



SEA
SCREENING
REPORT

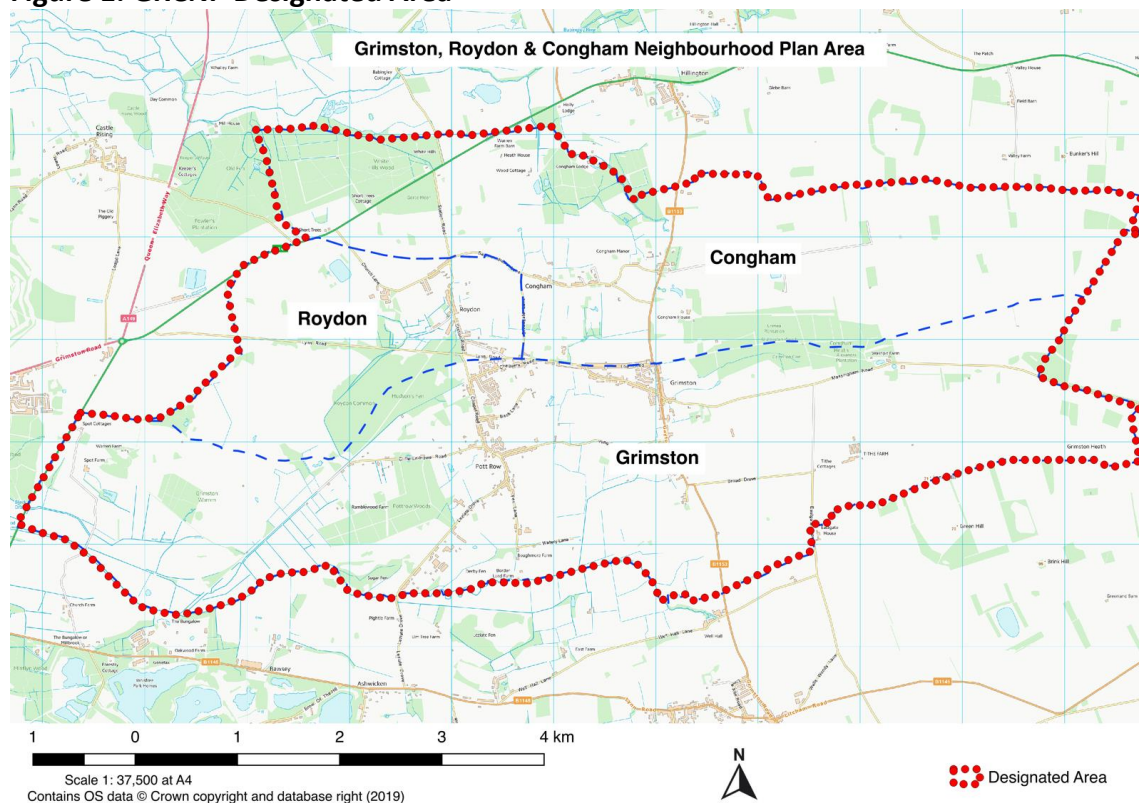
**GRIMSTON, POTT ROW,
ROYDON AND CONGHAM
NEIGHBOURHOOD PLAN**

October 2021

Introduction

1. The three parishes of Grimston (including Pott Row), Roydon and Congham are working together to prepare a Neighbourhood Plan, known as GRCNP for the remainder of this document. The planning period for the GRCNP will be 2021-2036. The designated area (See Figure 1) is located within the Borough Council of King's Lynn and West Norfolk (BCKLWN). [Collective Community Planning](#) has been appointed by the parish councils to consider whether there is a need for a Strategic Environmental Assessment (SEA) to be undertaken on GRCNP. This is required under European Directive 2001/42/EC (the SEA Directive), transposed into UK law through the SEA Regulations¹.
2. SEA may be required for a Neighbourhood Plan, if it is likely to have significant environmental effects. Sustainability Appraisal (SA) is similar to SEA but includes assessment of the likely significant effects of a plan or programme on economic and social factors, as well as environmental factors. Planning Practice Guidance (PPG) clarifies that there is no legal requirement for a Neighbourhood Plan to be subject to SA, but that SA can be used to demonstrate how the plan will contribute to sustainable development.

Figure 1: GRCNP Designated Area



¹ The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by the Environmental Assessment and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232). It should be noted that the purpose of the amendments to the SEA Regulations is to ensure that the law functions correctly after the UK has left the European Union. No substantive changes are made to the way the SEA regime operates.

SEA Screening

Scope of the GRCNP

3. A draft (Regulation 14) version of GRCNP is currently being developed. It is intended that this is subject to public consultation in 2021.
4. GRCNP includes a vision for the long-term future of Grimston, Roydon and Congham, along with objectives to support delivery of this vision. The vision is:

The rural character and special identity of the area will be protected and enhanced. This is defined by many features, but especially wildlife habitats and green infrastructure, the openness of the landscape and important distant views, historic buildings such as St Botolphs Church, and the peacefulness of the three parishes and their settlements.

In protecting and enhancing this rural character, the plan will result in improvements to the ecological network. New habitats will be created as part of any new development, producing a biodiversity net gain in the area over the plan period.

The plan will ensure that the openness of, and access into, the rural landscape is retained for the enjoyment of residents and visitors alike. This will be coupled with protecting key views, both within the settlements such as from Vong Lane to Lynn Road as well as away from them such as looking down the valley across Roydon Common. These are so important for a sense of place and identity, adding to the peacefulness and tranquillity.

5. The draft plan currently includes eleven specific objectives to deliver this vision:
 - a. To protect the identity and distinctive character of the different settlements within the neighbourhood plan area and prevent the coalescence of Pott Row and Grimston along Vong Lane.
 - b. To protect and enhance the landscape around the villages, including Roydon Common SAC and areas of high landscape sensitivity;
 - c. To retain and extend the diversity of wildlife and habitats throughout the neighbourhood plan area, enhancing the ecological network;
 - d. Ensure any future housing development meets the needs of current and future residents of the parish and enables residents to stay in the area;
 - e. Support sensitive development that protects and enriches the landscape of the area and the distinctive built character of the settlements;
 - f. Safeguard key views within the settlements and in the surrounding rural landscape;
 - g. Respond to climate change, promoting sustainable development and energy efficiency;
 - h. Conserve the appearance and setting of heritage assets;
 - i. Protect the openness of important local green spaces;
 - j. Promote access to the countryside for recreation and enjoyment; and

- k. Reduce the impact of traffic through the area, investigating ways to emphasise entrances to the settlements, signifying the change from rural roads to speed restricted areas.
6. GRCNP will have a range of non-strategic planning policies to realise and deliver this vision and objectives. This includes policies:
 - To prevent coalescence between the settlements in the plan area;
 - To ensure the housing mix on new development sites meets local need;
 - To achieve high quality design that reinforces and complements local distinctiveness;
 - Setting out criteria in relation to where new development will be supported in each of the settlements;
 - To further protect Roydon Common which has a range of national and international designations by creating a buffer zone around it;
 - Setting the requirements around biodiversity gain, aligned with the emerging Environment Bill;
 - To protect key views, non-designated heritage assets and local green spaces within the plan area for future enjoyment;
 - To promote improvements to sustainable travel infrastructure and tackle issues speeding through the villages which can act as a barrier to walking and cycling;
 - Ensure adequate off-street parking provision associated with new development.
 7. Although it GRCNP does not identify site allocations, it is supportive of development coming forward in particular locations. This includes sensitive infilling within Roydon and Congham and small-scale development immediately adjacent the development boundary in Grimston and Pott Row. The policy may result in minor levels of windfall applications for residential development being approved. This development would be subject to a planning application process, during which constraints such as impact on environmental designations, flood risk, heritage etc. would be considered.

Baseline Information

8. This section summarises baseline information for the GRCNP area, drawing on the Evidence Base which accompanies the Neighbourhood Plan.

Context

9. Grimston is a large village seven miles east of King's Lynn, centred around the Old Bell Guest House. The form of the older part of the village is linear, extending from the Church of St. Botolph in the south to Ivy Farm in the north. Newer development has mostly been located to the west, on Low Road, Lynn Road and on Vong Lane.
10. The village of Pott Row is located within Grimston Parish, to the west of Grimston village. Its original linear form has been altered by newer, estate-style development. The limits of the village are not generally well-defined except in the north where Roydon Common effectively defines the extent of the village.

11. Roydon and Congham are much smaller villages/hamlets that are more sparsely populated. Congham is a ribbon development with two centres along a small minor road with the western end centred on a church with tower. The church provides a distinctive feature within the surrounding open countryside.

Biodiversity, flora and fauna

12. The neighbourhood plan area is known for its environmental importance, with a large area of the three parishes consisting of protected sites of national and international importance. This includes Roydon Common, considered to be one of the best examples of lowland mixed valley mire system in the country, forming the heart of the Gaywood Valley Living Landscape Area. It has a number of wildlife designations including Special Area of Conservation (SAC), Ramsar, Site of Special Scientific Interest (SSSI) and a National Nature Reserve.

13. Leziate, Derby and Sugar Fen SSSI straddles the boundary between Grimston and Gayton parish, with Derby and Sugar Fen in the plan area. It represents the remnants of a once extensive valley fen system along the Gaywood river.

14. Grimston Warren Pit SSSI is a former quarry and nationally important site for dating the constituent facies of the Lower Cretaceous in north Norfolk. It has yielded ammonites which date to the Hauterivian age around 130 million years ago. The site is private land with no public access.

15. The condition of SSSIs within the plan area is given below. Two of the three designations are in an unfavourable condition, including Roydon Common, part of which is declining.

SSSI	Condition
Roydon Common (area north of the Lynn Road)	Unfavourable declining
Roydon Common (area to the south of the Lynn Road)	Unfavourable recovering
Grimston Warren Pit	Favourable
Leziate, Derby and Sugar Fen	Unfavourable recovering

Source: [Natural England Designated Sites List](#), Searched February 2021

16. Further to this there are 14 County Wildlife Sites within or just adjacent the neighbourhood plan area. There are equally important to the areas ecological network and help to support the areas of national and international importance.

Population

17. The GRCNP area has a total population of 2,578, which is a slight increase in population since 2001. Grimston (including Pott Row) is the largest of the three parishes. Congham is the smallest in terms of population numbers.

18. Just under a quarter (24%) of the population overall is aged 65 and over. The mean age is 46.2 years.

Human Health

19. Provision of age-related services is likely to become an increasing consideration for the neighbourhood plan area as the proportion of over 65s is growing. The proportion of older people is also higher than the Norfolk average.

Soil

20. Farming is an important land use in parts of the neighbourhood plan area. Much of the agricultural land is graded as good to moderate (Grade 3) in quality, with some high value agricultural land (Grade 2) existing within Grimston.

Water

21. Environment Agency mapping shows there are pockets of Low, Medium and High Risk from flooding across the GRCNP area. Fluvial flood risk is most predominant in lower lying areas to the south, although the centre of Grimston and the south-western side of Pott Row also fall within Fluvial Flood Zone 3 (High Risk) and there is Medium Risk around Congham Lodge in the north.

22. Surface water flood risk is significant across many parts of the area, including the settled communities. In part this is due to there being two inland rivers.

23. The eastern half of the parish falls within a groundwater Source Protection Zone. Pollution prevention measures are important here as these zones show the risk of contamination from any activities that may cause pollution to drinking water.

24. Conserving water quality is critical in the west also, as the internationally important mire communities associated with Roydon Common are particularly sensitive in terms of quantities and quality of water entering the site.

Air and Climatic Factors

25. As part of the National Air Quality Strategy all local authorities are obliged to establish air quality levels in their area that meet national air quality objectives. If an area does not meet these objectives Air Quality Management Areas (AQMA) are declared. There are two AQMAs in nearby King's Lynn, Railway Road AQMA and Gaywood Clock AQMA for which action plans exist to improve air quality. These were declared primarily as a result of pollution caused by road transport.

26. There are no issues with traffic congestion through the GRCNP area.

Material Assets

27. The Neighbourhood Plan area lies around 7 miles east of King's Lynn, bordered by the key transport corridors of the A148 to the north and the B1145 to the south, and with the east-west Lynn Road effectively bisecting the area. The B1153 runs north to south through the area, and the A149 bypasses King's Lynn to the west of the plan area. Road access to King's Lynn and beyond is therefore reasonable. The nearest railway station is at King's Lynn, around half an hour away by bus.
28. Despite proximity to busy roads and their associated noise levels there is a strong sense of tranquillity throughout the GRCNP area.
29. The plan area is served by public transport during the week, apart from Congham. There is an hourly bus service which takes around 20-30 minutes to King's Lynn. Although all bus stops are used for pick up for the outward journey to King's Lynn, most of these are not used for the return journey apart from the pm peak service at the end of the working day.
30. There are good strategic connections via King's Lynn to London and Cambridge. The rail service from King's Lynn takes around 2 hours – 1hr42m at its quickest. The train stops at Cambridge after 52 minutes.
31. There is good access into the countryside via the public rights of way network and there is public access to environmentally important areas including Roydon Common.
32. Grimston and Pott Row have a good range of services, including a primary school, medical practice, post office, various shops and several pubs.

Cultural Heritage

33. The four communities have a range of historic features, including 20 Listed Buildings and six Scheduled Monuments. One of the Scheduled Monuments, the Well Hall Roman settlement is on the buildings at risk register. One of the listed buildings is Grade I – the Church of St Botolph in Grimston, all others are Grade II.

Landscape

34. A small area of the North Norfolk Coast Area of Outstanding Natural Beauty (AONB) falls within the neighbourhood plan area. The AONB has been designated for conservation for its significant landscape value. It is a long coastal strip which incorporates the finest, remotest and wildest of Norfolk's renowned marsh coastlands.
35. The West Norfolk Landscape Study provides the most up to date assessment of the landscape character, value and sensitivity of detailed segments of the countryside. Much of the neighbourhood plan area falls into the wooded slopes with estate land Character Area. This is characterised by the presence of coniferous and mixed plantation woodlands and mixed estate woods but with substantial areas of land given over to arable farming. The small villages bring an intimate quality to the landscape. The character appraisal recognises a strong sense of place, predominantly isolated and rural in character, with moderate to strong tranquillity. Planning guidelines include conserving the undeveloped

rural character of the area and open views, ensuring the sensitive location of development involving tall structures and conserving the landscape setting of existing villages.

36. Farmland and farm buildings are an important feature throughout the area and contribute to the open landscape with some homes having views across the fields.

SEA Screening

37. An assessment has been undertaken to determine whether the draft GRCNP requires SEA in accordance with the SEA Regulations.

38. **Figure 2** presents the flow diagram entitled Application of the SEA Directive to plans and programmes which is taken from the Practical Guide to the Strategic Environmental Assessment Directive, published in September 2005².

39. **Figure 3** below assesses whether GRCNP will require a full SEA. The questions in the first column are drawn from Figure 2 which sets out how the SEA Directive should be applied.

Figure 2: Application of the SEA Directive to plans and programmes

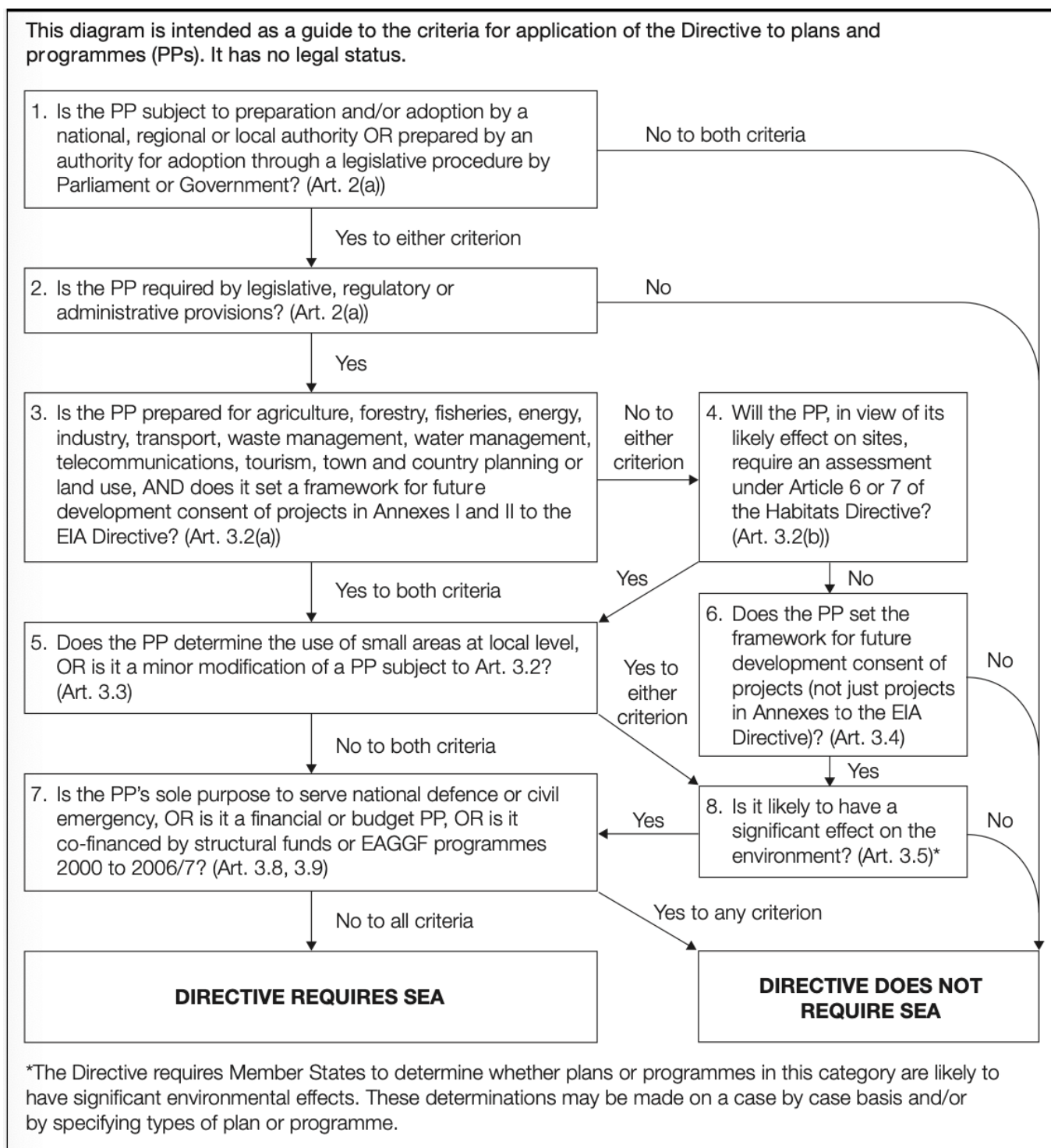


Figure 3: Application of SEA Directive to DDNP

Stage		Y/N	Justification
1	Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government (Art. 2(a))	Y	If passed through a referendum, GRCNP becomes part of the Borough Council's adopted Development Plan GO TO STAGE 2
2	Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	It is not a requirement for a parish or area to produce a Neighbourhood Plan. However, because the plan (if adopted) will form part of the Development Plan, it must be screened for SEA GO TO STAGE 3
3	Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	Y	GRCNP is prepared for town and country planning and land use. The plan sets out a framework within the Neighbourhood Plan area for future development including the design of housing and protection of the environment, which may fall under part 10 of Annex II of the EIA Directive GO TO STAGE 5
4	Will the PP, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.3)	SKIPPED AS PER FIGURE 2	
5	Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	GRCNP does not specifically allocate sites for development. The policies do have the potential to lead to small areas of development and the plan designates Local Green Spaces as well as other environmental protections. GO TO STAGE 8
6	Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	SKIPPED AS PER FIGURE 2	
7	Is the PP's sole purpose to serve national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)	SKIPPED AS PER FIGURE 3	

8	Is it likely to have a significant effect on the environment? (Art. 3.5)	N	SEE FIGURE 2 – PLAN DOES NOT REQUIRE SEA
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40. Schedule 1 of the SEA Regulations sets out the criteria for determining the likely significance of effects. These are listed in **Figure 4** below along with comments on the extent to which the GRCNP meets these criteria.

Figure 4: Likely Significant Effects

SEA Directive Criteria	LSE Y/N	Comments
1. The Characteristics of Plans and Programmes, having regard, in particular, to:		
a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	N	<p>Once made, GRCNP will become part of the statutory development plan and will guide the delivery of development within the plan area. The indicative housing requirement for the plan area is zero, though the local authority has indicated that it can allocate in addition to this. Together with Gayton, Grimston and Pott Row are designated a Key Rural Service Centre in the BCKLWN's 2011 Core Strategy. They were allocated 46 new dwellings in the 2016 Site Allocations and Development Management Policies document. Part of this has been built out.</p> <p>Congham and Roydon are each designated as smaller village or hamlet by the 2011 core strategy. As such they do not have any specific site allocations or a development boundary. Only limited development would be expected in these villages.</p> <p>The settlements have the same designations in the emerging local plan to 2036. Grimston/Pott Row (with Gayton) remains a Key Rural Service Centre. However, following a fall in the forecast housing need across the borough, the emerging local plan may not allocate any additional sites in the plan area, although further housing is expected to be delivered by windfall development. Congham and Roydon remain as smaller villages or hamlets</p>

SEA Directive Criteria	LSE Y/N	Comments
		<p>with no planned growth. In the emerging local plan, the same allocated site is currently shown in Pott Row, with this being carried forward.</p> <p>In terms of the degree to which GRCNP sets a framework, it does not allocate land for development, though does provide a framework for the location of new development and where this will be seen as acceptable. Although this may lead to small areas of windfall development coming forward, the impact of this is low. Any proposal would also be subject to a planning application process, during which the impact on constraints such environmental designations, habitat, flood risk etc. would be fully considered.</p>
<p>b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy</p>	<p>N</p>	<p>GRCNP has to be in general conformity with the local strategic framework (ie the adopted Local Plan) and the emerging Local Plan. GRCNP must also have regard to the National Planning Policy Framework. It does not have influence over other plans. Once made GRCNP will form part of the statutory development plan for Grimston, Roydon and Congham and will be used in conjunction with the current and emerging Development Plans (once adopted) for the King's Lynn area, to determine planning applications.</p>
<p>c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development</p>	<p>N</p>	<p>One of the Basic Conditions which GRCNP must meet is to contribute towards sustainable development. A number of policies within the plan will focus on environmental protection, including the creation of a buffer zone for Roydon Common, designation of Local Green Spaces, protection of important public views and heritage assets. These aim to ensure effects on the environment are minimised within the plan area and promote positive action. Given the non-strategic nature of the GRCNP this does not have the</p>

SEA Directive Criteria	LSE Y/N	Comments
		potential to restrict the delivery of other plans or programmes.
d) Environmental problems relevant to the plan or programme	N	<p>Baseline information relating to GRCNP was described earlier in this Screening Document. There are environmental sensitivities within the plan area and two of the SSSIs, including Roydon Common, are in an unfavourable condition. The plan includes policy to establish a buffer zone for the Common, which intends to support improvement in habitat condition and reduce impacts of future development.</p> <p>The plan itself will not specifically allocate land for development and where it may result in small scale residential development coming forward, this is likely to be minimal and not exacerbate known environmental problems.</p>
e) The relevance of the plan or programme for the implementation of community legislation on the environment (eg plans and programmes linked to waste management or water protection)	N	None applicable.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular to:		
a) The probability, duration, frequency and reversibility of the effects	N	GRCNP does not contain any site-specific development proposals that will result in complex, widespread, long lasting or serious environmental effects.
b) The cumulative nature of the effects	N	As it will not allocate land for development GRCNP will not lead to any cumulative effects in combination with existing or emerging plans.
c) Transboundary nature of effects	N	GRCNP is unlikely to result in transboundary effects on another Member State.
d) The risks to human health or the environment (for example, due to accidents)	N	There are no anticipated risks to human health or the environment from GRCNP.

SEA Directive Criteria	LSE Y/N	Comments
e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	N	The GRCNP area has a total population of 2,578 with the majority of these residing in Grimston and Pott Row. It sits within the context of a total population in King's Lynn and West Norfolk of 151,400. The GRCNP remains a non-strategic plan and the principle of development that will take place has already been established within BCKLWN's Local Plan.
f) The value and vulnerability of the area likely to be affected due to – i. Special natural characteristics or cultural heritage; ii. Exceeded environmental quality standards or limit values; or iii. Intensive land-use	N	The neighbourhood plan area is known for its environmental importance, with a large area of the three parishes consisting of protected sites of national and international importance. This includes Roydon Common SAC, Ramsar, SSSI and NNR. Condition data indicates the SSSI is in an unfavourable condition, with this declining in the area north of the Lynn Road. In addition, there are two further SSSIs and 14 County Wildlife Sites within / adjacent the plan area. The area has a range of historic features, including 20 Listed Buildings and six Scheduled Monuments, one of which is on the buildings at risk register. The area's environmental value and its potential vulnerability to change is high. However, the likely effects of GRCNP on this are considered to be low given the plan will not allocate land for development and where it does positively support residential development, this will lead to very minor levels of growth.
g) The effects on areas of landscapes which have a recognised national, Community or international protection status	N	As described above there are designations of international and national importance within the plan area. The entire area also falls within a SSSI impact risk zone. A small section of the plan area falls within the North Norfolk Coast AONB, which is designated for landscape protection.

SEA Directive Criteria	LSE Y/N	Comments
		<p>GRCNP includes protective policy to support improvement to Roydon Common by introducing a buffer zone that restricts development and in areas surrounding the designated site. The policy also supports community action to encourage the redirection of recreational pressure away from the designated site to the identified buffer.</p> <p>GRCNP is not anticipated to have likely significant effects on these designated areas.</p>

SEA Screening Conclusion

41. A Screening Assessment has been undertaken by applying the criteria from the SEA Directive and Schedule 1 of the SEA Regulations to determine whether or not the GRCNP is likely to have significant environmental effects when assessed against the topics listed in the SEA Regulations.
42. GRCNP will set out a vision and non-strategic planning policies to shape development in the three parishes of Grimston, Roydon and Congham up to 2036. The plan will not allocate sites for development, though it does contain policies that allow for the principle of specific development proposals to be considered positively. This may result in very small levels of windfall residential development being delivered within the plan area. The assessment concludes that this will not result in likely significant effects on the environment.
43. The screening has also identified that GRCNP will contain some mitigating policies, and mitigation will also be provided by the policies in the BCKLWN. **On this basis, it is considered that GRCNP does not have the potential to have significant environmental impacts, and SEA is not required.**
44. Statutory bodies were consulted by the Local Planning Authority between the dates Friday 1 October 2021 and Friday 29 October 2021. Natural England and Historic England responded stating that the need for a Strategic Environmental Assessment or Habitats Regulation Assessment is not required in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004. The Environment Agency did not respond at this stage. For this reason, a full SEA/HRA and Appropriate Assessment is not required at this point and is **screened out.**

Appendix Statutory Environmental Body Responses

Natural England

Date: 7 October 2021
Our ref: 369599



FAO Michael Burton

Borough Council of King's Lynn and West Norfolk

BY EMAIL ONLY

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Dear Mr Burton

Grimston, Congham and Roydon Neighbourhood Plan – Strategic Environmental Assessment (SEA) screening

Thank you for your consultation on the above dated and received by Natural England on 1 October 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment (SEA) Screening request

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely
Dawn Kinrade
Consultations Team



Grimston, Congham, and Roydon Parish Councils
By Email Only

Direct Dial: 01223 582746

Our ref: PL00160346

28 October 2021

Dear Grimston, Congham, and Roydon Parish Councils

Ref: Grimston, Congham and Roydon Neighbourhood Plan Regulation 14 Consultation

Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Grimston, Congham and Roydon Neighbourhood Plan.

We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your plan at this time. We would refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Norfolk County Council.

To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely,

Edward James
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