



Seven parishes in partnership

Diss & District Neighbourhood Plan Key Views (44) Assessment Document



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2 INTRODUCTION

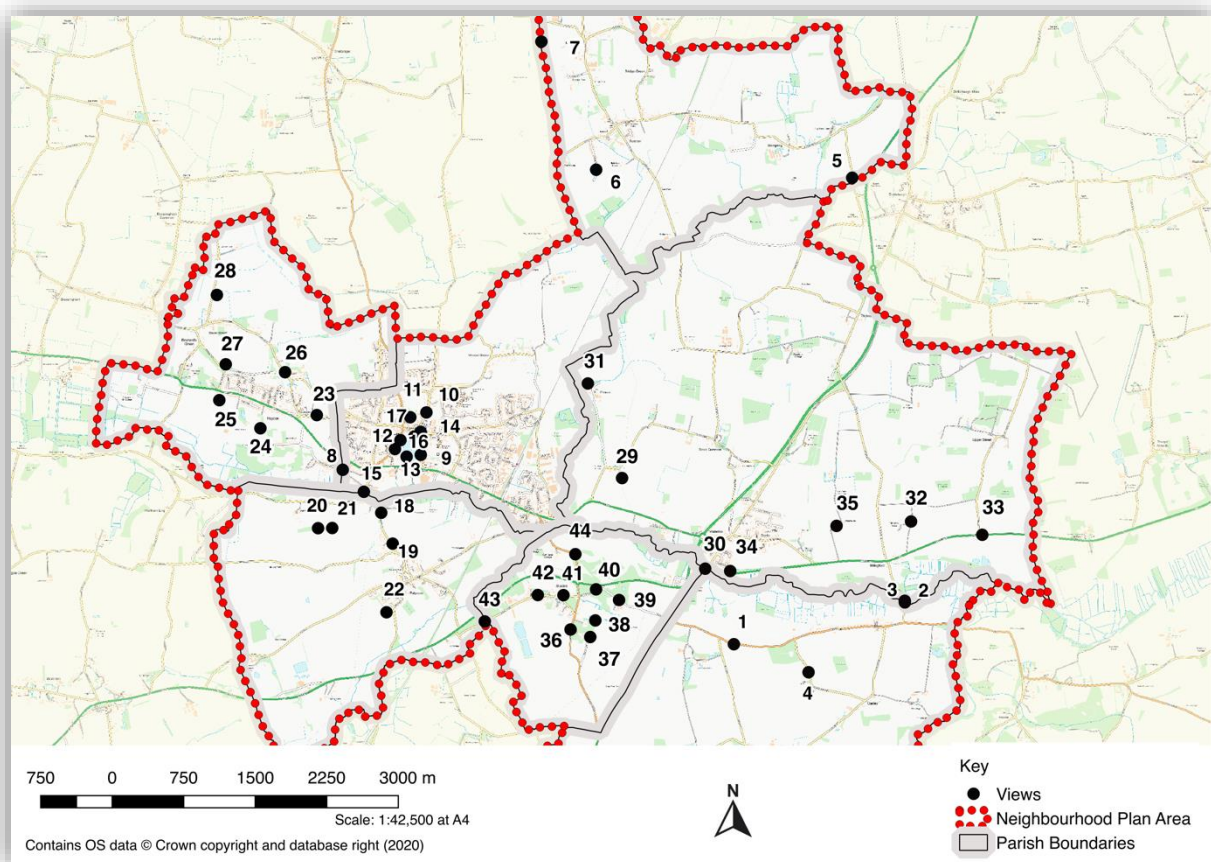
The countryside around Diss is characterised by gently sloping valley side rising from the flood plain of the river. This affords some lovely and often extensive views of the valley and over open fields. Within Diss itself, rising ground within the town has created some spectacular viewpoints and townscapes within the streets and across to the Mere and park.

It is proposed that a number of these special views, 44 in all, are afforded protection within the Neighbourhood Plan. During 2020 the community identified the most important views and the reasons why these are special. This document provides the evidence to support these views being included within the neighbourhood plan.

A set of criteria was used to identify such views:

- a) Accessible from a public space;
- b) A good reason for its inclusion within the Neighbourhood Plan which may relate to its recreational value, conservation interest, scenic quality, rarity or planning history; and
- c) Have a specific reason for being important to the community.

Each of these viewpoints was consulted upon in July/August 2020 as part of identifying issues and options for the Neighbourhood plan. All viewpoints received strong public support for their inclusion in the Neighbourhood Plan. During this consultation residents were asked for their feedback on why the views were special to them, and many of these comments have been included in this evidence document.

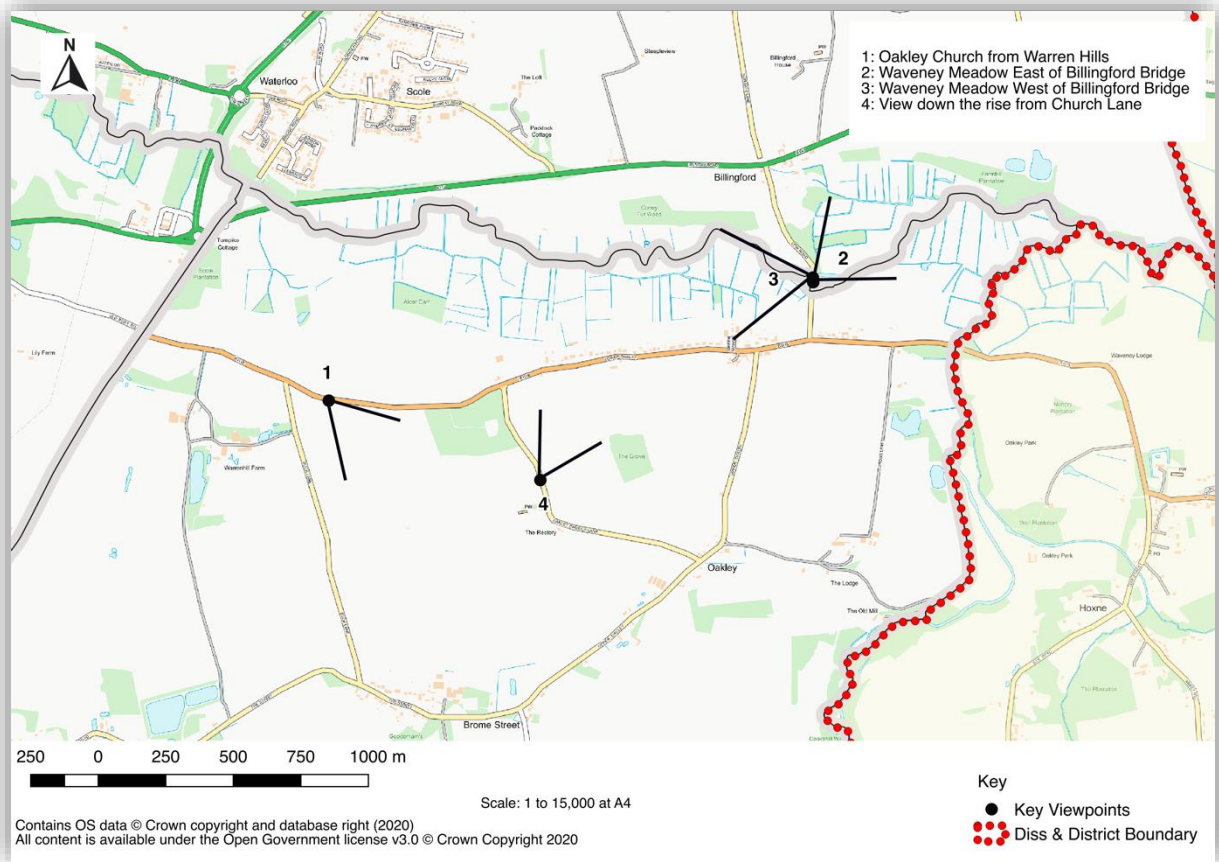


Map 1: Important views in the DDNP area

Parish Views	View Ref to be used in DDNP	Description
Brome & Oakley (4)	1	Oakley Church from Warren Hills
	2	Waveney Meadow East of Billingford Bridge
	3	Waveney Meadow West of Billingford Bridge
	4	View down the Rise from Church Lane
Burston & Shimpling (3)	5	Views towards St Georges Church
	6	Views all around from Market Lane
	7	Back Lane, Burston
Diss (10)	8	View across Fair Green
	9	View West from Mere Street
	10	View from Mount Street of Parish Fields
	11	View North from the public footpath
	12	View from the entrance to Diss Park
	13	View of the Mere
	14	View of the Heritage Triangle from Mount Street
	15	View of the Waveney Valley from Fair Green Bridge
	16	View South from the viewing platform at the council offices on Market Hill
	17	View from the Grasmere Club carpark toward the Mere and Diss town
Palgrave (5)	18	View up Denmark Hill towards Palgrave
	19	View down Denmark Hill towards Diss
	20	View towards Oak Farm
	21	View down towards Diss
	22	Views down into the valley
Roydon (6)	23	View South over the Waveney Valley from Old High Road
	24	Views South, East and West from Footpath 15
	25	Views from the Churchyard over the Waveney Valley
	26	Views from all directions over Brewers Green
	27	Landscape North from Swamp Lane and North East from Baynards Lane towards Snow Street
	28	View from Darrow Lane and Darrow Wood Lane

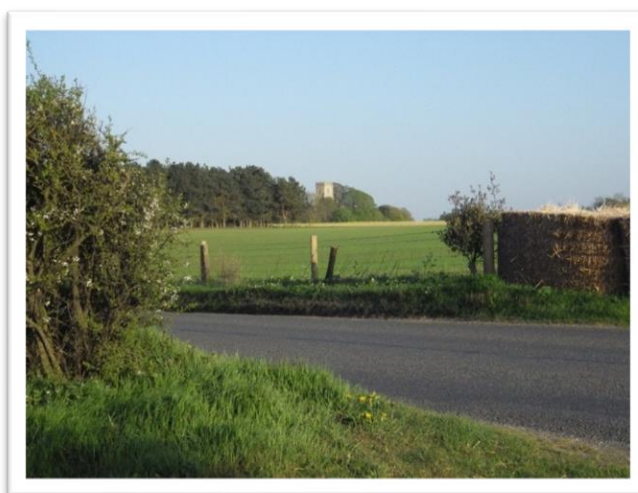
Scole (5)	29	Millers Lane
	30	Views of the River Waveney from Pocket Park Bridge
	31	Frenze Beck
	32	St Leonards Church looking South towards Hoxne
	33	View of the River Waveney from Billingford Upper St Junction
	34	View over water meadows from the corner of Scole Pocket Park
	35	Views from Thorpe Parva
Stuston (7)	36	Entering the village on the B1077 and Rectory Lane
	37	All Saints Churchyard and Graveyard
	38	Church Lane footpath
	39	Old Bury Road, looking West
	40	Heathland adjacent to Old Bury Road
	41	Old Bury Road, School Lane
	42	The village centre looking East and the village green and Coronation Oak
	43	Western village boundary, looking East towards the village
	44	Stuston Common and Golf Course from the B1077

3 BROME & OAKLEY



Map 2 Important views in Brome & Oakley

3.1 VIEW 1: OAKLEY CHURCH FROM WARREN HILLS



Name/ location	View of Oakley Church seen from Warren Hills TM 14996 77783
Description and purpose	Distant view south-east across fields from B1118 towards St Nicholas Church, Oakley; preserves open landscape quality.
It the view publicly accessible?	Yes
Quality of the view – condition	Good, uninterrupted
Planning history	
Scenic quality of the view	Dramatic wide sweep of open field over 0.9 km distance towards church tower on the skyline of a plateau area of Rolling Valley Claylands' (Suffolk LCA17).
Conservation interest	Open land much frequented by skylarks and brown hares. This land was sheep-walks 100 years ago (AW Garnham, pers comm).
Recreational value	Visible from B1118 and in places from permissive path
Rarity	Best view of St Nicholas Church from B1118.

3.2 VIEW 2: WAVENEY MEADOW EAST OF BILLINGFORD BRIDGE



Name/ location	View of meadows east of Billingford Bridge TM 16800 78239
Description and purpose	View eastwards from Low Road, Lower Oakley, across Waveney floodplain meadows
It the view publicly accessible?	The view is accessible from the road
Quality of the view – condition	Extensive, but likely to be partially obscured by hedge growth in summer
Planning history	
Scenic quality of the view	Wide views across floodplain meadows of 'Rolling Valley Meadowlands and Fens' (Suffolk LCA31)
Conservation interest	Includes river course, grazing meadows framed by scattered trees, and woods.
Recreational value	Visible from Low Road and Billingford Bridge; adjacent to Billingford Common green space (Scole parish).
Rarity	The only vantage point for viewing the full width of the floodplain east of Billingford Bridge

3.3 VIEW 3: WAVENEY MEADOW WEST OF BILLINGFORD BRIDGE



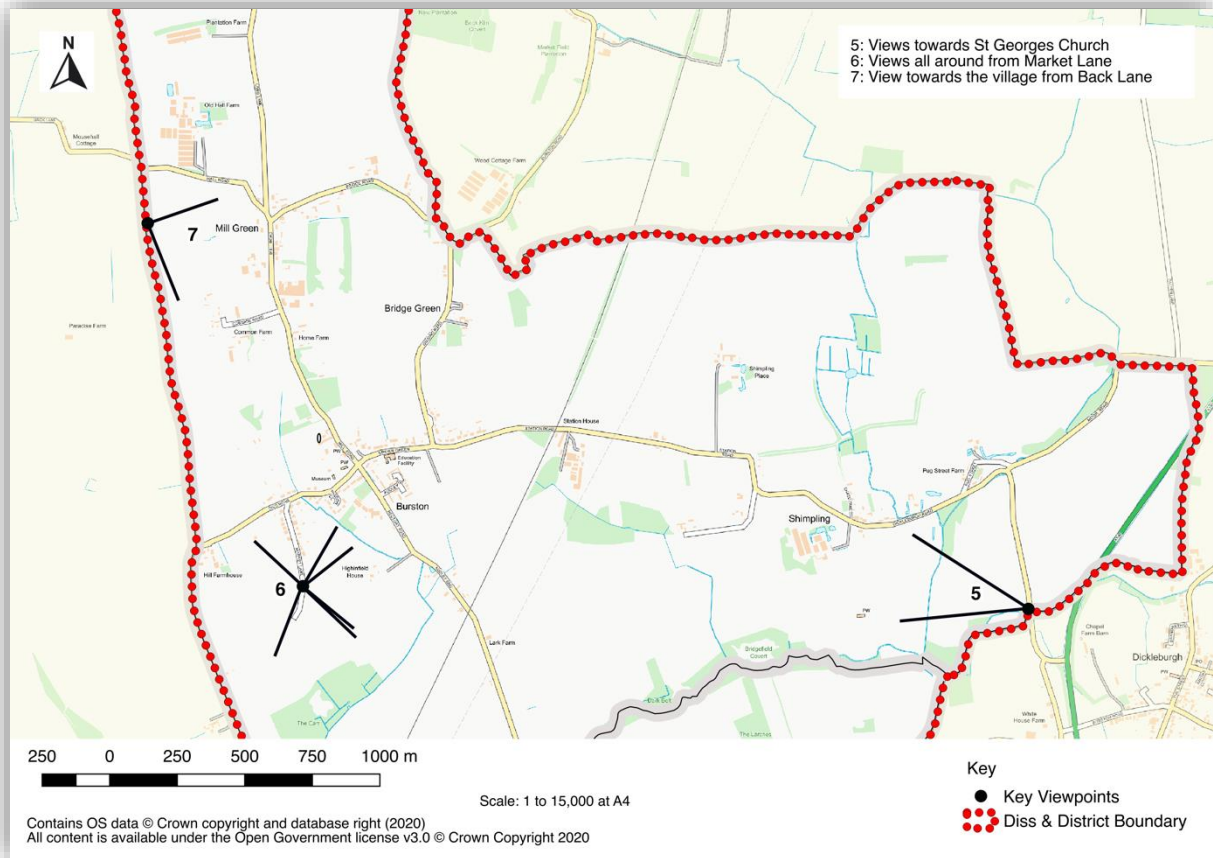
Name/ location	View of meadows west of Billingford Bridge TM 16794 78239
Description and purpose	View westwards from Low Road, Lower Oakley, across Waveney floodplain meadows
It the view publicly accessible?	The view is accessible from the road
Quality of the view – condition	Extensive, but likely to be partially obscured by hedge growth in summer
Planning history	
Scenic quality of the view	Intimate views across floodplain meadows of 'Rolling Valley Meadowlands and Fens' (Suffolk LCA31)
Conservation interest	Includes meandering river course, grazing meadows framed by scattered alder trees, and woods.
Recreational value	Visible from Low Road and Billingford Bridge; adjacent to Billingford Common green space (Scole parish).
Rarity	The only vantage point for viewing the full width of the floodplain west of Billingford Bridge

3.4 VIEW 4: VIEW DOWN THE RISE FROM CHURCH LANE



Name/ location	Waveney Valley view from Church Lane TM 15720 77619
Description and purpose	View northwards across Waveney valley
It the view publicly accessible?	Yes
Quality of the view – condition	Good in all seasons
Planning history	
Scenic quality of the view	Wide views across floodplain meadows of 'Rolling Valley Meadowlands and Fens' (Suffolk LCA31) towards opposite valley side
Conservation interest	Includes grazing meadows and trees and distant view of ruined church tower (St Mary, Thorpe Parva, Scole)
Recreational value	Visible from a permissive farmland path alongside Church Lane
Rarity	An arresting view of a valley vista in generally level though gently undulating landscape

4 BURSTON & SHIMPLING



Map 3: Important views in Burston & Shimpling

4.1 VIEW 5: VIEWS TOWARDS ST GEORGES CHURCH



Name/ location	Shimpling Church from Dickleburgh Rd near Gunn Bridge and from the footpath further to the south
Description and purpose	Across the fields to St George's church, Shimpling, which shows the position of the church relative to the village itself
It the view publicly accessible?	Yes
Quality of the view – condition	Line of overhead cables from some angles
Planning history	None
Scenic quality of the view	Views across fields, hedges and woodland along the stream that has been the same for hundreds of years
Conservation interest	Stream with woodland edges to west of church
Recreational value	Footpaths between Shimpling and Scole and Dickleburgh cross the area and pass closer to the church
Rarity	

4.2 VIEW 6: VIEWS ALL AROUND FROM MARKET LANE



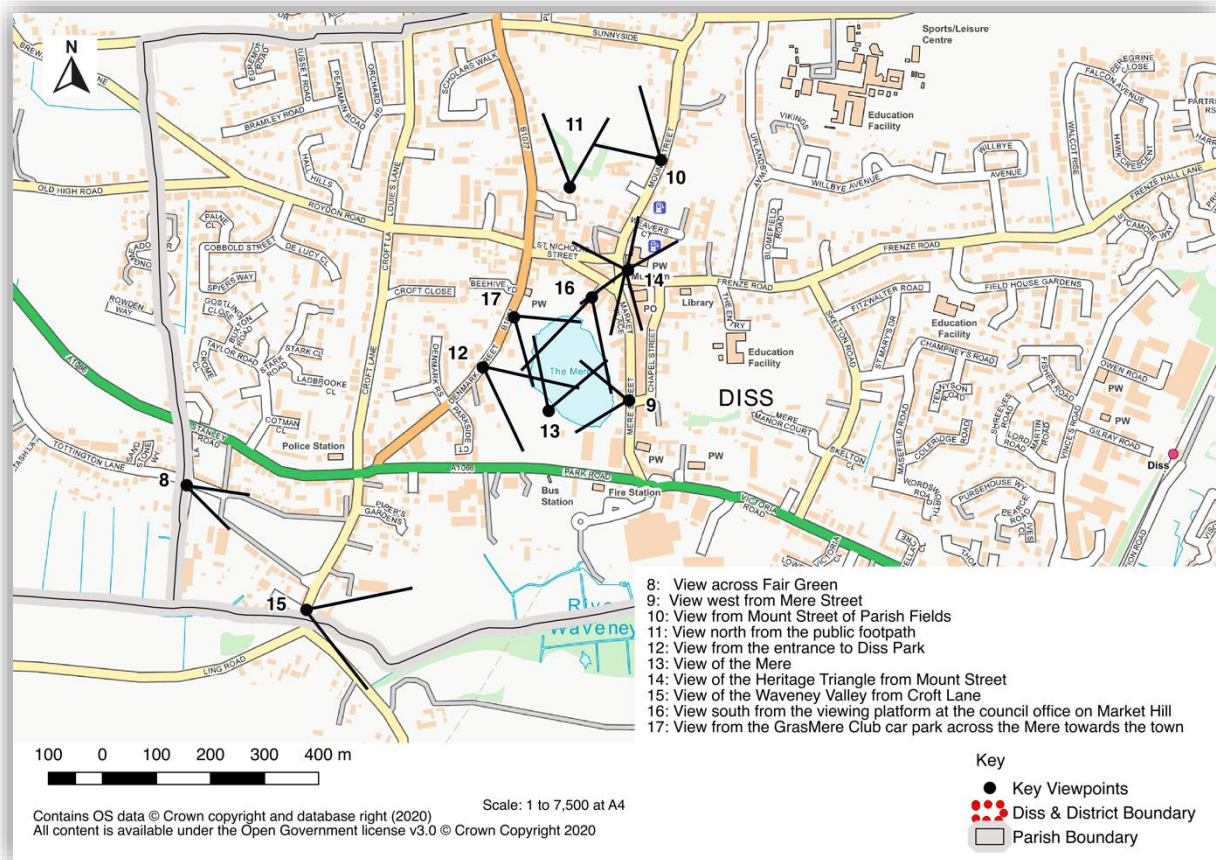
Name/ location	Market Lane, Burston
Description and purpose	Panoramic view over the south part of the village towards Audley End, and neighbouring open countryside from relatively elevated position
Is the view publicly accessible?	Yes
Quality of the view – condition	Very wide and open view of the area
Planning history	None
Scenic quality of the view	Relatively elevated view of the fields, woodland and houses. Open and spacious, ‘big sky’ feeling
Conservation interest	Hedgerows and Carr woodland
Recreational value	Market Lane is an old route into Diss, and links to other footpaths around the village
Rarity	Gives open views to the horizon

4.3 VIEW 7: BACK LANE, BURSTON



Name/ location	Back Lane Burston
Description and purpose	Multiple views – from the north across the fields to the village of Burston, a mix of old houses and Mill. Wide open skies give views especially from the West giving beautiful sunsets, and South to towards Eye.
It the view publicly accessible?	Yes
Quality of the view – condition	Mostly rolling fields – the Mill is the tallest building visible.
Planning history	Quiet road, no planning
Scenic quality of the view	Long open views across to the village and to the south towards Eye
Conservation interest	Includes Roadside Nature Reserve with orchids and other wildflowers
Recreational value	PRoW cross the Lane along its length giving access to Burston and west to the Heywood and Shelfanger
Rarity	Slightly elevated view across countryside which shows not all Norfolk is flat.

5 DISS



Map 4: Important views in Diss

In developing the DDNP and identifying key views for inclusion within the plan existing evidence and appraisal work was reviewed, which includes the Diss Conservation Area Appraisal¹. This identifies a number of viewpoints of importance within the Conservation Area. These are cited throughout the appraisal, with photos of key buildings, or views such as over Fair Green, included within the text.

Two of the views included within the Conservation Area Appraisal are included here as they were considered to be particularly special views which characterise Diss's historic character, they are viewpoints of the Mere (view 14) and of Parish Fields from Mount Street (view 11). The other views included here are separate to those within the Conservation Area Appraisal and aim to complement it.

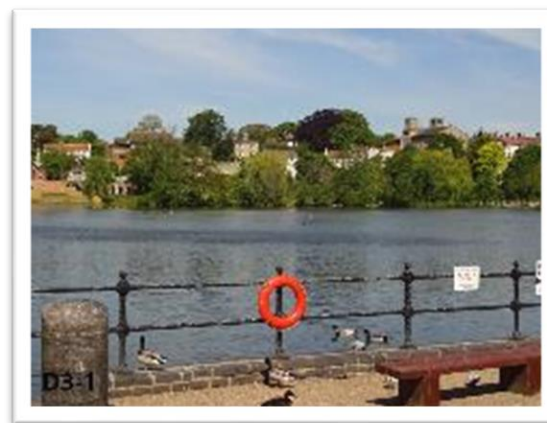
¹ https://www.south-norfolk.gov.uk/sites/default/files/Diss_Character_Appraisal_2012_1.pdf

5.1 VIEW 8: VIEW ACROSS FAIR GREEN



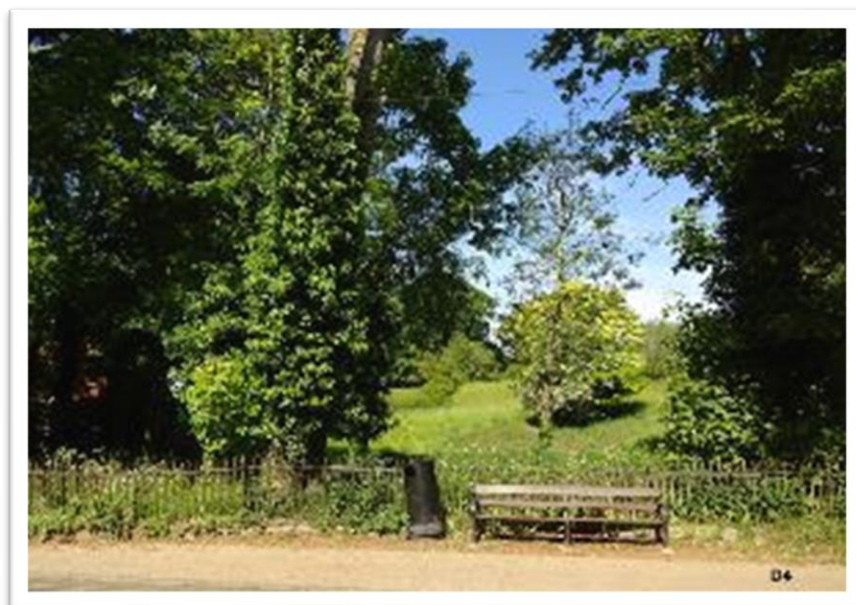
Name/ location	View East & South across Fair Green at junction of Tottington Lane and roadway access to Monarch Water Ltd. Grid Ref. TM109795
Description and purpose	View across open grassland of Fair Green, taking in its surroundings
It the view publicly accessible?	yes
Quality of the view – condition	Good, although entrance to Monarch Water Ltd. intrudes to South
Planning history	Erection of fenced gates to roads approved 2011. Extension of Monarch Water operating hours approved 2019
Scenic quality of the view	Wide view of historic, tree-edged open green with distant views of certain listed buildings
Conservation interest	Within Fair Green Conservation Area. Site of the medieval market, a key setting for listed buildings on the east and south sides of Fair Green. It is designated a Village Green and is therefore protected against development.
Recreational value	Widely used for recreation, the green has outdoor table tennis and a children's play area. Also a site for travelling circus and fairground visits
Rarity	A unique, historic feature of Diss town

5.2 VIEW 9: VIEW WEST FROM MERE STREET



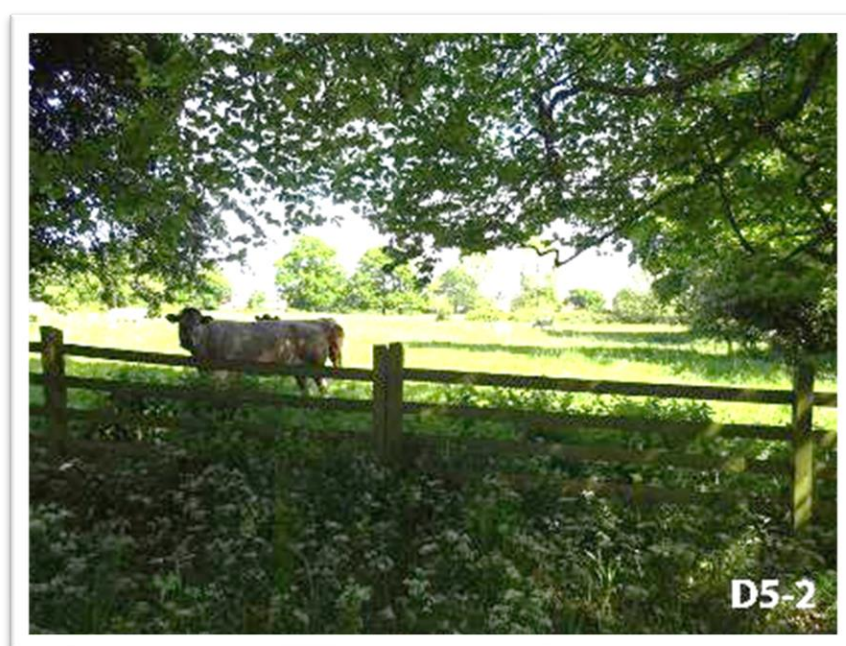
Name/ location	View Northwest from Mere Street. Grid Ref TM TM117797
Description and purpose	View across Mere's Mouth to Diss Mere with park behind
It the view publicly accessible?	Yes
Quality of the view – condition	Occasional obstruction of view by stalls in Mere's Mouth
Planning history	Tree at North corner of Mere's Mouth removal 2019 (no objection)
Scenic quality of the view	Clear view of a major feature of Diss town centre
Conservation interest	Within Diss Conservation Area. Historic water feature of the town.
Recreational value	Entrance to Mereside walk and park direct from town centre
Rarity	Showcases Diss Mere and its setting within the park

5.3 VIEW 10: VIEW FROM MOUNT STREET OF PARISH FIELDS



Name/ location	View Northwest from Mount Street, opposite The Cedars (number 60). Grid Ref. TM117802
Description and purpose	View across The Lawn (Parish Fields)
It the view publicly accessible?	Yes
Quality of the view – condition	Generally good but slightly marred by lack of maintenance to railings and litter clearance
Planning history	Extension of garden to right of The Lawn view (2017) and new cabins to adjacent Health Centre not impacting view (2018)
Scenic quality of the view	Woodland pasture view praised by John Betjeman as a little bit of country coming into the town
Conservation interest	Within Diss Conservation Area. 400-year old fields, landscaped in 18 th century. Norfolk Historic Environment register 33463, "only example of a detached landscape park in Norfolk"; Norfolk Gardens Trust 2-star with regional importance.
Recreational value	Trees, flowers and wildlife visible from a major street of Diss town, close to its centre
Rarity	Unique historic and wildlife value

5.4 VIEW 11: NORTH FROM THE PUBLIC FOOTPATH



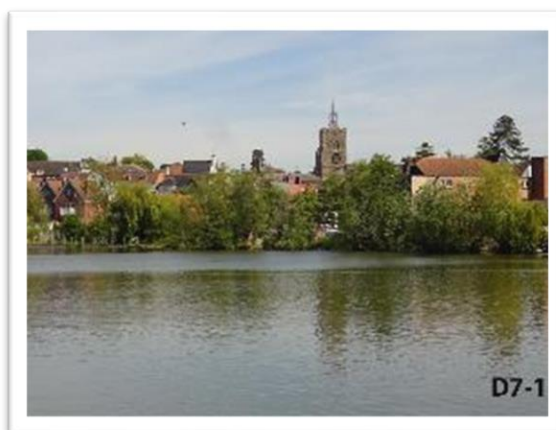
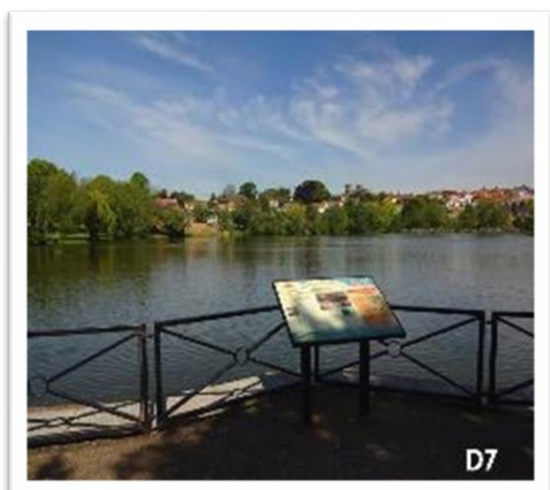
Name/ location	View North from public footpath "The Boundary Belt" adjacent to public car park. Grid Ref. TM116801
Description and purpose	View across The Lawn (Parish Fields)
It the view publicly accessible?	Yes
Quality of the view – condition	Good, but can be slightly limited when lime trees along footpath are in full leaf
Planning history	Nearby oak tree crown reduction (no objection 2018); nearby radio mast and antenna erection(app-roved 2015). View not directly impacted
Scenic quality of the view	Woodland pasture view, with distant view of ancient oak trees
Conservation interest	400-year old area, NHER 33463, "the only example of a detached landscape park in Norfolk"; Norfolk Gardens Trust 2-star with regional importance. Oaks ca. 200 years old
Recreational value	Ancient trees wildlife and in summer cattle visible from here and other points along the footpath (which includes an avenue of yew trees)
Rarity	Unique historic and wildlife value

5.5 VIEW 12: VIEW FROM THE ENTRANCE TO DISS PARK



Name/ location	View Southeast at entrance to Diss Park off Denmark Street. Grid Ref. TM114798
Description and purpose	View of Diss park and Southern edge of Diss Mere
It the view publicly accessible?	Yes
Quality of the view – condition	Largely unobstructed view over well maintained park
Planning history	Horse Chestnut tree felled due to decay (2019)
Scenic quality of the view	View showing open grassed area, children's play areas. Large Horse Chestnut trees and Mereside
Conservation interest	Within Diss Conservation Area. The Mere is a historic water feature of the town
Recreational value	Principal recreation area of Diss town
Rarity	Panoramic view of the park, with several large trees and limited view of the Mere

5.6 VIEW 13: VIEW OF THE MERE



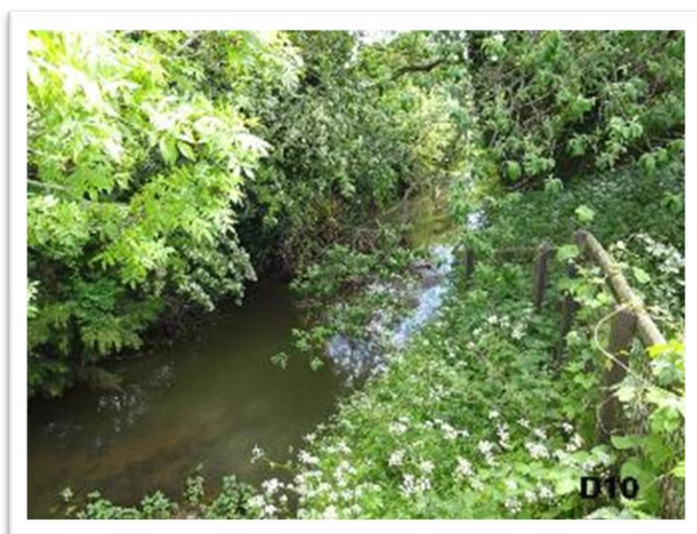
Name/ location	Extension of View D6, being View North across Mere from Madgetts Walk as listed in Diss Conservation Area Appraisal as a significant heritage asset. Grid Ref. TM116797
Description and purpose	View across open Mere of open banks and Diss Centre skyline with St Mary's Church and Baptist Church
It the view publicly accessible?	Yes
Quality of the view – condition	Excellent, but to be retained.
Planning history	Under constant attack from planning decisions allowing building and enclosures of 'Important Open Land' -Local Plan designated to be retained.
Scenic quality of the view	Wide vista across Mere topped by panorama of old town centre.
Conservation interest	This is the Mere 'Clynt' historically used to dry linen from the many Diss weavers looms. Essential it be maintained as open land, physically and visually.
Recreational value	Widely seen as people pass from Mere's Mouth to the Park.
Rarity	A unique, historic and landscape feature of Diss town

5.7 VIEW 14: VIEW OF THE HERITAGE TRIANGLE FROM MOUNT STREET



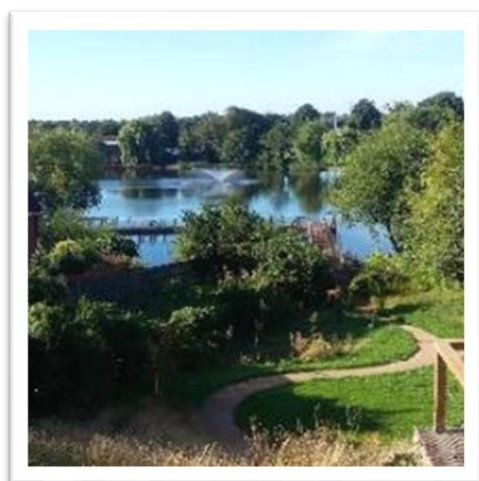
Name/ location	Views of St Mary's Church, core of historic Diss centre, from Mount Street (a) up Market Place (b) and down St Nicholas Street (c) Grid Ref TM TM117800
Description and purpose	Iconic town views
Is the view publicly accessible?	yes
Quality of the view – condition	Viewed as part of continual progression through town centre
Planning history	Buildings listed, heart of Diss Conservation Area and streets are part of 2017 'shared space' project
Scenic quality of the view	Clear view of church tower as central feature of Diss town centre
Conservation interest	Within Diss Conservation Area.
Recreational value	Key feature of Diss
Rarity	Showcases Diss

5.8 VIEW 15: VIEW OF THE WAVENEY VALLEY FROM FAIR GREEN BRIDGE



Name/ location	View East up River Waveney from Fair Green Bridge Grid Ref. TM11127934
Description and purpose	Opens up vista of future 'Riverside Quarter' area
It the view publicly accessible?	yes
Quality of the view – condition	Restricted
Planning history	Continual strategic and local plan proposals to develop Waveney river areas as Riverside Quarter, but as yet not implemented.
Scenic quality of the view	Woodland banks to river.
Conservation interest	Spans either side of The Waveney falling within Norfolk and Suffolk and leads to Palgrave Lows. Gives substance to Diss description as 'Gateway to The Waveney'.
Recreational value	River and riverside landscape
Rarity	Historic interest of Waveney origins and potential of Riverside Quarter within landscape within town .

5.9 VIEW 16: VIEW SOUTH FROM THE VIEWING PLATFORM AT THE COUNCIL OFFICES ON MARKET HILL.



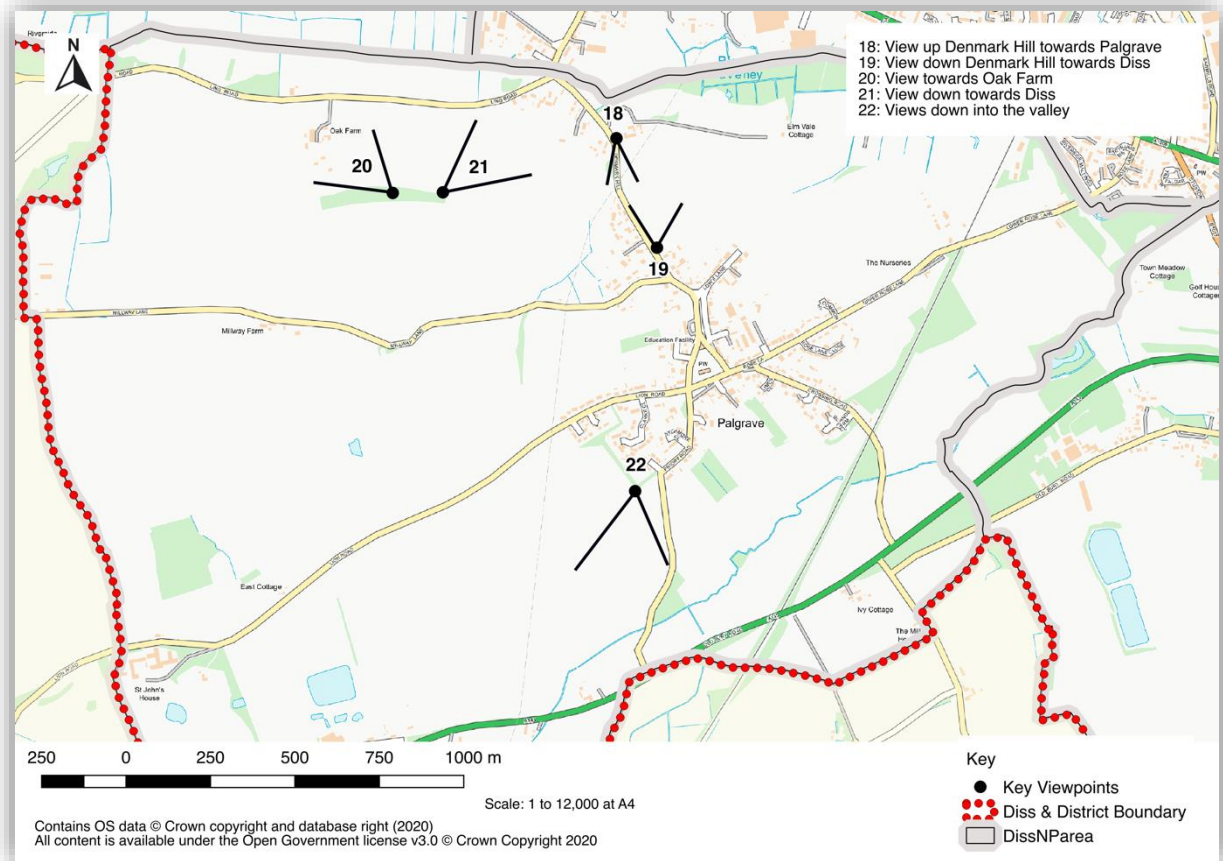
Name/ location	View south from the viewing platform at the Council offices on Market Hill. Grid Ref: TM116800
Description and purpose	Towards the park and overlooking the boardwalk on the Mere and the heritage wildlife gardens
It the view publicly accessible?	Yes
Quality of the view – condition	Very good view of the Mere, heritage gardens, boardwalk, park and the many species of ducks that inhabit the Mere.
Planning history	The gardens and the boardwalk were created as a part of a project to enhance the Heritage Triangle and the Corn Hall and was part funded by the lottery.
Scenic quality of the view	Panoramic view over the gardens and the Mere to the park. It has become an important area to visit for residents and the many tourists visiting the town.
Conservation interest	Set in the heart of the conservation area and includes good views to the properties surrounding the Mere (many of which are listed) and gardens that gently slope towards the Mere and the abundant wild life therein. These gardens are already designated “important open space”.
Recreational value	The boardwalk is accessed through the heritage wildlife gardens and enables visitors to walk across the Mere to Kings Head yard where further improvements are planned. The view from the board walk gives outstanding views of the park, recreational facilities and the outdoor theatre area.
Rarity	It’s a tranquil peaceful setting in a busy market town with seating to sit and reflect or just to marvel at the views.

5.10 VIEW 17: VIEW FROM THE GRASMERE CLUB CARPARK ACROSS THE MERE TOWARDS MERE STREET



Name/ location	View from the Grasmere club carpark on Denmark Street across the Mere towards the High Street and the Mere's mouth. Grid ref: TM 11481 79585.
Description and purpose	View east from the carpark of the former Grasmere Club on Denmark Street
Is the view publicly accessible?	Yes
Quality of the view – condition	Excellent view east from the carpark of the former Grasmere Club on Denmark Street, although can be restricted slightly when the trees are in full leaf.
Planning history	Change of use from Conservative Club to residential in March 2020.
Scenic quality of the view	Excellent view cross the Mere to the southern end of the town and the properties that line the banks.
Conservation interest	The view draws visitors and tourists walking along Denmark Street to the railings alongside the former Grasmere club viewpoint because of its outstanding views.
Recreational value	Good view of the Mere, fountain and surrounding area including the many species of ducks that use the Mere as their habitat.
Rarity	Excellent panoramic view across the Mere to the High Street from one of the highest viewpoints in Diss.

6 PALGRAVE



Map 5: Important views in Palgrave

Point of reference - Palgrave lies in a fairly central position within the landscape area known as High Norfolk & Suffolk. Essentially the village occupies a position at the north-eastern end of an interfluvium, a narrow, flat-topped ridge of land between a major river valley, that of the Waveney, and two minor tributaries which flow into that river to the east and the west of the village.

In common with a great deal of East Anglia the area was 'carved' out of a plateau formed by successive Ice Ages, principally the Anglian glaciation some 450,000 years ago, and has been subject to erosion and deposition by ice and water ever since resulting in Palgrave's landscape that denies the idea that East Anglia is flat.

6.1 VIEW 18: VIEW UP DENMARK HILL TOWARDS PALGRAVE



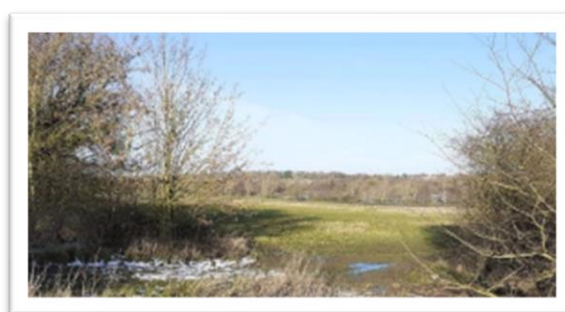
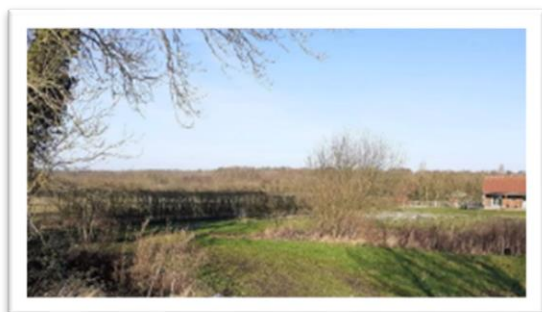
Name/ location	View up Denmark Hill
Description and purpose	To preserve the boundary between Norfolk and Suffolk and significant in differentiation of Palgrave Village from the neighbouring town of Diss
It the view publicly accessible?	The view is accessible from the road.
Quality of the view – condition	Reasonable
Planning history	Not known
Scenic quality of the view	Low lying meadowland running alongside the Waveney River
Conservation interest	Trees and habitats along the Waveney River and some trees around the meadow boundary.
Recreational value	Yes – Cycle link
Rarity	Yes – an area of land which is not currently used for agriculture The surrounding areas of Palgrave are mostly agriculture. Meadowland, trees and woodland is limited.

6.2 VIEW 19: VIEW DOWN DENMARK HILL TOWARDS DISS



Name/ location	Down Denmark Hill Towards Diss
Description and purpose	To preserve the boundary between Suffolk and Norfolk and to differentiate from the village and the neighbouring town of Diss
It the view publicly accessible?	The view is accessible from the road and from Lows Lane (a very popular footpath linking Palgrave to Diss).
Quality of the view – condition	Good
Planning history	Not known
Scenic quality of the view	Gently undulating agricultural Land leading down to Elm Vale Farm.
Conservation interest	Elm Vale Farm is of particular importance enabling a clear view of Elm Vale Farm House (a Grade two listed Queen Anne Dutch Gabled house that speaks to the area's history in the tulip trade and reflects the similar architecture of the Dutch Gabled homes on the green.
Recreational value	Yes – Cycle link on the main road and the Lowes footpath from the other aspect of the view
Rarity	Yes – view from the top of hill to a building of historic value and importance

6.3 VIEW 20: VIEW TOWARDS OAK FARM



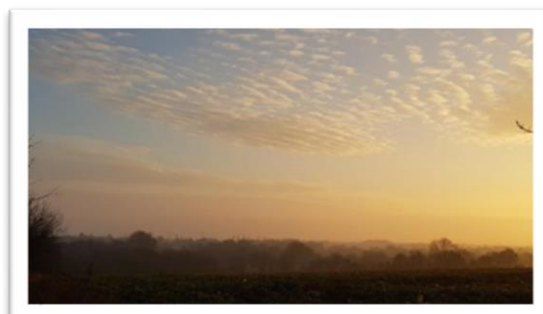
Name/ location	View towards Oak Farm
Description and purpose	To preserve and protect the view and habitats and to stay connected to an area designated as a SSSI
It the view publicly accessible?	Public footpaths and permissive paths
Quality of the view – condition	Excellent
Planning history	Not known
Scenic quality of the view	Uninterrupted elevated view of countryside, farmland and pasture leading towards the river Waveney and the Ling (a lowland heath SSSI)
Conservation interest	View Point, to the north, and beyond the paddocks of Oak Farm, is the River Waveney: The river valley, as well as being attractive, is also a significant area for wildlife: cuckoos can be heard calling there in the spring. To the west from this View Point is the parish boundary (marked by a ditch) and immediately beyond it, Wortham Ling.
Recreational value	Yes – Well trodden permissive path. Countryside footpaths and rambling access for the local population important for wellbeing and mental health.
Rarity	Yes – views to a rare and threatened habitat designated as a SSSI

6.4 VIEW 21: VIEW DOWN TOWARDS DISS



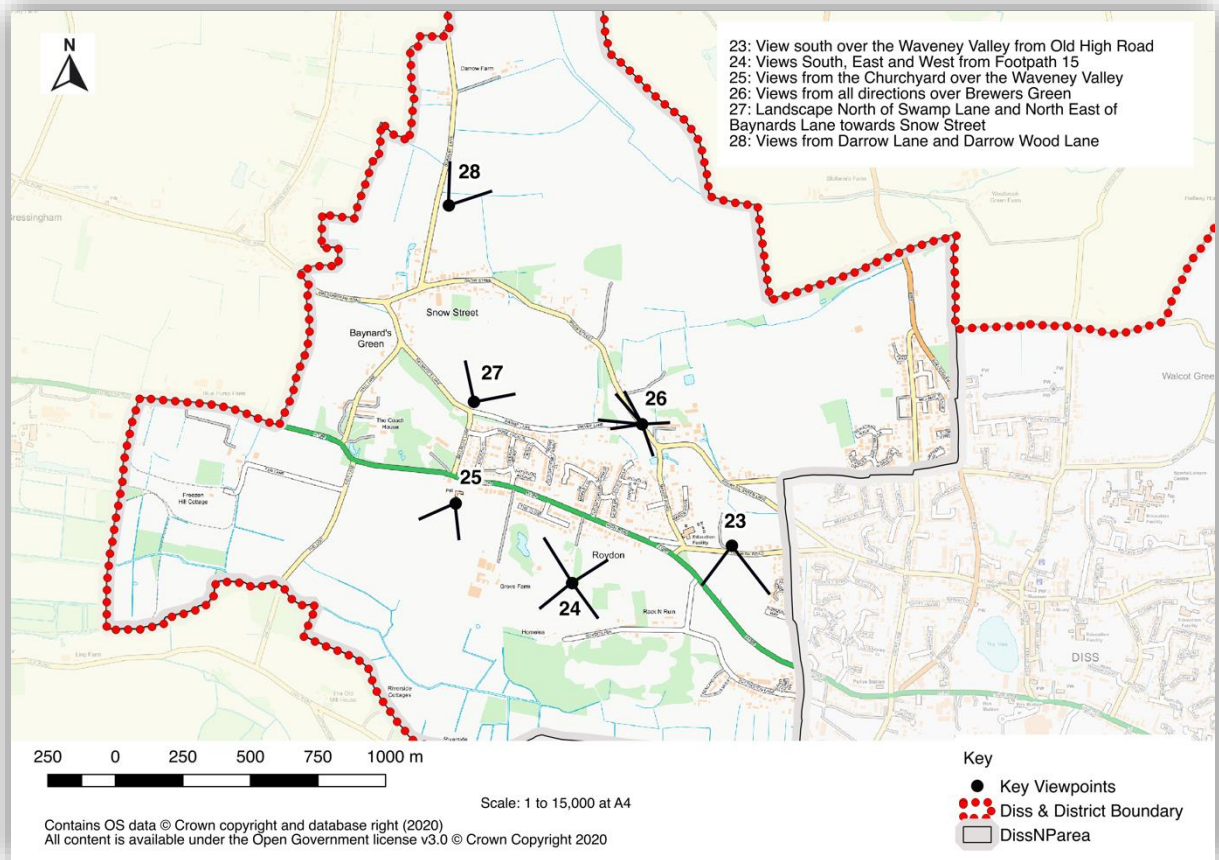
Name/ location	Down towards Diss
Description and purpose	To preserve and protect the view and habitats and leading down to the River Waveney
It the view publicly accessible?	Public footpaths and permissive paths
Quality of the view – condition	Excellent - views of modern Diss that only users of the path will encounter
Planning history	Not known
Scenic quality of the view	An elevated and uninterrupted view encompassing farmland and countryside. Looking to the east the valley side reaches close to the river and widens out to the west and it is easy to imagine the scene as the climate warmed and the ice retreated, meltwaters thundering down to the river where now there are but sluggish ditches.
Conservation interest	View Point to Diss Town, and the River Waveney. The river valley, as well as being attractive, is also a significant area for wildlife and evidently there is lots of wildlife in the area with hedges, ditches, open expanses alive with life including roe deer, brown hares, bats, greylag & Canada geese, sparrow hawk, buzzard, kestrel, grey partridge, gulls, stock dove, cuckoo, barn & Little owl, green & GS woodpecker, skylark, swift, swallow, wren, robin, fieldfare, redwing, song & missile thrush, blackbird, whitethroat, blackcap, chiffchaff, blue & great tit, jay, rook, greenfinch. Goldfinch, yellowhammer, reed bunting, etc. butterflies and bumblebees.
Recreational value	Yes – Well trodden permissive path leading to public footpaths.
Rarity	Yes – views of the Town which severs to differentiate the village area from the neighbouring town and Parish. Scenically rare for the area - the only elevated view on this side of the village which has access for recreational activity. 4.5 million years of spectacular evolution

6.5 VIEW 22: VIEWS DOWN INTO THE VALLEY



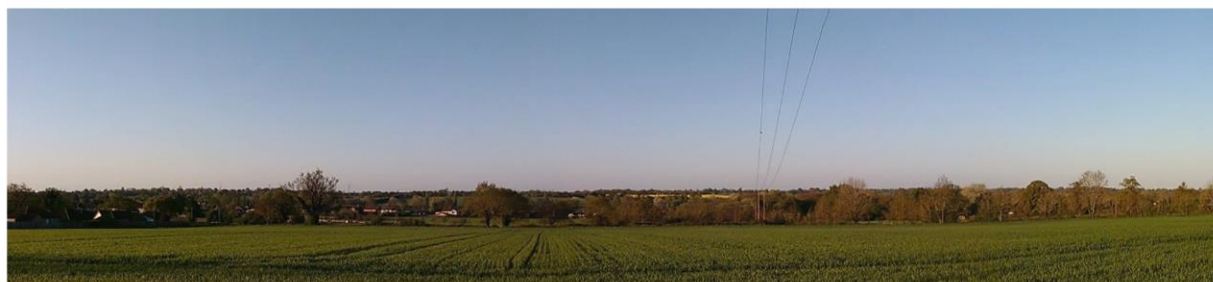
Name/ location	Down Valley
Description and purpose	To preserve a view of a significant vista reaching over to Thrandeston and beyond. An important view to help you feel connected with the wider area
It the view publicly accessible?	Yes accessible from the road and public footpaths
Quality of the view – condition	Good
Planning history	Not Known
Scenic quality of the view	An elevated and uninterrupted vista encompassing farmland and countryside showcasing Suffolk at its best.
Conservation interest	An ecological network for the remaining wildlife in the area and one of the only lanes on that side of the village which links Palgrave, Eye and Mellis that is suitable for walkers and cyclists to enjoy.
Recreational value	Yes – Cycle link on the Lane to Eye, Thrandeston and Mellis and popular walking route adjoin a number of footpaths.
Rarity	Yes - An elevated and uninterrupted view encompassing farmland and countryside. An important view to capture the sunrise. A wide and uninterrupted and accessible view of the valley.

7 ROYDON



Map 6: Important views in Roydon

7.1 VIEW 23: VIEW SOUTH OVER THE WAVENEY VALLEY FROM OLD HIGH ROAD



Description and purpose	Towards Suffolk and sparsely populated countryside – significant to the village.
Is the view publicly accessible?	Yes
Quality of the view – condition	Much woodland and greenery, somewhat spoiled at night by light pollution from the excessive number of lights on the new extension to Roydon school.
Planning history	To the east and between Old High Road and Rowden Way, a recent development – Long Meadow Estate – which extends the urban areas from Diss. Also, south of Rowden Way, a triangle of field – GNLP0104 – committed (2018) – a small element to the east of the overall view.
Scenic quality of the view	Across fields and the A1066 towards the hidden river, with land rising the other side towards Palgrave.
Conservation interest	Part of original fenland, some of it remaining, which extended along the upper Waveney and the upper Little Ouse. Here we look across a mixed and varied environment.
Recreational value	Footpaths and quiet lanes are in the valley, and this view is enjoyed by travellers along the Old High Road.
Rarity	The first uninterrupted, natural views across the valley as you travel westwards out of Diss. Part of the defining character of Roydon, which means “rye hill”, and part of the “green belt” still existing between Diss and Roydon.

7.2 VIEW 24: VIEWS SOUTH, EAST AND WEST FROM FOOTPATH 15



Description and purpose	This footpath goes from High Road, next to the garage, past the house called The Old Sandpits and enters a south sloping field. From this field one looks down to and over Roydon Fen.
Is the view publicly accessible?	Yes
Quality of the view – condition	An iconic Roydon view down to a few houses on Roydon Fen track and across the trees of Roydon Fen – all properly managed.
Planning history	To the east of the northern section of the footpath – GNLP 0526 – site submitted during call for sites – not committed (2018).
Scenic quality of the view	In all directions an idyllic, historic scene.
Conservation interest	Roydon Fen and the fields and farmland nearby contain an enormous range of habitats and flora and fauna.
Recreational value	This scene is enjoyed by the many walkers who use this way to get to and through Roydon Fen, to get across to Doit Lane and Wortham Ling, and other circular walks.
Rarity	It is a scene across part of what once was one of the most extensive areas of fen in England, now maintained by Suffolk Wildlife Trust.

7.3 VIEW 25: VIEWS FROM THE CHURCHYARD OVER THE WAVENEY VALLEY



Description and purpose	View south over fields and water meadows to Wortham Ling and beyond, a rural view from the edge of Roydon village.
It the view publicly accessible?	Yes
Quality of the view – condition	Highly valued view as part of Roydon’s rural and historic identity.
Planning history	None
Scenic quality of the view	Open, wide scene of arable, meadow and woodland.
Conservation interest	A mixture of habitats and environments, with the water meadows of particular interest for visiting wildfowl.
Recreational value	Locals and visitors to the church and to the pub next door savour this view for its beauty.
Rarity	Much Roydon history in this landscape, from its origins as fenland to its involvement in the enclosure-related Roydon Riots of 1893.

7.4 VIEW 26: VIEWS FROM ALL DIRECTIONS OVER BREWERS GREEN



Description and purpose	Brewers Green is a registered Common, with open access for walking, a mown area for leisure activities, ponds, woodland and meadowland.
Is the view publicly accessible?	Yes
Quality of the view – condition	The common is maintained by a management committee, with different regimes appropriate for its different areas.
Planning history	None
Scenic quality of the view	Across the Green, wherever one looks from, the view is scenic and tranquil.
Conservation interest	The common is extremely rich in habitats and bio-diversity, being recognised as a County Wildlife Site (no 27) by the Norfolk Wildlife Trust, who play an advisory role in its maintenance.
Recreational value	People fish in one of the ponds, and follow the lifecycle of frogs, toads grass snakes, dragonflies and invertebrates in the other ponds. Many residents walk, sit on benches, enjoy the flowers, trees and wildlife. Brewers Green is used by the local school for study.
Rarity	One of the much valued remaining commons in Norfolk.

7.5 VIEW 27: LANDSCAPE NORTH FROM SWAMP LANE AND NORTH-EAST FROM BAYNARDS LANE TOWARDS SNOW STREET



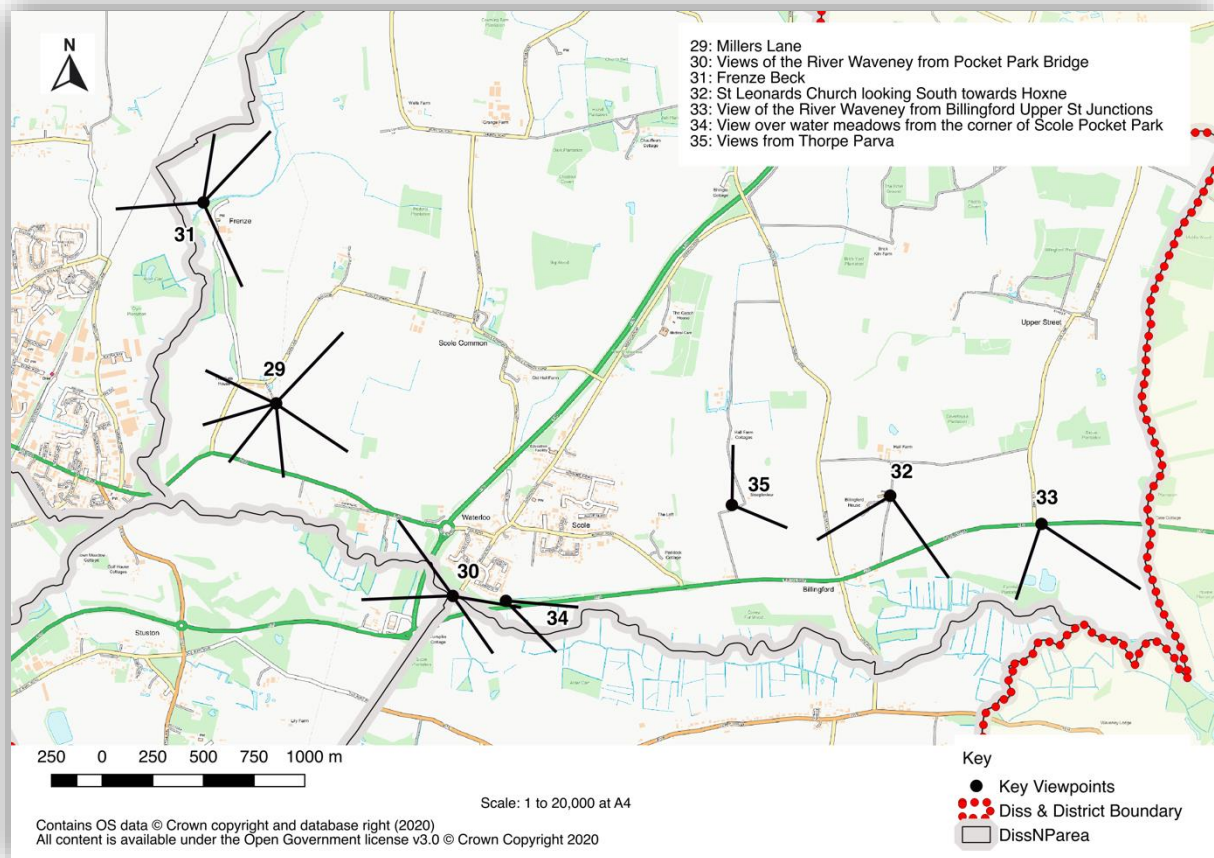
Description and purpose	The Landscape seen North from Swamp Lane and North-East from Baynards Lane towards Snow Street. A view across an arable field and a large meadow to houses, many of them ancient and listed, on Snow Street.
It the view publicly accessible?	Yes
Quality of the view – condition	Well looked after by the landowners.
Planning history	None
Scenic quality of the view	A fine view which gives a sense of “old rural Roydon” and of the green centre to the old village.
Conservation interest	An open farmed space surrounded by houses, gardens, and woodlands along Swamp Lane and Baynards Lane.
Recreational value	These quiet lanes are much walked and cycled, the experience enhanced by the view of the open green space.
Rarity	The old interplay of dwellings, farms, and farmland, is here seen almost in its original state.

7.6 VIEW 28: VIEWS FROM DARROW LANE AND DARROW WOOD LANE



Description and purpose	A farming landscape in the north-west corner of Roydon, showing how it has become here completely rural. For example, the view to the north along Darrow Lane.
It the view publicly accessible?	Yes
Quality of the view – condition	Fields and long views all around, with buildings of Roydon to the south and Bressingham to the west.
Planning history	None
Scenic quality of the view	Big Norfolk skies, long rolling landscape dotted with remnants of hedgerows, old oaks, ditches and streams, and distant buildings.
Conservation interest	Mixed environments – much of historic interest (eg watercourses, differently sized fields, evidence of enclosure etc).
Recreational value	Very popular walking and cycling routes, especially if heading north or west out of Roydon.
Rarity	One of the few open, agricultural, big sky landscapes in Roydon.

8 SCOLE



Map 7: Important views in Scole

8.1 VIEW 29: MILLERS LANE



Name/ location	From Millers Lane high ground east of spinney looking south over Waveney valley golf course
Description and purpose	View over Waveney valley with Diss golf course south of the river To stop further spoiling of that view.
It the view publicly accessible?	Yes
Quality of the view – condition	Long view over valley with creeping industrial development including turbines three miles south on horizon
Planning history	Recent warehousing and farm buildings built in mid-ground north of river.
Scenic quality of the view	Man-made intrusions to vista. Includes electricity pylons and turbines in distance
Conservation interest	Golf course now very scenic and good habitat supporting plenty of wildlife
Recreational value	Golf course to south of river, cross-field paths on north side.
Rarity	Flax farm, as name suggests, processed flax 1854-1895

8.2 VIEW 30: VIEWS OF THE RIVER WAVENEY FROM POCKET PARK BRIDGE



Name/ location	From Pocket Park bridge along river/permissive path
Description and purpose	View of the river Waveney and permissive path through old, abandoned willow plantation Links join various sites to form circular walks and access to footpaths network
Is the view publicly accessible?	Yes
Quality of the view – condition	Permissive path now incorporated into restored Pocket Park.
Planning history	New filling station, M&S and fast food outlet built just south of river in Suffolk. Housing estate on North boundary built 1963
Scenic quality of the views	Site was all originally planted and managed but now reverting back to more natural state
Conservation interest	Abandoned bat willow plantation gradually reverting to wild status. Bats plus many bird and animal species now inhabit this site
Recreational value	Walked daily by many villagers and visitors
Rarity	Site has scheduled monument status

8.3 VIEW 31: FRENZE BECK



Name/ location	Cow meadows bordering Frenze Beck south from Frenze Hall farmyard
Description and purpose	View over Frenze Beck water meadows towards Diss To preserve the view.
It the view publicly accessible?	Yes
Quality of the view – condition	Currently excellent but likely to be spoiled as Diss expands in future
Planning history	Planning granted for industrial units next field over (will be hidden by wood from this point)
Scenic quality of the view	Long view over meadows and wood
Conservation interest	Large pond surrounded by woodland in centre of meadows forms good natural habitat.
Recreational value	Footpaths border the meadows. Nature reserve 1-2 km away
Rarity	Unspoilt traditional cow meadows

8.4 VIEW 32: ST LEONARDS CHURCH LOOKING SOUTH TOWARDS HOXNE



Name/ location	St Leonards Church looking south towards Hoxne. Plaque for Gordon Flowerdew VC in churchyard.
Description and purpose	View over Waveney valley water meadows, Billingford and windmill. Needs preserving
It the view publicly accessible?	Yes
Quality of the view – condition	View over Waveney valley water meadows, Billingford and windmill. Needs preserving
Planning history	Old cottages and windmill being renovated
Scenic quality of the view	Very traditional agricultural view across valley
Conservation interest	Billingford windmill. new sails ready to be fitted– very traditional view
Recreational value	Mill and Pub to visit, Common open to walkers
Rarity	Canadian Strathcona Horse Artillery trained south of river prior to active duty WW1. Good view of Hoxne church on skyline.

8.5 VIEW 33: VIEW OF THE RIVER WAVENEY FROM BILLINGFORD UPPER STREET JUNCTION



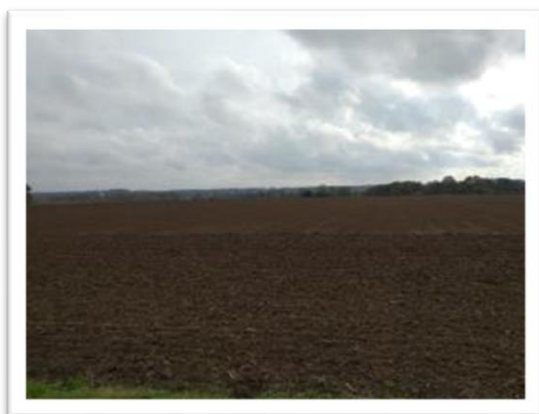
Name/ location	Billingford Upper Street junction towards and beyond reservoir
Description and purpose	Unspoiled view over Waveney valley
It the view publicly accessible?	Yes
Quality of the view – condition	Modern reservoir fits well in to overall vista
Planning history	Reservoir built beside Waveney river
Scenic quality of the view	Clear view across valley is not spoiled by reservoir
Conservation interest	Well wooded river banks north of river
Recreational value	Crossed by long distance footpath/ Public Right of Way. River used by canoeists
Rarity	

8.6 VIEW 34: VIEW OVER WATER MEADOWS FROM THE CORNER OF SCOLE POCKET PARK



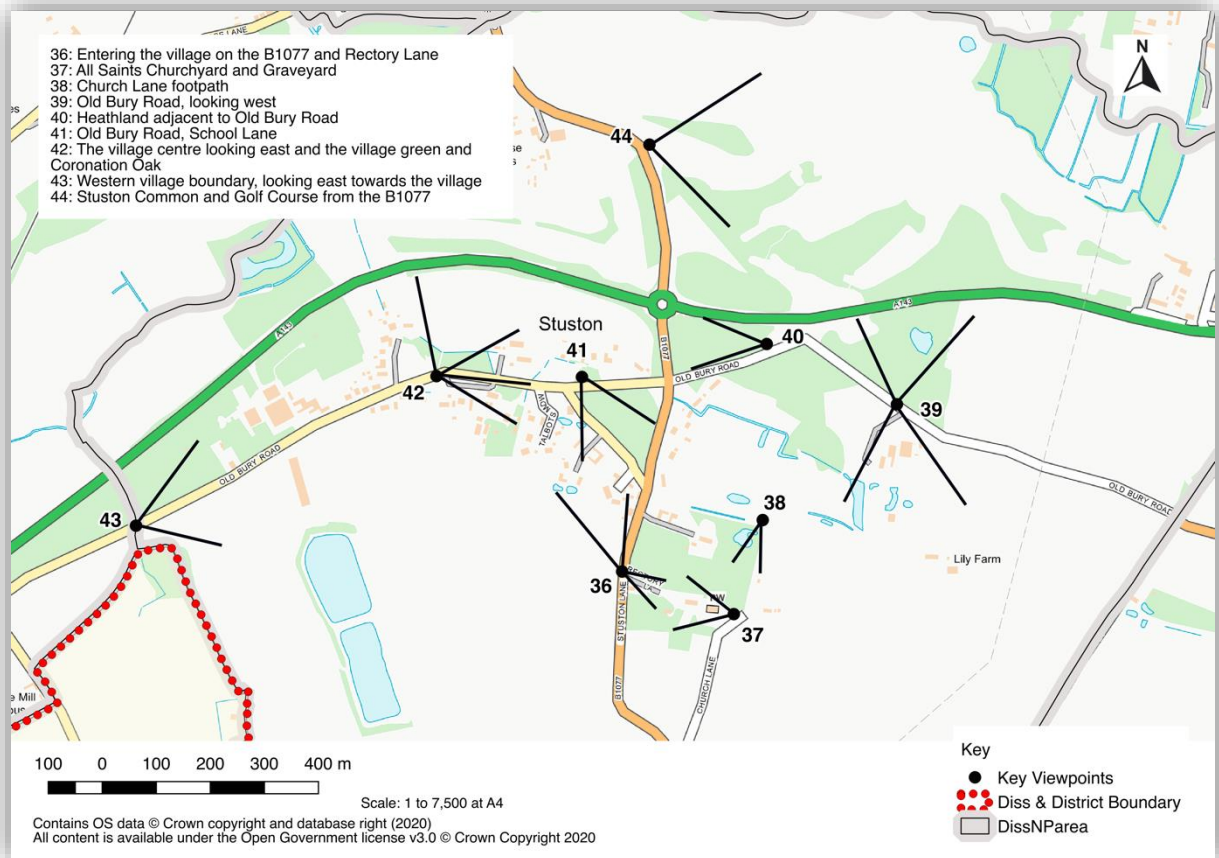
Name/ location	View from the Eastern corner of “Lot 2” land that is part of the Scole Pocket park ongoing project
Description and purpose	View over meadows on South east edge of village
It the view publicly accessible?	Not generally at present but is accessible by permission of the Parish Council or SNTT charity as managers of the land.
Quality of the view – condition	Excellent long view of what were water meadows before A143 bypass was built
Planning history	Application received for two sites overlooking these meadows. Numbers of dwellings applied for reduced by land owner Bypass built 1990's
Scenic quality of the view	Excellent agricultural view. Bypass hidden by trees planted
Conservation interest	Wild deer regularly sighted grazing in this area
Recreational value	Not generally accessible at present but is by permission. School has open air classroom on this land.
Rarity	Note: Land owner has agreed to protect this view

8.7 VIEW 35: VIEWS FROM THORPE PARVA



Name/ location	Views around the medieval village of Thorpe Parva
Description and purpose	Unspoilt views of open countryside and the Waveney Valley
It the view publicly accessible?	Yes, on several public footpaths.
Quality of the view – condition	Excellent views of open countryside and church ruins
Planning history	None known of.
Scenic quality of the view	One of the most open and unspoilt areas of the Parish
Conservation interest	Many people walk to the ruins through the local farmland. Wild animals and birds a plenty.
Recreational value	On one of the most utilised footpaths of the Parish path network.
Rarity	Unusual to come across village ruins alongside a countryside footpath.

9 STUSTON



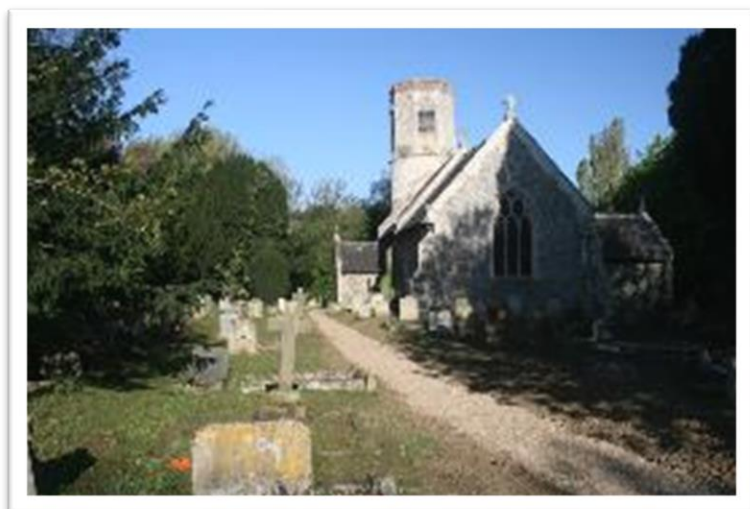
Map 8: Important views in Stuston

9.1 VIEW 36: ENTERING THE VILLAGE ON THE B1077 AND RECTORY LANE



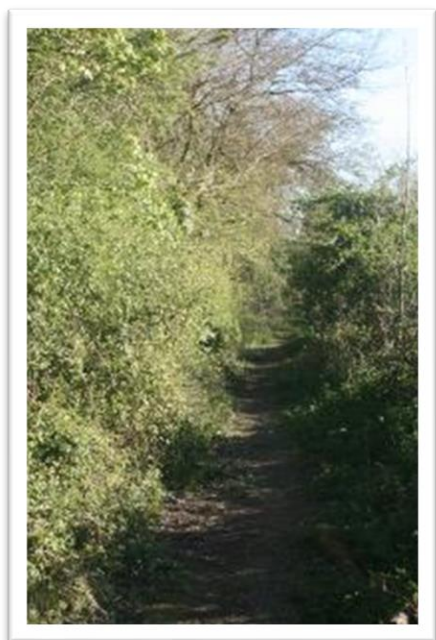
Name/ location	National Grid Ref TM 1325 7791
Description and purpose	Access to properties and to Church;
It the view publicly accessible?	Yes
Quality of the view – condition	
Planning history	Defined Public Footpath (Rectory Lane)
Scenic quality of the view	Rural
Conservation interest	Natural open space
Recreational value	Walking, cycling (Rectory Lane)
Rarity	

9.2 VIEW 37: ALL SAINTS CHURCH AND GRAVEYARD



Name/ location	National Grid ref TM 1377 5382
Description and purpose	12 th Century Church with original round tower;
It the view publicly accessible?	Yes
Quality of the view – condition	
Planning history	
Scenic quality of the view	Rural
Conservation interest	Historic Church Grade 2*
Recreational value	Place of worship
Rarity	Exclusive to Stuston

9.3 VIEW 38: CHURCH LANE FOOTPATH



Name/ location	TM 1378 5701
Description and purpose	
It the view publicly accessible?	Yes
Quality of the view – condition	
Planning history	Defined public footpath
Scenic quality of the view	rural
Conservation interest	Natural open space
Recreational value	Walking and cycling
Rarity	

9.4 VIEW 39: OLD BURY ROAD, LOOKING WEST



Name/ location	TM 1378 7924
Description and purpose	Open common ground on south side. Untouched natural habitat on north side.
It the view publicly accessible?	Yes
Quality of the view – condition	
Planning history	Part of Stuston Common
Scenic quality of the view	Rural
Conservation interest	
Recreational value	Walking, cycling, birdwatching
Rarity	

9.5 VIEW 40: HEATHLAND ADJACENT TO OLD BURY ROAD



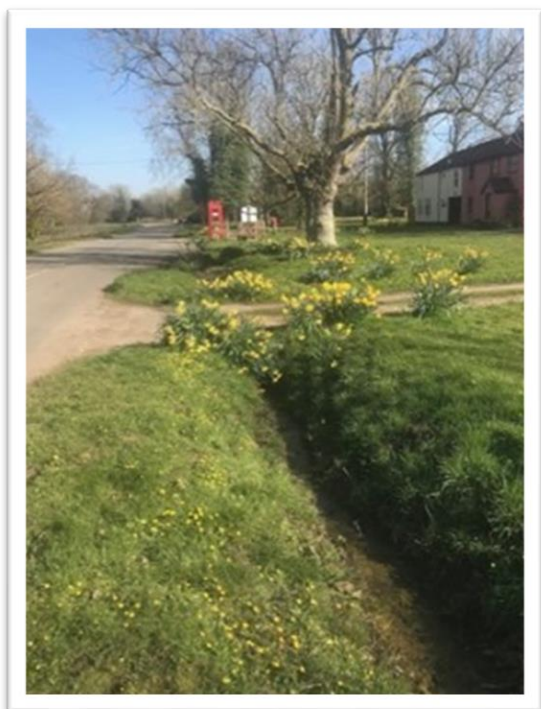
Name/ location	TM 1378 6035
Description and purpose	Profusion of gorse, birch hawthorn etc. excellent walking on metalled roads.
It the view publicly accessible?	Yes
Quality of the view – condition	
Planning history	Part of Stuston Common
Scenic quality of the view	Heathland
Conservation interest	Natural open space
Recreational value	Walking, cycling, birdwatching
Rarity	

9.6 VIEW 41: OLD BURY ROAD, SCHOOL LANE



Name/ location	1378 2127
Description and purpose	
It the view publicly accessible?	Yes
Quality of the view – condition	
Planning history	Part of Stuston Common
Scenic quality of the view	Rural
Conservation interest	Natural open space; many ponds shown on 1865 OS Maps; identified as probably being created in last Ice Age
Recreational value	Walking , cycling
Rarity	

9.7 VIEW 42: THE VILLAGE CENTRE LOOKING EAST AND THE VILLAGE GREEN AND CORONATION OAK



Name/ location	TM 1278 9728/9728
Description and purpose	Village centre
It the view publicly accessible?	Yes
Quality of the view – condition	
Planning history	Part of Stuston Common
Scenic quality of the view	Rural
Conservation interest	Natural open space
Recreational value	Village Green (Events)
Rarity	

9.8 VIEW 43: WESTERN VILLAGE BOUNDARY, LOOKING EAST TOWARDS THE VILLAGE



Name/ location	1278 4104
Description and purpose	Continued route of Old Bury Road
It the view publicly accessible?	Yes
Quality of the view – condition	
Planning history	
Scenic quality of the view	Rural
Conservation interest	Natural open space
Recreational value	Walking, cycling
Rarity	

9.9 VIEW 44: STUSTON COMMON AND GOLF COURSE FROM B1077



Name/ location	TM 1378 3470
Description and purpose	
It the view publicly accessible?	Yes
Quality of the view – condition	
Planning history	Part of Stuston Common
Scenic quality of the view	
Conservation interest	Natural open space; water meadows in far distance; River Waveney on left hand side
Recreational value	Golf course; walking
Rarity	

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