

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 partially overlaid with a white curved shape on the left and several overlapping circles in shades of green and blue on the right.

**Local Green  
Space  
Assessment**

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

March 2023

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## Introduction

1. Grimston, Congham and Roydon parishes are jointly preparing a neighbourhood plan which will include a policy designating areas of Local Green Space which are particularly valued by the respective communities.
2. The Neighbourhood Plan Working Group identified **13** areas of green space in November as meeting the criteria for designation as Local Green Spaces. These are referred to as 'sites' throughout the remainder of this document.
3. The working group has commissioned Collective Community Planning to undertake an independent review of the sites that have been put forward for designation.

## Policy Context

4. 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 July 2021) introduced the concept of Local Green Space designation.
5. Paragraph 101 of the NPPF sets out that communities should be able to identify green spaces of particular importance through neighbourhood plans, with para 101 Determining:
  - 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.*
6. 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.*
7. 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.
8. 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.

9. 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.
10. The King's Lynn and West Norfolk Local Plan was adopted in July 2011 and includes strategic policies and a number of allocations. 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.

## Assessment

11. The Local Green Space Assessment Tool from *My Community: Neighbourhood Planning Local Green Spaces*<sup>1</sup> has been used to assess each site identified by the community. This includes
  - Roydon Church Green
  - Congham Hall Park
  - Recreation Ground at Hudson's Fen
  - Fen Allotments, Pott Row
  - Community Orchard, Pott Row
  - Grimston Church Allotments
  - Triangle Green, Grimston
  - Chequers Green, Grimston
  - Pott Row Green
  - Ashwicken Green, Pott Row
  - Grimston Warren
  - Holly Meadow's School Field
  - Grimston Cricket Pitch
  - The Green, Hawthorn Avenue, Grimston
  - Greenspace at Philip Rudd Court, Pott Row
  - Roydon Village Green
  - Pott Row Woods
  - Grimston Carr, Congham Heath
  - Congham Woods

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

## 1. Roydon Church Glebe Field



### Site Details

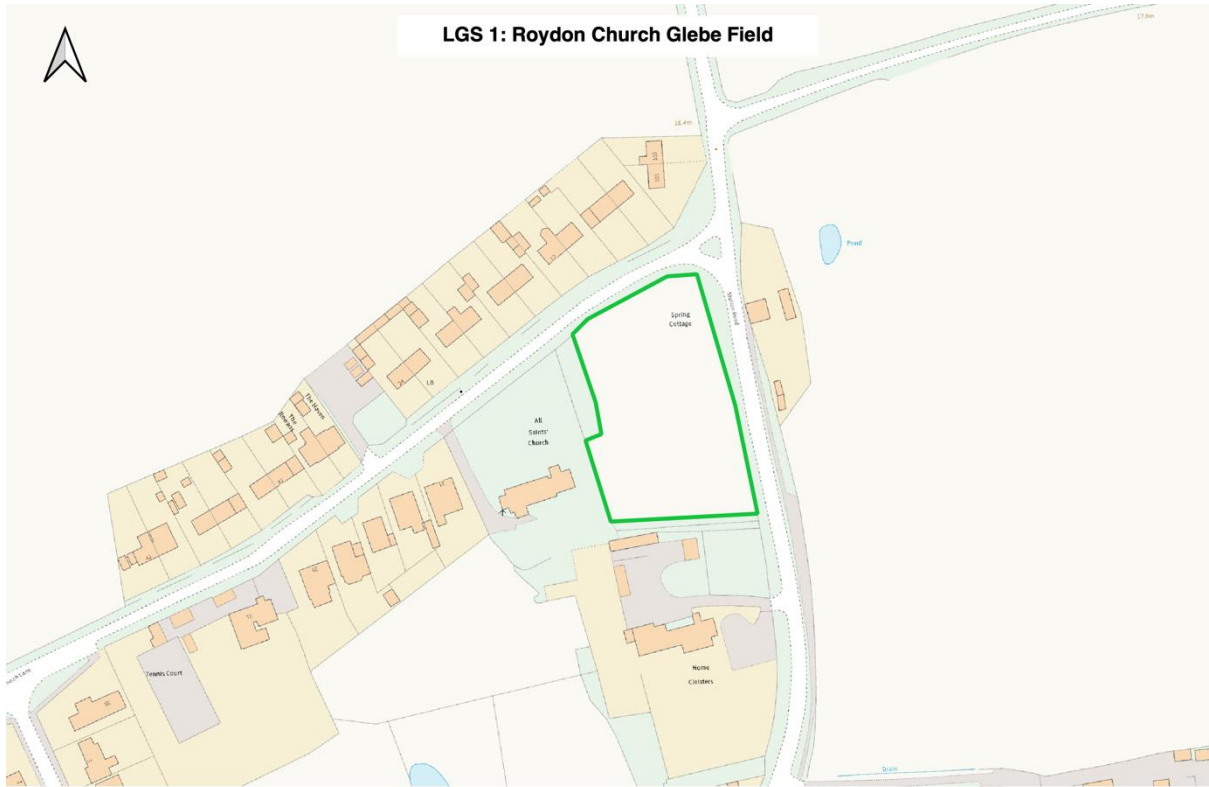
Site	Roydon Church Green
Grid Ref	TF69971-23712
Description and purposes	A fenced glebe field adjacent the church, on the corner of Station Road and Church Lane.

### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	The Church of All Saints itself is a nationally designated historic asset, Grade II* Listed
Site allocations	None
Planning permissions	None

### NPPF Criteria

Close to the community it serves.	Yes within Roydon village
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Historic significance, part of the setting for the church. A footpath from Station Road to the Church runs along the meadow boundary and tree belt.
Local in character and not extensive tract of land.	0.4ha, local in character and size



0 25 50 m  
Scale: 1:500 at A4

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 Local Green Space

## 2. Congham Hall Parkland



### Site Details

Site	Congham Hall Park
Grid Ref	TF709922
Description and purposes	Historic parkland, known as The Lawn and The Pasture. The park was ornamentalised between 1814 and 1838. Parts of the pleasure grounds and the walled garden still remain. In the grounds of Congham Hall Hotel, a privately-owned Georgian Manor. Public footpath Congham FP8 crosses the parkland to the west and footpath FP9 has limited views across the parkland.

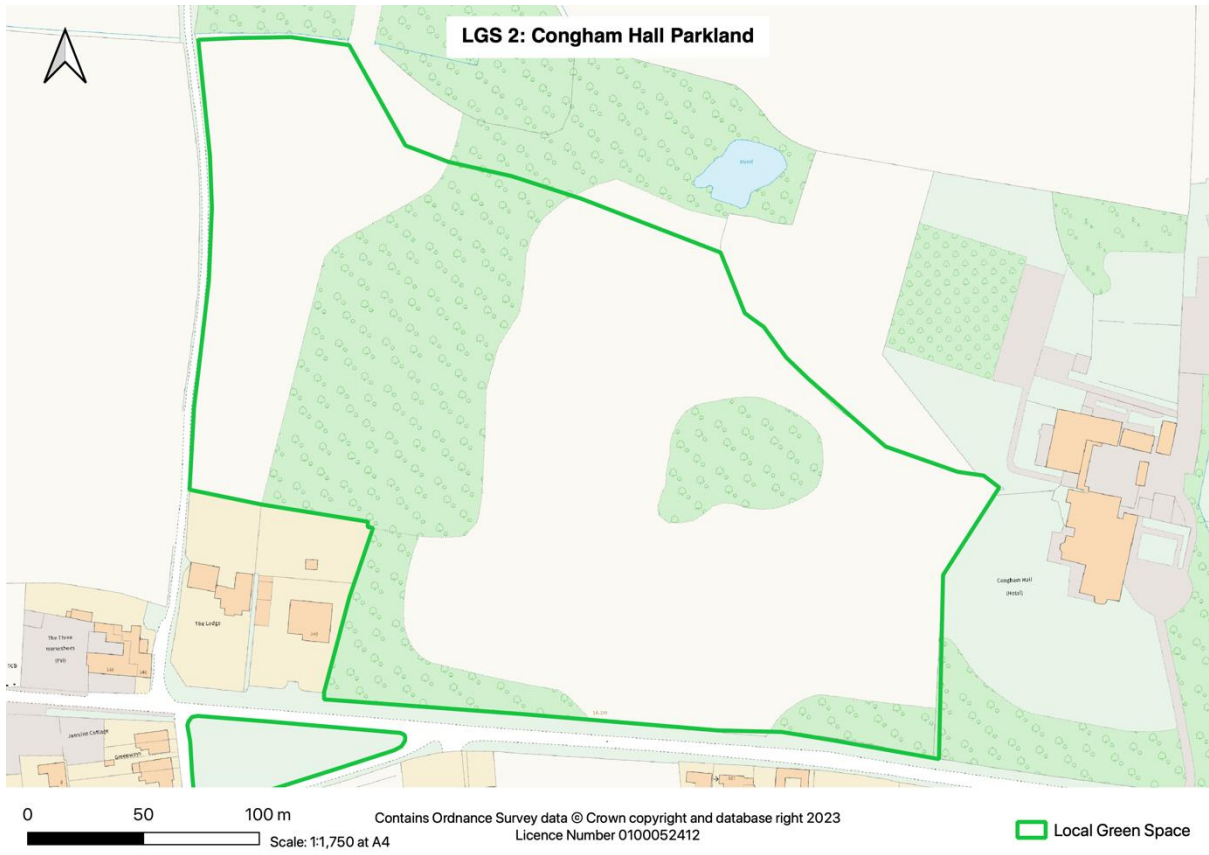
### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	No statutory designation though on the Local List – NHER 31969
Site allocations	None
Planning permissions	17/00309/FM and subsequent variations in relation to the hotel/spa and erection of new buildings. Permitted. Will affect views from within the parkland. The boundary has been drawn to reflect the planning permission for lodges on the grounds, to ensure this area is excluded.

### NPPF Criteria

Close to the community it serves.	Yes, within walking distance of residents in Grimston, Congham, Roydon and Pott Row
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<p>Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)</p>	<p>This park has historic significance within the community. It is also important for wildlife and has a tranquil feel to it. There is public access via public footpaths which cross the park.</p>
<p>Local in character and not extensive tract of land.</p>	<p>6.4ha of parkland which although sizable, is not an extensive tract of land</p>





### 3. Fen Allotments, Pott Row



#### Site Details

Site	Fen allotments
Grid Ref	TF698211 TF69894-21056
Description and purposes	Nearby to Sugar and Derby Fen on Leziate Drove, these allotments are used by the local community to grow produce. They are well used with no vacant plots.

#### Checklist

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

#### NPPF Criteria

Close to the community it serves.	Yes. Around 0.5mile from the main settlement area of Pott Row
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	The allotments are well used to grow food locally and therefore important socially and for recreation. They also have wildlife value.
Local in character and not extensive tract of land.	1.2ha

”



0 50 100 m  
Scale: 1:1,750 at A4

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Local Green Space

#### 4. Community Orchard, Pott Row



#### Site Details

Site	Community Orchard
Grid Ref	TF68833-20950 & TF68859-20799
Description and purposes	Small orchard situated near to Sugar Fen and Pott Row woods, publicly accessible. The orchard includes several types of apple, plums, cherries, quince and nuts. Managed by the Grimston Fen Allotment Trust.

#### Checklist

Statutory designations - ie 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	Yes, close proximity to Pott Row, accessible through the allotments
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Recreational value. Tranquillity. Wildlife.
Local in character and not extensive tract of land. Add site of green space	0.18ha



0 100 200 m

Scale: 1:3,500 at A4

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 Local Green Space

## 5. Grimston Church Allotments



### Site Details

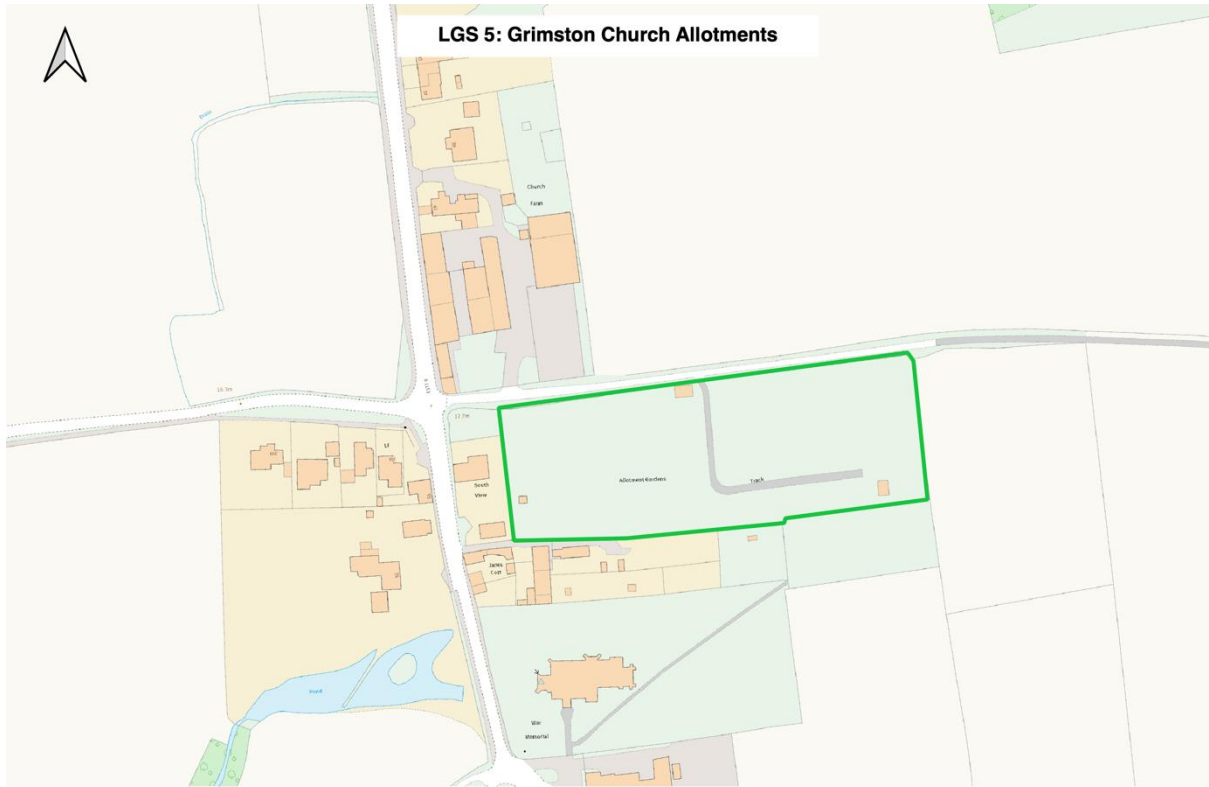
Site	Grimston Church Allotments
Grid Ref	TF722219
Description and purposes	Adjacent the Church of St Botolph the allotments provide growing space for local residents. all the allotments are well tended and in good order.

### Checklist

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

### NPPF Criteria

Close to the community it serves.	Yes, within the community it serves.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	The allotments are well used offering recreational value to the community. They are also important for local wildlife. They have historic significance given the closeness of the Grade I Listed Church.
Local in character and not extensive tract of land.	1.1ha



**LGS 5: Grimston Church Allotments**



0 50 100 m



Scale: 1:1,750 at A4

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 Local Green Space

## 6. Triangle Green, Grimston



### Site Details

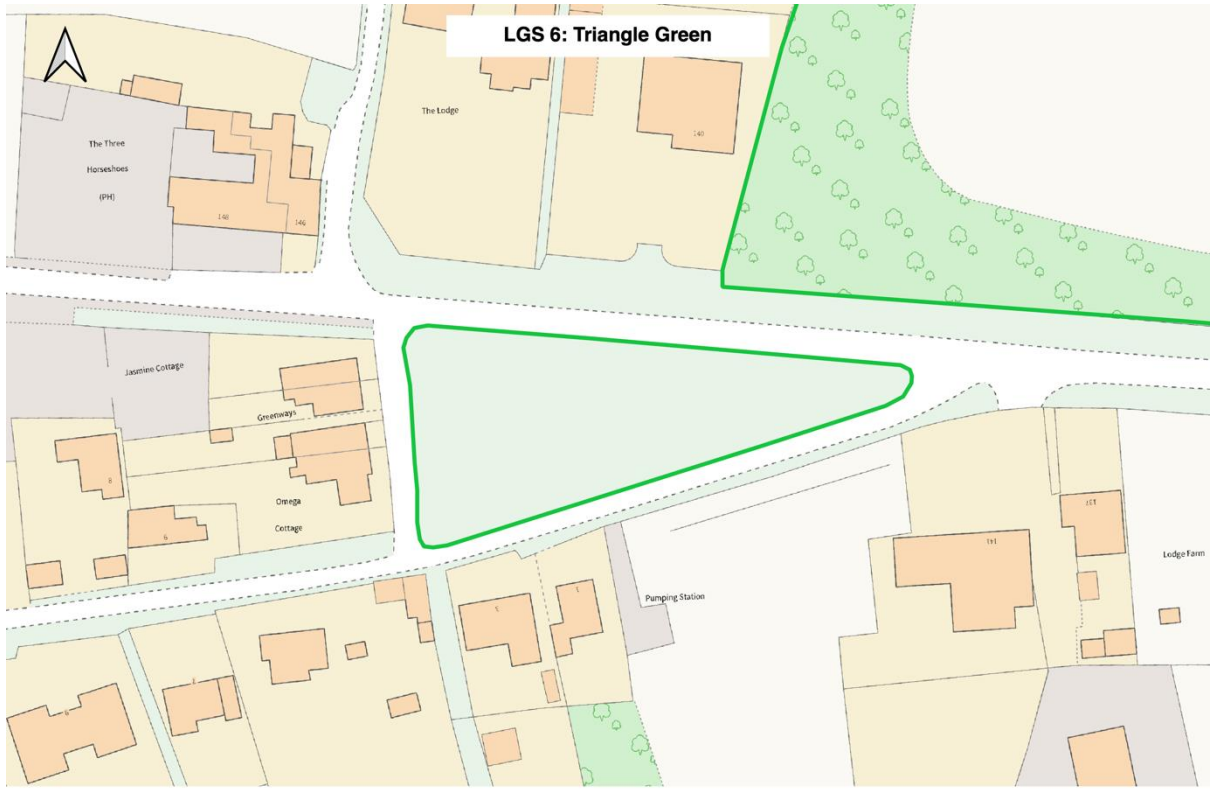
Site	Open green space bounded by Lynn Road and Chequers Road
Grid Ref	TF70761-22790
Description and purposes	Tended grassed area with seating, owned by the Parish Council

### Checklist

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

### NPPF Criteria

Close to the community it serves.	Yes
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Recreation, wildlife and beauty. A common spot for people out walking to take a short break, there is a bench.
Local in character and not extensive tract of land.	0.2ha




**LGS 6: Triangle Green**



Scale: 1:750 at A4

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 Local Green Space



## 7. Chequers Green, Grimston



### Site Details

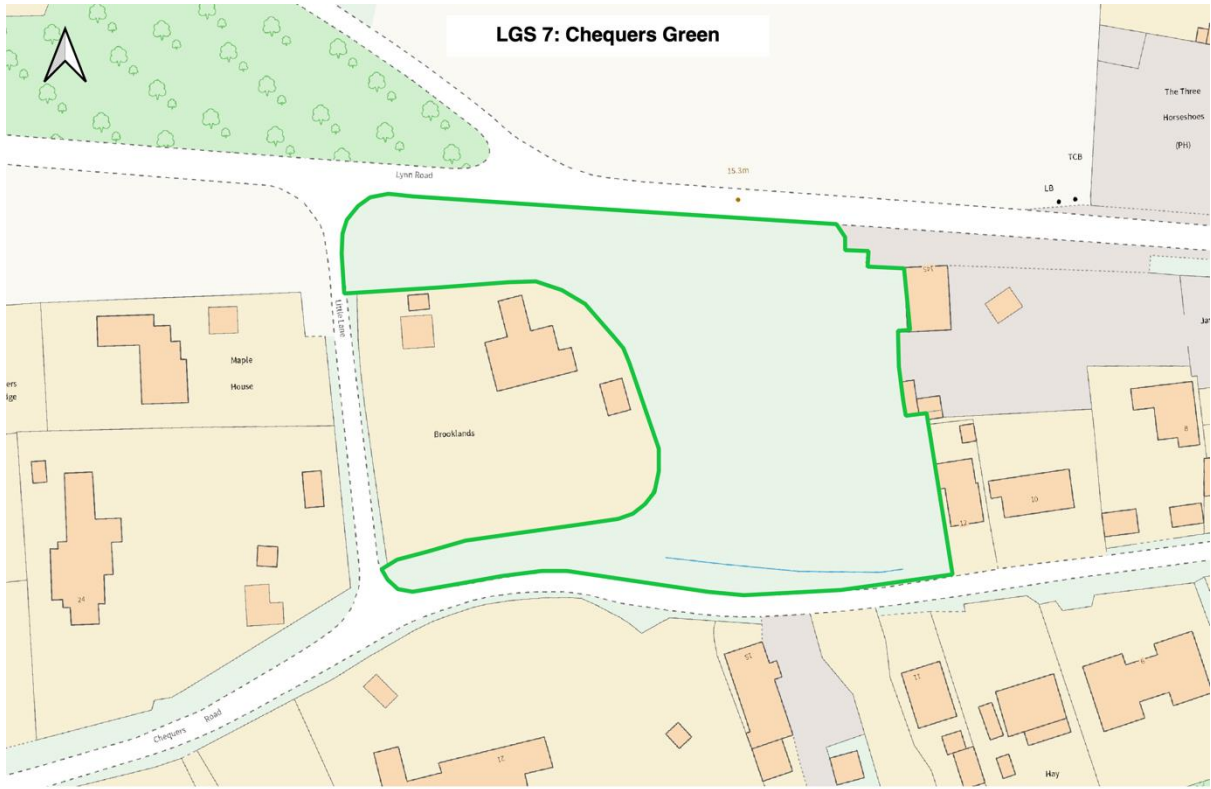
Site	Chequers Green, located between Lynn Road & Chequers Road and to the east of Little Lane
Grid Ref	TF70565-22795
Description and purposes	Open green space within the village

### Checklist

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

### NPPF Criteria

Close to the community it serves.	Yes
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Recreational benefit to the community commonly used by families for ball games and picnics. Also used by walkers as two public footpaths cross it. Wildlife value as the green has a number of mature trees.
Local in character and not extensive tract of land.	0.6ha



0 10 20 m

Scale: 1:750 at A4

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 Local Green Space

## 8. Pott Row Green



### Site Details

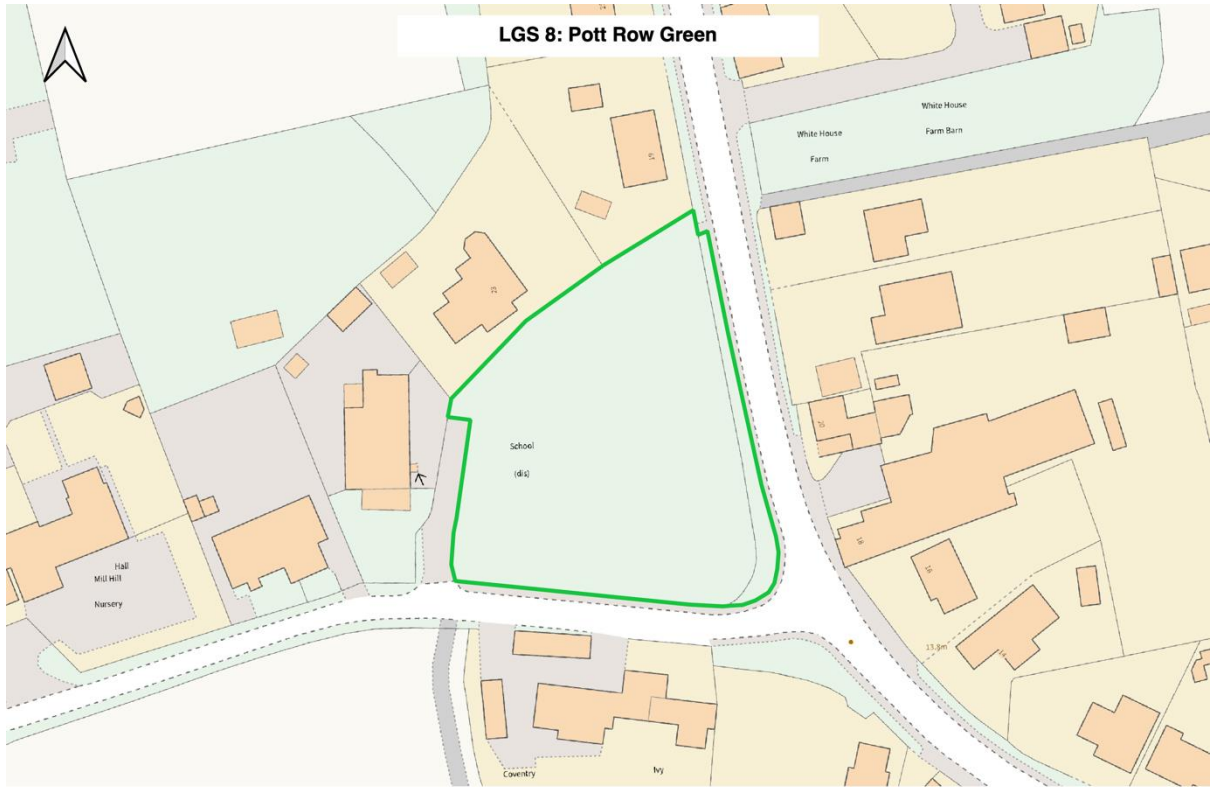
Site	Pott Row Green
Grid Ref	TF70285-21989
Description and purposes	Village green used primarily for leisure and recreation, owned by the Parish Council

### Checklist

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

### NPPF Criteria

Close to the community it serves.	Yes, within Pott Row settlement
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Recreational value to the community, especially families and children who commonly play football and other games on the green. Close to the school.
Local in character and not extensive tract of land.	0.3ha



**LGS 8: Pott Row Green**

0 10 20 m  
Scale: 1:750 at A4

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 Local Green Space

## 9. Ashwicken Green, Pott Row



### Site Details

Site	Ashwicken Green
Grid Ref	TF70558-21670
Description and purposes	Village green, owned by the Parish Council

### Checklist

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

### NPPF Criteria

Close to the community it serves.	Yes, within Pott Row settlement
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Recreational value to the community. Site of 'shoeing stand' near site of old forge. The green also helps to maintain the rural character of the community.
Local in character and not extensive tract of land.	0.07ha



**LGS 9: Ashwicken Green**

0 10 20 m  
Scale: 1:750 at A4

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 Local Green Space

## 10. Holly Meadows School Field



### Site Details

Site	Holly Meadows School Field
Grid Ref	TG707220
Description and purposes	Playing field attached to Holly Meadows School. Primarily used for school children. It is also accessible to groups including the football club outside of school hours.

### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None
Planning permissions	Last one for floodlights in 2017

### NPPF Criteria

Close to the community it serves.	Yes, Vong Lane, Pott Row
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Recreational value to the local community.
Local in character and not extensive tract of land.	2.5ha



LGS 10: Holly Meadow's School Field

0 50 100 m



Scale: 1:1,750 at A4

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 Local Green Space



## 11. Grimston Cricket Pitch, Congham



### Site Details

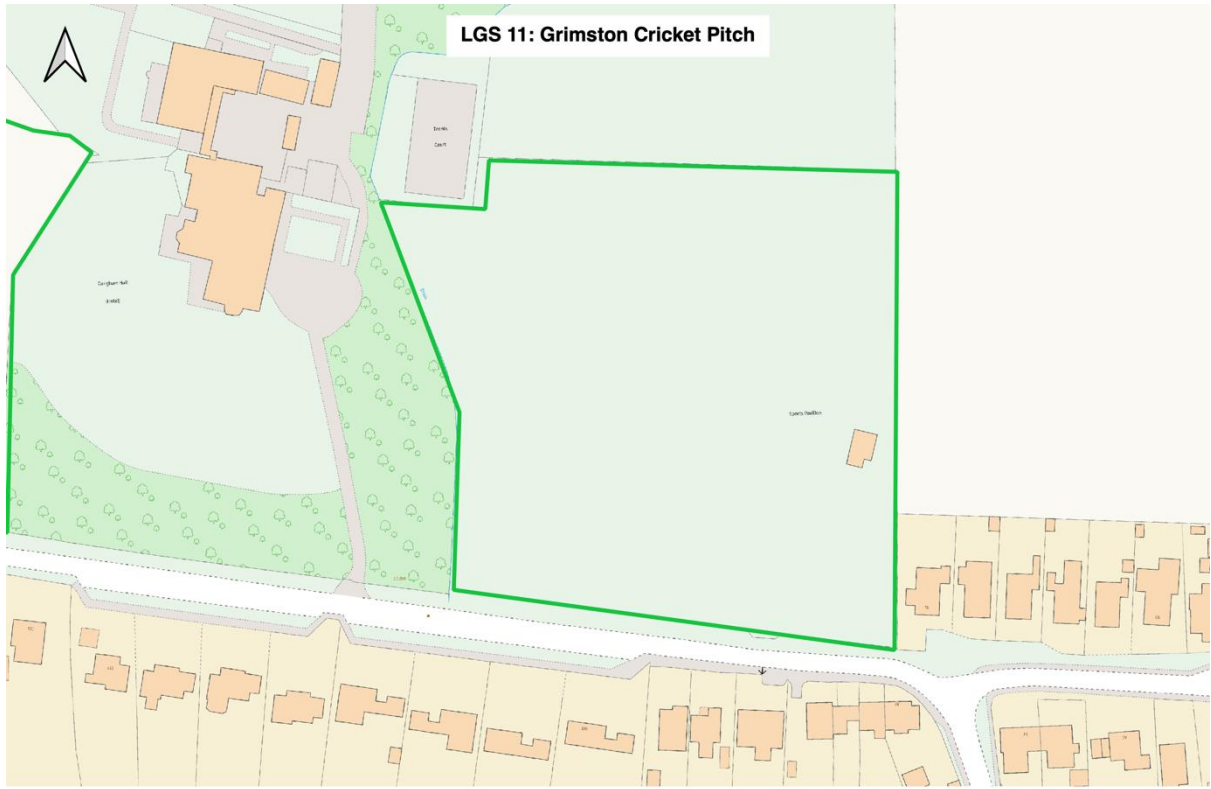
Site	Grimston Cricket Pitch, adjacent Congham Hall
Grid Ref	TF71241-22796
Description and purposes	Home of Grimston Cricket Club, an active club that plays in the local league.

### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	Considered in the 2019 call for sites for the emerging Local Plan.
Planning permissions	Permission given 2017 for removal of trees.

### NPPF Criteria

Close to the community it serves.	Yes
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Recreational value, in addition to cricket being played here people often walk through the grounds and a public footpath crosses it (FP9).
Local in character and not extensive tract of land.	2ha



LGS 11: Grimston Cricket Pitch

0 25 50 m



Scale: 1:1,250 at A4

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 Local Green Space

## 12. The Green, Hawthorn Avenue, Grimston



### Site Details

Site	Community Green
Grid Ref	TF71929-22682
Description and purposes	Open green area within the Hawthorn estate, Grimston

### Checklist

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

### NPPF Criteria

Close to the community it serves.	Yes
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Enjoyed by many locally for recreation, ball games and picnics in the summer.
Local in character and not extensive tract of land.	0.2ha



**LGS 12: The Green Hawthorn Avenue**

0 25 50 m  
Scale: 1:1,250 at A4

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 Local Green Space

### 13. Green Space at Philip Rudd Court, Pott Row



#### Site Details

Site	Green Space at Philip Rudd Court
Grid Ref	TF70425-22039
Description and purposes	Open greenspace at Philip Rudd Court

#### Checklist

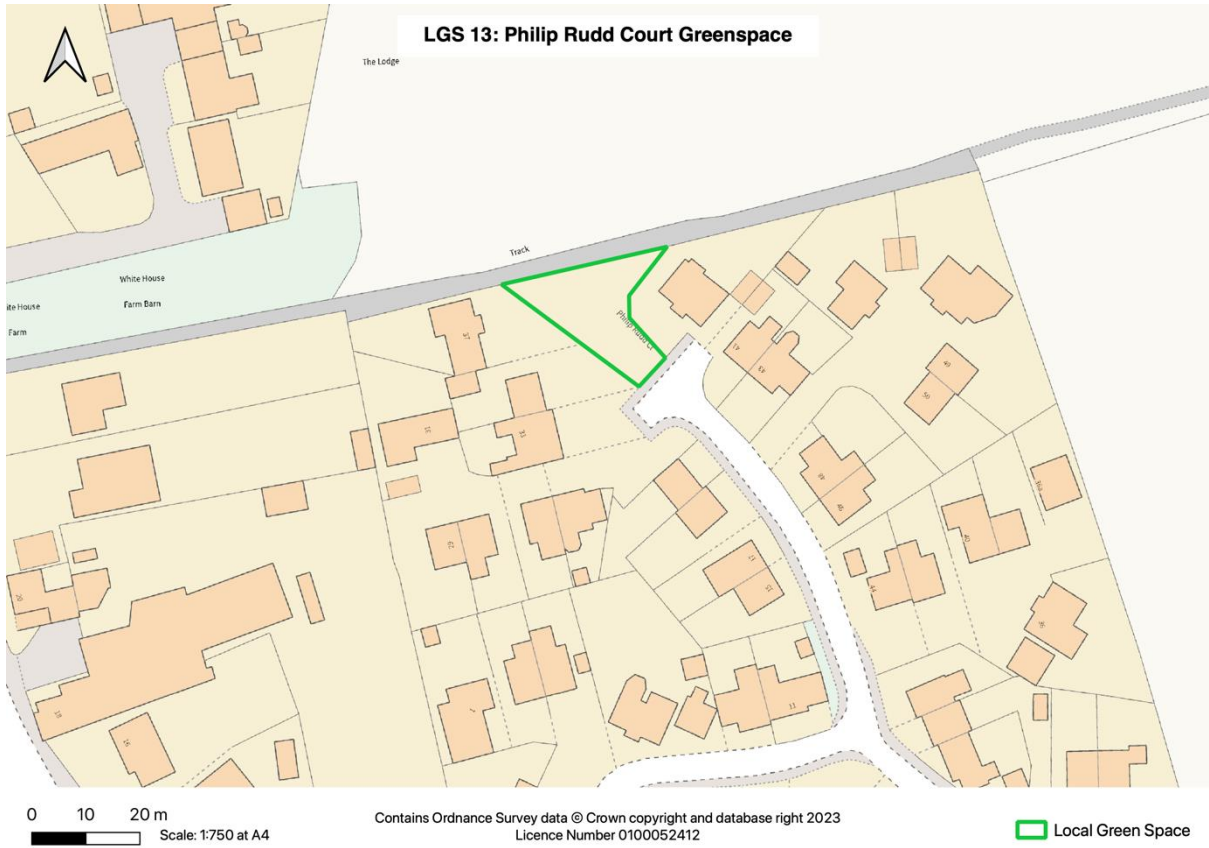
Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None
Planning permissions	None, although a planning application was submitted for a new dwelling in May 2021 which was refused. A prior application was submitted a refused in 1994.

#### NPPF Criteria

Close to the community it serves.	Yes
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Wildlife value: The greenspace has a number of trees, including a large mature oak tree which is subject of a TPO. Recreational value: It is currently used as amenity space by residents of Philip Rudd Court. The parish council has maintained the land. The area also provides access to Grimston Footpath 8 which provides a walking link from the estate to Chapel Road and the bus stop as well as local school.

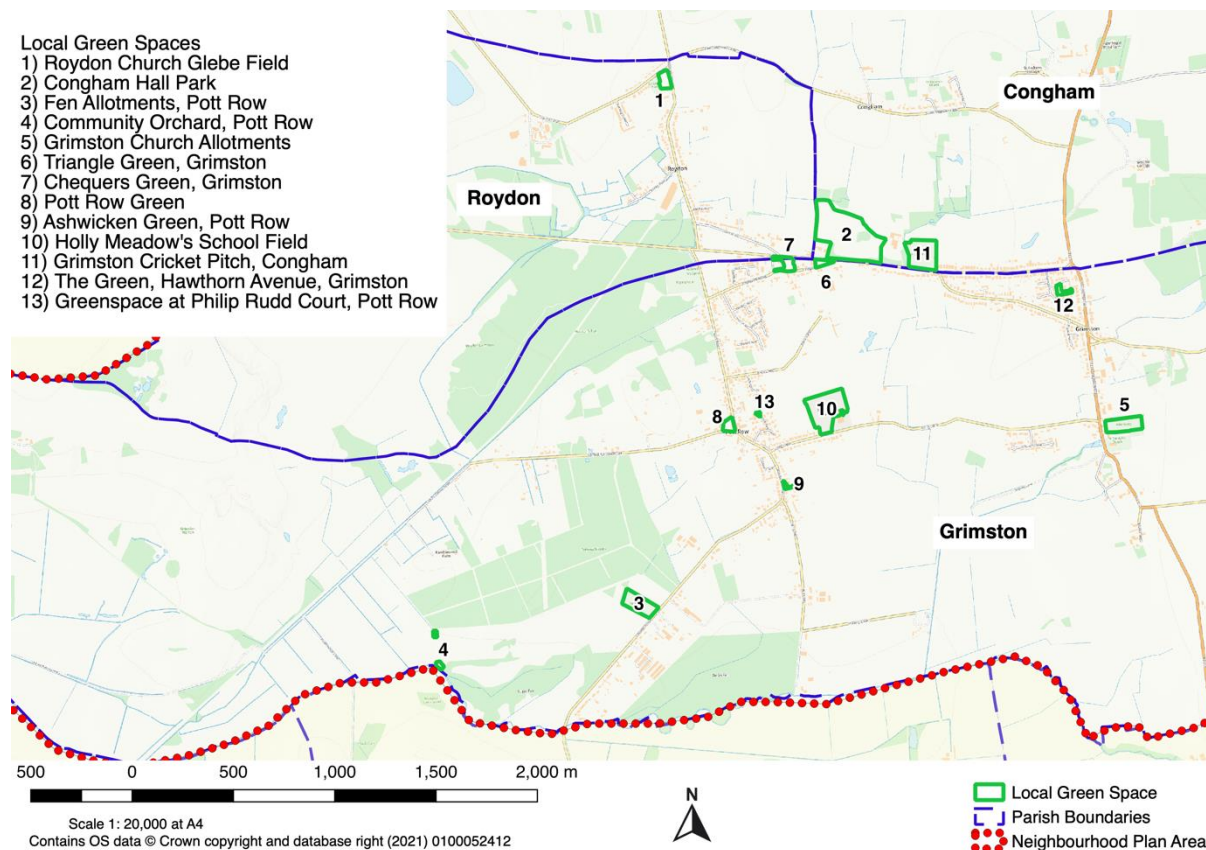
Local in character and not extensive tract of land.

0.034ha



## Recommended Designations

12. From the assessment work, 13 Local Green Spaces have been determined to meet the national criteria for designation. These are highlighted below.



## Designations not being taken forward.

13. Six green spaces put forward by the community were considered not to meet the criteria, the reasoning for which is provided below:

Green Space	Reason not designated
Recreation ground at Hudson's Fen	Following Regulation 14 it was decided to remove this designation to reflect the fact that there is an existing planning permission for a community centre, car boot sale and storage containers.
Roydon Village Green	Already designated as Common Land
Grimston Warren	Too large, could be considered an extensive tract of land
Pott Row Woods	Too large, could be considered an extensive tract of land
Grimston Carr, Congham Heath	Too large, could be considered an extensive tract of land
Congham Woods	Too large, could be considered an extensive tract of land

## 14. Recreation Ground at Hudson's Fen



### Site Details

Site	Playground at Hudson's Fen
Grid Ref	TF701228
Description and purposes	Hudson Fen forms the natural extension of the woodland at the southern end of Roydon Common. This site Includes a play area for children, overseen by the charity Hudson Fen Leisure Ltd. There is interest in a football pitch and community centre being provided in the future. The area is also used for car boot sales. A small part of the site is Hudson's Fen County Wildlife Site, which extends some 35ha.

### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None
Planning permissions	Planning permission granted for community centre, car boot sale and storage containers.

### NPPF Criteria

Close to the community it serves.	Yes, adjacent homes in Pott Row
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	This site is on the edge of Hudson's Fen, so the recreation ground has a beautiful setting. It's well used by the community especially families and young children. Due to its setting it also has high wildlife value.



Local in character and not extensive tract of land.	2ha in size.
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### 15. Roydon Village Green



#### Site Details

Site	Roydon Village Green
Grid Ref	TF702229
Description and purposes	Open greenspace bounded by Lynn Road and Low Road

#### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	Common Land and also identified as a County Wildlife Site which is non-statutory. Feedback indicates that this site is not of high interest, given its current management, therefore may not be retained as a CWS if re-assessed.
Site allocations	None
Planning permissions	None

#### NPPF Criteria

Close to the community it serves.	Yes
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	The centre of many village activities and used by many for recreational walks, gatherings and ball games. A beautiful area of the village and also tranquil.
Local in character and not extensive tract of land.	1.6ha

## 16. Grimston Warren



### Site Details

Site	Grimston Warren
Grid Ref	TF678216
Description and purposes	This site was originally heathland, but planted with conifers prior to Norfolk Wildlife Trust (NWT) ownership. The NWT are in the process of restoring, recreate and reconnect the heathland. Restoration is part of a national programme of Living Landscape projects.

### Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None though it is a County Wildlife Site which is non-statutory
Site allocations	None
Planning permissions	None

### NPPF Criteria

Close to the community it serves.	Located just over 1mile from the main settlement area of Pott Row, which is within the buffer identified by Natural England.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Grimston Warren has significant importance for wildlife. It borders Roydon Common which has a number of national and international wildlife designations. There has been a programme to improve habitat of the site for a number of years

	<p>now. It has historical significance and the remains of Bronze Age barrows can still be seen. Additionally, there is the remains of a tower, used for observation during WW2 (NHER 50443). There is public access to the site.</p>
<p>Local in character and not extensive tract of land.</p>	<p>Around 100ha in size.</p>

## 17. Pott Row Woods



### Site Details

Site	Pott Row Woods
Grid Ref	TF694212
Description and purposes	Extensive managed woodland with permitted public access

### Checklist

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

### NPPF Criteria

Close to the community it serves.	Yes
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Beauty. Tranquillity. Wildlife, recreation as lots of people choose to walk through the woods. This also takes pressure off the designated environmental sites such as Roydon Common.
Local in character and not extensive tract of land.	51ha, which could be considered an extensive tract of land

## 18. Grimston Carr, Congham Heath



### Site Details

Site	Grimston Carr – Congham Heath
Grid Ref	TF726228
Description and purposes	Managed woodland with public access on Congham Heath

### Checklist

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

### NPPF Criteria

Close to the community it serves.	Yes close to Congham
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Well used by walkers restricted byway RB12. Recreational. Tranquillity. Wildlife.
Local in character and not extensive tract of land.	80ha, which could be considered an extensive tract of land

## 19. Congham Woods



### Site Details

Site	Congham Woods
Grid Ref	TF711246
Description and purposes	Managed woodland

### Checklist

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

### NPPF Criteria

Close to the community it serves.	Yes
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	Well used by walkers Bridleway RB12 running north-south, bounded by Congham public footpath FP6 to the south and transverse by FP2 Recreational value. Tranquillity. Wildlife
Local in character and not extensive tract of land.	75ha, which could be considered an extensive tract of land