



*Seven parishes in partnership*

# Diss & District Neighbourhood Plan Key Views Assessment Report



# 1 CONTENTS

---

2	Introduction .....	3
3	Brome & Oakley .....	6
3.1	View 1: Oakley Church from Warren Hills .....	7
3.2	View 2: Waveney Meadow East of Billingford Bridge.....	8
3.3	View 3: Waveney Meadow west of Billingford Bridge.....	9
3.4	View 4: View down the Rise from Church Lane .....	10
4	Burston & Shimpling .....	11
4.1	View 5: Views towards St Georges Church .....	12
4.2	View 6: Views all around from Market Lane.....	13
4.3	View 7: Back Lane, Burston.....	14
5	Diss.....	15
5.1	View 8: View Across Fair Green .....	16
5.2	View 9: View west from Mere Street.....	17
5.3	View 10: View from Mount Street of Parish Fields.....	18
5.4	View 11: north from the public footpath.....	19
5.5	View 12: View from the entrance to Diss park .....	20
5.6	View 13: View of The Mere.....	21
5.7	View 14: View of the Heritage Triangle from Mount Street.....	22
5.8	View 15: View of the Waveney Valley from Fair Green Bridge .....	23
5.9	View 16: View south from the viewing platform at the Council offices on Market Hill. ....	24
5.10	View 17: View From the Grasmere Club carpark across the Mere towards Mere Street ....	25
6	Palgrave.....	26
6.1	View 18: View up Denmark Hill towards Palgrave.....	27
6.2	View 19: View down Denmark hill towards Diss.....	28
6.3	View 20: View towards Oak Farm .....	29
6.4	View 21: View down towards Diss .....	30
6.5	View 22: Views down into the valley .....	31
7	Roydon .....	32
7.1	View 23: View South over the Waveney Valley from Old High Road .....	33
7.2	View 24: Views South, East and West from Footpath 15 .....	34
7.3	View 25: Views from the Churchyard over the Waveney Valley .....	35
7.4	View 26: Views from all directions over Brewers Green .....	36
7.5	View 27: Landscape North from Swamp Lane and North-East from Baynards Lane towards Snow Street.....	37
7.6	View 28: Views from Darrow Lane and Darrow Wood Lane .....	38

8	Scole.....	39
8.1	View 29: Millers Lane.....	40
8.2	View 30: Views of the River Waveney from Pocket Park Bridge .....	41
8.3	View 31: Frenze Beck .....	42
8.4	View 32: St Leonards Church looking south towards Hoxne .....	43
8.5	View 33: View of the River Waveney from Billingford Upper Street Junction .....	44
8.6	View 34: View over water meadows from the corner of Scole Pocket Park .....	45
8.7	View 35: Views from Thorpe Parva.....	46
9	Stuston .....	47
9.1	View 36: Entering the village on the B1077 and Rectory Lane .....	48
9.2	View 37: All Saints Church and Graveyard.....	49
9.3	View 38: Church Lane Footpath.....	50
9.4	View 39: Old Bury Road, looking west .....	51
9.5	View 40: Heathland adjacent to Old Bury Road .....	52
9.6	View 41: Old Bury Road, School Lane .....	53
9.7	View 42: The village centre looking east and the Village Green and Coronation Oak .....	54
9.8	View 43: Western Village boundary, looking east towards the village .....	55
9.9	View 44: Stuston Common and Golf Course from B1077.....	56

## 2 INTRODUCTION

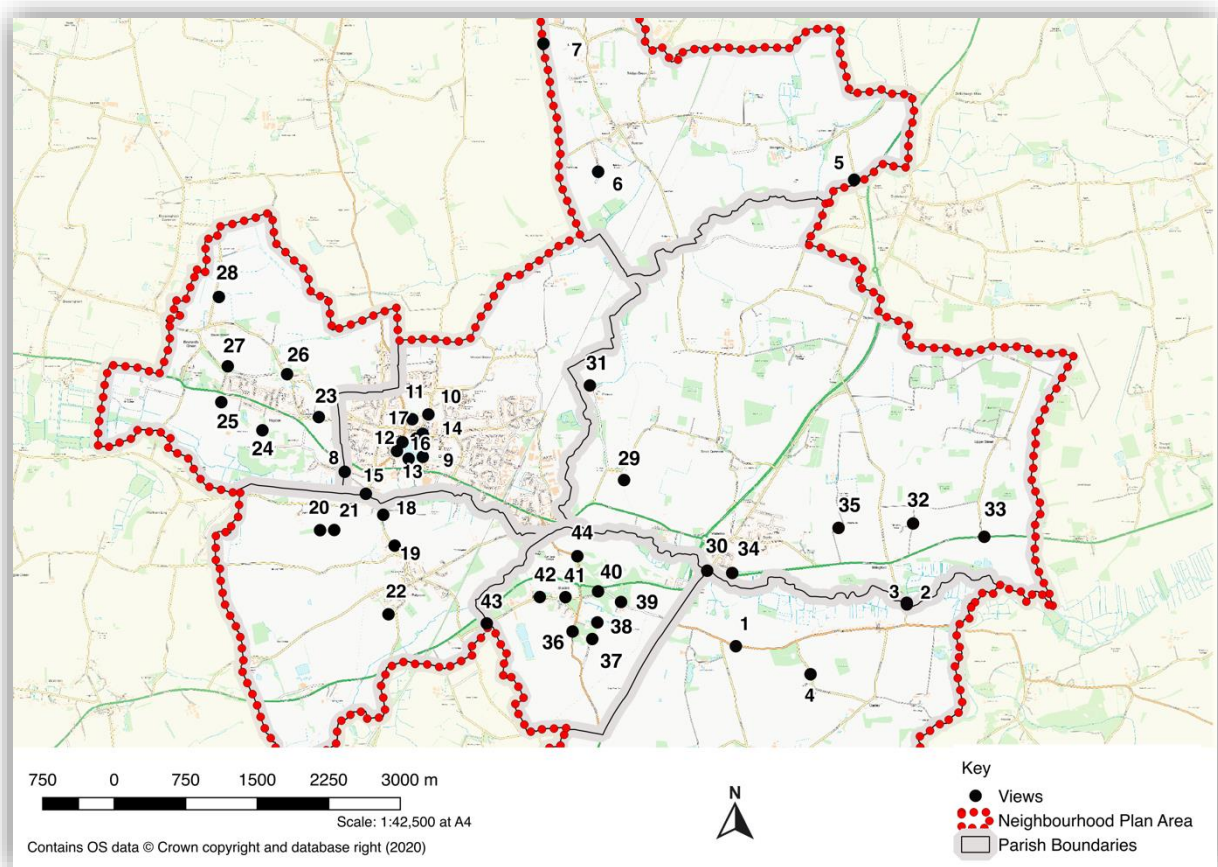
The countryside around Diss is characterised by gently sloping valley side rising from the flood plain of the river. This affords some lovely and often extensive views of the valley and over open fields. Within Diss itself, rising ground within the town has created some spectacular viewpoints and townscapes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



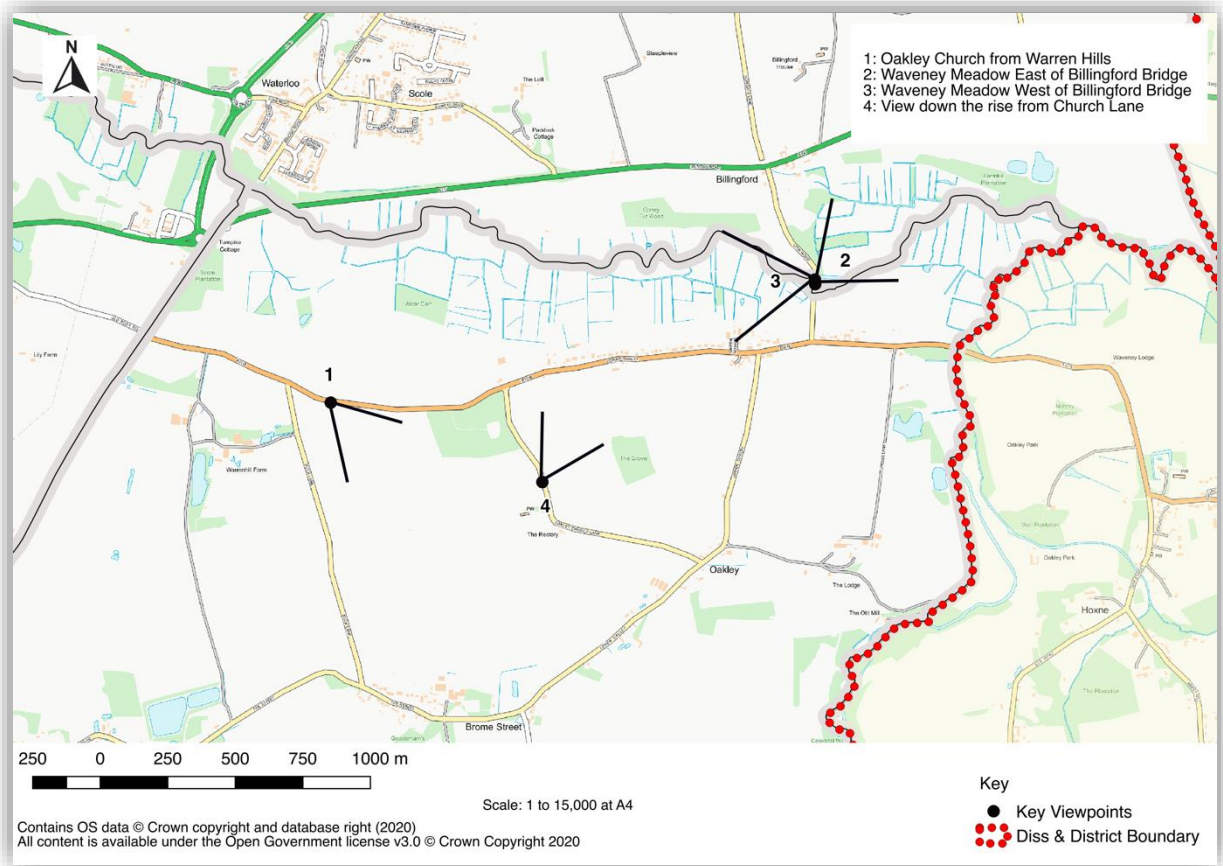
Map 1: Important views in the DDNP area

<b>Parish Views</b>	<b>View Ref to be used in DDNP</b>	<b>Description</b>
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



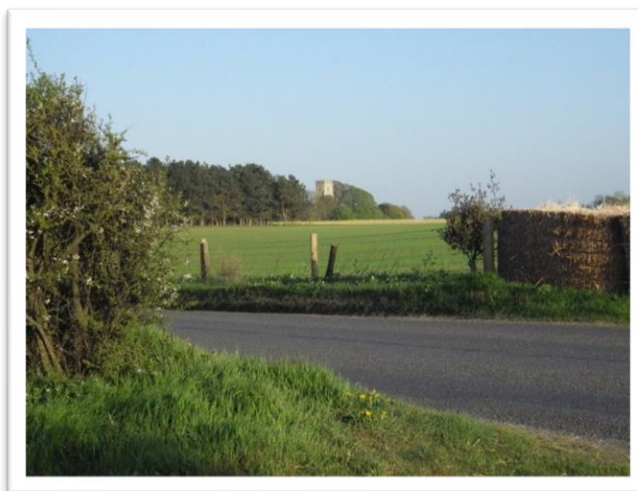
Scole (5)	29	Millers Lane
	30	Views of the River Waveney from Pocket Park Bridge
	31	Frenze Beck
	32	St Leonards Church looking South towards Hoxne
	33	View of the River Waveney from Billingford Upper St Junction
	34	View over water meadows from the corner of Scole Pocket Park
	35	Views from Thorpe Parva
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



<b>Name/ location</b>	View of Oakley Church seen from Warren Hills TM 14996 77783
<b>Description and purpose</b>	Distant view south-east across fields from B1118 towards St Nicholas Church, Oakley; preserves open landscape quality.
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Good, uninterrupted
<b>Planning history</b>	
<b>Scenic quality of the view</b>	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).
<b>Conservation interest</b>	Open land much frequented by skylarks and brown hares. This land was sheep-walks 100 years ago (AW Garnham, pers comm).
<b>Recreational value</b>	Visible from B1118 and in places from permissive path
<b>Rarity</b>	Best view of St Nicholas Church from B1118.



### 3.2 VIEW 2: WAVENEY MEADOW EAST OF BILLINGFORD BRIDGE



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



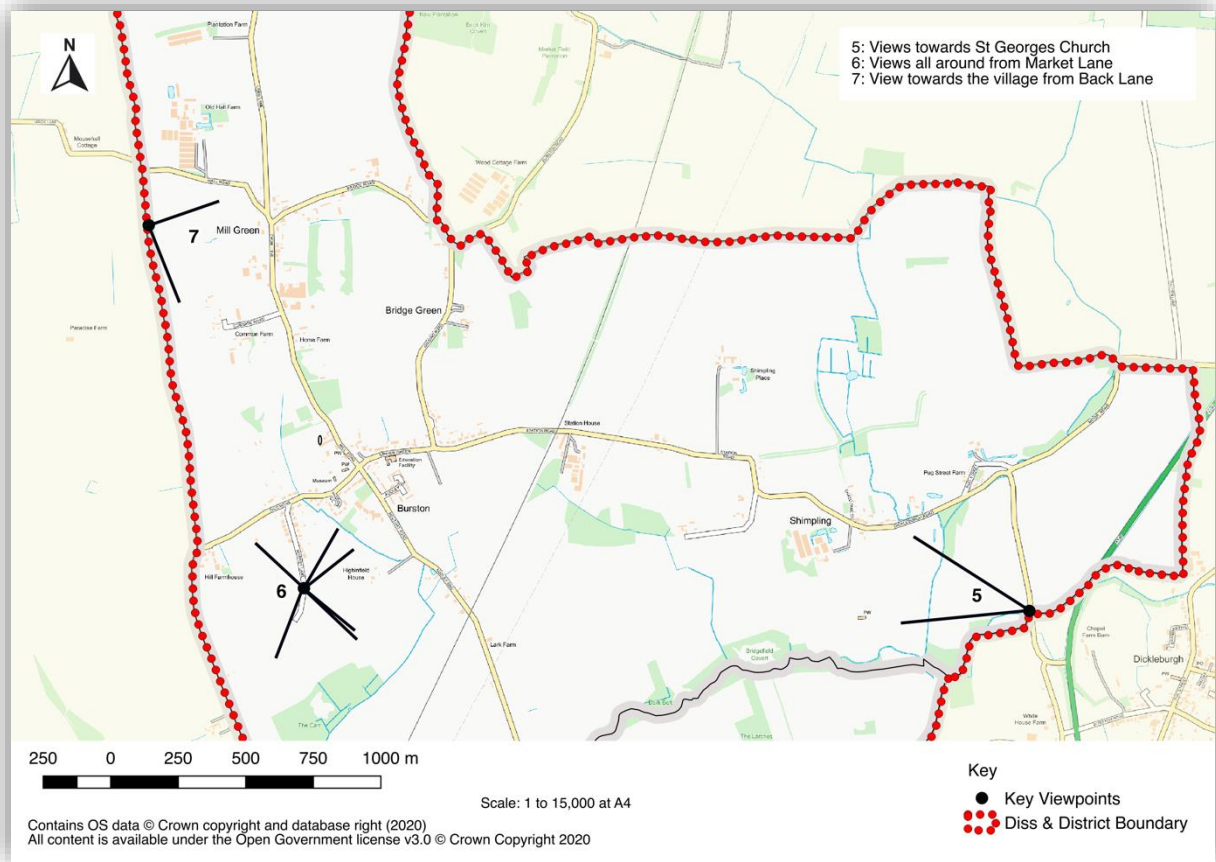
<b>Name/ location</b>	View of meadows west of Billingford Bridge TM 16794 78239
<b>Description and purpose</b>	View westwards from Low Road, Lower Oakley, across Waveney floodplain meadows
<b>It the view publicly accessible?</b>	The view is accessible from the road
<b>Quality of the view – condition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



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



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

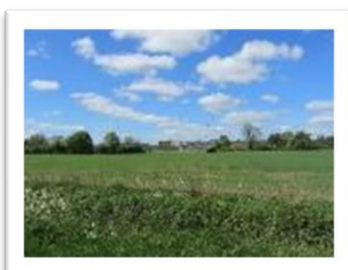


## 4.2 VIEW 6: VIEWS ALL AROUND FROM MARKET LANE



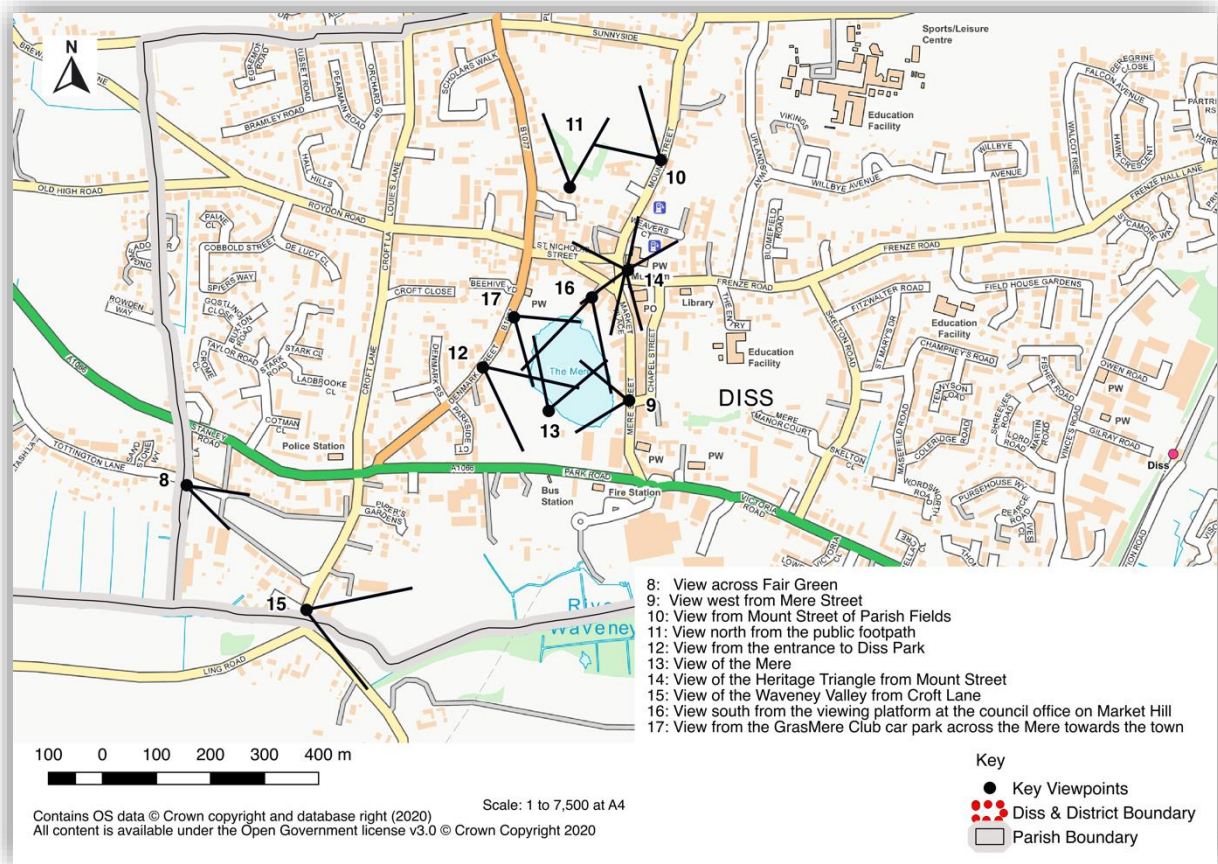
<b>Name/ location</b>	Market Lane, Burston
<b>Description and purpose</b>	Panoramic view over the south part of the village towards Audley End, and neighbouring open countryside from relatively elevated position
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Very wide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

### 4.3 VIEW 7: BACK LANE, BURSTON



<b>Name/ location</b>	Back Lane Burston
<b>Description and purpose</b>	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.
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Mostly rolling fields – the Mill is the tallest building visible.
<b>Planning history</b>	Quiet road, no planning
<b>Scenic quality of the view</b>	Long open views across to the village and to the south towards Eye
<b>Conservation interest</b>	Includes Roadside Nature Reserve with orchids and other wildflowers
<b>Recreational value</b>	PRoW cross the Lane along its length giving access to Burston and west to the Heywood and Shelfanger
<b>Rarity</b>	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 Appraisal<sup>1</sup>. 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.

<sup>1</sup> [https://www.south-norfolk.gov.uk/sites/default/files/Diss\\_Character\\_Appraisal\\_2012\\_1.pdf](https://www.south-norfolk.gov.uk/sites/default/files/Diss_Character_Appraisal_2012_1.pdf)

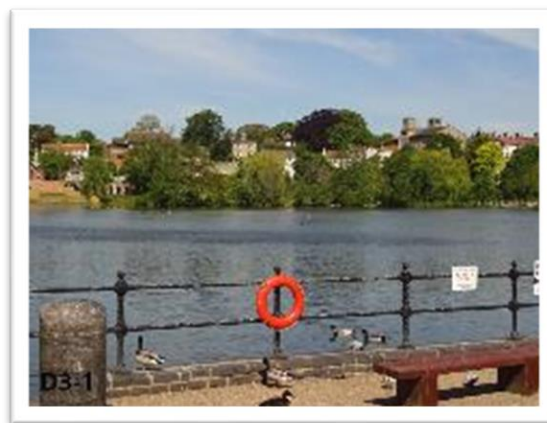
## 5.1 VIEW 8: VIEW ACROSS FAIR GREEN



<b>Name/ location</b>	View East & South across Fair Green at junction of Tottington Lane and roadway access to Monarch Water Ltd. Grid Ref. TM109795
<b>Description and purpose</b>	View across open grassland of Fair Green, taking in its surroundings
<b>It the view publicly accessible?</b>	yes
<b>Quality of the view – condition</b>	Good, although entrance to Monarch Water Ltd. intrudes to South
<b>Planning history</b>	Erection of fenced gates to roads approved 2011. Extension of Monarch Water operating hours approved 2019
<b>Scenic quality of the view</b>	Wide view of historic, tree-edged open green with distant views of certain listed buildings
<b>Conservation interest</b>	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.
<b>Recreational value</b>	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
<b>Rarity</b>	A unique, historic feature of Diss town



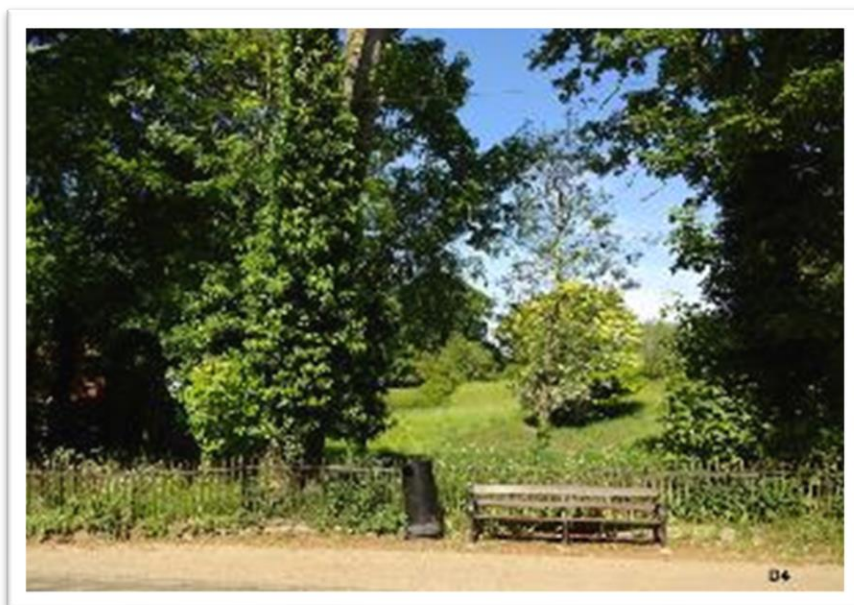
## 5.2 VIEW 9: VIEW WEST FROM MERE STREET



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

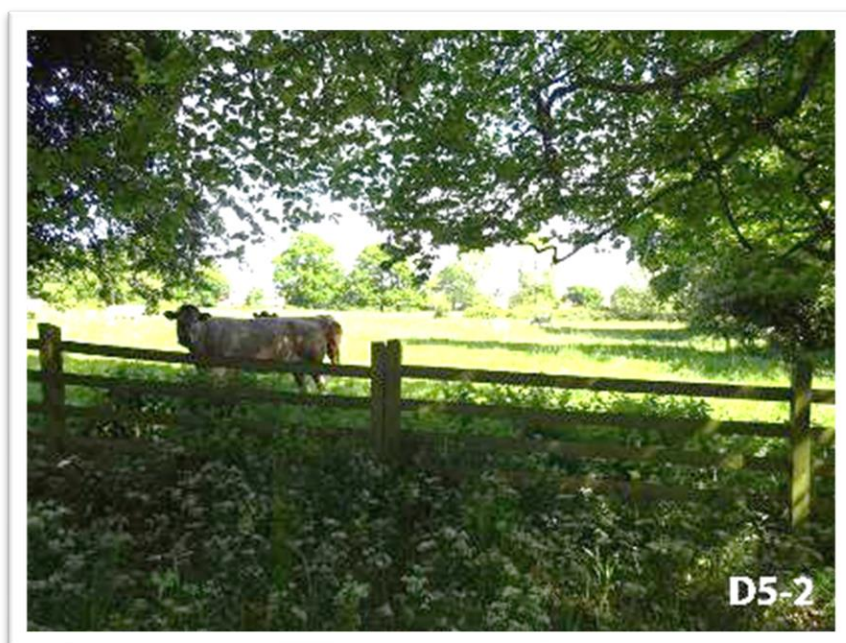


### 5.3 VIEW 10: VIEW FROM MOUNT STREET OF PARISH FIELDS



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

#### 5.4 VIEW 11: NORTH FROM THE PUBLIC FOOTPATH



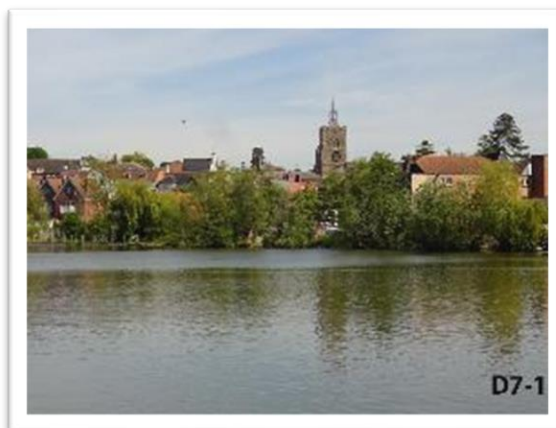
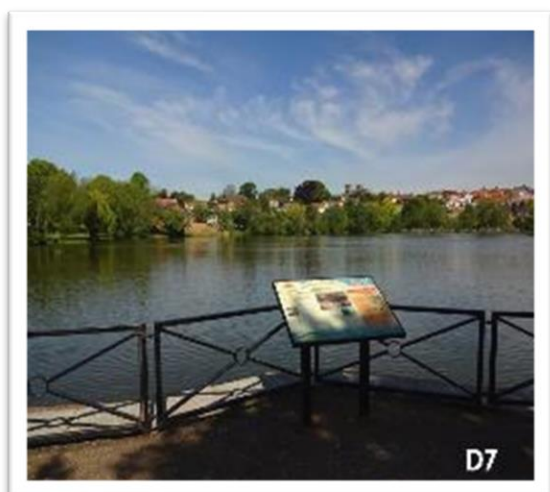
<b>Name/ location</b>	View North from public footpath “The Boundary Belt” adjacent to public car park. Grid Ref. TM116801
<b>Description and purpose</b>	View across The Lawn (Parish Fields)
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Good, but can be slightly limited when lime trees along footpath are in full leaf
<b>Planning history</b>	Nearby oak tree crown reduction (no objection 2018); nearby radio mast and antenna erection(app-rove d 2015). View not directly impacted
<b>Scenic quality of the view</b>	Woodland pasture view, with distant view of ancient oak trees
<b>Conservation interest</b>	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
<b>Recreational value</b>	Ancient trees wildlife and in summer cattle visible from here and other points along the footpath (which includes an avenue of yew trees)
<b>Rarity</b>	Unique historic and wildlife value

## 5.5 VIEW 12: VIEW FROM THE ENTRANCE TO DISS PARK



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

## 5.6 VIEW 13: VIEW OF THE MERE



<b>Name/ location</b>	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
<b>Description and purpose</b>	View across open Mere of open banks and Diss Centre skyline with St Mary's Church and Baptist Church
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Excellent, but to be retained.
<b>Planning history</b>	Under constant attack from planning decisions allowing building and enclosures of 'Important Open Land' -Local Plan designated to be retained.
<b>Scenic quality of the view</b>	Wide vista across Mere topped by panorama of old town centre.
<b>Conservation interest</b>	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.
<b>Recreational value</b>	Widely seen as people pass from Mere's Mouth to the Park.
<b>Rarity</b>	A unique, historic and landscape feature of Diss town



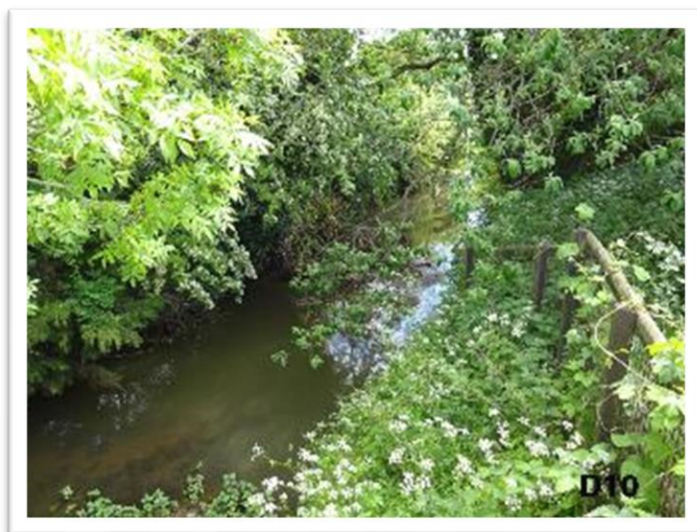
## 5.7 VIEW 14: VIEW OF THE HERITAGE TRIANGLE FROM MOUNT STREET



<b>Name/ location</b>	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
<b>Description and purpose</b>	Iconic town views
<b>It the view publicly accessible?</b>	yes
<b>Quality of the view – condition</b>	Viewed as part of continual progression through town centre
<b>Planning history</b>	Buildings listed, heart of Diss Conservation Area and streets are part of 2017 'shared space' project
<b>Scenic quality of the view</b>	Clear view of church tower as central feature of Diss town centre
<b>Conservation interest</b>	Within Diss Conservation Area.
<b>Recreational value</b>	Key feature of Diss
<b>Rarity</b>	Showcases Diss

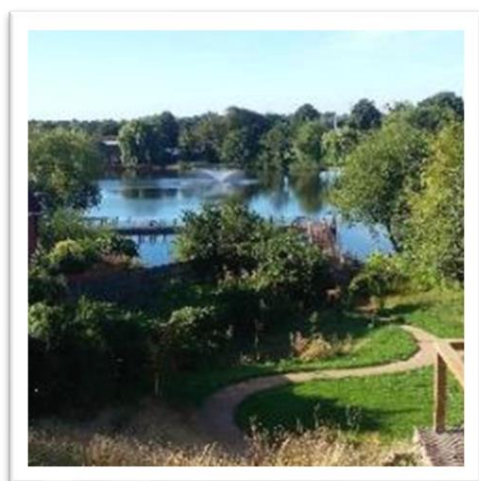


## 5.8 VIEW 15: VIEW OF THE WAVENEY VALLEY FROM FAIR GREEN BRIDGE



<b>Name/ location</b>	View East up River Waveney from Fair Green Bridge Grid Ref. TM11127934
<b>Description and purpose</b>	Opens up vista of future 'Riverside Quarter' area
<b>It the view publicly accessible?</b>	yes
<b>Quality of the view – condition</b>	Restricted
<b>Planning history</b>	Continual strategic and local plan proposals to develop Waveney river areas as Riverside Quarter, but as yet not implemented.
<b>Scenic quality of the view</b>	Woodland banks to river.
<b>Conservation interest</b>	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'.
<b>Recreational value</b>	River and riverside landscape
<b>Rarity</b>	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.



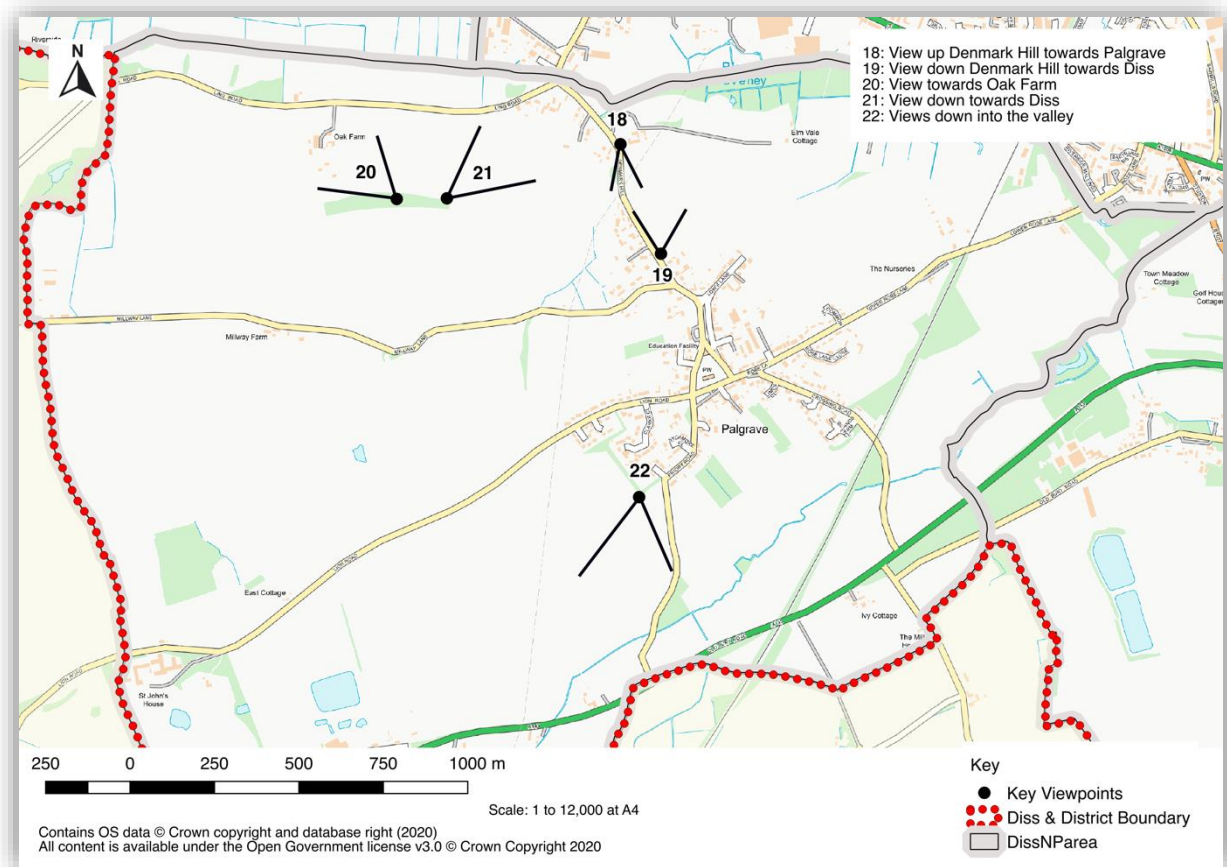
<b>Name/ location</b>	View south from the viewing platform at the Council offices on Market Hill. Grid Ref: TM116800
<b>Description and purpose</b>	Towards the park and overlooking the boardwalk on the Mere and the heritage wildlife gardens
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Very good view of the Mere, heritage gardens, boardwalk, park and the many species of ducks that inhabit the Mere.
<b>Planning history</b>	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.
<b>Scenic quality of the view</b>	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.
<b>Conservation interest</b>	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”.
<b>Recreational value</b>	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.
<b>Rarity</b>	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



<b>Name/ location</b>	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.
<b>Description and purpose</b>	View east from the carpark of the former Grasmere Club on Denmark Street
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	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.
<b>Planning history</b>	Change of use from Conservative Club to residential in March 2020.
<b>Scenic quality of the view</b>	Excellent view cross the Mere to the southern end of the town and the properties that line the banks.
<b>Conservation interest</b>	The view draws visitors and tourists walking along Denmark Street to the railings alongside the former Grasmere club viewpoint because of its outstanding views.
<b>Recreational value</b>	Good view of the Mere, fountain and surrounding area including the many species of ducks that use the Mere as their habitat.
<b>Rarity</b>	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



<b>Name/ location</b>	View up Denmark Hill
<b>Description and purpose</b>	To preserve the boundary between Norfolk and Suffolk and significant in differentiation of Palgrave Village from the neighbouring town of Diss
<b>It the view publicly accessible?</b>	The view is accessible from the road.
<b>Quality of the view – condition</b>	Reasonable
<b>Planning history</b>	Not known
<b>Scenic quality of the view</b>	Low lying meadowland running alongside the Waveney River
<b>Conservation interest</b>	Trees and habitats along the Waveney River and some trees around the meadow boundary.
<b>Recreational value</b>	Yes – Cycle link
<b>Rarity</b>	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.

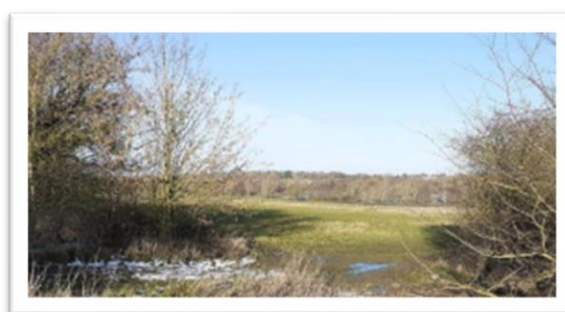
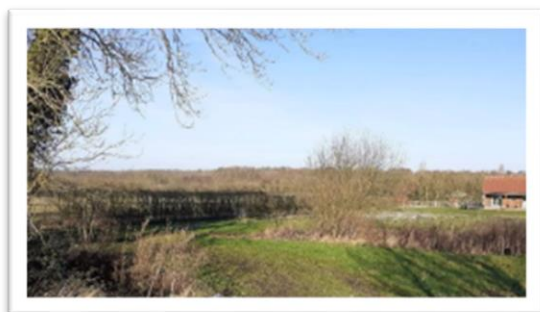


## 6.2 VIEW 19: VIEW DOWN DENMARK HILL TOWARDS DISS



<b>Name/ location</b>	Down Denmark Hill Towards Diss
<b>Description and purpose</b>	To preserve the boundary between Suffolk and Norfolk and to differentiate from the village and the neighbouring town of Diss
<b>It the view publicly accessible?</b>	The view is accessible from the road and from Lows Lane (a very popular footpath linking Palgrave to Diss).
<b>Quality of the view – condition</b>	Good
<b>Planning history</b>	Not known
<b>Scenic quality of the view</b>	Gently undulating agricultural Land leading down to Elm Vale Farm.
<b>Conservation interest</b>	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.
<b>Recreational value</b>	Yes – Cycle link on the main road and the Lowes footpath from the other aspect of the view
<b>Rarity</b>	Yes – view from the top of hill to a building of historic value and importance

### 6.3 VIEW 20: VIEW TOWARDS OAK FARM



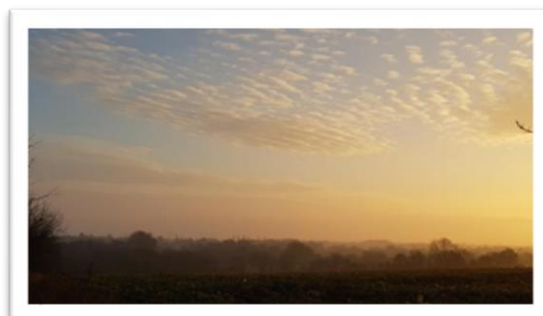
<b>Name/ location</b>	View towards Oak Farm
<b>Description and purpose</b>	To preserve and protect the view and habitats and to stay connected to an area designated as a SSSI
<b>It the view publicly accessible?</b>	Public footpaths and permissive paths
<b>Quality of the view – condition</b>	Excellent
<b>Planning history</b>	Not known
<b>Scenic quality of the view</b>	Uninterrupted elevated view of countryside, farmland and pasture leading towards the river Waveney and the Ling (a lowland heath SSSI)
<b>Conservation interest</b>	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.
<b>Recreational value</b>	Yes – Well trodden permissive path. Countryside footpaths and rambling access for the local population important for wellbeing and mental health.
<b>Rarity</b>	Yes – views to a rare and threatened habitat designated as a SSSI

## 6.4 VIEW 21: VIEW DOWN TOWARDS DISS



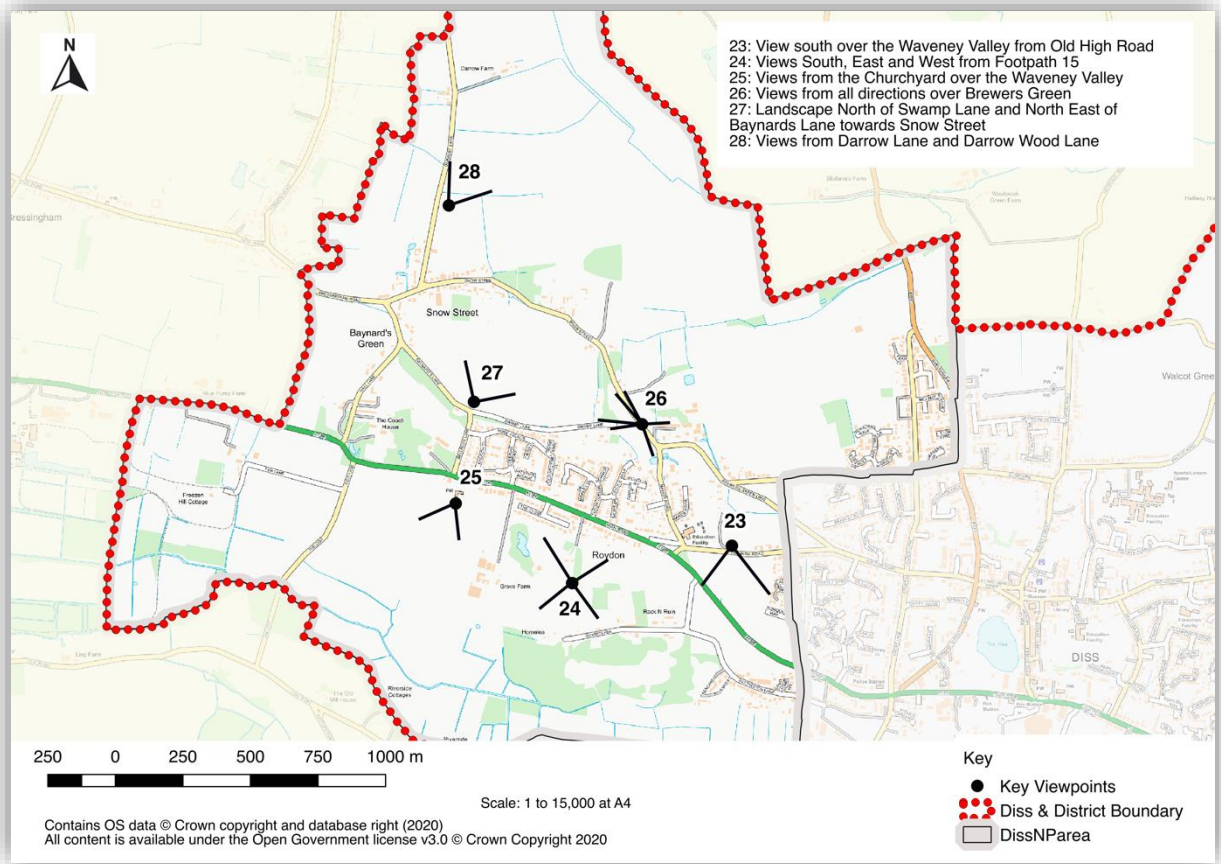
<b>Name/ location</b>	Down towards Diss
<b>Description and purpose</b>	To preserve and protect the view and habitats and leading down to the River Waveney
<b>It the view publicly accessible?</b>	Public footpaths and permissive paths
<b>Quality of the view – condition</b>	Excellent - views of modern Diss that only users of the path will encounter
<b>Planning history</b>	Not known
<b>Scenic quality of the view</b>	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.
<b>Conservation interest</b>	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.
<b>Recreational value</b>	Yes – Well trodden permissive path leading to public footpaths.
<b>Rarity</b>	Yes – views of the Town which serves 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



<b>Name/ location</b>	Down Valley
<b>Description and purpose</b>	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
<b>It the view publicly accessible?</b>	Yes accessible from the road and public footpaths
<b>Quality of the view – condition</b>	Good
<b>Planning history</b>	Not Known
<b>Scenic quality of the view</b>	An elevated and uninterrupted vista encompassing farmland and countryside showcasing Suffolk at its best.
<b>Conservation interest</b>	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.
<b>Recreational value</b>	Yes – Cycle link on the Lane to Eye, Thrandeston and Mellis and popular walking route adjoin a number of footpaths.
<b>Rarity</b>	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

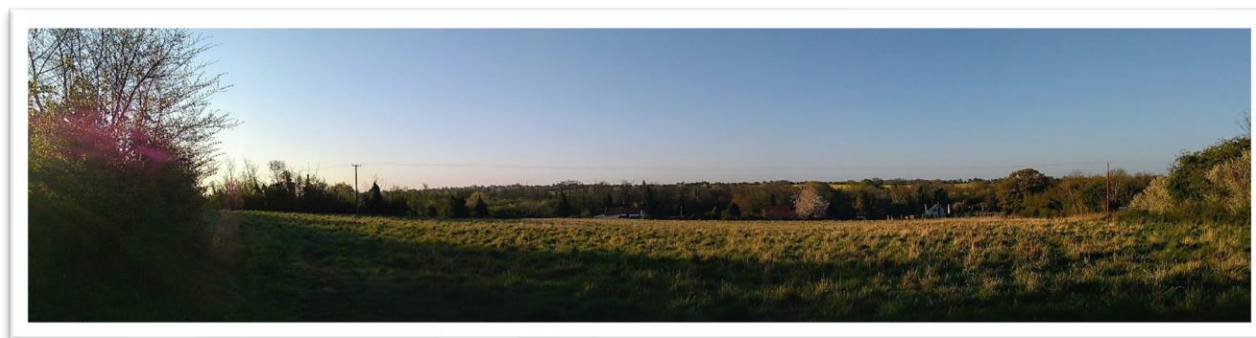


## 7.1 VIEW 23: VIEW SOUTH OVER THE WAVENEY VALLEY FROM OLD HIGH ROAD



<b>Description and purpose</b>	Towards Suffolk and sparsely populated countryside – significant to the village.
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Much woodland and greenery, somewhat spoiled at night by light pollution from the excessive number of lights on the new extension to Roydon school.
<b>Planning history</b>	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 – GNLPO104 – committed (2018) – a small element to the east of the overall view.
<b>Scenic quality of the view</b>	Across fields and the A1066 towards the hidden river, with land rising the other side towards Palgrave.
<b>Conservation interest</b>	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.
<b>Recreational value</b>	Footpaths and quiet lanes are in the valley, and this view is enjoyed by travellers along the Old High Road.
<b>Rarity</b>	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



<b>Description and purpose</b>	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.
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	An iconic Roydon view down to a few houses on Roydon Fen track and across the trees of Roydon Fen – all properly managed.
<b>Planning history</b>	To the east of the northern section of the footpath – GNLP 0526 – site submitted during call for sites – not committed (2018).
<b>Scenic quality of the view</b>	In all directions an idyllic, historic scene.
<b>Conservation interest</b>	Roydon Fen and the fields and farmland nearby contain an enormous range of habitats and flora and fauna.
<b>Recreational value</b>	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.
<b>Rarity</b>	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



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



<b>Description and purpose</b>	Brewers Green is a registered Common, with open access for walking, a mown area for leisure activities, ponds, woodland and meadowland.
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	The common is maintained by a management committee, with different regimes appropriate for its different areas.
<b>Planning history</b>	None
<b>Scenic quality of the view</b>	Across the Green, wherever one looks from, the view is scenic and tranquil.
<b>Conservation interest</b>	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.
<b>Recreational value</b>	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.
<b>Rarity</b>	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



<b>Description and purpose</b>	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.
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Well looked after by the landowners.
<b>Planning history</b>	None
<b>Scenic quality of the view</b>	A fine view which gives a sense of “old rural Roydon” and of the green centre to the old village.
<b>Conservation interest</b>	An open farmed space surrounded by houses, gardens, and woodlands along Swamp Lane and Baynards Lane.
<b>Recreational value</b>	These quiet lanes are much walked and cycled, the experience enhanced by the view of the open green space.
<b>Rarity</b>	The old interplay of dwellings, farms, and farmland, is here seen almost in its original state.

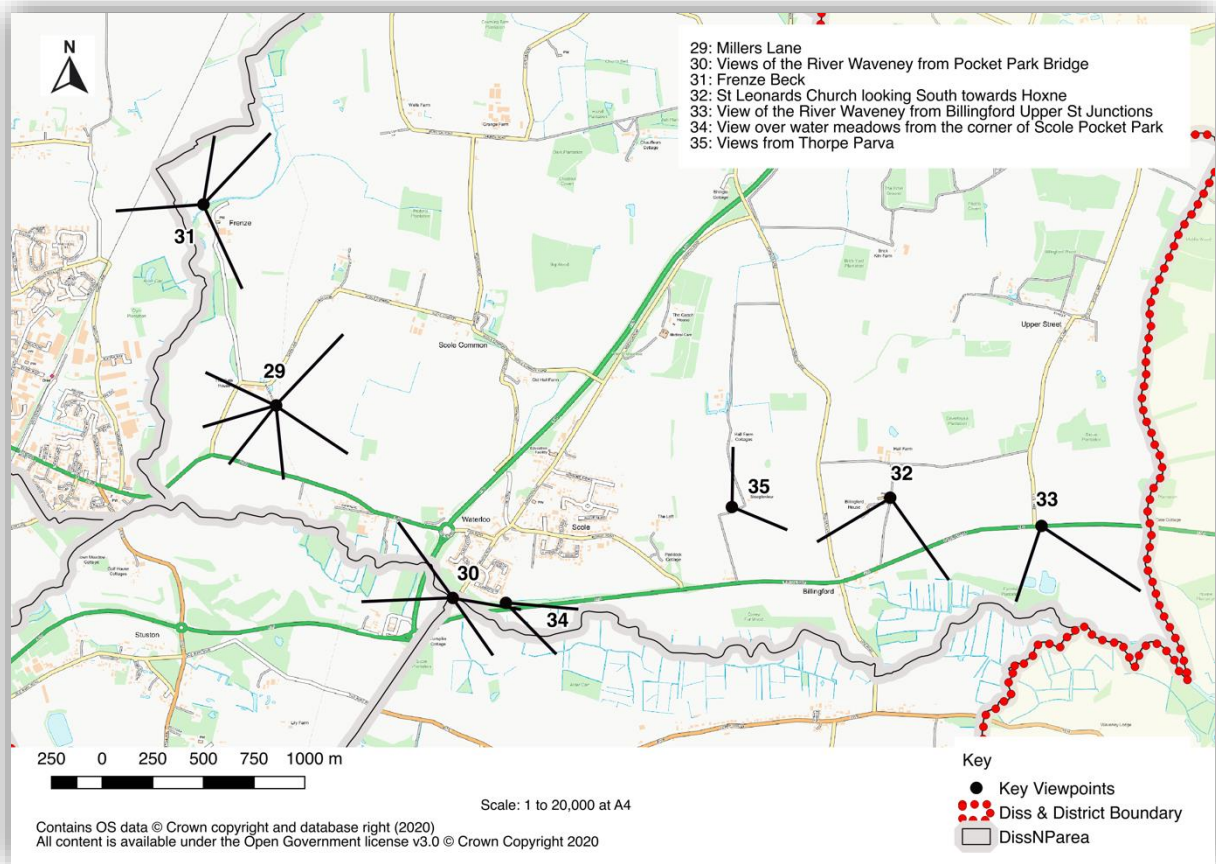


## 7.6 VIEW 28: VIEWS FROM DARROW LANE AND DARROW WOOD LANE



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

## 8 SCOPE



Map 7: Important views in Scole

## 8.1 VIEW 29: MILLERS LANE



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

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



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

### 8.3 VIEW 31: FRENZE BECK



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



#### 8.4 VIEW 32: ST LEONARDS CHURCH LOOKING SOUTH TOWARDS HOXNE



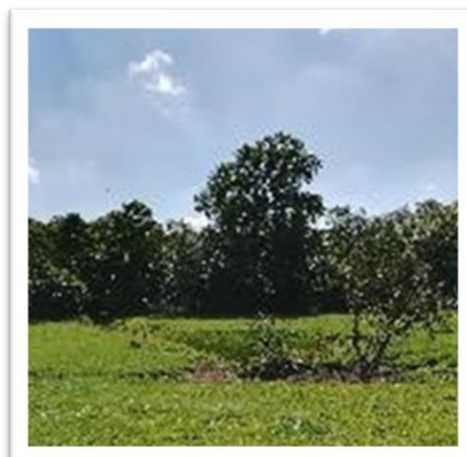
<b>Name/ location</b>	St Leonards Church looking south towards Hoxne. Plaque for Gordon Flowerdew VC in churchyard.
<b>Description and purpose</b>	View over Waveney valley water meadows, Billingford and windmill. Needs preserving
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition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



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

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



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

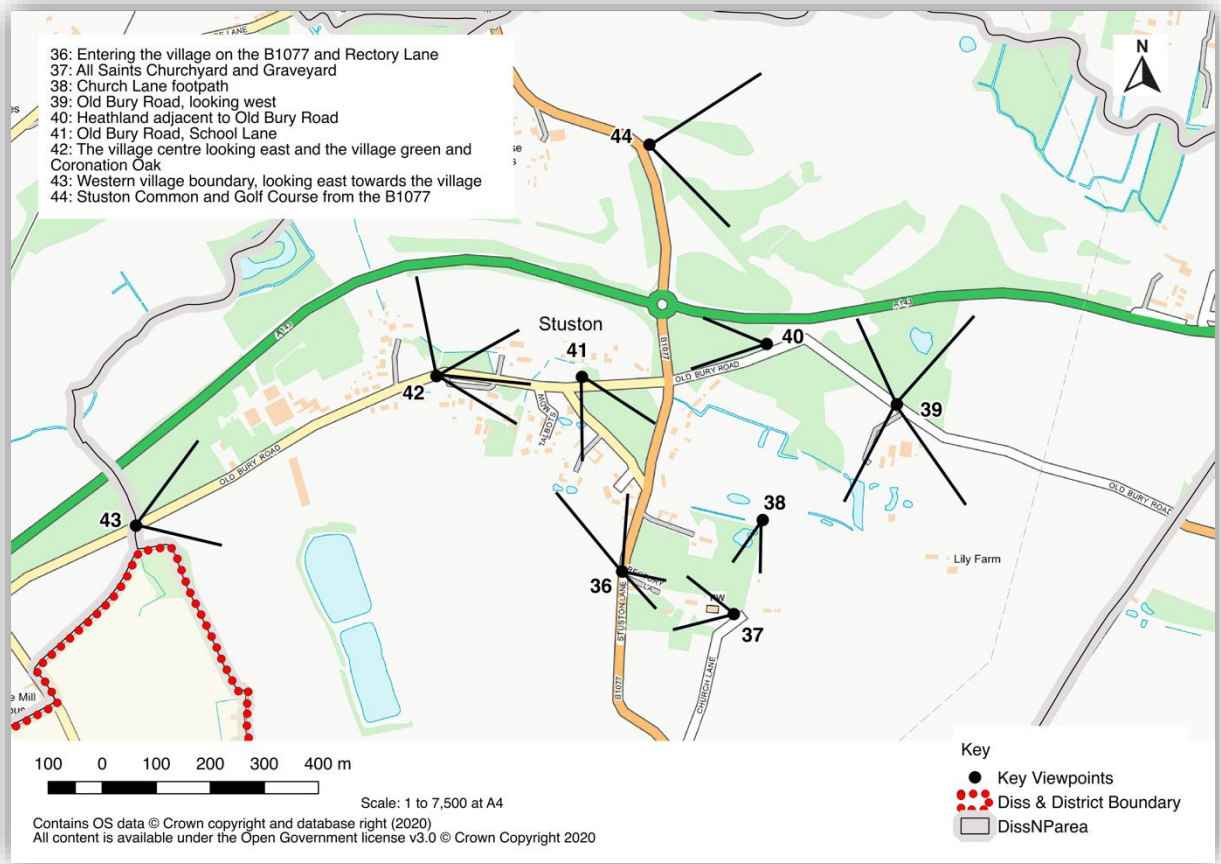
## 8.7 VIEW 35: VIEWS FROM THORPE PARVA



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



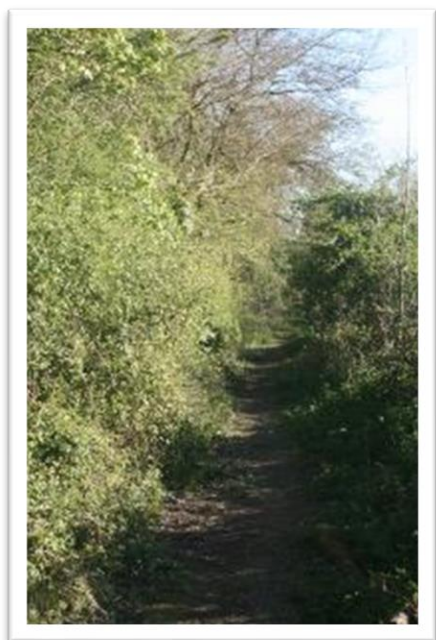
<b>Name/ location</b>	National Grid Ref TM 1325 7791
<b>Description and purpose</b>	Access to properties and to Church;
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	
<b>Planning history</b>	Defined Public Footpath (Rectory Lane)
<b>Scenic quality of the view</b>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

## 9.2 VIEW 37: ALL SAINTS CHURCH AND GRAVEYARD



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

### 9.3 VIEW 38: CHURCH LANE FOOTPATH



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

## 9.4 VIEW 39: OLD BURY ROAD, LOOKING WEST



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

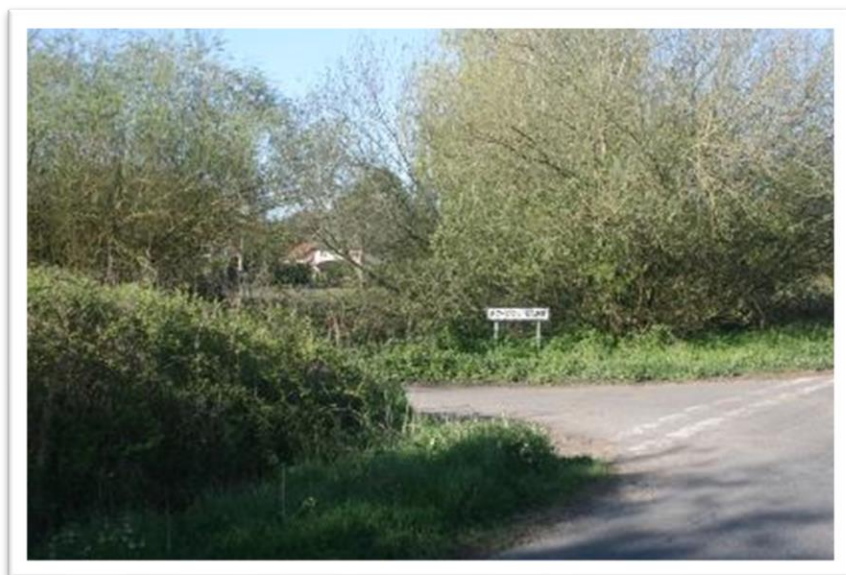


## 9.5 VIEW 40: HEATHLAND ADJACENT TO OLD BURY ROAD



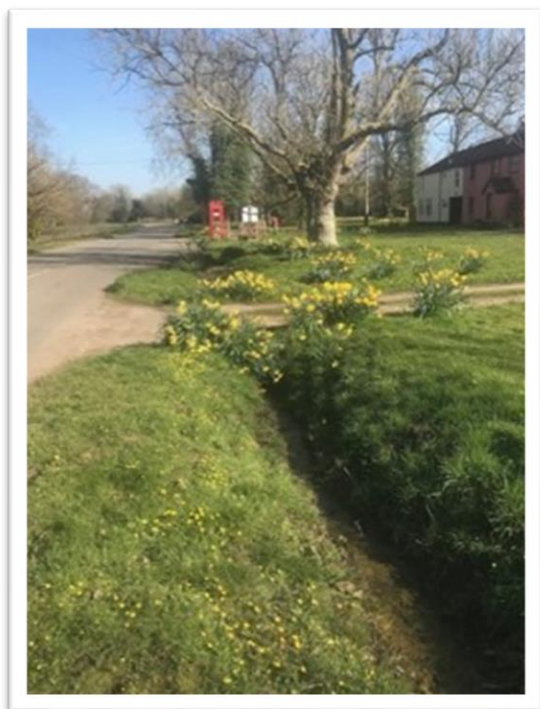
<b>Name/ location</b>	TM 1378 6035
<b>Description and purpose</b>	Profusion of gorse, birch hawthorn etc. excellent walking on metalled roads.
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	
<b>Planning history</b>	Part of Stuston Common
<b>Scenic quality of the view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

## 9.6 VIEW 41: OLD BURY ROAD, SCHOOL LANE



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

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



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

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



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

## 9.9 VIEW 44: STUSTON COMMON AND GOLF COURSE FROM B1077



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

**END OF DOCUMENT**