

Table of Contents

INTRO	DUCTION	1
POLICY	CONTEXT	1
ASSESS	SMENT	2
1.	ROYDON CHURCH GLEBE FIELD	3
2.	CONGHAM HALL PARKLAND	
3.	FEN ALLOTMENTS, POTT ROW	
4.	COMMUNITY ORCHARD. POTT ROW	
5.	GRIMSTON CHURCH ALLOTMENTS	_
6.	Triangle Green, Grimston	
7.	CHEQUERS GREEN, GRIMSTON	
8.	POTT ROW GREEN.	17
9.	ASHWICKEN GREEN, POTT ROW	19
10.	HOLLY MEADOWS SCHOOL FIELD	21
11.	GRIMSTON CRICKET PITCH, CONGHAM	23
12.	THE GREEN, HAWTHORN AVENUE, GRIMSTON	25
13.	GREEN SPACE AT PHILIP RUDD COURT, POTT ROW	27
RECOM	MENDED DESIGNATIONS	29
DESIGN	NATIONS NOT BEING TAKEN FORWARD	29
14.	RECREATION GROUND AT HUDSON'S FEN	30
15.	ROYDON VILLAGE GREEN	
16.	GRIMSTON WARREN	32
17.	POTT ROW WOODS	34
18.	GRIMSTON CARR, CONGHAM HEATH	
19.	CONGHAM WOODS	36

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*¹ 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

¹ 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	The Church of All Saints itself is a nationally
status, SSSI, SPA, NNR, SAC	designated historic asset, Grade II* Listed
Site allocations	None
Planning permissions	None

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



2. Congham Hall Parkland



Site Details

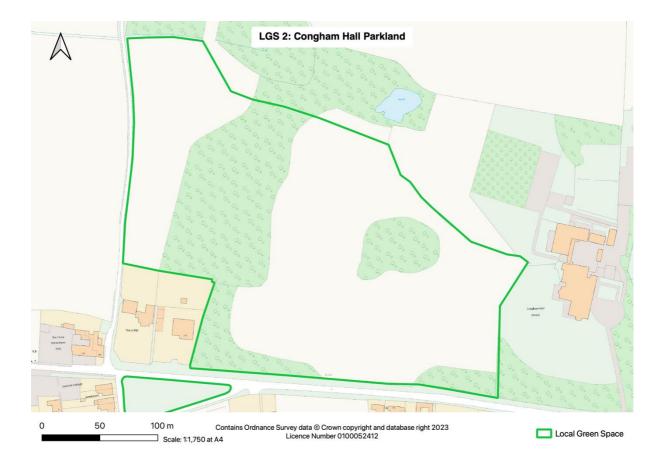
Site	Congham Hall Park
Grid Ref	TF709922
Description and purposes	Historic parkland, known as The Lawn and
	The Pasture. The park was ornamentalised
	between 1814 and 1838. Parts of the
	pleasure grounds and the walled garden
	still remain. In the grounds of Congham
	Hall Hotel, a privately-owned
	Georgian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

Checklist

CHECKHIST		
Statutory designations - ie CWS, listed	No statutory designation though on the	
status, SSSI, SPA, NNR, SAC	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.	

Close to the community it serves.	Yes, within walking distance of residents in
	Grimston, Congham, Roydon and Pott Row

Demonstrably special to the local	This park has historic significance within the
community (beauty, historic significance,	community. It is also important for wildlife
recreational, tranquillity, wildlife or other)	and has a tranquil feel to it. There is public
	access via public footpaths which cross the
	park.
Local in character and not extensive tract of	6.4ha of parkland which although sizable, is
land.	not an extensive tract of land



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.

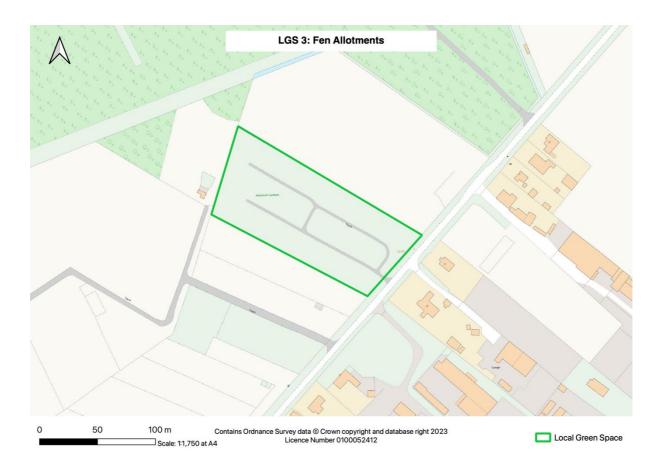
Checklist

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	The allotments are well used to grow food
community (beauty, historic significance,	locally and therefore important socially and
recreational, tranquillity, wildlife or other)	for recreation. They also have wildlife
	value.
Local in character and not extensive tract of	1.2ha
land.	

,,



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

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



5. Grimston Church Allotments



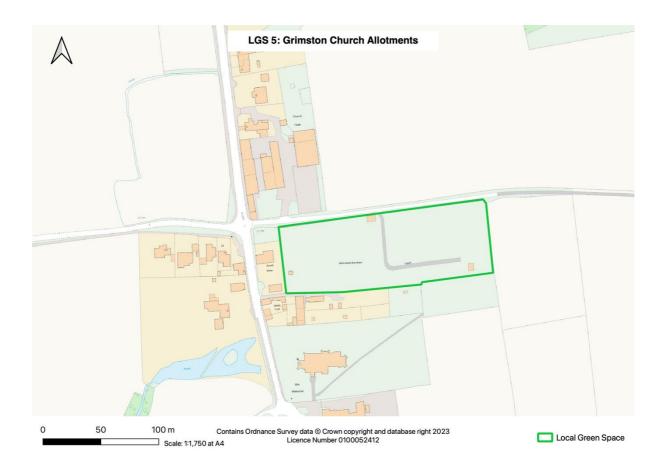
Site Details

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	None
status, SSSI, SPA, NNR, SAC	
Site allocations	None
Planning permissions	None

Close to the community it serves.	Yes, within the community it
	serves.
Demonstrably special to the local	The allotments are well used offering
community (beauty, historic significance,	recreational value to the community. They
recreational, tranquillity, wildlife or other)	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	1.1ha
land.	



6. Triangle Green, Grimston



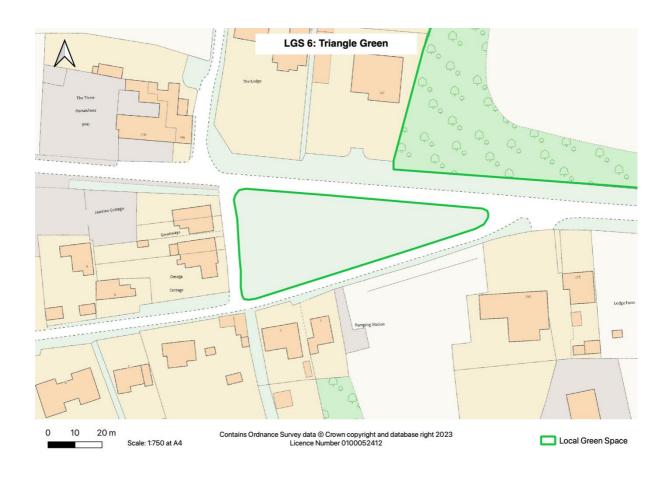
Site Details

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

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



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	None
status, SSSI, SPA, NNR, SAC	
Site allocations	None
Planning permissions	None

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



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

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



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

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



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	None
status, SSSI, SPA, NNR, SAC	
Site allocations	None
Planning permissions	Last one for floodlights in 2017

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



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.

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



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	None
status, SSSI, SPA, NNR, SAC	
Site allocations	None
Planning permissions	None

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



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

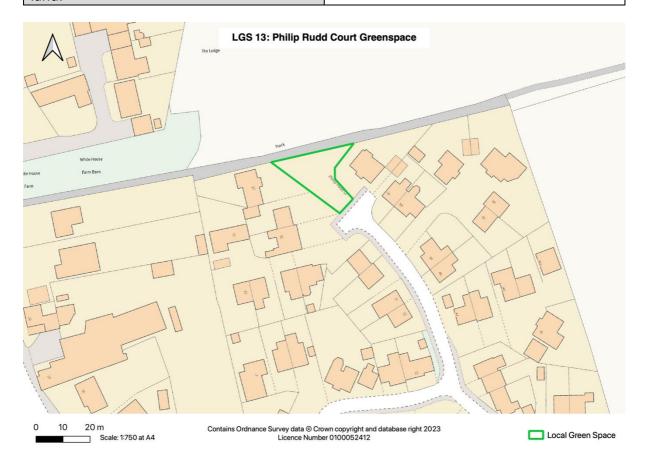
Checklist

Statutory designations - ie CWS, listed	None
status, SSSI, SPA, NNR, SAC	
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.

Close to the community it serves.	Yes
Demonstrably special to the local	Wildlife value: The greenspace has a
community (beauty, historic significance,	number of trees, including a large mature
recreational, tranquillity, wildlife or other)	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.

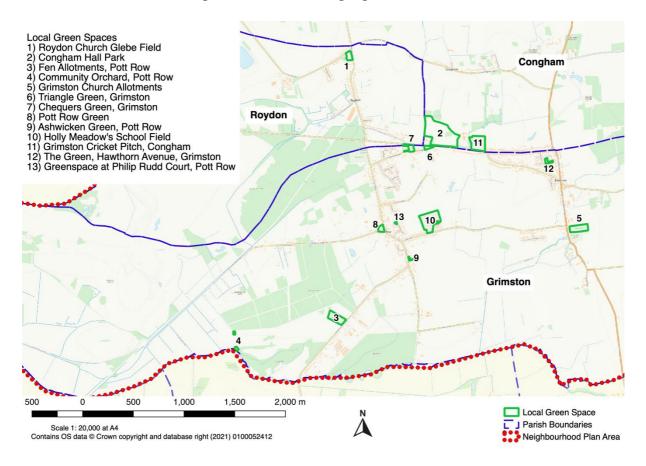
Local in character and not extensive tract of land.

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	Following Regulation 14 it was decided to remove this designation to
at Hudson's Fen	reflect the fact that there is an existing planning permission for a
	community centre, car boot sale and storage containers.
Roydon Village	Already designated as Common Land
Green	
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,	Too large, could be considered an extensive tract of land
Congham Heath	
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	None
status, SSSI, SPA, NNR, SAC	
Site allocations	None
Planning permissions	Planning permission granted for community centre, car boot sale and storage
	containers.

Close to the community it serves.	Yes, adjacent homes in Pott Row
Demonstrably special to the local	This site is on the edge of Hudson's Fen, so
community (beauty, historic significance,	the recreation ground has a beautiful
recreational, tranquillity, wildlife or other)	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	2ha in size.
land.	

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	Common Land and also identified as a
status, SSSI, SPA, NNR, SAC	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

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

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

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

	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.
Local in character and not extensive tract of land.	Around 100ha in size.

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

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

18. Grimston Carr, Congham Heath



Site Details

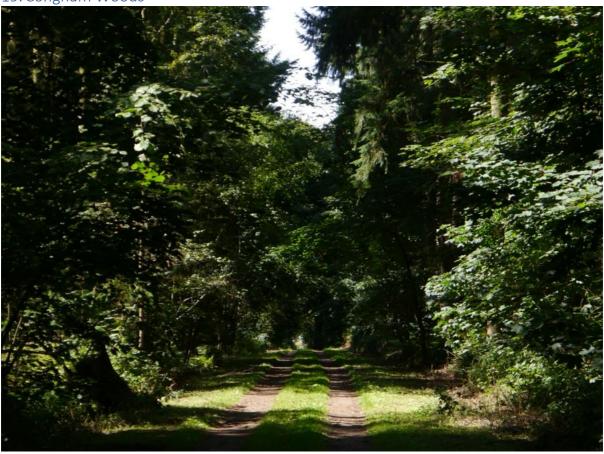
Site	Grimston Carr – Congham Heath
Grid Ref	TF726228
Description and purposes	Managed woodland with public access on
	Congham Heath

Checklist

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

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

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