Policy 15 of the Joint Core Strategy (JCS) identifies Roydon as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

**Form and Character**
The main development in the parish is concentrated in three areas. There is the main village of Roydon; an area of settlement around Baynards Green; and parts of the settlement of Diss to the west of Shelfanger Road and north of Factory Lane, and along Tottington Lane west of Fair Green (both of which are within Diss development boundary and considered with Diss). The parish also contains clusters of development around Brewers Green and part of Bressingham Common along Bressingham Road.

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. 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.

At Baynards Green, development is of a linear nature along Snow Street, Baynards Lane and Hall Lane. These combine to create an attractive environment, where trees are integral to the setting of the dwellings. The A1066 provides Roydon with a direct east-west link to Diss and other settlements along the Waveney Valley. Old High Road provides a further link to the centre of Diss via Roydon Road. The B1077 Shelfanger Road links northward to Shelfanger and Attleborough.

**Services and Community Facilities**
The village contains a range of facilities including a primary school, service station, village hall and pub.

**Development Boundary and Constraints**
The development boundary has been drawn to include the main built form of the settlement and to maintain the separation of the two parts of the village, and that of Roydon and Diss. A number of sites were put forward across the parish to be included within the development boundary or for allocation for development. These sites were all assessed but none were considered suitable for allocation; some due to the impact they would have had on the Waveney Valley and others because they would have resulted in a coalescence of the two parts of the village, or of Roydon and Diss. As a consequence, no sites have been allocated for development due to a lack of sites that are both suitable for development and deliverable within the Plan period.