
ROYDON

1. Settlement characteristics

The parish comprises of dispersed development including the village of Roydon and adjacent area around Brewers Green, parts of Diss west of Shelfanger Road north of Factory Lane, and along Tottington Lane west of Fair Green, part of Bressingham Common along Bressingham Road, and outliers of development at Fen Street and Snow Street (including part of Baynards Lane and Hall Lane).

Roydon village is located on the A1066 overlooking the Waveney Valley, and comprises several residential estates to the north of the road and a ribbon of development along its south side. Much of the village is composed of bungalow development built during the 1960s and 1970s and contains relatively few buildings of note. The village contains several attractive areas of trees however along Bellrope Lane, Swamp Lane off the High Road crossing Waterloo Avenue and around Roydon Hall and Diss Rugby Club which forms a western boundary to the village. To the north and north east the adjacent Brewers Green forms an attractive open area of grassland bordered by areas of trees and scrub, several large detached dwellings and a group of cottages with a farmstead. Part of this area is also of noted nature conservation value. To the east, an area of open fields containing an isolated row of dwellings on Factory Lane separates Roydon from the developed area of Diss. Elsewhere the village is surrounded by open farmland affording attractive views to Snow Street and a shallow valley to the north, and across the larger Waveney Valley to the south.

Snow Street, Baynards Lane and Hall Lane are the focus for an outlier of linear development comprising mainly detached dwellings, two farmsteads and a notable number of mature trees and hedgerows. These combine to create an attractive residential environment where the trees form important frontages and visual breaks that enhance the setting of the dwellings. Fen Street comprises an isolated outlier of poultry houses, cottages and assorted detached dwellings along an unmetalled track bordering Roydon Fen to the south. The Fen is an attractive low lying area of mature trees of acknowledged nature conservation value.

A reasonable range of facilities is located within the village of Roydon but there are no facilities in the outlying developments of Snow Street and Fen Street. A range of facilities are available, however, in Bressingham and Diss, and the parish has mains sewerage served by the sewage treatment works at Diss.

Policies and proposals (see Inset Map 46)

2. Development Limit

The Development Limit for Roydon extends around the built up area that straddles the A1066. The Development Limit seeks to retain the notable wooded character of parts of the settlement and protect and enhance the distinctive quality of the Waveney River Valley (see policy ENV 3). The Development Limit seeks to preclude further development around Snow Street / Brewers Green in order to maintain and

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preserve their attractive setting and open aspect. Elsewhere, development is provided for within the developed parts of Diss and Bressingham that fall within the parish, but precluded from Fen Street to prevent further intrusions into open countryside and to protect the adjacent area of nature conservation value.

Within the Development Limit, further residential development will be provided for within the context of policy HOU 4. Outside the Development Limit, new development will be assessed against policy ENV 8 and other more specific Local Plan policies where appropriate.

3. Nature conservation

A Local Nature Reserve has been designated at Roydon Fen and a five year Management Plan has been approved for the site. The day to day management of the site is provided by the Suffolk Wildlife Trust. The strategic management is provided through a Steering Group formed of District Council and Parish Council members, officers of the Council and other interested parties.

~~Policy ROY 1: Roydon Fen Local Nature Reserve~~

~~The District Council will continue to support Roydon Fen Local Nature Reserve and ensure its appropriate management through the implementation of the five year management plan for the site.~~

Attention: Please note that Local Plan policy **ROY 1** has been **discontinued** since 28th September 2007 as part of the 'saved policy' process. Applicants should now instead refer to Local Plan policy ENV 13 (Sites of regional and local nature conservation interest and geological / geomorphological value).

The Council will continue close co-operation with English Nature when necessary.