

A photograph of a rural landscape featuring a grassy field with yellow wildflowers in the foreground, a line of trees in the middle ground, and a distant treeline under a clear blue sky. The image is overlaid with several semi-transparent circular shapes in shades of green and blue.

**Views  
Assessment**

---

**GRIMSTON, POTT ROW,  
ROYDON AND CONGHAM  
NEIGHBOURHOOD PLAN**

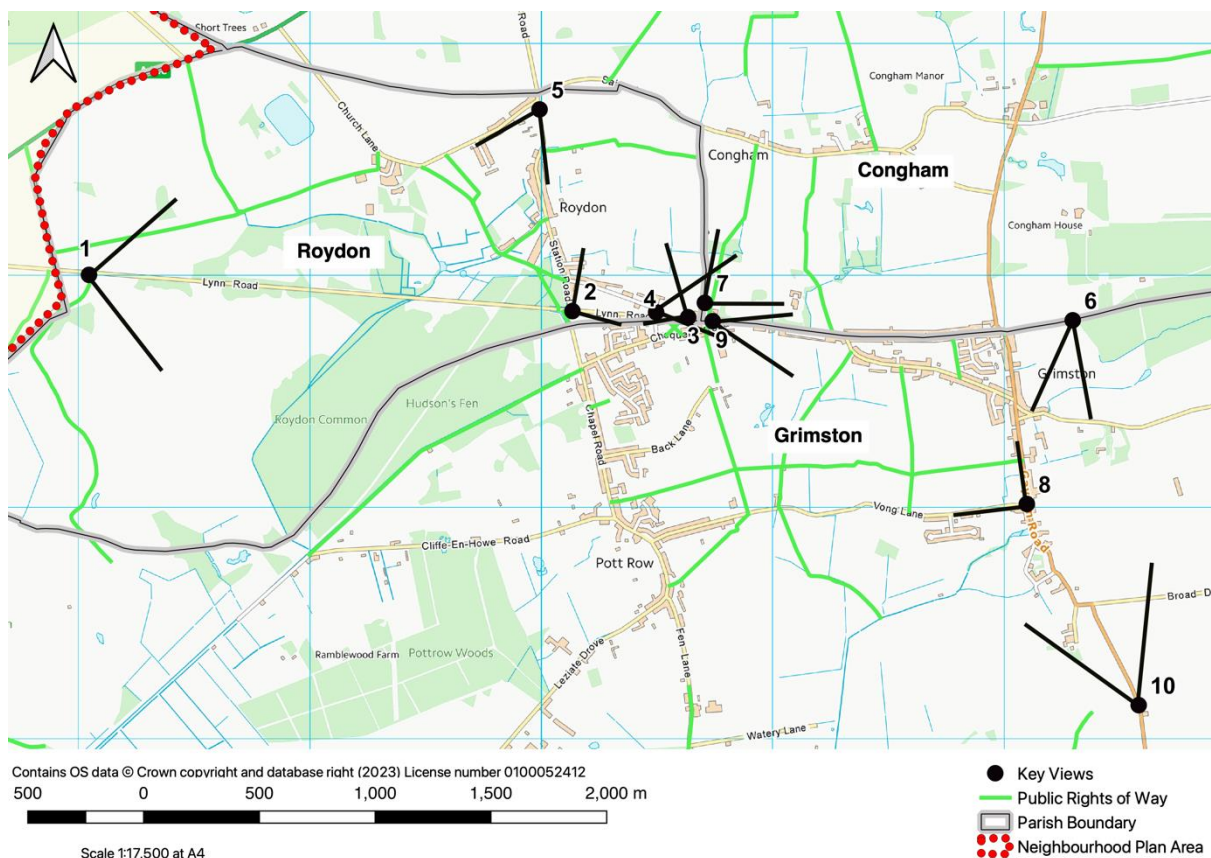
---

## Table of Contents

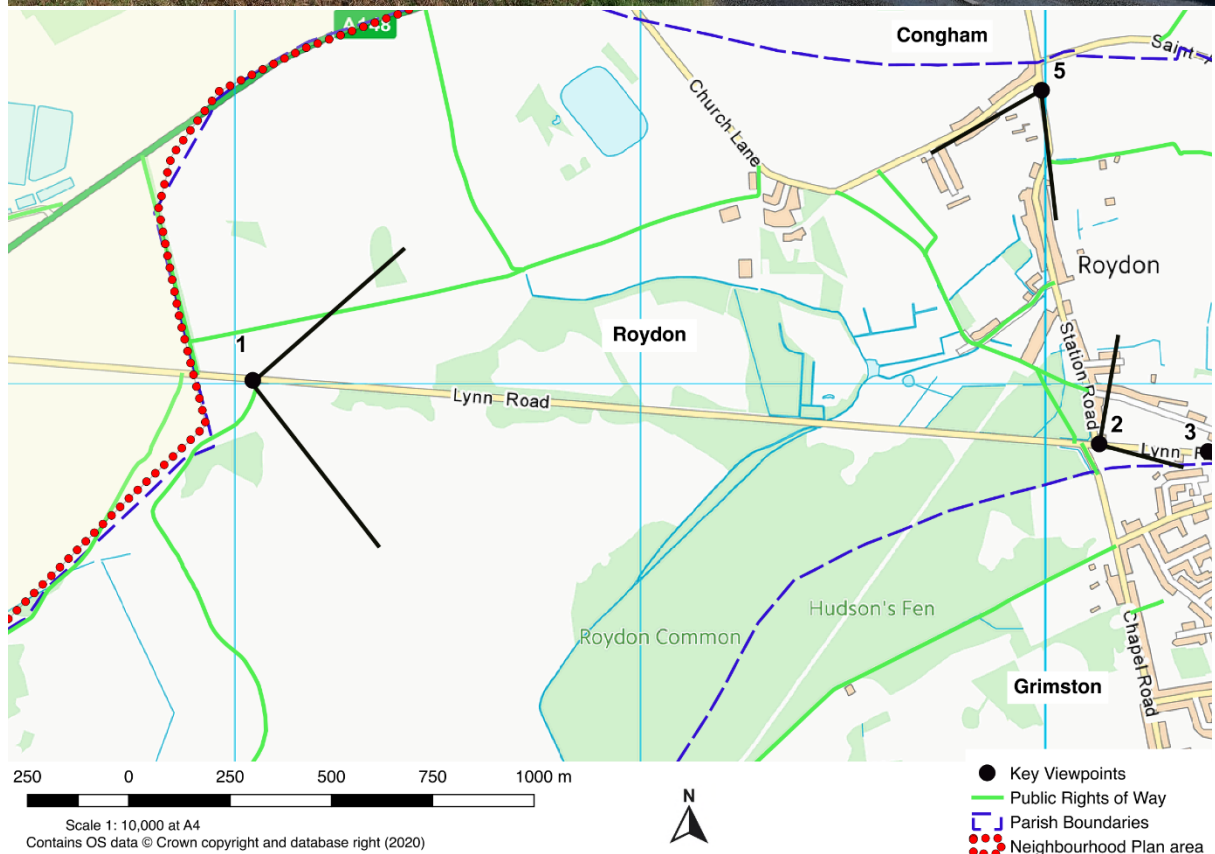
<b>TABLE OF CONTENTS.....</b>	<b>1</b>
<b>INTRODUCTION .....</b>	<b>1</b>
<b>1. VIEW APPROACHING THE VILLAGES ON LYNN ROAD FROM THE WEST.....</b>	<b>2</b>
<b>2. VIEW LOOKING EAST FROM THE LYNN ROAD, STATION ROAD, CHAPEL ROAD CROSSROADS.....</b>	<b>3</b>
<b>3. LYNN ROAD CONGHAM/ROYDON WEST TOWARDS A148 .....</b>	<b>4</b>
<b>4. VIEW LOOKING EAST ALONG LYNN ROAD FROM LOW ROAD ROYDON TOWARDS GRIMSTON. ....</b>	<b>5</b>
<b>5. VIEW OF THE CHURCH, ROYDON .....</b>	<b>6</b>
<b>6. VIEW OF THE CHURCH OF ST BOTOLPH, GRIMSTON .....</b>	<b>7</b>
<b>7. VIEWS TO CONGHAM HALL FROM BROADGATE LANE .....</b>	<b>8</b>
<b>8. VIEW FROM THE CORNER OF VONG LANE AND GAYTON ROAD .....</b>	<b>9</b>
<b>9. VIEW EAST ALONG LYNN ROAD NEAR TO ENTRANCE TO CONGHAM HALL .....</b>	<b>10</b>
<b>10. VIEW APPROACHING GRIMSTON FROM GAYTON .....</b>	<b>11</b>

## Introduction

1. Grimston, Congham and Roydon sit within a remarkably beautiful landscape, surrounded by arable farmland and Roydon Common which is designated a number of environmental protections. It is proposed that the most important, iconic views are afforded protection in the Neighbourhood Plan so that they continue to be enjoyed by future residents and visitors to the area. Views that are important to the community were identified through consultation and with the Neighbourhood Plan working group in 2019. This report considers whether they are views that merit protection in the plan and provide the evidence for such protection.
2. A set of criteria was used to identify such views:
  - a) Are they accessible from a public space;
  - b) Have a specific reason for being important to the community; and
  - c) A good reason for its inclusion within the Neighbourhood Plan, which may include risk the view will be blocked or reduced in the future.
3. The map below identifies the views assessed for inclusion in the Grimston, Roydon and Congham Neighbourhood Plan.



1. View approaching the villages on Lynn Road from the west  
 Expansive views dropping down into the valley approaching the villages with Roydon Common on the both sides of road.

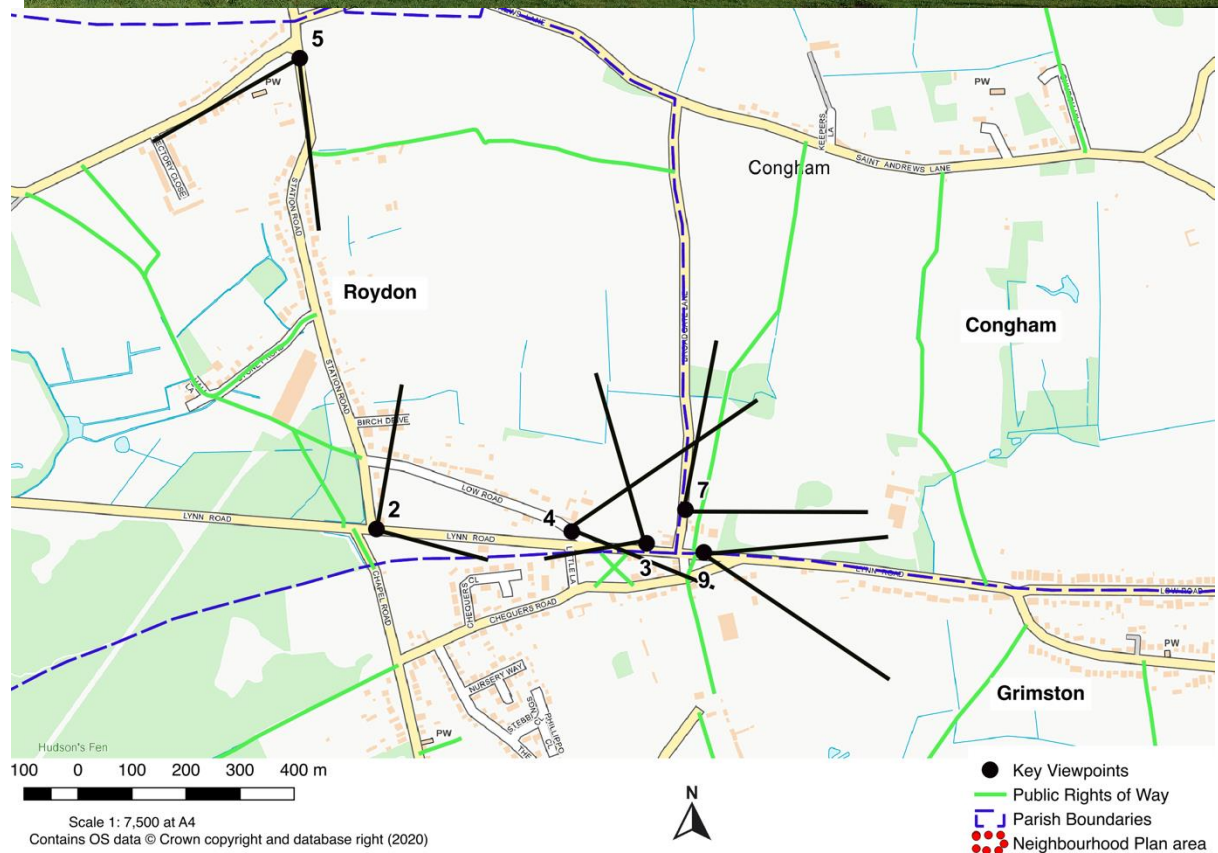


Assessment Criteria:

<i>Accessible from a public space</i>	Yes, from the public highway and public footpath
<i>Reason for being important</i>	This is the principal vehicular access route into the four villages. Expansive view of Roydon Common which has a number of important wildlife designations – Site of Special Scientific Interest, Special Protection Area, Ramsar and National Nature Reserve.
<i>Reason for inclusion in the Neighbourhood Plan</i>	This is the most important and dramatic view on the main route into the villages and is characterised by its lack of development and interruption of the skyline.

## 2. View looking east from the Lynn Road, Station Road, Chapel Road crossroads

Description: View of the green space between Lynn Road and Low Road

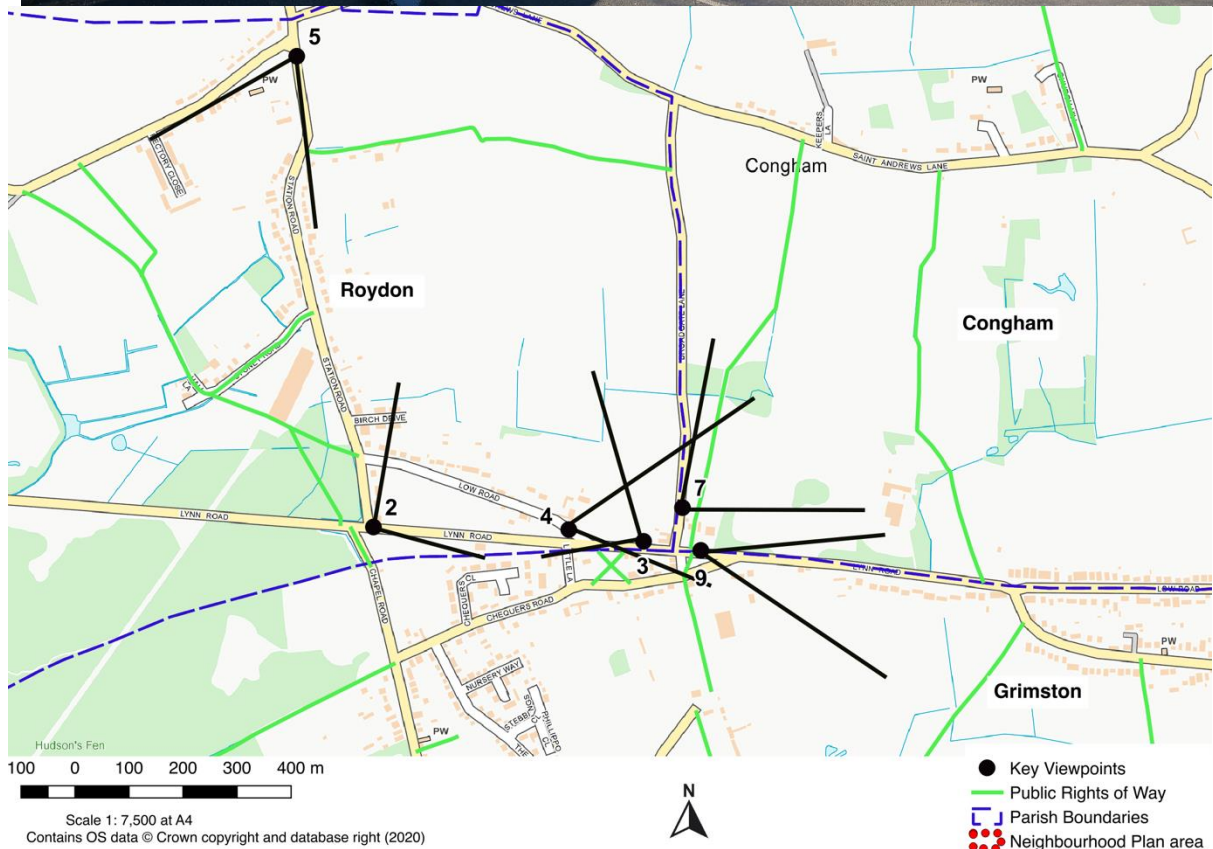


### Assessment Criteria:

<i>Accessible from a public space</i>	Yes, from the public highway
<i>Reason for being important</i>	Open rural character with sparse built form with good separation between the same. Grimston Parish boundary to right hand hedge row. Roydon common land to fore with Roydon Village Green in background, part of Roydon Common land.
<i>Reason for inclusion in the Neighbourhood Plan</i>	Residents of all four villages would wish to retain the rural character of the area. This is an important separation and green space between hamlets.

### 3. Lynn Road Congham/Roydon west towards A148

Description: View of the green separation between Roydon and Grimston

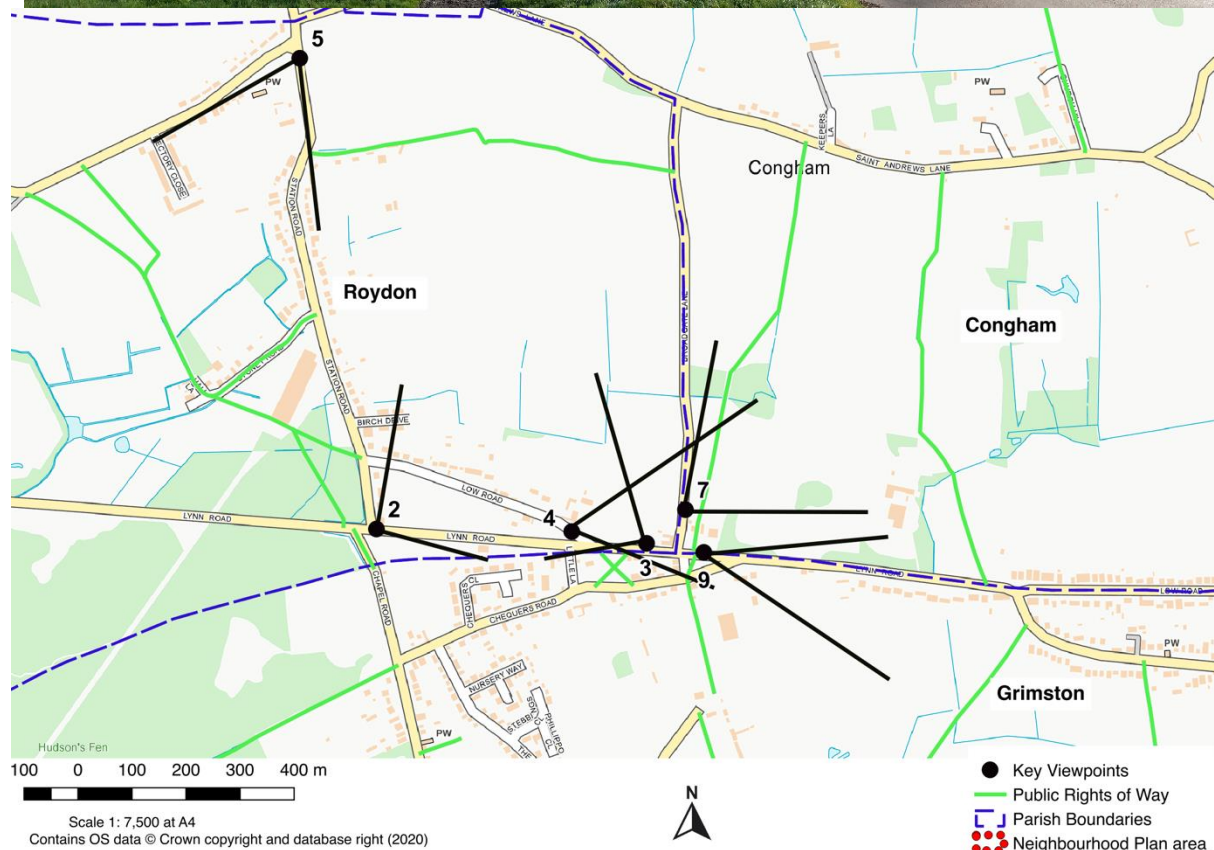


#### Assessment Criteria:

<i>Accessible from a public space</i>	Yes, from the public highway
<i>Reason for being important</i>	Open rural character with sparse built form with good separation between the same. Eastern extent of Roydon common with permissive trod on right hand side. Roydon Village green in background
<i>Reason for inclusion in the Neighbourhood Plan</i>	Residents of all four villages would wish to retain the rural character of the area and this view is of the green separation between Roydon and Grimston.

## 4. View looking east along Lynn Road from Low Road Roydon towards Grimston

View of the settlement edge where it stretches up to meet Roydon Common

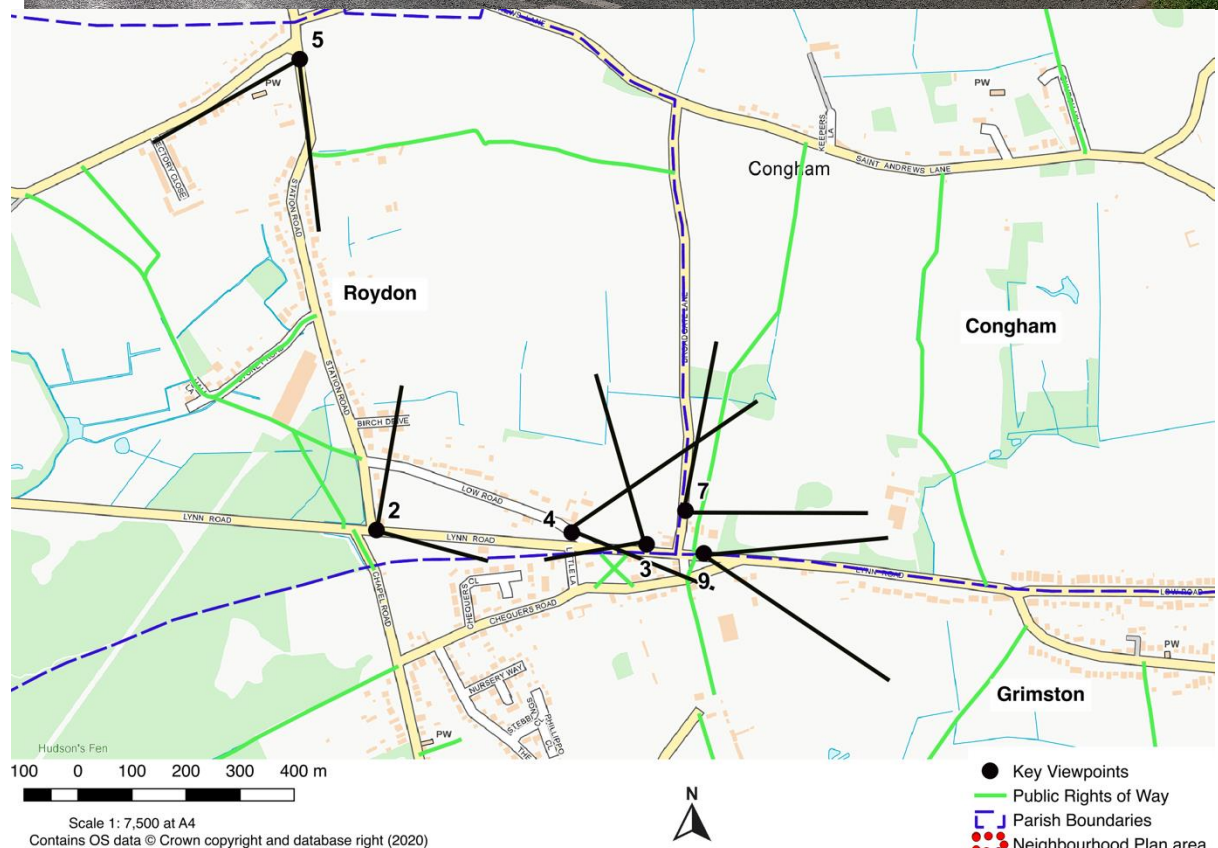


Assessment Criteria:

<i>Accessible from a public space</i>	Yes, from the public highway
<i>Reason for being important</i>	View over important green spaces and characteristic of the rural nature of the Roydon. Roydon Common land with permissive trod on left. Chequers Green Local Green Space to right. Grimston footpaths 12 & 13 cross Chequers Green.
<i>Reason for inclusion in the Neighbourhood Plan</i>	Residents of all four villages would wish to retain the rural character of the area. Adjacent to boundary between Roydon and Congham.

## 5. View of the Church, Roydon

View across the Glebe Meadow towards All Saint's Church, Roydon



### Assessment Criteria:

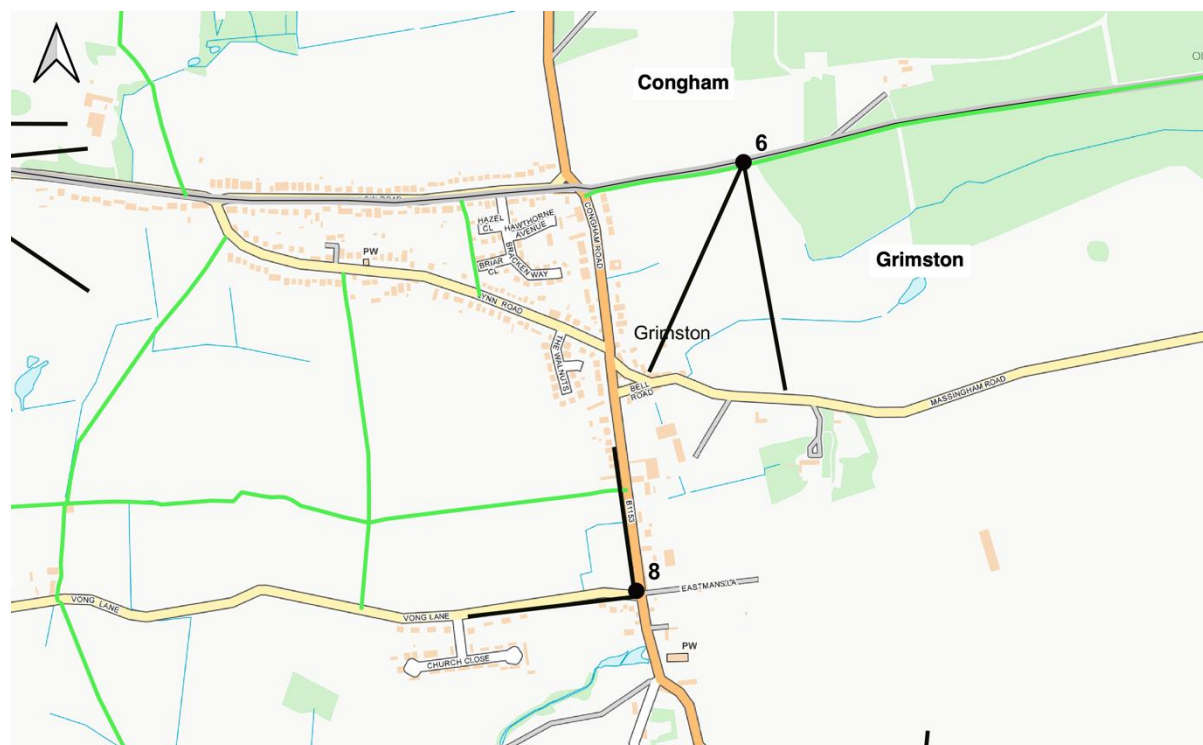
<i>Accessible from a public space</i>	Yes, from the public highway
<i>Reason for being important</i>	Open rural character with sparse development and good separation between built form. Glebe Meadow is an important part of the setting for the church which is Grade II listed.
<i>Reason for inclusion in the Neighbourhood Plan</i>	Residents of all four villages would wish to retain the rural character of the area. To retain setting of Grade II listed church.



## 6. View of the Church of St Botolph, Grimston



View of Grimston settlement across the fields, including St Botolph's grade I listed church in the distance, from along the public footpath that runs along the parish boundary between Grimston and Congham.



Contains OS data © Crown copyright and database right (2023) License number 0100052412

0 100 200 m



Scale 1:7,500 at A4

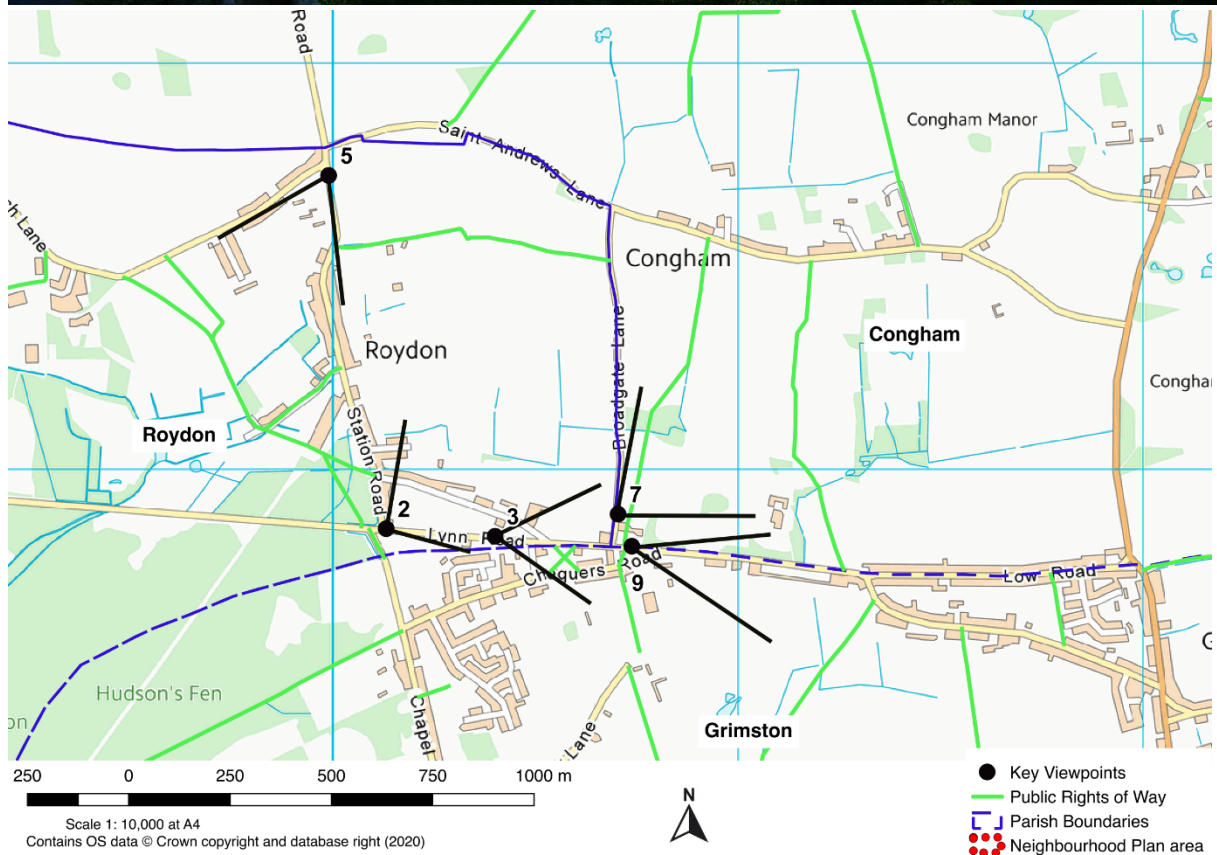
● Key Views  
 — Public Rights of Way  
 □ Parish Boundary

### Assessment Criteria:

<i>Accessible from a public space</i>	Yes, from the public highway
<i>Reason for being important</i>	Open rural character across agricultural land with distant views of St Botolph's church, Grimston
<i>Reason for inclusion in the Neighbourhood Plan</i>	Residents of all four villages would wish to retain the rural character of the area.

## 7. Views to Congham Hall from Broadgate Lane

Views of the open sweeping parkland around Congham Hall

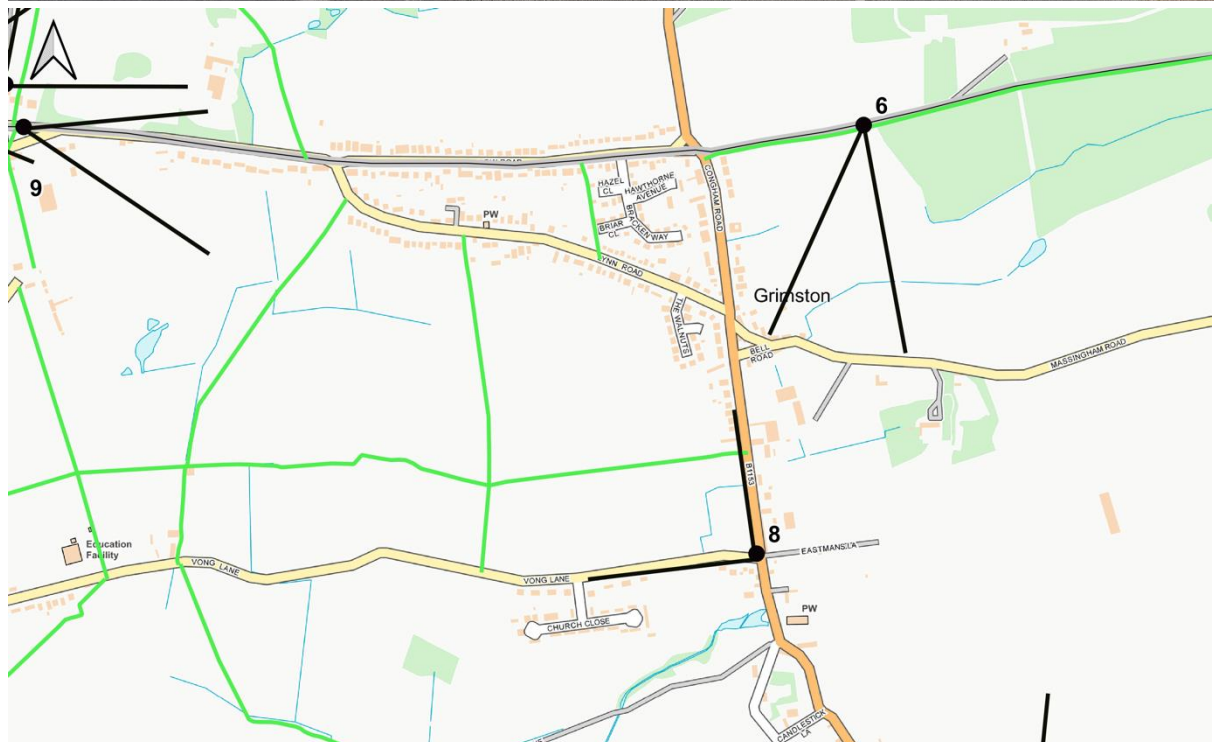


### Assessment Criteria:

<i>Accessible from a public space</i>	Yes, from the public highway. Public footpath Congham FP8 crosses parkland. Broadgate Lane forms part of the parish boundary between Congham and Roydon.
<i>Reason for being important</i>	Open grassed parkland with sparse tree
<i>Reason for inclusion in the Neighbourhood Plan</i>	Residents of all four villages would wish to retain the rural character of the area

## 8. View from the corner of Vong Lane and Gayton Road

View of paddocks between the built up areas of Grimston and Pott Row



Contains OS data © Crown copyright and database right (2023) License number 0100052412

0 100 200 m

Scale 1:7,500 at A4

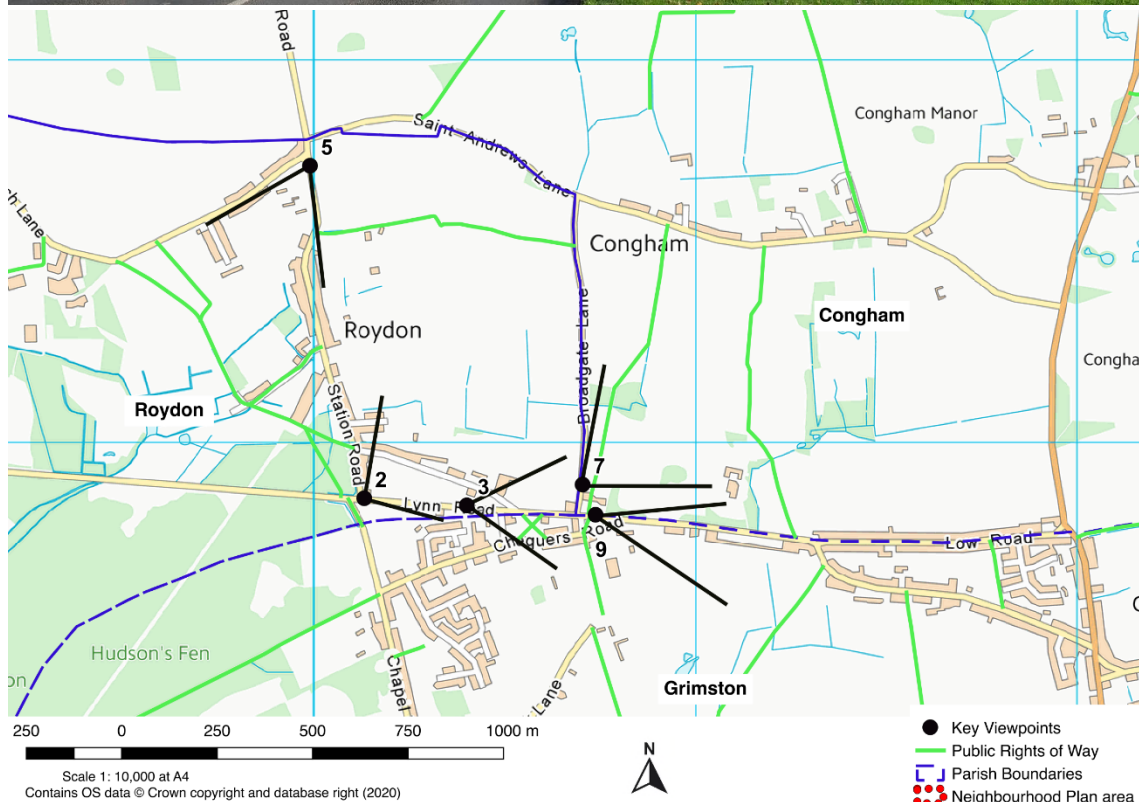
● Key Views  
 — Public Rights of Way  
 □ Parish Boundary

### Assessment Criteria:

<i>Accessible from a public space</i>	Yes, from the public highway
<i>Reason for being important</i>	Open paddocks and green gap to the west of Gayton Road. Far views of open land between Vong Lane and Lynn Road.
<i>Reason for inclusion in the Neighbourhood Plan</i>	Residents of all four villages would wish to retain the rural character of the area

## 9. View east along Lynn Road near to entrance to Congham Hall

Views across open green space and of the dense hedging and tree boundary of Congham Hall parkland

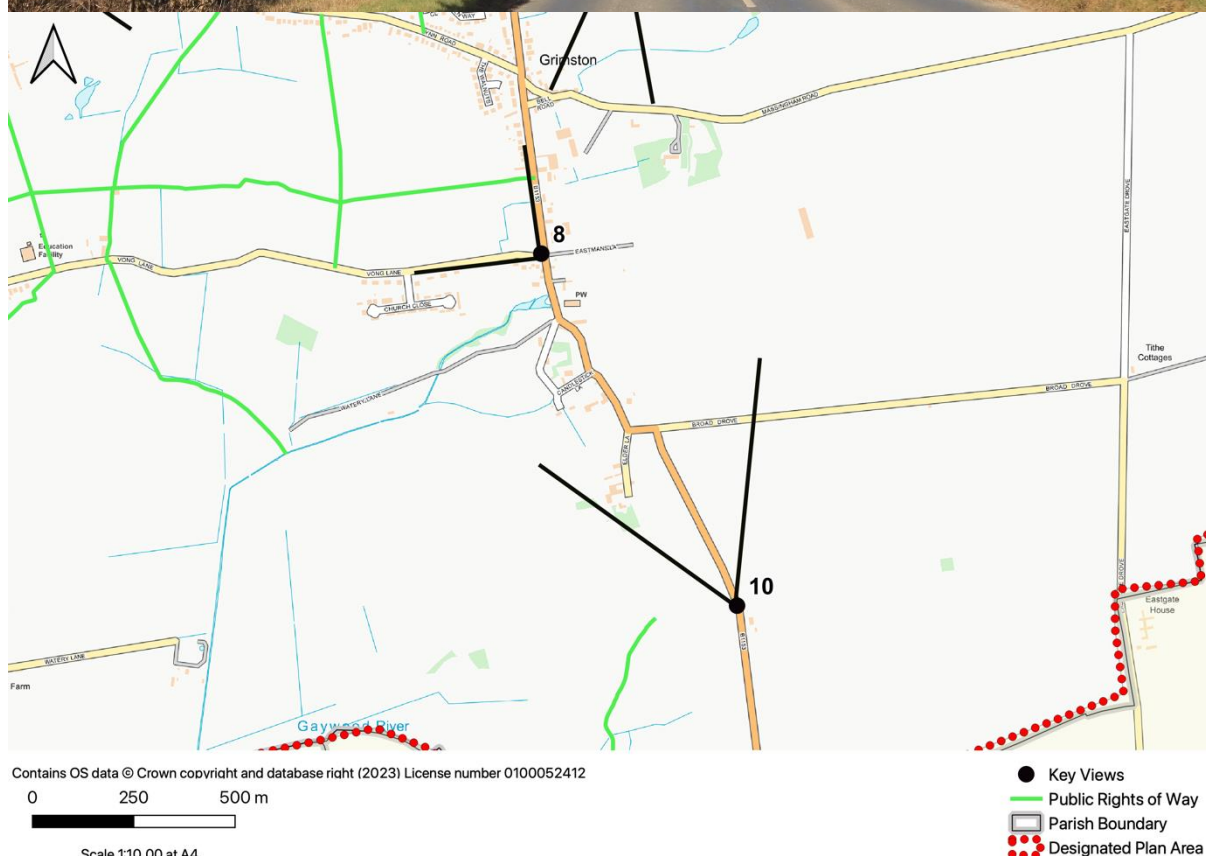


### Assessment Criteria:

<i>Accessible from a public space</i>	Yes, from the public highway and public footpath Grimston FP14 crosses the Triangle Green
<i>Reason for being important</i>	View includes proposed Local Green Space, the Triangle Green Grimston and entrance to Grimston Cricket Pitch in far left.
<i>Reason for inclusion in the Neighbourhood Plan</i>	Residents of all four villages would wish to retain the rural character of the area

## 10. View approaching Grimston from Gayton

View down towards the Church of St Botolph as you approach Grimston from Gayton



### Assessment Criteria:

<i>Accessible from a public space</i>	Yes, from the public highway.
<i>Reason for being important</i>	Rural aspect approaching village with view of grade 1 listed church.
<i>Reason for inclusion in the Neighbourhood Plan</i>	Residents of all four villages would wish to retain the rural character of the area