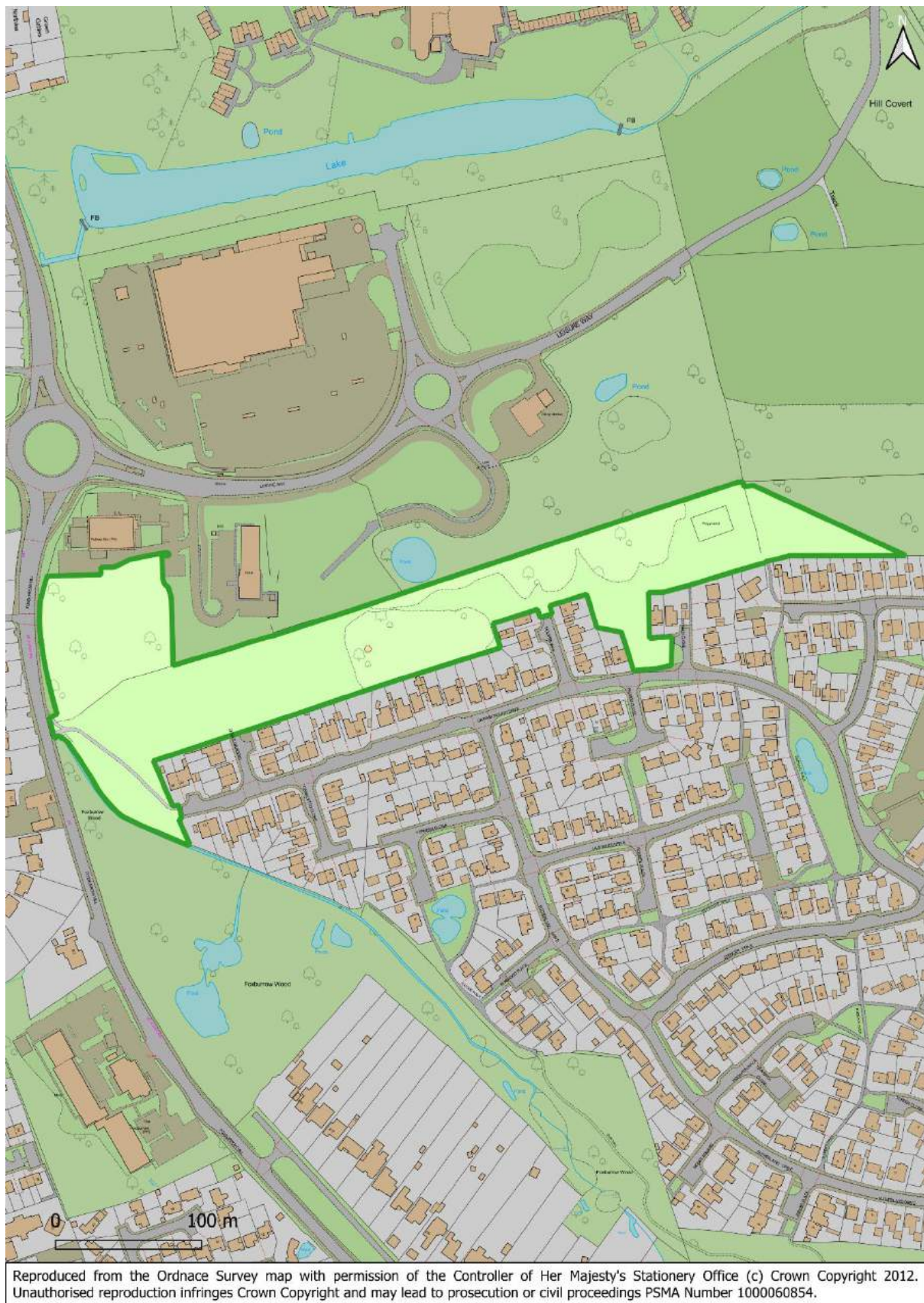


Figure 6 Map of Gainsborough Drive

E – Foxburrow Wood
(Area = 4.79ha)

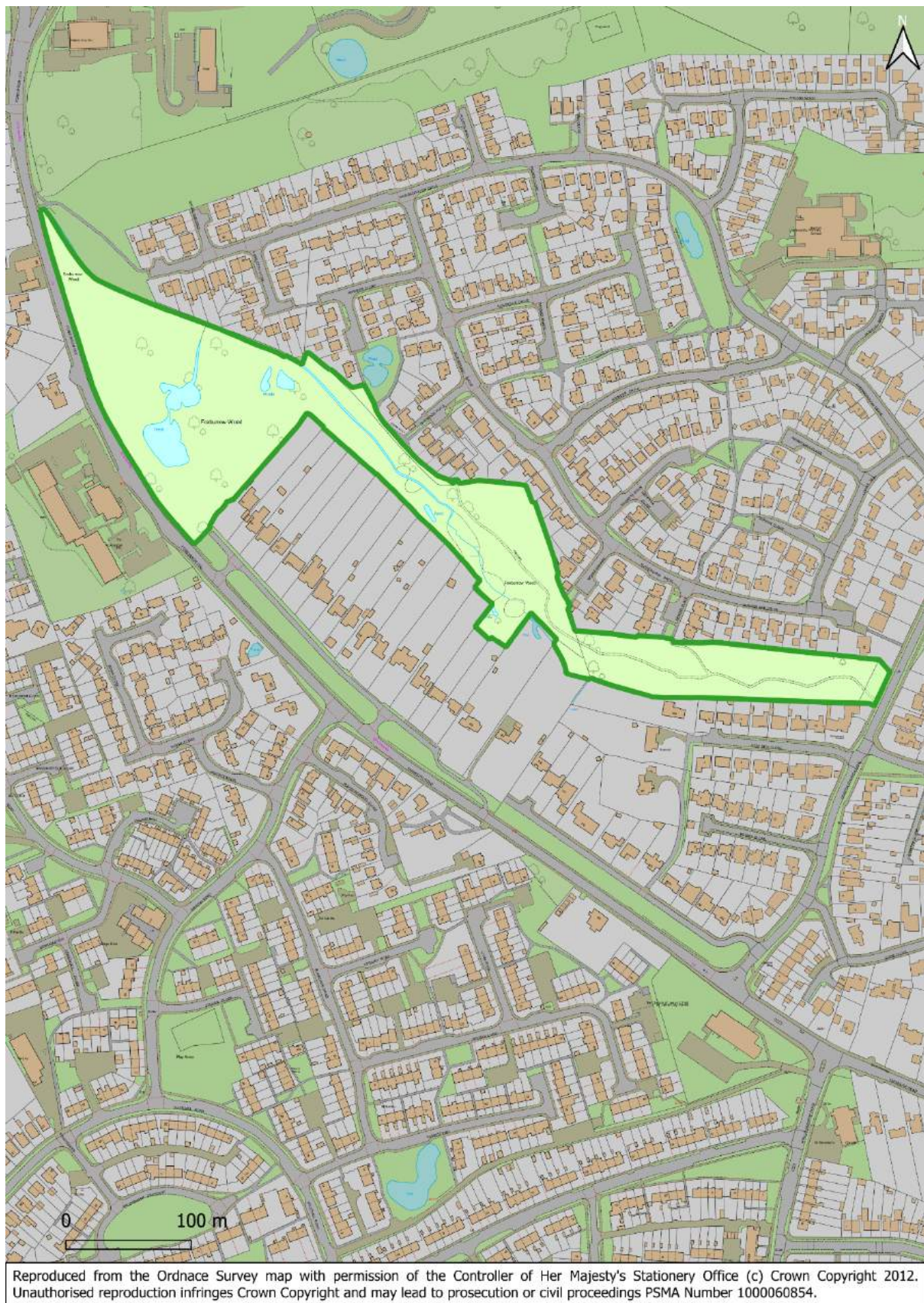


Figure 7 Map of Foxburrow Wood

F – Gunton Warren
(Area = 20.30ha)

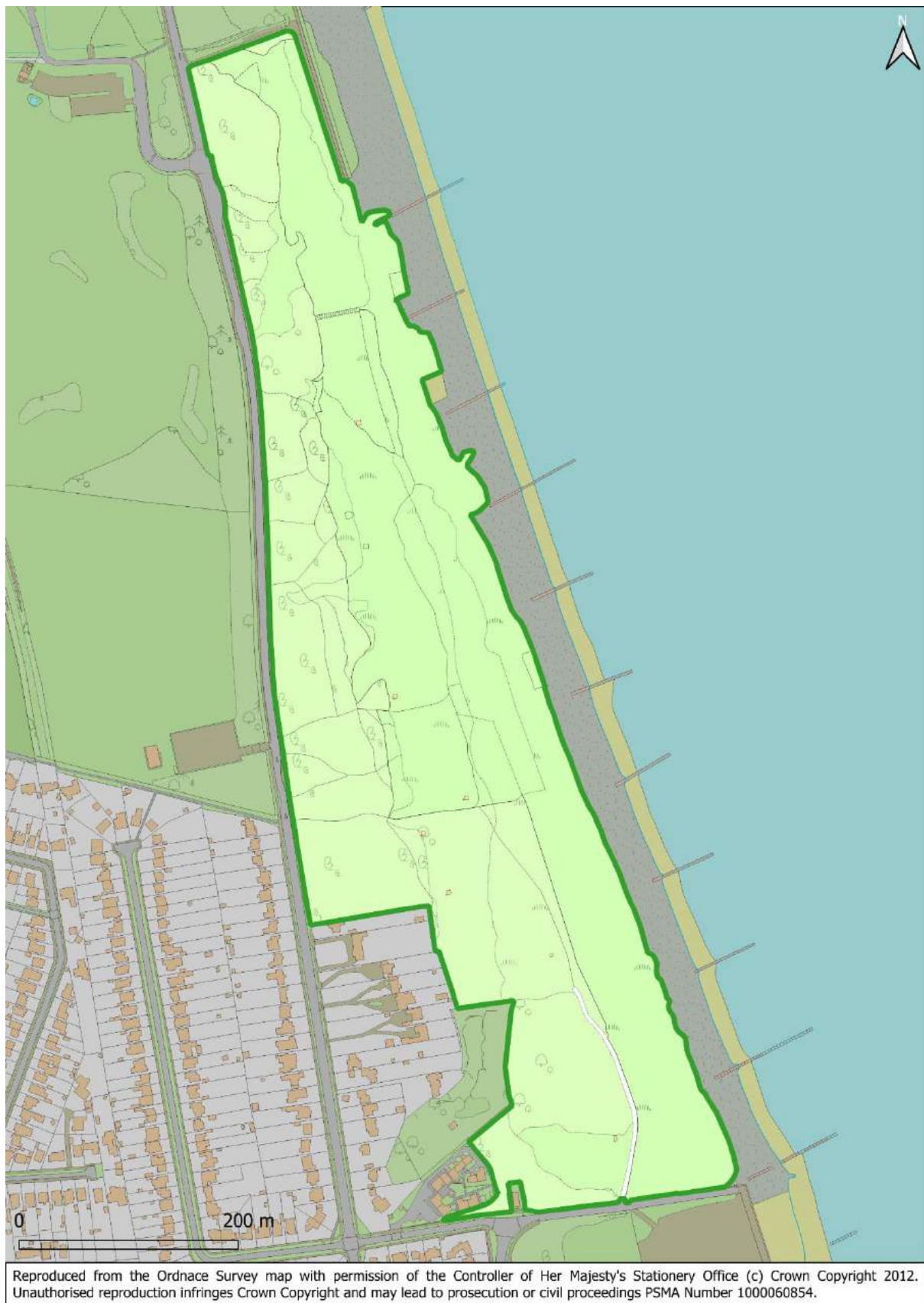


Figure 8 Map of Gunton Warren

G – North Denes
(Area = 12.62ha)



Figure 9 Map of North Denes

H – Arnold's Bequest (or Arnold's Walk)
(Area = 1.08ha)

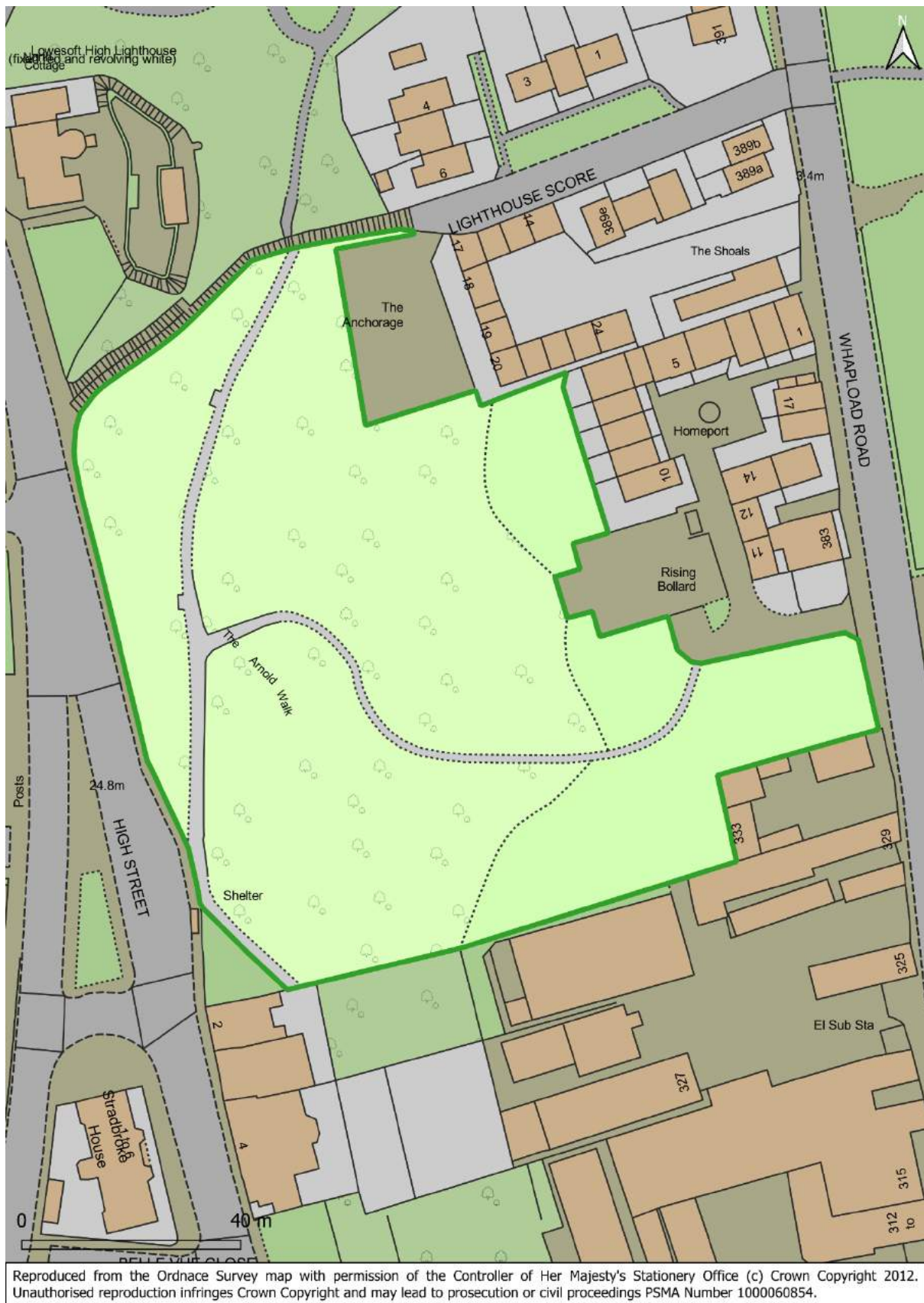


Figure 10 Map of Arnold's Bequest (or Arnold's Walk)

I – Belle Vue Park
(Area = 1.82ha)



Figure 11 Map of Belle Vue Park

J – Sparrow's Nest
(Area = 2.74ha)

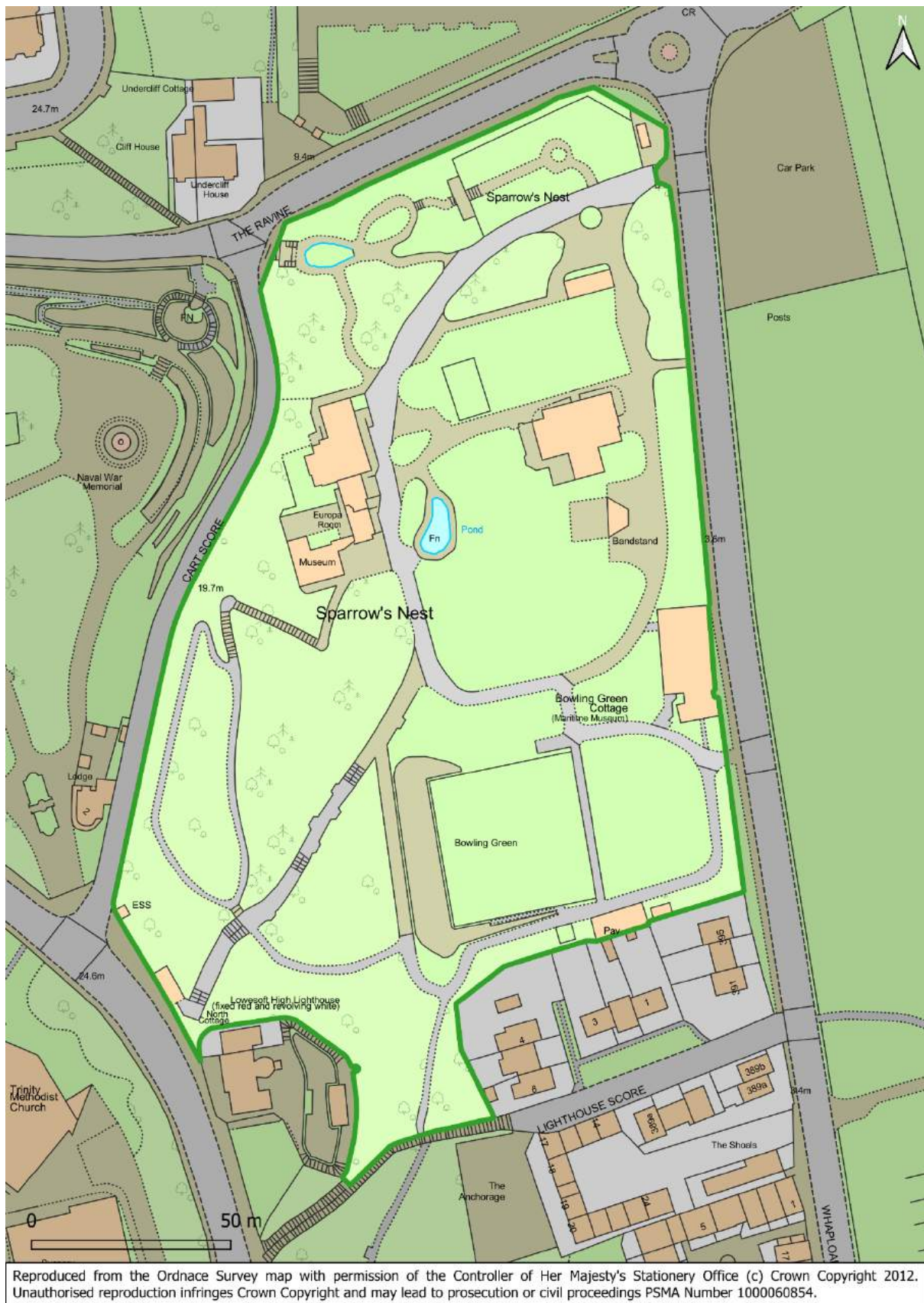


Figure 12 Map of Sparrow's Nest

K – Ness Park
(Area = 5.08ha)

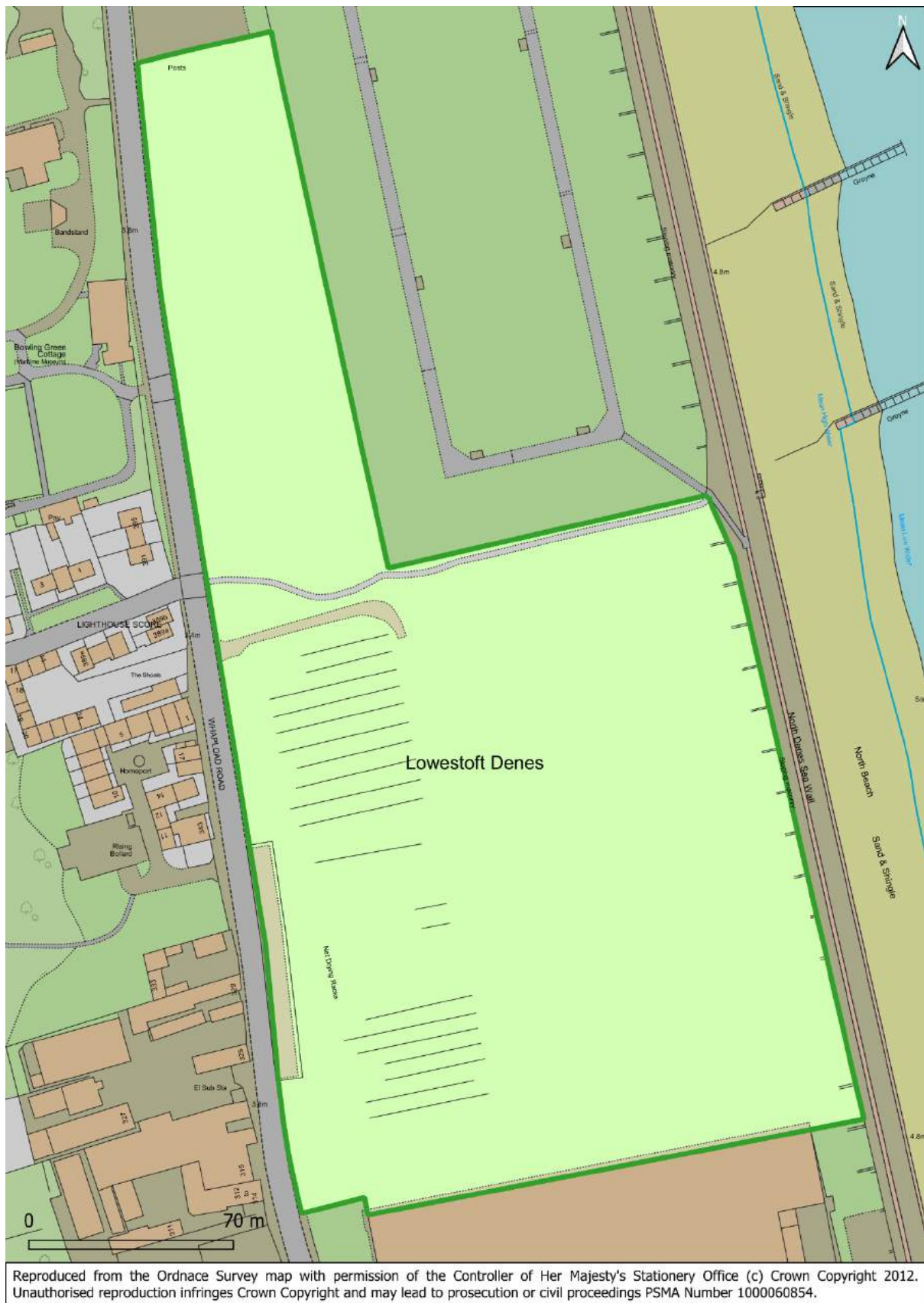


Figure 13 Map of Ness Park

Section C – Local Green Spaces

Local Green Spaces must meet the National Planning Policy Framework criteria for designation and be:

- (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 is not an extensive tract of land.

The spaces that meet this criteria are:

Reference	Local Green Space (LGS)
LGS 1	Royal Green
LGS 2	Wellington Gardens
LGS 3	Twinning Gardens
LGS 4	Fisheries Meadow
LGS 5	Shingle Glade
LGS 6	Saints Green
LGS 7	Florence Field and Nightingale Road Play Area
LGS 8	Pakefield Green
LGS 9	Pakefield Park & Love Lane
LGS 10	Tom Crisp
LGS 11	Rosedale Park
LGS 12	Uplands Community Centre
LGS 13	Clarke's Lane
LGS 14	Fen Park and Kirkley Ham
LGS 15	Kirkley Waterfront Wildlife Site
LGS 16	Leathes Ham
LGS 17	Gunton Community Park

LGS 1 – Royal Green
(Area = 0.74ha)



Figure 14 Map of Royal Green (LGS 1)

Originally the site of the Victorian seaside Royal Hotel, Royal Green is regularly used for public events such as funfairs and festivals. It is ideally located close to the town centre and railway station, and served by bus routes and public car parks. There is a substantial children's playground at the southern end, and the distinctive East Point Pavilion, with its café and public toilets, lies at the northern end.



Included within the South Lowestoft Heritage Action Zone, Royal Green is a focal point in the Seafront Masterplan, with enlightened proposals for 'softened', green boundaries along the sides, and a shaded grove for *al fresco* dining next to the Pavilion.

Table 2 Criteria and reasoning for protection - Royal Green

Criteria	Reasoning
Proximity to Community	Royal Green serves both the local resident community and visitors using the seafront.
Access	There is full public access to the area.
Quality of View	Whilst being visible along the seafront, Royal Green also provides views out to sea.
Historical Value	The area holds historical value as part of the development of Lowestoft as a seaside town. Royal Green was the site of the Royal Hotel and rows of housing which was destroyed during bombing raids in both WWI and WWII. The site was later converted to create recreational space by the seafront with a boating lake and other amusements. The land now stands as a visual reminder to the people of Lowestoft to the toll of wartime bombing. The site is often used for civic events and is an important part of the promenade.
Recreational Value	The site is used for events, including funfairs and festivals, and has other, informal recreational use.
Is the site tranquil?	The site is not particularly tranquil.
Ecological Value	Royal Green is part of East Suffolk Council's "Seafront Vision" with plans in place to increase the ecological value of the site with new tree planting and replacing of walls with planting to increase the biodiversity of the area.
Does the site form a significant green break?	Royal Green provides a valuable green break between the promenade and the busy car park and road.
Evidence demonstrating Local Significance	To be collected.
Local in Character?	Royal Green is local in character, harking back to the Victorian Era.
Extensive Tract of Land?	The site is not an extensive tract of land.

LGS 2 – Wellington Gardens
(Area = 0.61ha)



Figure 15 Map of Wellington Gardens (LGS 2)



Dating from the 1860's and known as the Olympian Gardens before WW1^[4], Wellington Gardens remain an integral feature of Lowestoft's archetypal British seaside promenade. The gardens are close to Kirkley shopping centre and served by buses and adjacent car parks.

The distinctive Victorian terraces south of the harbour entrance were developed by Samuel Morton Peto, the renowned railway entrepreneur and property speculator who created Lowestoft as a port, and holiday resort

for the middle classes. Upon becoming the owner of nearby Somerleyton Hall, Peto invited the local Improvement Commissioners to lunch and persuaded them to sell him the tract of land for a mere £200, and then showed them his plans for the site that had already been drawn.^[5]

Table 3 Criteria and reasoning for protection - Wellington Gardens

Criteria	Reasoning
Proximity to Community	Wellington Gardens is used by local residents and visitors to the area.
Access	There is full public access.
Quality of View	The site is visible along the seafront and provides views out across the sea.
Historical Value	Wellington Gardens are a part of the curtilage of Wellington Terrace, a Grade 2 listed building of significant architectural and local interest. The gardens have been in existence since the building was erected during the Victorian Era.
Recreational Value	The site has some informal recreational use.
Is the site tranquil?	The site is not particularly tranquil.
Ecological Value	The site has some benefit as a habitat for small birds.
Does the site form a significant green break?	Wellington Gardens' location on the edge of a settlement means that it provides a green break to the community.
Evidence demonstrating local significance	To be collected.
Local in Character?	Wellington Gardens is local in character as it was developed during the Victorian Era as part of the development of Lowestoft into a seaside resort.
Extensive Tract of Land?	The area is not an extensive tract of land.

LGS 3 – Twinning Gardens
(Area = 0.39ha)

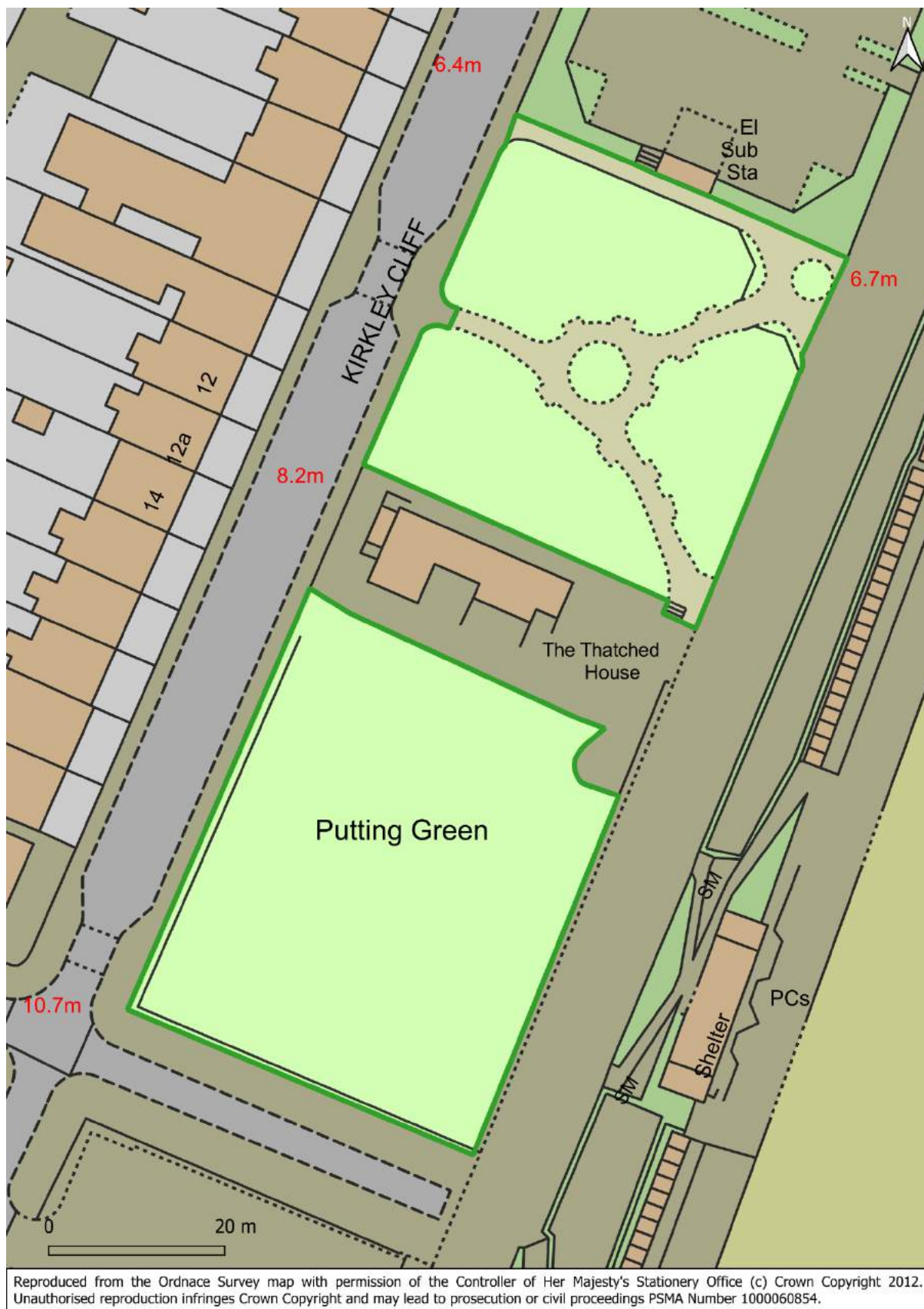


Figure 16 Map of Twinning Gardens (LGS 3)

The Seafront Masterplan for the South Lowestoft Heritage Action Zone envisages subtle enhancement of Twinning Gardens – a pleasant, sloping area that rises alongside the Upper Esplanade, an integral part of Lowestoft seafront overlooking Claremont Pier and the golden sands of the South Beach. Originally known as Kitchener Park, which hosted a traditional seaside putting green surrounded by a model railway track, the Gardens are divided by the popular Thatched Café, alongside which is a small play area for children.



Table 4 Criteria and reasoning for protection - Twinning Gardens

Criteria	Reasoning
Proximity to Community	Twining Gardens is used by local residents and by visitors.
Access	There is full public access to Twinning Gardens.
Quality of View	There are views out across the sea from this site which is visible along the seafront.
Historical Value	The site has been an important site since the Victorian Era with it formally being known as Kitchener Gardens in remembrance of the military sacrifices of the Great War.
Recreational Value	The site has informal recreational use which is increased with use of the local café.
Is the site tranquil?	The site is not particularly tranquil.
Ecological Value	Small birds use the site as a habitat.
Does the site form a significant green break?	Twining Gardens separates the upper promenade from the busy road, providing a green break in the area.
Evidence demonstrating local significance	To be collected.
Local in Character?	The site is local in character.
Extensive Tract of Land?	Twining Gardens is not an extensive tract of land.

LGS 4 – Fisheries Meadow
(Area = 0.65ha)



Figure 17 Map of Fisheries Meadow (LGS 4)

Fisheries Meadow forms the northern tip of a popular clifftop walk along Pakefield Clifftops which is part of the Suffolk Coast Path. The area is located immediately south of the CEFAS laboratory, alongside Pakefield Road public car park. Historically, this area has been subjected to severe coastal erosion. Included within plans for the South Lowestoft Heritage Action Zone, next to the laboratory both CEFAS and the Seafront Masterplan envisage areas of social seating and specific native biodiverse planting to create a small coastal park with panoramic sea views. Below the coastal path, fisherman's huts and small fishing boats scattered the beach.

Table 5 Criteria and reasoning for protection - Fisheries Meadow

Criteria	Reasoning
Proximity to Community	Fisheries Meadow is used by the local community and by visitors.
Access	There is full public access.
Quality of View	The area offers views out across the sea.
Historical Value	The area was severely affected by coastal erosion with local housing and businesses destroyed by the erosion.
Recreational Value	Fisheries Meadow is the only large public green space in the area and is frequently used for recreation (exercise, casual football, kite flying, and dog training) alongside larger public events and gatherings.
Is the site tranquil?	The site is not particularly tranquil.
Ecological Value	In 2020, the area was designated as part of the South Lowestoft Heritage Action Zone with plans to increase and improve the native biodiversity of the area through further planting.
Does the site form a significant green break?	Fisheries Meadow offers a significant green break for the local area.
Evidence demonstrating local significance	To be collected.
Local in Character?	The site is local in character.
Extensive Tract of Land?	Fisheries Meadow is not an extensive tract of land.

LGS 5 – Shingle Glade
(Area = 0.82ha)

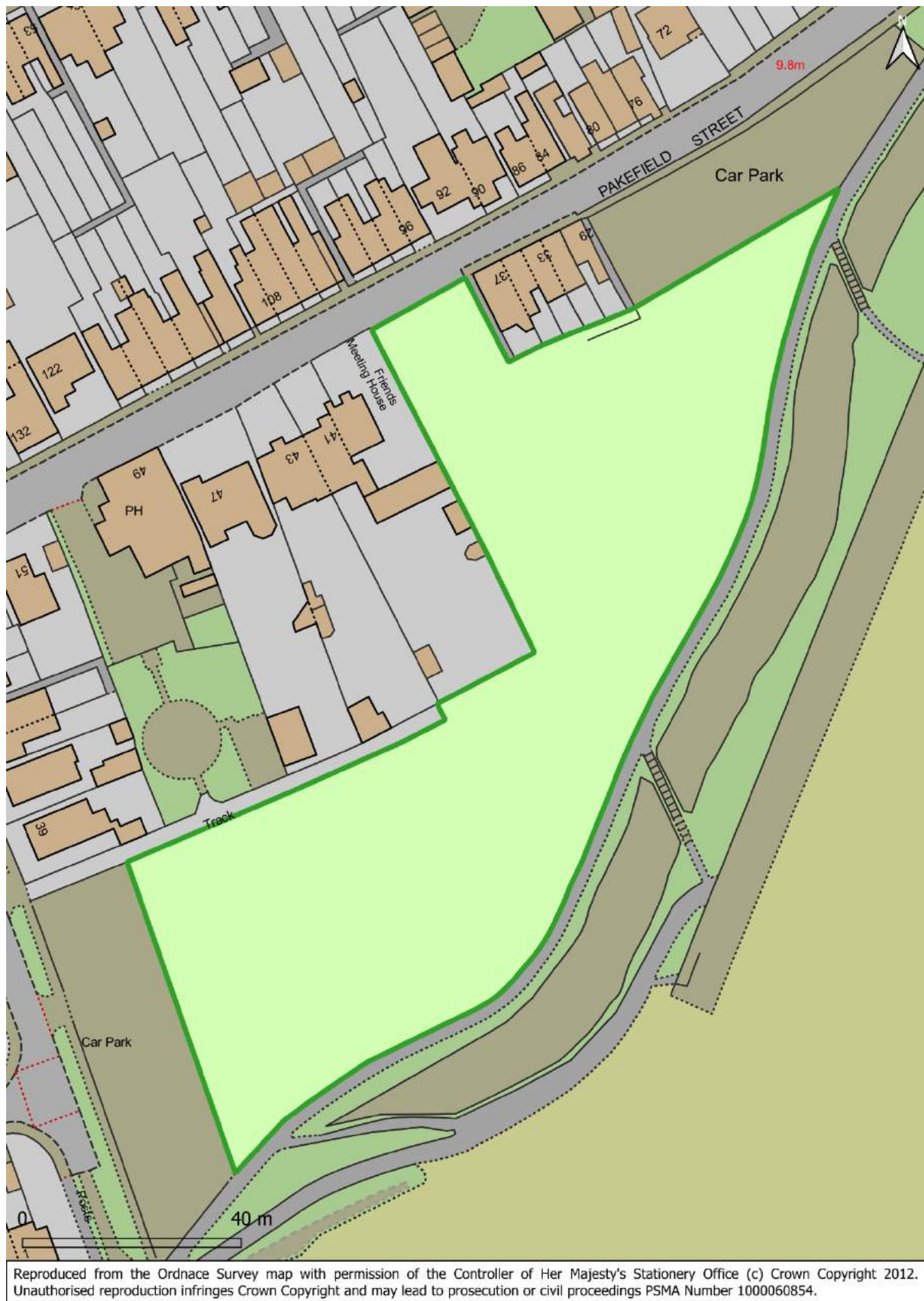


Figure 18 Map of Shingle Glade (LGS 5)

Shingle Glade historically was the site of Pakefield Village Green which was been lost due to coastal erosion. The site is situated between the public car parks on Pakefield Street and All Saints' Road and forms part of the popular Suffolk Coast Path. Steps and inclined paths link the site to the promenade and beach below. Below the coastal path there is a large collection of fisherman's huts.

Table 6 Criteria and reasoning for protection - Shingle Glade

Criteria	Reasoning
Proximity to Community	The area of Shingle Glade is used by local people and by visitors.
Access	There is full public access.
Quality of View	Local residents have views across the area with significant sea views from the site.
Historical Value	The site was the location of several houses and businesses that were washed into the sea due to cliff erosion. Local residents still recall those buildings and the site is a daily reminder of the power of the sea and climate change.
Recreational Value	The site is used daily for exercise and for picnics. It is the only large grassy public space in the area.
Is the site tranquil?	Shingle Glade offers a tranquil setting.
Ecological Value	The site has minimal ecological value with minimum use of planting around the borders.
Does the site form a significant green break?	Shingle Glade offers a green break in the area.
Evidence demonstrating local significance	To be collected.
Local in Character?	The site is local in character.
Extensive Tract of Land?	Shingle Glade is not an extensive tract of land.

LGS 6 – Saints Green
(Area = 0.16ha)

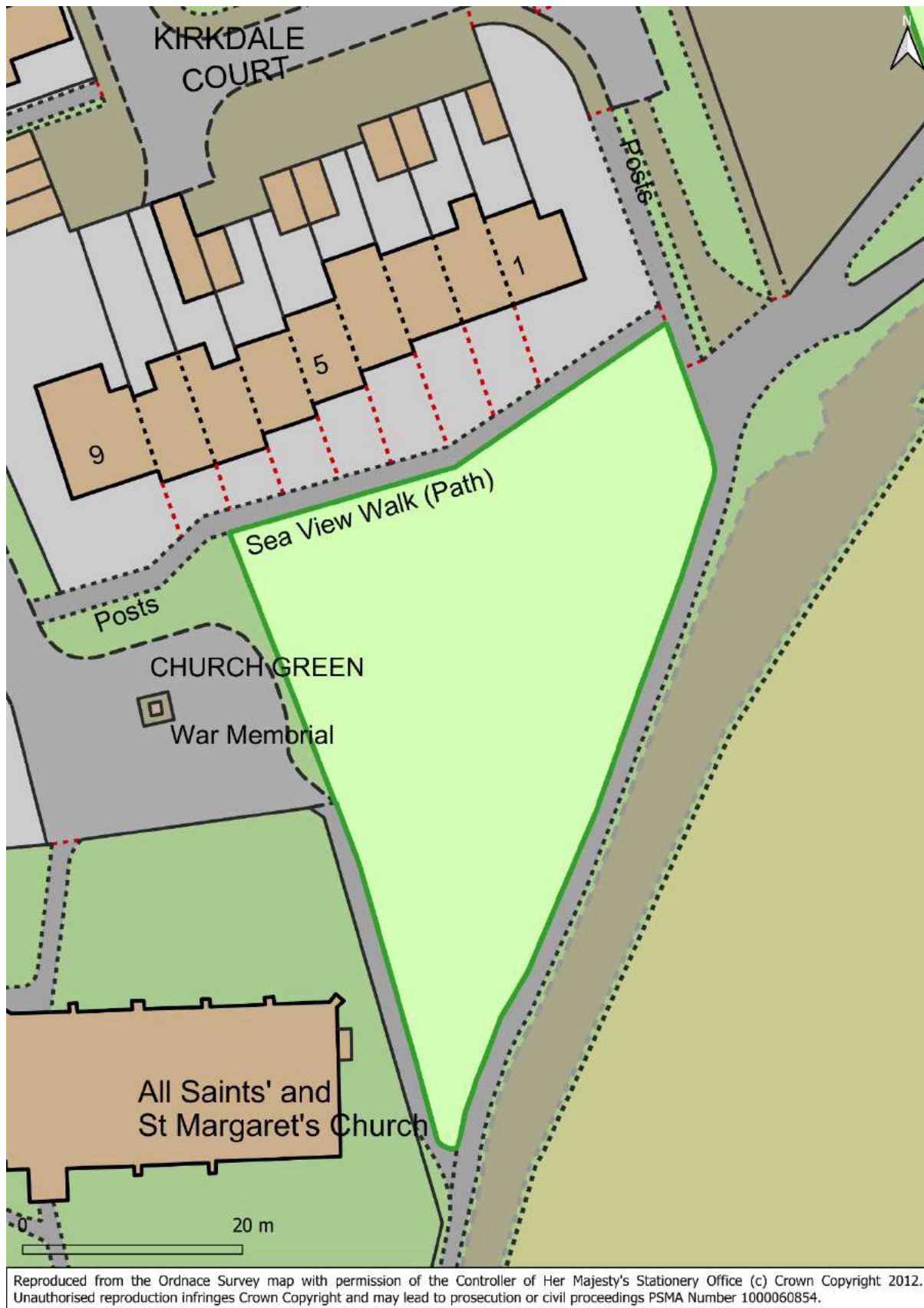


Figure 19 Map of Saints Green (LGS 6)

Saints Green sits along the Suffolk Coast Path, north-east of the unusual Grade II* listed, thatched roof parish church of All Saints' & St Margaret's with its sheep-grazed graveyard. The site is linked by a small path to Shingle Glade to the north-east with public benches lining the coastal path offering panoramic sea views.

Table 7 Criteria and reasoning for protection - Saints Green

Criteria	Reasoning
Proximity to Community	Saints Green is used by local residents and visitors.
Access	There is full public access to the site.
Quality of View	Some residents have views across the area out to sea. Users of Saints Green have significant views out across the sea.
Historical Value	Saints Green is located close to a Grade II* listed building and a local war memorial. The site was also the location of several houses and businesses which were washed into the sea due to cliff erosion.
Recreational Value	Saints Green is used daily for exercise, picnics and other recreational use.
Is the site tranquil?	The site offers a tranquil setting.
Ecological Value	The site has minimal ecological value with some plants between the coastal path and cliff edge.
Does the site form a significant green break?	The area forms a green break between the local residential buildings and the coast.
Evidence demonstrating local significance	To be collected.
Local in Character?	The area is local in character.
Extensive Tract of Land?	The site is not an extensive tract of land.

LGS 7 – Florence Field and Nightingale Road Play Area
(Area = 0.41ha)



Figure 20 Map of Florence Field and Nightingale Road Play Area (LGS 7)

Florence Field and the Nightingale Road Play Area is at the southern tip of Pakefield Clifftops. The play area at the end of Nightingale Road was renovated in 2020 by Lowestoft Town Council with council-managed allotments to the north.

Further south are swards with access from Grand Avenue and Cliftonville Road, before the final small grassed area fronting the caravan park, ending at Arbor Lane and the boundary of the Town Council's Pakefield Ward.

Table 8 Criteria and reasoning for protection - Florence Field and Nightingale Road Play Area

Criteria	Reasoning
Proximity to Community	Florence Field and Nightingale Road Play Area sit on the edge of a residential area. The site is also well placed to serve visitors to the seafront.
Access	There is full public access.
Quality of View	Some residents have views across the area out to sea. Users of Saints Green have significant views out across the sea.
Historical Value	Florence Field was one of the many locations along Pakefield Cliffs that lost houses and businesses due to cliff erosion.
Recreational Value	Florence Field is used daily for exercise and picnics. The onsite play area, one of the few in the area, offers recreation for young people and the site is often used for local fetes and public gatherings.
Is the site tranquil?	The site is tranquil.
Ecological Value	A variety of plants boarder the site and the residential site offering habitats to local wildlife.
Does the site form a significant green break?	The area forms a green break between the local residential buildings and the coastal path.
Evidence demonstrating local significance	To be collected.
Local in Character?	The area is local in character.
Extensive Tract of Land?	The site is not an extensive tract of land.

LGS 8 – Pakefield Green
(Area = 1.83ha)

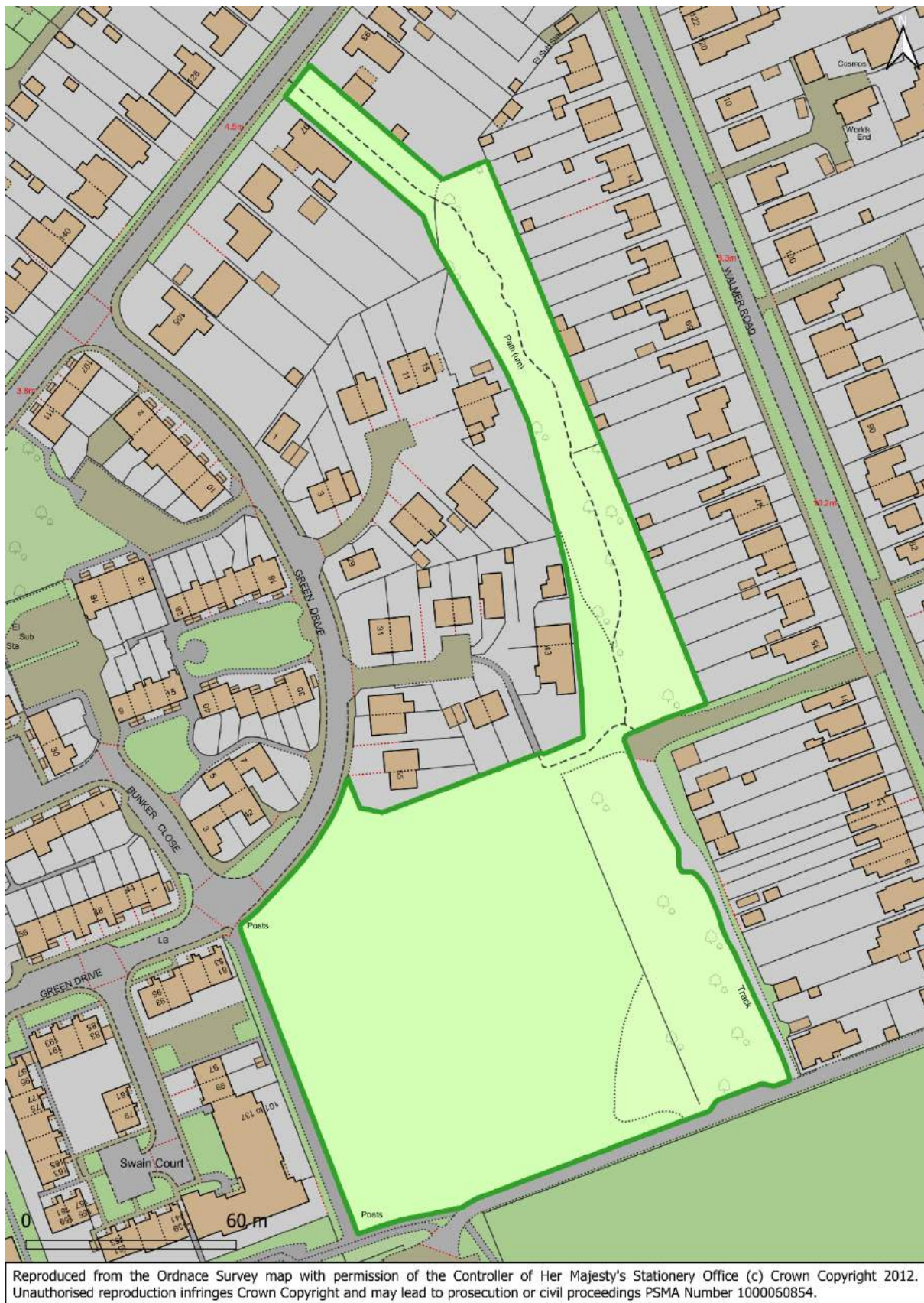


Figure 21 Map of Pakefield Gardens (LGS 8)

Purchased in 1906 for Lowestoft Golf Club, the course was shifted to Rookery Park in 1975 in order to release land for the proposed spine road from Pakefield to the Third Crossing of Lake Lothing, creating Pakefield Gardens. This open remnant beyond Walmer Road playing fields and a cycle track is a valued communal patch, with seating for older residents of adjacent modern housing.

Table 9 Criteria and reasoning for protection - Pakefield Gardens

Criteria	Reasoning
Proximity to Community	Pakefield Gardens is situated within a densely built up area.
Access	There is full public access.
Quality of View	There are no significant views in the area due to its location in a built up area.
Historical Value	Pakefield Gardens has been a Green Space for over a century.
Recreational Value	The site offers a tranquil setting within a built up area. It is an important recreational site for the area with it being in daily use.
Is the site tranquil?	Pakefield Gardens has a tranquil setting.
Ecological Value	The site is predominantly a maintained grassy area in contrast to the natural woodland of adjacent Pakefield Park & Love Lane. This provides habitat for local wildlife and promotes biodiversity in the hedges, trees and verges.
Does the site form a significant green break?	The area forms a green break within a densely built up area.
Evidence demonstrating local significance	To be collected.
Local in Character?	The area is local in character.
Extensive Tract of Land?	The site is not an extensive tract of land.

LGS 9 - Pakefield Park & Love Lane
(Area = 6.65ha)

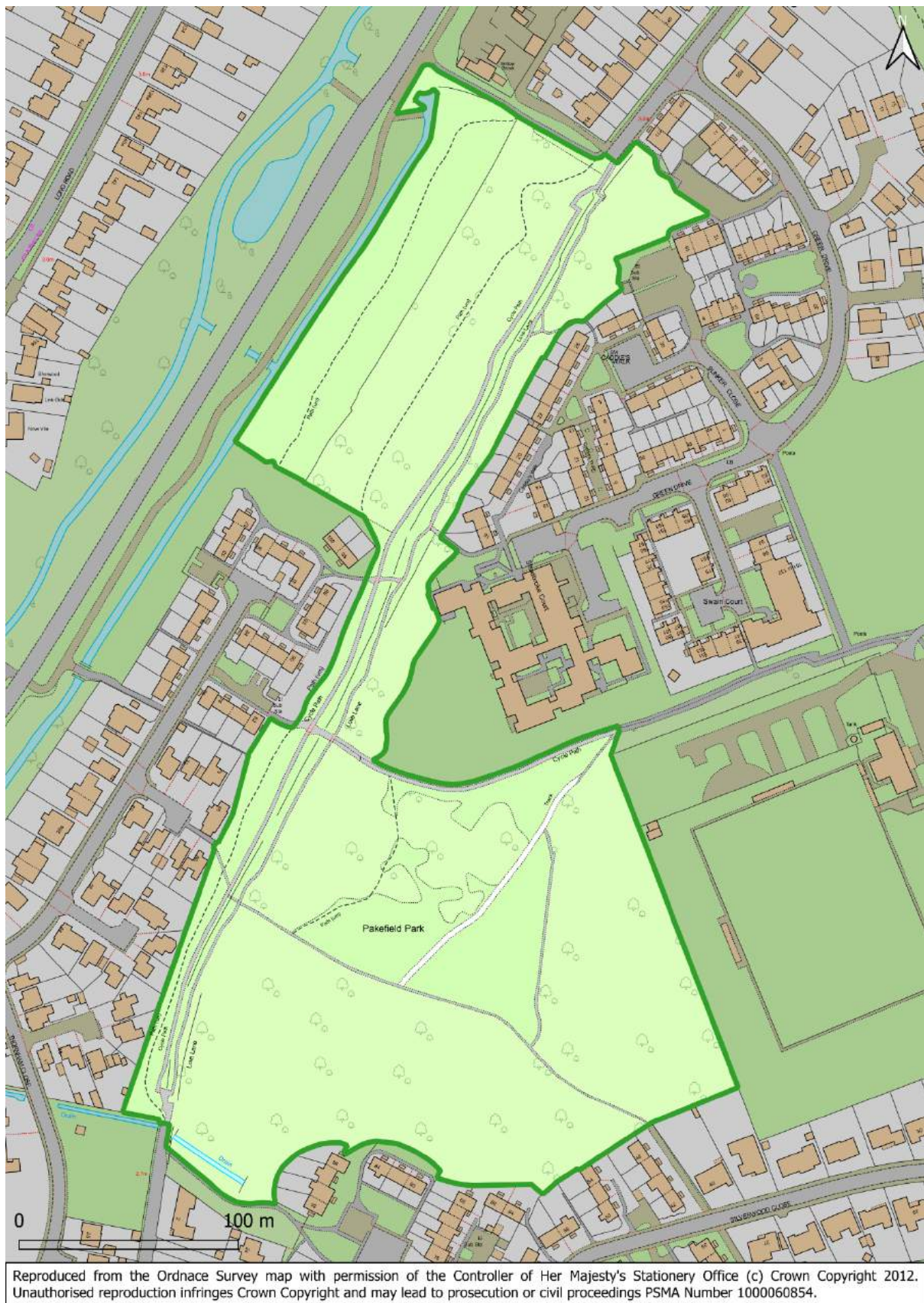


Figure 22 Map of Pakefield Park & Love Lane (LGS 9)

Pakefield Park is a straggling, mainly wooded sanctuary for wildlife that extends north-eastward along Love Lane through Blackheath Woods, accommodating peaceful footpaths and cycle tracks away from traffic. It forms a wildlife corridor and green break in close proximity to the main A12 Tom Crisp Way.

Table 10 Criteria and reasoning for protection - Pakefield Park & Love Lane

Criteria	Reasoning
Proximity to Community	Pakefield Park & Love Lane is situated within a residential area
Access	There is full public access. The site also provides amenity value due to its visibility from the A12 corridor.
Quality of View	There are no significant views in the area due to its location in a built up area.
Historical Value	There is no historical significance to the site.
Recreational Value	The area is popular for dog walkers, cyclists and horse riders, alongside other informal recreational use.
Is the site tranquil?	The site is relatively tranquil within the town of Lowestoft.
Ecological Value	The site provides a significant wildlife corridor in the area.
Does the site form a significant green break?	Pakefield Park forms a significant green break in the area.
Evidence demonstrating local significance	To be collected.
Local in Character?	The area is local in character.
Extensive Tract of Land?	The site is not an extensive tract of land.

LGS 10 – Tom Crisp
(Area = 2.02ha)

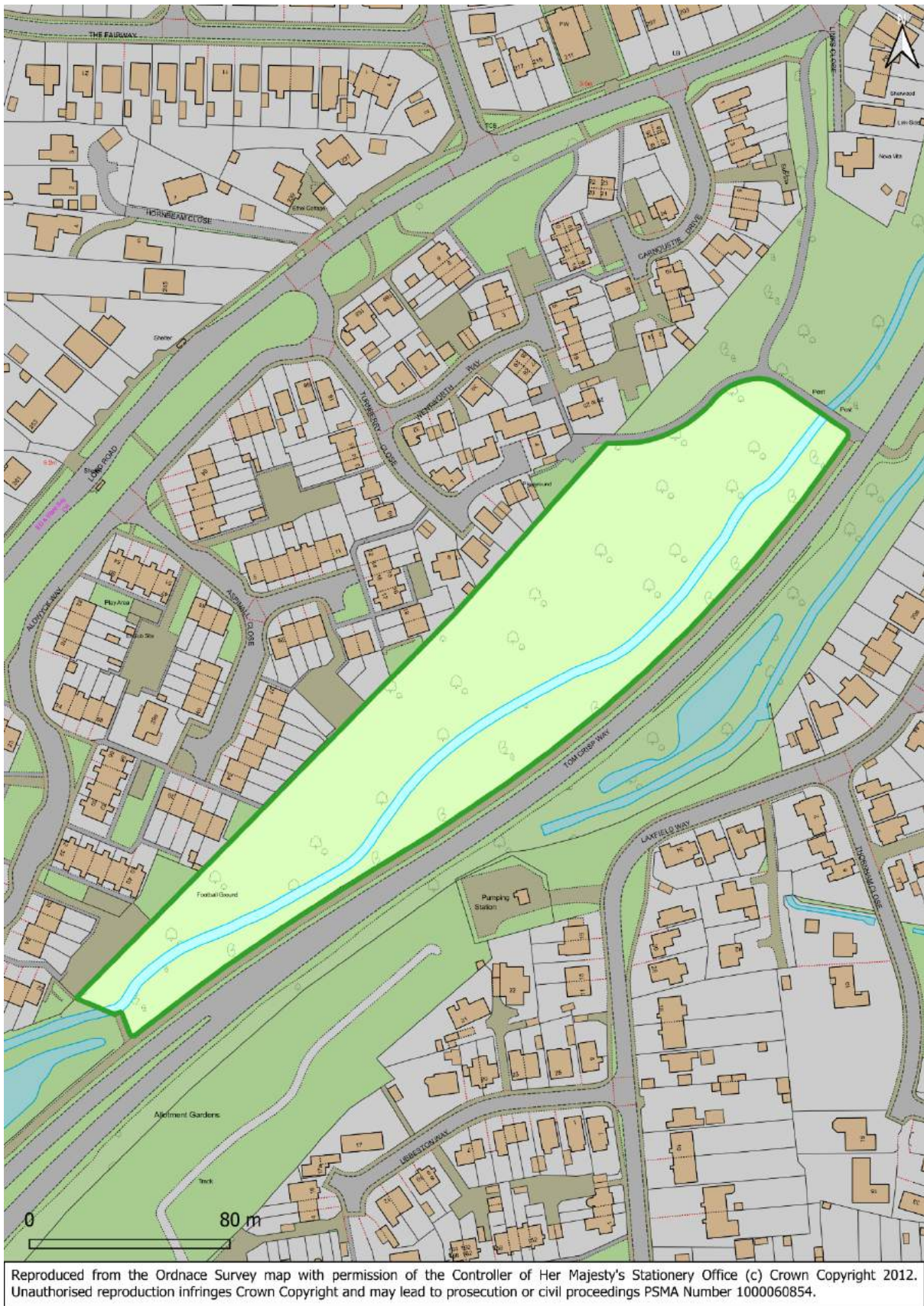


Figure 23 Map of Tom Crisp (LGS 10)

The Tom Crisp site runs parallel to Tom Crisp Way (A12) with the Kirkley Stream running through it. This narrow area of woodland intersected by a stream holds great importance to the local wildlife due to its close proximity to the busy main road, offering a natural green corridor.

The site is susceptible to flooding with the Lowestoft Flood Risk Management Project highlighting the serious flooding in 2015 and 2019 of properties in nearby Velda Close and Aldwyck Way. A new floodwall and pumping station were installed in 2021 to significantly reduce this risk with Suffolk County Council maintaining the floodwall and Anglian Water adopting and maintaining the pumping station.

Table 11 Criteria and reasoning for protection - Tom Crisp

Criteria	Reasoning
Proximity to Community	Tom Crisp is situated close to a residential area.
Access	A pedestrian path runs along the northern end of the site with some access to the site however, the natural growth of the area leaves the site inaccessible in its entirety.
Quality of View	There are no significant views in the area due to its location near a built up area and busy road.
Historical Value	The site is significant due to its connection to the severe flooding that affected many local people in the surrounding area.
Recreational Value	There is no recreational value.
Is the site tranquil?	The site is not particularly tranquil however, it does offer protection to the residential buildings from the busy main road.
Ecological Value	The population of trees creates a sound barrier to the busy road. The site has a wealth of trees and is the habitat to local wildlife.
Does the site form a significant green break?	The site provides an important green barrier between the residential area and the busy main road.
Evidence demonstrating local significance	To be collected.
Local in Character?	The area is local in character.
Extensive Tract of Land?	The site is not an extensive tract of land.

LGS 11 – Rosedale Park
(Area = 3.05ha)



Figure 24 Map of Rosedale Park (LGS 11)

A sizeable, sloping grassed area, Rosedale Park is traversed by two lit footpaths from the busy, main Elm Tree Road, which unite close to a third entrance from the housing estate around Broadwaters Road. Included within the angle of the paths is a fenced children's playground, and a single mini-goal for football. The park is a valuable green open resource to serve a large swathe of housing in the centre of Elmtree Ward, being diametrically opposed to Britten's Piece on the eastern boundary. The Town Council has produced a plan to plant an avenue of trees plus a screen along the Elm Tree Road boundary, and create a wildflower area with mown paths for dog walkers.

Table 12 Criteria and reasoning for protection - Rosedale Park

Criteria	Reasoning
Proximity to Community	Rosedale Park is situated close to a residential area.
Access	There is full public access.
Quality of View	The site is visible from the adjoining roads however there are no significant views from the site.
Historical Value	There is no historical value to the site however, the planting of trees as part of the Queen's Green Canopy to mark the Platinum Jubilee will see the site become a living memorial to that occasion.
Recreational Value	The site provides a large, open space for public use. The area is widely used by young people, who use the onsite play area, alongside other informal recreational use such as exercise, dog walking and casual football.
Is the site tranquil?	The site is tranquil relative to the densely developed residential area which surrounds it.
Ecological Value	New trees were planted in the area by Lowestoft Town Council to mark the Queen's Platinum Jubilee in 2022, providing new trees for the site.
Does the site form a significant green break?	Rosedale Park is one of the larger parks in the town and therefore creates a significant green break for the area.
Evidence demonstrating local significance	To be collected.
Character?	The area is local in character.
Extensive Tract of Land?	The site is not an extensive tract of land.

LGS 12 – Uplands Community Centre
(Area = 1.22ha)



Figure 25 Map of Uplands Community Centre (LGS 12)

At the rear of the Community Centre is a recreation ground that once was the home pitch of the youth and senior teams of Burnt Hill Football Club, but now is serves as a general playing field for the surrounding housing estates, and the adjacent Uplands Children's Centre. The land is owned by Lowestoft Town Council.

Table 13 Criteria and reasoning for protection - Uplands Community Centre

Criteria	Reasoning
Proximity to Community	Uplands Community Centre is situated within a densely built-up residential area.
Access	There is full public access.
Quality of View	There are no significant views from the site.
Historical Value	There is no historical value to the site.
Recreational Value	The site provides an important outside learning space for the onsite Children's Centre. The site is a multi-use recreational area that is regularly used by young people and is used for exercise and other basic outdoor recreation.
Is the site tranquil?	The site is a relatively tranquil setting for its location in a densely built up area.
Ecological Value	There is limited ecological value to the site with trees and hedgerow around the site's border.
Does the site form a significant green break?	The site does not form a significant green break.
Evidence demonstrating local significance	To be collected.
Local in Character?	The area is local in character.
Extensive Tract of Land?	The site is not an extensive tract of land.

LGS 13 – Clarke's Lane
(Area = 2.42ha)



Figure 26 Map of Clarke's Lane (LGS 13)

A valuable open space, surrounded by housing in Elmtree Ward, Clarke's Lane hosts a sports court and a children's playground in a hollow in its northern quadrant. There are paved pedestrian and cycle paths across the centre of the area, but the southern, grassed half has potential to be landscaped under Town Council plans for an enhanced, attractive asset for local residents. In particular, creation of a wildflower meadow or maze is proposed as a contribution to WildEast, with funding for tree planting secured from a Tree Council grant.

Table 14 Criteria and reasoning for protection - Clarke's Lane

Criteria	Reasoning
Proximity to Community	Clarke's Lane is situated within a dense residential area.
Access	There is full public access.
Quality of View	There are no significant views from the site.
Historical Value	There is no historical value to the site.
Recreational Value	Clarke's Lane provides one of the few, multi-use sport's courts in the area whilst also maintaining a large, open space for recreational use. The site is important for local young people and has extensive recreational use.
Is the site tranquil?	The site is tranquil relative to the local area.
Ecological Value	Proposals are in place to increase the biodiversity of the site, including a community orchard. The site provides an important, small wildlife corridor between two large housing estates.
Does the site form a significant green break?	The site is one of the larger informal parks and forms a significant green break for the local community.
Evidence demonstrating local significance	To be collected.
Local in Character?	The area is local in character.
Extensive Tract of Land?	The site is not an extensive tract of land.

LGS 14 – Fen Park and Kirkley Ham
(Area = 7.25ha)

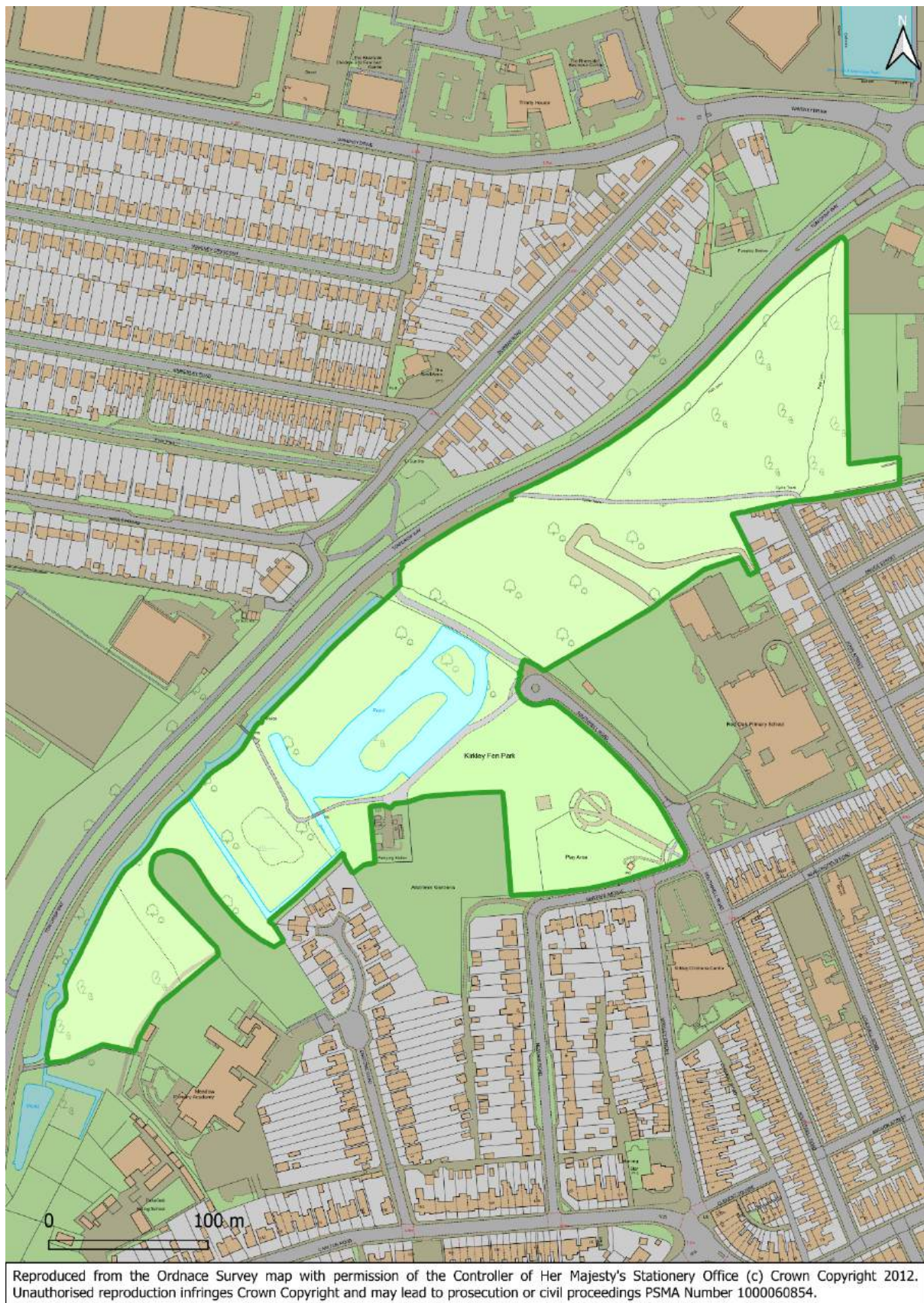


Figure 27 Map of Fen Park and Kirkley Ham (LGS 14)



Kirkley Fen was a marshy, open green space until bought in the 1920's by a local businessman, and developed as a park. [4] Becoming the town's last public park in 1945, [2] it remains a popular and peaceful attraction for residents of South Lowestoft, with a large pond and a children's play area. There is an active Friends Group, and the Town Council aims to enhance Fen Park as a 'destination wetland',

with a dedicated WildEast area as part of a wildlife corridor through South Lowestoft.

Adjoining Fen Park, and bounded to the north-west by the A12 Tom Crisp Way, Kirkley Ham is an wild area of scrub bisected by a foot and cycle path, and valuable for exercising dogs for owners who occupy the densely populated streets of Kirkley.

This marshy area ('ham' could mean 'water-meadow') acts as a flood overflow beside the Kirkley Stream, which has been a significant community asset for centuries. Roger De Colville, a local knight and landowner of a half hundred who was sheriff of Suffolk in 1266-7, was accused of constructing an illegal fish trap in Kirkley Stream. [1]

Table 15 Criteria and reasoning for protection - Fen Park and Kirkley Ham

Criteria	Reasoning
Proximity to Community	Fen Park and Kirkley Ham are situated within a densely developed residential area.
Access	There is full public access.
Quality of View	There are no significant views from or of the site.
Historical Value	The history of this site dates back to early Norman times.
Recreational Value	The site has a variety of informal recreational uses including walking, and community gardening. The "Friends of Fen Park" community group organises activities and looks after parts of the area.
Is the site tranquil?	The site is a relatively tranquil area between the A12 and the residential area.
Ecological Value	This area is a significant small wildlife corridor in the centre of a built up urban area that allows for plants, trees and areas of natural bog, helping with the biodiversity of the site. It is important during high tides and heavy rains as a natural place for excess water to accumulate, preventing flooding and enabling groundwater management. The location is also populated by birds from across Europe during the migration season as they cross the channel.

Criteria	Reasoning
Does the site form a significant green break?	The site performs as an important green break, separating the residential area from the busy A12 road.
Evidence demonstrating local significance	There is a significant use by local residents for the community gardening.
Local in Character?	The area is local in character.
Extensive Tract of Land?	The site is not an extensive tract of land.

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LGS 15 – Kirkley Waterfront Wildlife Site
(Area = 7.02ha)



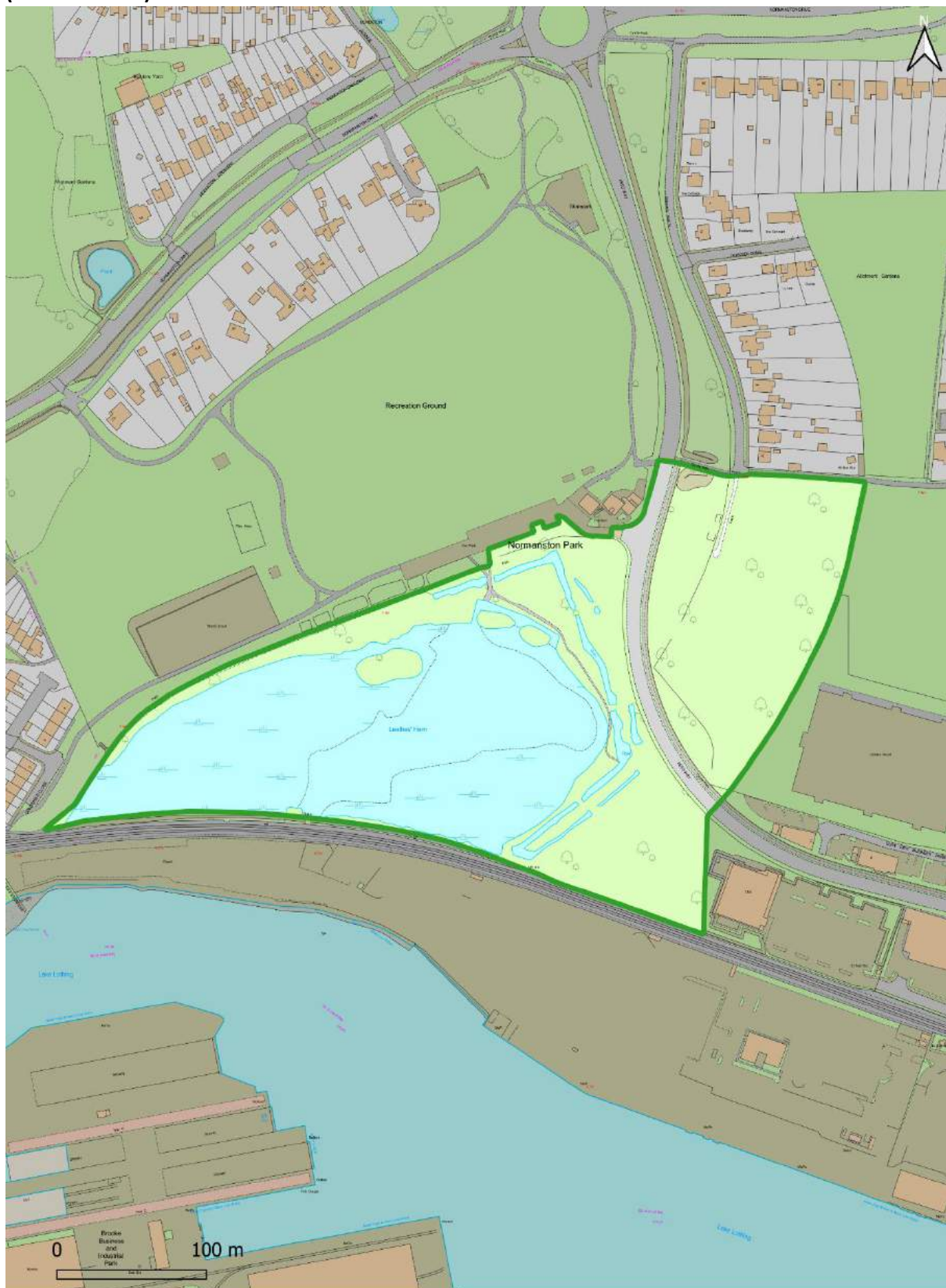
Figure 28 Map of Kirkley Waterfront Wildlife Site (LGS 15)

An area set aside in the East Suffolk Council's Adopted Development Brief at the western end of the Kirkley Waterfront, the future wildlife site will extend from Waveney Drive within Kirkley ward to the bank of Lake Lothing within Oulton Broad parish.

Table 16 Criteria and reasoning for protection - Kirkley Waterfront Wildlife Site

Criteria	Reasoning
Proximity to Community	Kirkley Waterfront Wildlife Site adjoins an existing dense residential area and a proposed new mixed development area.
Access	There is currently no public access to the site.
Quality of View	There are no significant views of the site. The site does have potential to offer views out over Lake Lothing, situated to the north.
Historical Value	The site was sandwiched between the former Sanyo Factory and the Jeld Wen Factory with the southern area of the site known as the Jeld Wen Playing Fields. Both of these factories were large employers in the area but closed in 2009. Remains of the Jeld Wen Factory remain to the east of the site with the Sanyo Factory earmarked for further industrial and housing development.
Recreational Value	The site currently has no recreational value due to the lack of public access however, it could have recreational value when opened up with use of the former playing fields.
Is the site tranquil?	The site is relatively tranquil considering its location near a busy road and the busy traffic from the port across the Lake.
Ecological Value	The site provides one of the last areas of natural shoreline in the area with it backing onto Lake Lothing. The Kirkley Waterfront and Sustainable Urban Neighbourhood Plan makes clear that any development near the site must not impact on the County Wildlife Site.
Does the site form a significant green break?	The site performs a significant green break and wildlife corridor in an otherwise built up, former industrial site.
Evidence demonstrating local significance	To be collected.
Local in Character?	The site is local in character.
Extensive Tract of Land?	The site is not an extensive tract of land.

LGS 16 – Leathes Ham
(Area = 8.41ha)



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Figure 29 Map of Leathes Ham (LGS 16)

Leathes Ham is an expanse of wetland separated from Lake Lothing by the railway embankment. During the medieval period, the site was a turbary (an area dug for peat) before flooding and becoming a lake ^[1]. Managed by Suffolk Wildlife Trust, its reed-beds and marsh are a haven for wildlife, being designated as an urban nature reserve by Natural England.



Table 17 Criteria and reasoning for protection - Leathes Ham

Criteria	Reasoning
Proximity to Community	Leathes Ham is near a densely populated area, with close proximity to the popular Normanston Park
Access	Access to Leathes Ham is via the car park at Normanston Park.
Quality of View	The site provides views over Lake Lothing.
Historical Value	Leathes Ham is a former turbary (an area with the right to dig for peat) during medieval times. It later flooded to become an adjunct to Lake Lothing.
Recreational Value	The footpath along the northern edge is extensively used by dog walkers, and for those who value its tranquillity.
Is the site tranquil?	The belt of woodland provides protection from the local traffic, railway and river noise.
Ecological Value	The site is an urban nature reserve with importance for migrating birds and biodiversity.
Does the site form a significant green break?	Together with the adjacent Normanston Park, Leathes Ham divides a business park to the east from residential and industrial premises along Lake Lothing in Oulton Broad.
Evidence demonstrating local significance	To be collected.
Local in Character?	The site is local in character.
Extensive Tract of Land?	The site is not an extensive tract of land.

LGS 17 – Gunton Community Park
(Area = 2.83ha)



Figure 30 Map of Gunton Community Park (LGS 17)

In 1944 Lowestoft Borough Council bought 89 acres of Park Farm and the Warnes' estate by compulsory purchase. Immediately after the end of the Second World War, construction of the Gunton Estate began in order to resolve a critical shortage of housing. The roads of the estate were laid by German prisoners of war. The remaining rural land formed between Hollingsworth Road and the loop of Montgomery Avenue was developed as a recreational ground during the 1960's, though some of the eastern area was lost later to housing development near the water tower. ^[6]

The remaining area, now known as Gunton Community Park is criss-crossed by well-used footpaths, with two, well-equipped and popular sports and play areas for children of all ages in the centre. The south-western quadrant boasts a pair of football goals but no pitch markings. Parts of the grassed area to the south-east are left uncut, and could be further developed for the WildEast programme. There was once a Friends Group which began an enclosed Community Garden in the north-eastern corner; this could be revived, and the Town Council has plans to add further seating and picnic benches for families.

Table 18 Criteria and reasoning for protection - Gunton Community Park

Criteria	Reasoning
Proximity to Community	Gunton Community park is situated within the centre of a densely populated residential area.
Access	Access to Leathes Ham Is via the car park at Normanston Park.
Quality of View	There are no significant views from this site, owing to its location within a built up area.
Historical Value	Ancient bridle tracks to St Margaret's Church were once on this site.
Recreational Value	The site proves very popular with local young people with frequent use of the play area and sports court. The footpaths that cross the park area frequently used by local residents.
Is the site tranquil?	Despite being surrounded by housing, the site is tranquil with no major traffic noise.
Ecological Value	Sections of this park have been left wild to increase biodiversity and natural habitats. In 2020, new trees were planted by local school children.
Does the site form a significant green break?	Its location means that the park provides an important green break in an otherwise built up area.
Evidence demonstrating local significance	To be collected.
Local in Character?	The site is local in character.
Extensive Tract of Land?	The site is not an extensive tract of land.

Section D – Formal Recreational and Sports Spaces (RSS)

This section identifies the main formal recreational and sports areas in the town that should be protected from development. The areas proposed for protection are:

Reference	Formal Recreational and Sports Spaces (RSS)
RSS 1	Walmer Road
RSS 2	Kensington Gardens
RSS 3	Normanston Park
RSS 4	Barnard's Meadow
RSS 5	Dip Farm Playing Field
RSS 6	Denes Oval
RSS 7	Dip Farm Golf Course

Descriptions of Formal Recreational and Sports Spaces (RSS)

RSS 1 – Walmer Road

Formerly known as Kirkley Recreation Ground and opened in the 1920's, ^[2] this principal playing field for South Lowestoft accommodated football, cricket and hockey pitches. Some of the southern sector was sold for housing, but the remainder is mainly occupied by Kirkley Community Sports & Social Club, and successfully developed with enclosed pitches for Kirkley & Pakefield Football Club. The area is crossed by footpaths and cycle tracks.



RSS 2 – Kensington Gardens

Lowestoft Corporation bought the land in 1914 at a cost of £3,800, to be used to grow vegetables during the Great War. The park was designed by the borough surveyor, and created to provide work for the unemployed, opening in 1922 ^[4]. With access from the clifftop promenade, the immensely popular gardens include a Holocaust memorial, a boating pond, two bowling greens, four tennis courts, and a café. There is an active Friends Group which plays a significant role alongside the Town Council in maintaining Kensington Gardens as a prized asset to be enjoyed by tourists and residents alike.

RSS 3 – Normanston Park

Bought by Lowestoft Borough Council in the early 1920's, ^[2] ^[3] Normanston Park is the major recreation ground for North Lowestoft, boasting football and cricket pitches with changing rooms, tennis courts, a popular skatepark and a basketball hoop, outdoor table tennis tables, and an enclosed children's playground. The park was also mapped for schools orienteering. Traversed by paths and cycle tracks, dog walkers abound, and there is a popular café for refreshments.



RSS 4 – Barnard's Meadow

Barnard's Meadow is managed by Barnard's Soccer Centre. The playing field to the north of the area is marked out with several football pitches, including 7-a-side pitches and are used by the adjacent Soccer Centre. The southern section is a synthetic turf pitch which is used all-year round and was installed in 2010.



RSS 5 – Dip Farm Playing Field

Dip Farm was bought by Lowestoft Borough Council in 1937. This southern section is used as a playing field and has several senior and junior football pitches which are home to Waveney Youth Football Club. The area is also used extensively by walkers, dog owners, for informal children's play, and bird watchers, but also has been known to be used by model aircraft enthusiasts and raptor handlers, and for orienteering events. Along the western boundary there are access points to the old Lowestoft-Great Yarmouth railway line (now a well-used footpath).

RSS 6 – Denes Oval

Established in 1925 on the site of the old town allotments, and originally including a salt water swimming pool, ^[3] Denes Oval has long been the home of Lowestoft Town Cricket Club, and remains a popular venue for tennis. Indeed, Lowestoft Tennis Club has ambitious plans to provide substantially enhanced facilities for senior and junior members, whilst public courts will remain available. Denes Oval is a particularly valuable, public asset within Lowestoft Town Council's portfolio.

RSS 7 – Dip Farm Golf Course

This linear length of green space has its path maintained by the Gunton Woodland Community Project. It is used by dog walkers, walkers, bird watchers and those picking the fruit of the hedgerow e.g. elderflowers, blackberries and sloe. It is adjacent to the Gunton Woodland Burial Park and Dip Farm.

This area was bought by Lowestoft Borough Council in 1937, along with Gunton Warren, on advice of its Leisure Committee from the Grand Cinema, who had set up a links golf course on the Gunton Warren in 1926. The borough council planned to develop the 2 fields as further golf course space, as the links was only 9 holes, but the advent of WW2 stopped this happening.

The area is divided into 2 sections. The southern section is used as a playing field and has around four 11 a-side football pitches and one 9 a-side football pitch marked out. Waveney Youth Football Club currently have an SLA with Sentinel Leisure Trust to use these pitches throughout the year. The area is also used by walkers, dog walkers, informal children's play, and bird watchers and has been known to be used by model aircraft enthusiasts and raptor handlers.

The northern section was until December 2018 a pitch and putt course. It is used by walkers, both organised groups and informal walkers, dog walkers, bird watchers, families and those picking the fruit of the hedgerow. The car park is used by sea anglers, group and individual, volunteers at the local nature reserves that are adjacent to Dip Farm e.g. Corton Wood and Gunton Warren and there is an SLA allowing Waveney Youth to use it as an overspill car park area. It was made an asset of community value in March 2019

Two fields of Dip Farm east of the old Lowestoft-Great Yarmouth railway line (now a well-used footpath) were bought by Lowestoft Borough Council in 1937, along with Gunton Warren, on the advice of its Leisure Committee from the Grand Cinema, who had set up a links golf course on Gunton Warren in 1926. The Borough Council planned to develop the fields as further golf course space, because the links had only 9 holes, but the advent of WW2 halted proceedings.

Decades later this northern section was operated as a pitch and putt course by Waveney District Council, until closure in December 2018. The old golf course now has a Friends Group which works with East Suffolk Council to plan wild areas and mown paths for walkers, runners and dog owners. It was made an Asset of Community Value in March 2019.

Area Maps of Formal Recreational and Sports Spaces (RSS)

RSS 1 – Walmer Road

(Area = 6.42ha)



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Figure 31 Map of Walmer Road

RSS 2 – Kensington Gardens
(Area = 1.93ha)

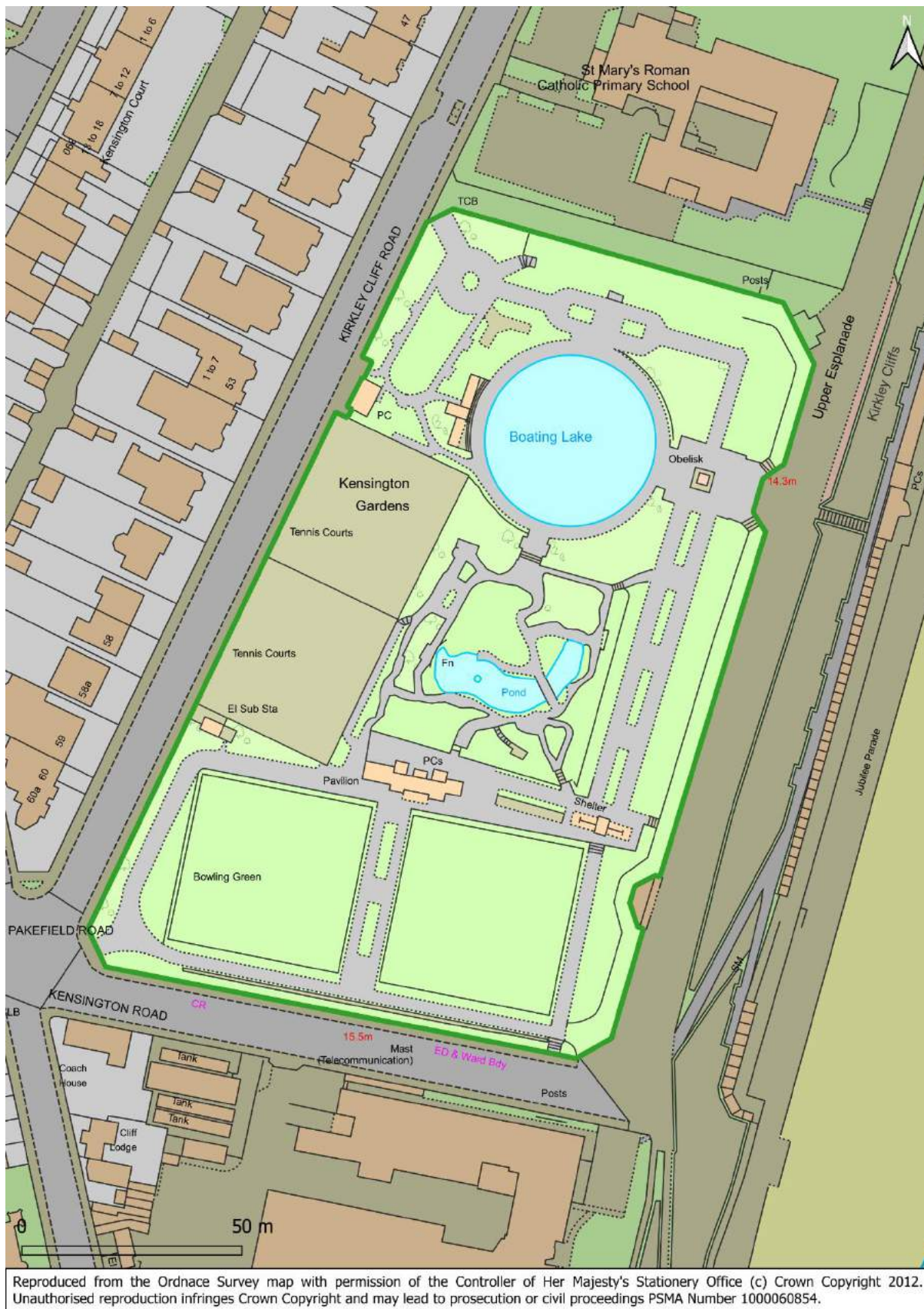


Figure 32 Map of Kensington Gardens

RSS 3 – Normanston Park
(Area = 9.54ha)



Figure 332 Map of Normanston Park

RSS 4 – Barnard's Meadow
(Area = 4.26ha)



Figure 33 Map of Barnard's Meadow

RSS 5 – Dip Farm Playing Field
(Area = 5.22ha)

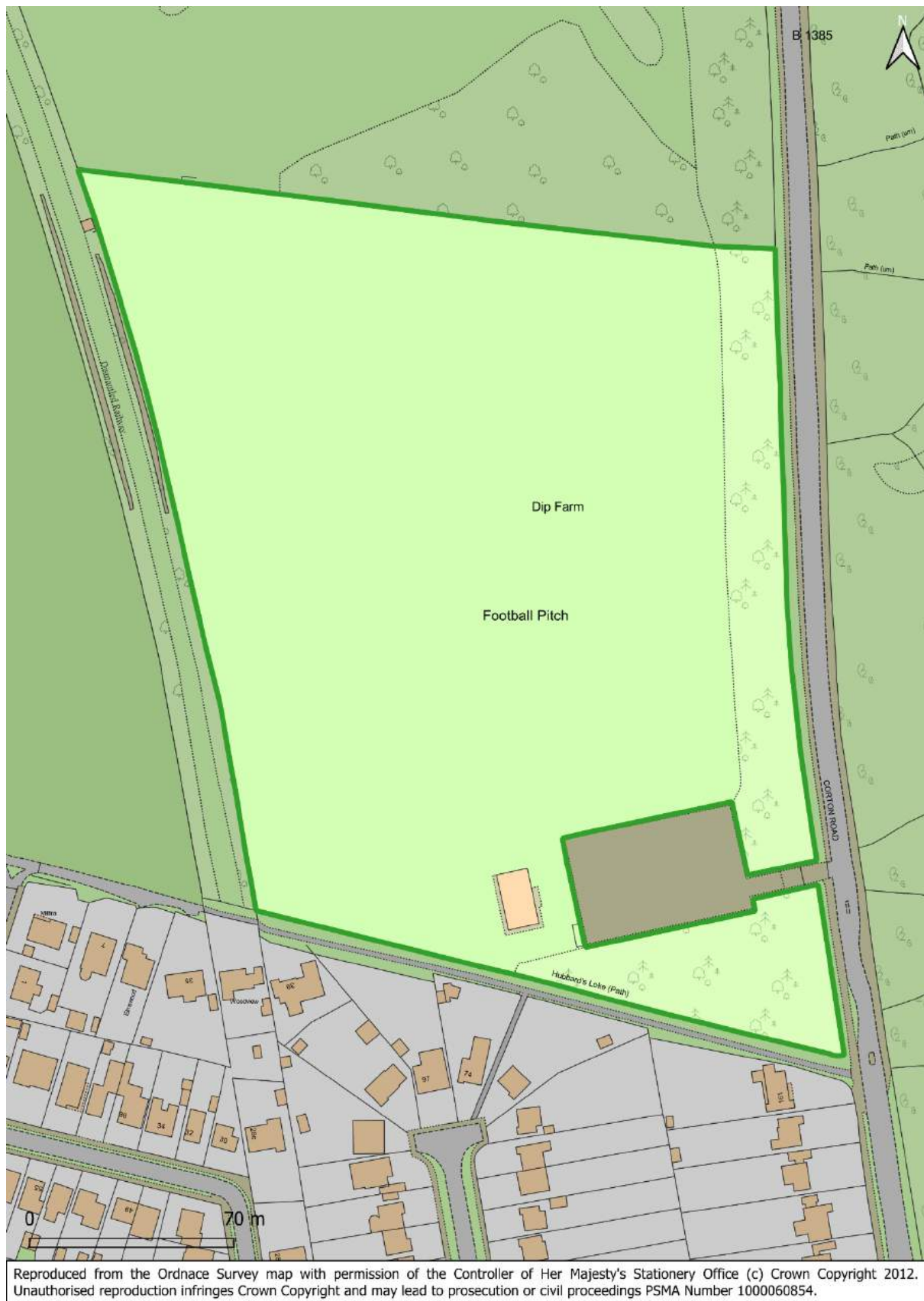


Figure 34 Map of Dip Farm Playing Field

RSS 6 – Denes Oval
(Area = 3.43ha)



Figure 35 Map of Denes Oval

RSS 7 – Dip Farm Golf Course
(Area = 11.30ha)



Figure 34 Map of Dip Farm Golf Course

References

- [1] D. Butcher, *Medieval Lowestoft: The Origins and Growth of a Suffolk Coastal Community*, Woodbridge: The Boydell Press, 2016.
- [2] P. Clements, *Lowestoft: 200 years A Seaside Resort*, United Kingdom: C.J. Brooks, 1994.
- [3] I. G. Robb, *Lowestoft - A History and Celebration of the Town*, Salisbury: The Francis Frith Collection, 2005.
- [4] E. F. a. J. Freeman, *Old Pakefield and Kirkley*, United Kingdom: Stenlake Publishing Limited, 2015.
- [5] J. G. Cox, *Samuel Morton Peto (1809-1889): The Achievements and Failings of a Great Railway Developer*, United Kingdom: Railway & Canal Historical Society, 2008.
- [6] I. G. Robb, *From Tin to Brick*, United Kingdom: Gunton Estate Tenants and Residents Association, 1998.

Stakeholder Consultation