



2020

Issues & Options Consultation (1) Results Report Diss



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Diss Results Report

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2 INTRODUCTION

This consultation has informed the key issues and options for the Diss and District Neighbourhood Plan. It is one element of the evidence and assessment work which will help determine the final policies and site allocations. All of the evidence compiled to support the Neighbourhood Plan will be made publicly available on the website – www.ddnp.info

The survey was open from July 21st to August 23rd. Hard copies were available on request from the local Clerk. It was promoted via a postcard that was delivered to each household in the parish, plus posters were put up in local noticeboards. Where there was a community amenity such as a shop or garage, copies of the postcard/posters/surveys were left for people to see/take away.

The survey focused on several areas:

- Community assets worthy of protection in the plan
- Walking and cycling network and improvements
- General questions to inform key policy areas

Community assets had been identified by members of the Diss and District Neighbourhood Plan Working Group who had been set the task of identifying and recording local green spaces, important views and non-designated heritage assets.

The questions in the survey were to ascertain which assets are considered particularly important, and why. Only those assets that are particularly special to the local community can be identified and protected in the Neighbourhood Plan. A benchmark of 80% or above of respondents ‘strongly agreeing’ and ‘agreeing’ that the asset is important to them has been used to demonstrate this. In the case of views and local green spaces, respondents were invited to contribute their own suggestions.

Where there is a requirement for housing growth in the parish (as set by the District Council), residents were also asked for their views in relation to potential sites for this to be delivered. In some cases, respondents provided their own suggestions of alternative sites.

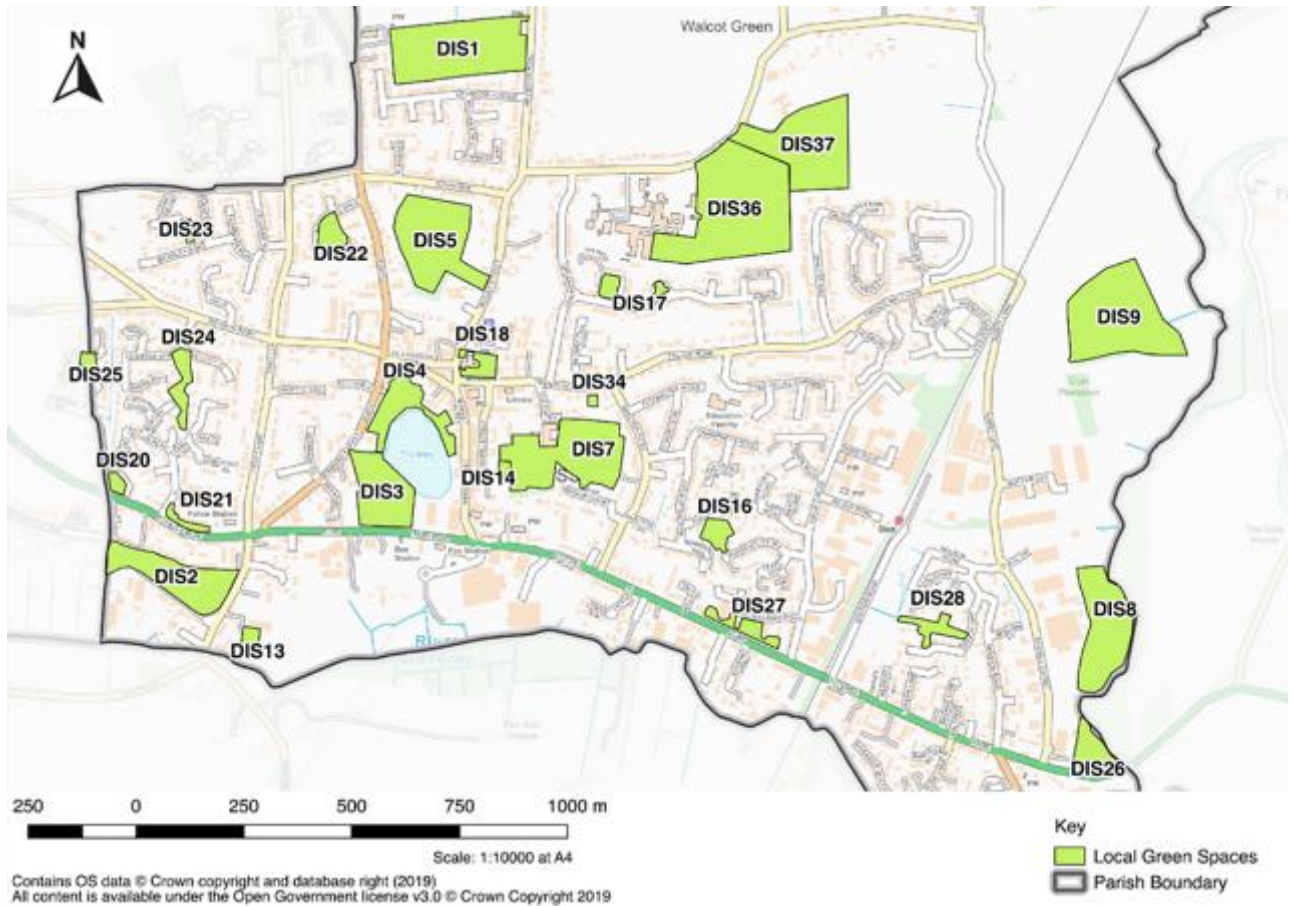
Our intention is to develop a walking and cycling network for Diss area which can be a key focus for improvements. In the main the questions relating to walking and cycling focused on understanding people’s priorities for improvement.

This report provides an overview and analysis of the responses received to the Diss element of the survey.

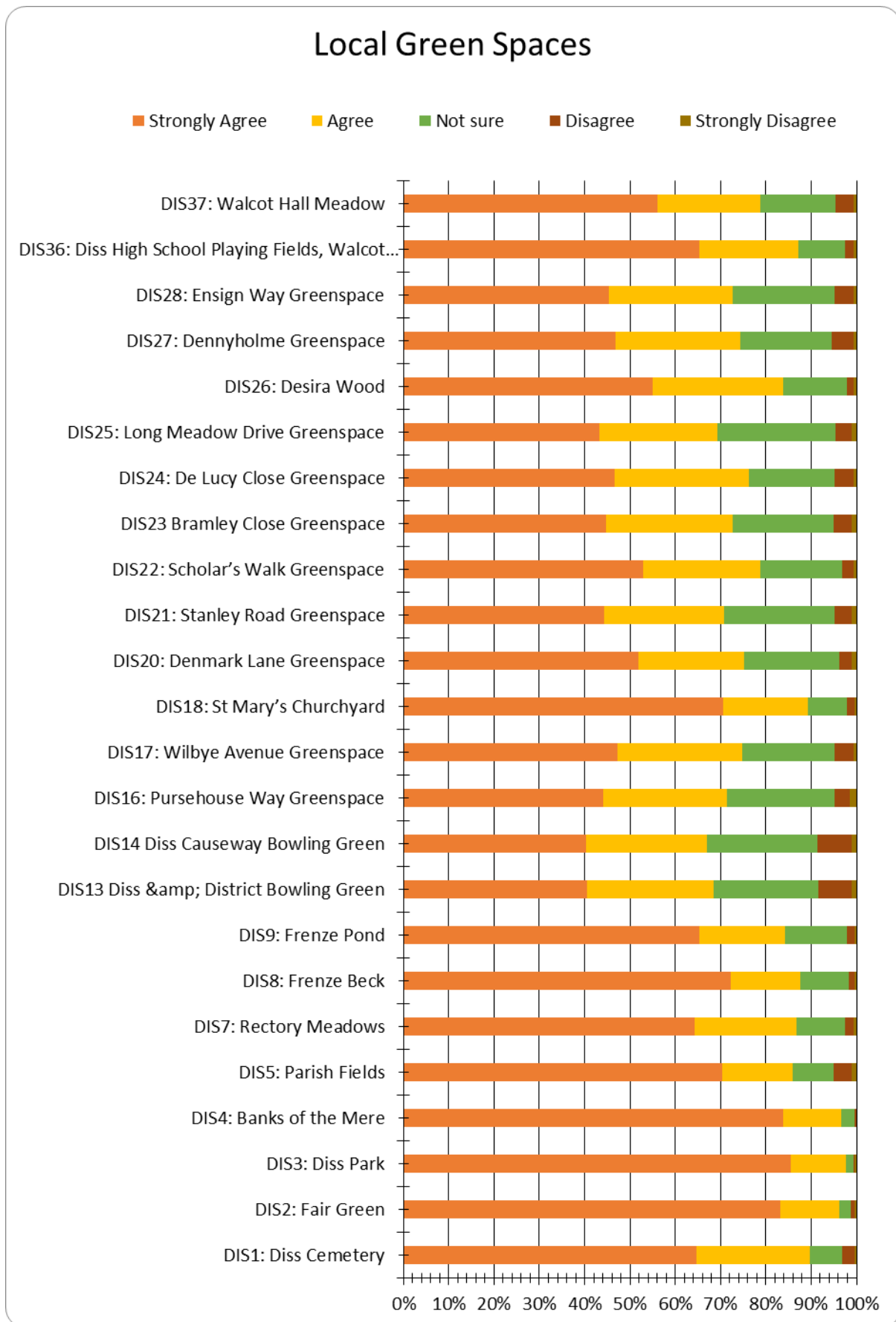
318 people completed the survey for Diss.

3 LOCAL GREEN SPACE

The Neighbourhood Plan will designate some green areas that are especially important to the community as Local Green Spaces. These need to meet a set of national criteria which requires them to be demonstrably special and hold particular significance to the local community. They may be demonstrably special by virtue of their beauty, historic significance, recreational value, tranquillity or richness of wildlife. The following green spaces have been suggested by the Neighbourhood Plan working group in Diss.



To what extent do you agree that each of these green spaces is special to you?



3.1 RESPONDENT'S COMMENTS SUPPORTING LGS

LGS name	Comments provided in support	80% strongly agree or agree	Over 50% strongly agree
DIS1: Diss Cemetery (4)	<p>Church surrounding land - old burial site vital to keep Cemetery. Absolutely vital as not yet filled and being burial site its sacredness is without question.</p> <p>I use St Mary's Churchyard, Diss Cemetery and Fair Green for exercise and outdoor activity. All are pleasant green spaces close to, or in the centre of town.</p> <p>Diss Cemetery is important as loved ones are buried there. Frenze Beck, Desira Wood, Churchyard, Cemetery are all important for wildlife and study.</p>		
DIS2: Fair Green (8)	<p>DIS2 Fair Green. Vital community open space in historic area</p> <p>Historic importance of fair green must be preserved</p> <p>Diss Park and Fair Green are heavily used public parks</p> <p>Fair Green is a place with exceptional history and provides a beautiful amenity for the whole town.</p> <p>I use St Mary's Churchyard, Diss Cemetery and Fair Green for exercise and outdoor activity. All are pleasant green spaces close to, or in the centre of town.</p> <p>Diss Park and Fair Green are nice open areas suitable for families and picnics in close proximity to food and drink outlets</p> <p>Park, Fair Green and rectory meadow are all community spaces.</p> <p>Other sites such as Fair Green (2), the edges of The Mere (4) and Parish Fields (5) and are vital for landscape, quality of life and local distinctiveness.</p>		
DIS3: Diss Park including the Mere (6)	<p>The park and mere are what makes Diss special and these spaces should be preserved at all costs. The desire to build around the mere is terrible and will degrade this community asset for nothing more than short term greed.</p> <p>DIS3 - is a much valued meeting and recreational space.</p>		

	<p>Park, Fair Green and rectory meadow are all community spaces.</p> <p>Park. Vital for community recreational space</p> <p>Diss Park and Fair Green are heavily used public parks</p> <p>Diss Park and Fair Green are nice open areas suitable for families and picnics in close proximity to food and drink outlets</p>		
<p>DIS4: Banks of the Mere (2)</p>	<p>The park and mere are what makes Diss special and these spaces should be preserved at all costs. The desire to build around the mere is terrible and will degrade this community asset for nothing more than short term greed.</p> <p>Other sites such as Fair Green (2), the edges of The Mere (4) and Parish Fields (5) and are vital for landscape, quality of life and local distinctiveness.</p>		
<p>DIS5: Parish Fields (27 comments in total, a shortened list is shown here.</p> <p>All comments shown in Appendix A)</p>	<p>Parish Fields and Fair Green in particular are special, ancient spaces. A haven for nature and a space to breathe in an urban environment. Under no circumstances should we lose even part of these beautiful and unique areas.</p> <p>I stress losing even a square metre of land at Parish Fields will be a serious mistake for our community. Do not compromise on this, save it for the town please.</p> <p>Parish Fields is a special case. It is unique meadow, untouched and should not be used for anything other than as an open space; certainly not for housing.</p> <p>DIS5: Parish Fields. A remarkable amount of natural wildlife depend on this uniquely ancient piece of land, visible on land surveys from at least the 14th century. Undeniably unique among Norfolk towns, this piece of land should be preserved, undisturbed, in the heart of our community, for all future generations.</p> <p>Agreeing acceptable development proposals on DIS5 which would unlock the site for public access and bring it under management by the Town Council could deliver significant ecological enhancements including biodiversity net gain, alongside economic and social benefits for the community.</p>		

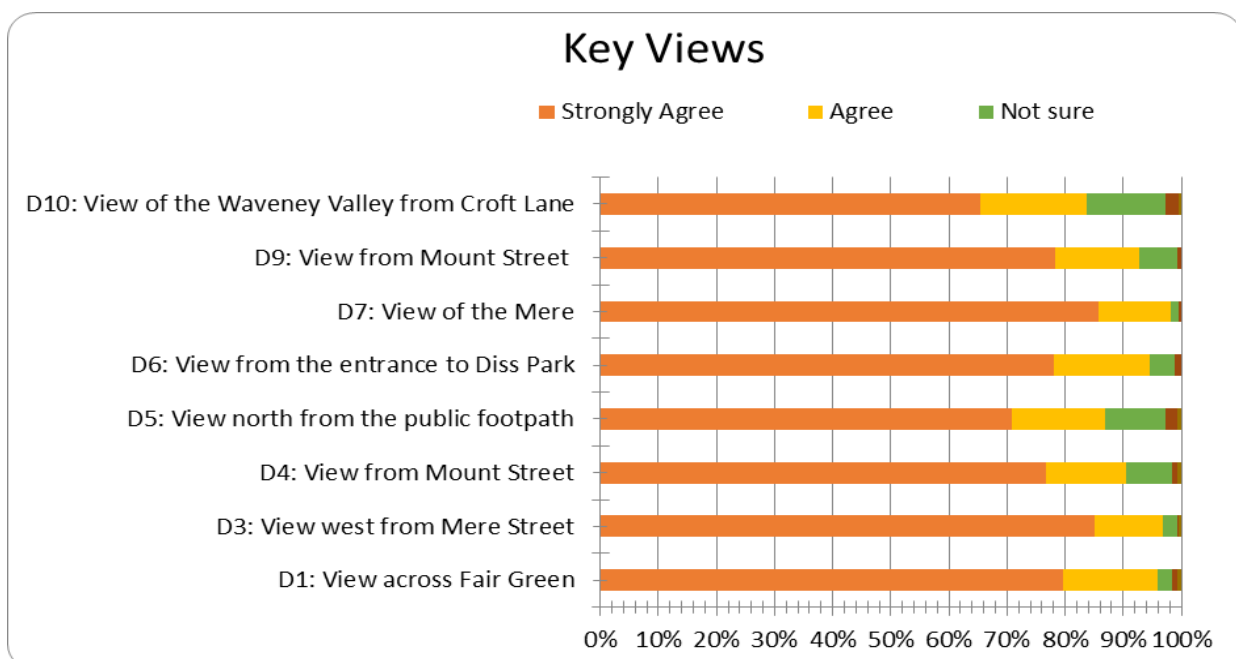
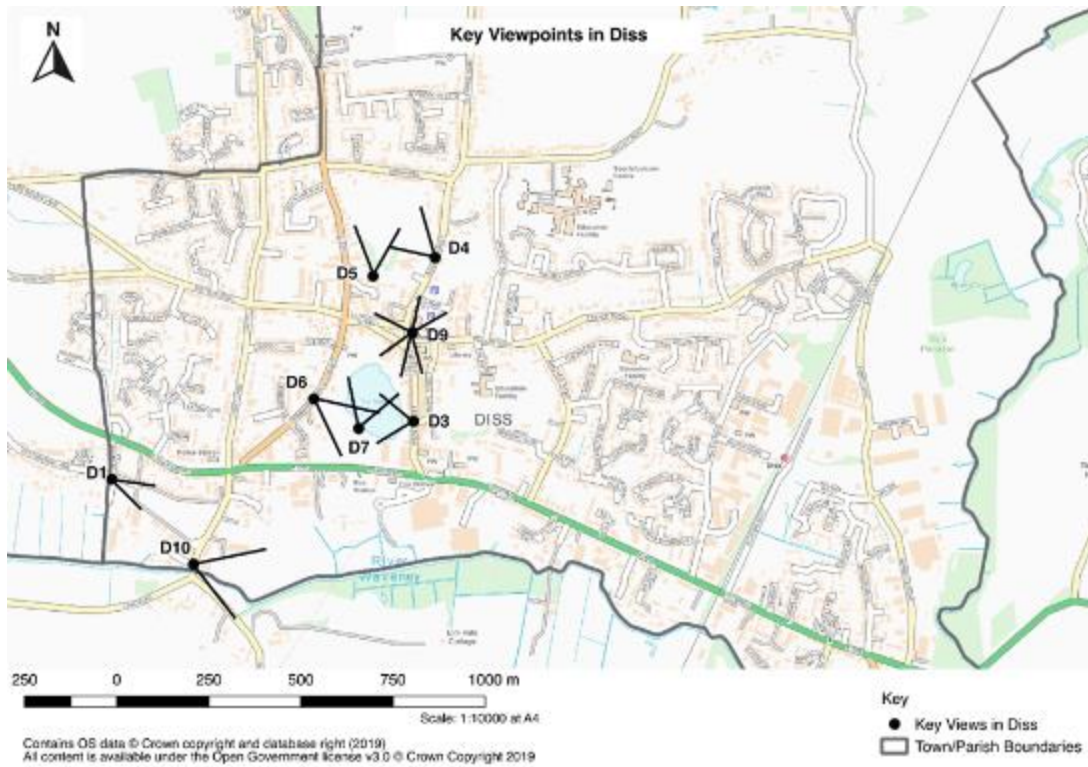
DIS7: Rectory Meadows (3)	<p>Especially interested in preserving numbers DIS5 & DIS7; the former for its beauty and diversity and the latter for its usage.</p> <p>Park, Fair Green and rectory meadow are all community spaces.</p> <p>Rectory Meadows is an important green space for cricket and for families, picnicking, I walk through it all the time.</p>		
DIS8: Frenze Beck (7)	<p>Frenze Beck is used widely by the community as an area of beautiful countryside for all to enjoy. It should not be lost.</p> <p>Frenze Beck and Frenze Pond I use for walking and relaxation and bird watching</p> <p>The recent improvements to Frenze Brook Nature Reserve are terrific - a great place for a walk.</p> <p>Sites along Frenze Beck (8, 9, 26) are important for wildlife and need to be especially recognised.</p> <p>Frenze Beck is a newer public park.</p> <p>Frenze Beck and Pond is a lovely new area suitable for walking dogs or just going to relax, a lot of work has gone into making it a nice woodland area.</p> <p>Frenze Beck, Desira Wood, Churchyard, Cemetery are all important for wildlife and study.</p>		
DIS9: Frenze Pond (3)	<p>Frenze Beck and Frenze Pond I use for walking and relaxation and bird watching</p> <p>Frenze Beck and Pond is a lovely new area suitable for walking dogs or just going to relax, a lot of work has gone into making it a nice woodland area.</p> <p>Sites along Frenze Beck (8, 9, 26) are important for wildlife and need to be especially recognised.</p>		
DIS13 Diss & District Bowling Green	X	X	X
DIS14 Diss Causeway Bowling Green	X	X	X

DIS16: Pursehouse Way Greenspace	X	X	X
DIS17: Wilbye Avenue Greenspace	X	X	X
DIS18: St Mary's Churchyard (1)	Frenze Beck, Desira Wood, Churchyard, Cemetery are all important for wildlife and study.		
DIS20: Denmark Lane Greenspace	X	X	
DIS21: Stanley Road Greenspace	X	X	X
DIS22: Scholar's Walk Greenspace	X	X	
DIS23 Bramley Close Greenspace	X	X	X
DIS24: De Lucy Close Greenspace	X	X	X
DIS25: Long Meadow Drive Greenspace	X	X	X
DIS26: Desira Wood	Frenze Beck, Desira Wood, Churchyard, Cemetery are all important for wildlife and study. Sites along Frenze Beck (8, 9, 26) are important for wildlife and need to be especially recognised.		
DIS27: Dennyholme Greenspace	X	X	X
DIS28: Ensign Way Greenspace	X	X	X
DIS36: Diss High School Playing Fields, Walcot Road (2)	Diss 36 is important for the school. Diss High School Playing Fields. Leave any school green space alone! There is a surprisingly large amount of birds that visit and the benefits for children of outdoor space should not be underestimated.		

	<p>DIs 36 and also 37 should be retained for use as needed by the school. We hear endlessly about obesity. This land is essential for sports activity. 36 and 37 are also out of town and any building would destroy fields on the outskirts used for recreation and wellbeing. They are also on routes used by walkers and cyclists.</p>		
<p>DIS37: Walcot Hall Meadow (2)</p>	<p>DIs 36 and also 37 should be retained for use as needed by the school. We hear endlessly about obesity. This land is essential for sports activity. 36 and 37 are also out of town and any building would destroy fields on the outskirts used for recreation and wellbeing. They are also on routes used by walkers and cyclists.</p> <p>Diss37 is also heading off into the hamlet of Walcot Green which has a rural character and should be kept as such. I regularly walk that way with my dog and cycle that way.</p>		

4 KEY VIEWPOINTS

The Neighbourhood Plan will identify key views (that are available from a public standpoint) which depict the area's special qualities. These may be of the landscape, iconic views of the town or historic features such as a church and its setting. The plan will seek to protect these views for future public enjoyment. A number of key viewpoints are already protected within Diss town centre as part of its designation as a Conservation Area. Eight key viewpoints have been identified in Diss, which includes those of primary importance in the Conservation Area.



To what extent do you agree that these views should be preserved for future enjoyment?

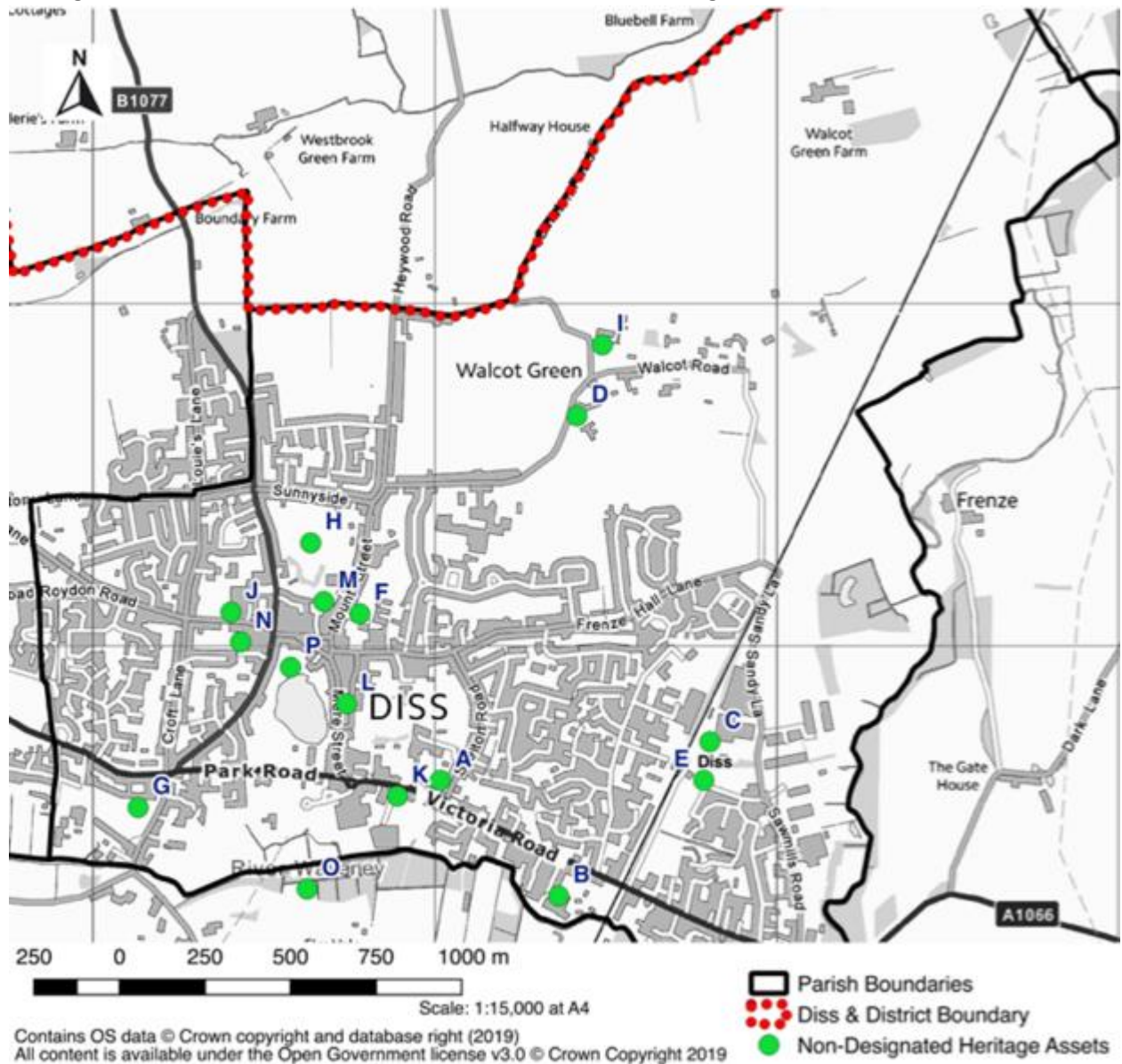
View name	Comments provided in support	80% strongly agree or agree	Over 50% strongly agree	Other comments
D1 View across Fair Green	X			
D3: View west from Mere St	X			
D4 View from Mount St (1)	The proposals in relation to GNLPO341 include preservation of D4, to include full public access from Mount Street and refurbishment of the historic railings within the Conservation Area.			
D5: View north from the public footpath (2)	<p>In terms of D5, the land immediately to the north has been requested to be made available to facilitate the expansion of The Lawns medical practice. It is understood that there are other proposals in place to provide additional tree planting adjacent to the footpath.</p> <p>This could be expanded significantly into GNLPO341 to create a managed ecology area if the Neighbourhood Plan Group is still looking to consider potentially suitable development proposals for the less sensitive parts of the site in terms of landscape and heritage impact.</p>			
D6: View from the entrance to Diss Park	X			
D7: View of the Mere	X			
D9; View of St Marys church	X			
D10 View of the Waveney Valley from Croft Lane	X			

4.1 OTHER SUGGESTIONS OF VIEWPOINTS

1. View from the railings near the Baptist Church on Denmark Street overlooking the Mere is a great view
2. It would be great to open up views of the Waveney behind Tesco and Morrisons and have a lovely riverside walk.
3. I live in Walcot Green and see a huge variety of wildlife, (including birds of prey) and indeed is the reason why my family moved here. This is an area which needs to be preserved and I would like to see this area become a designated Conservation Area.
4. When travelling north up Denmark Street you get views across to St Mary's Church to the north east, these are valued in my opinion and help with legibility of the area and creating a sense of the identity of Diss.
5. Views to the east along St Nicholas Street down the Heritage Triangle and south down Mount Street towards (looking south from D4) are key viewpoints of the historic town centre.
6. Please consider adding the view north of the cemetery across the fields, as this is one of the few open space walks/views around Diss, and the most accessible public footpaths for those living on the north side of town.
7. View looking north up Mount Street from the Saracens Head PH.
8. View over the mere from the South Norfolk Council office car park and the view over the mere from the Mere board walk.

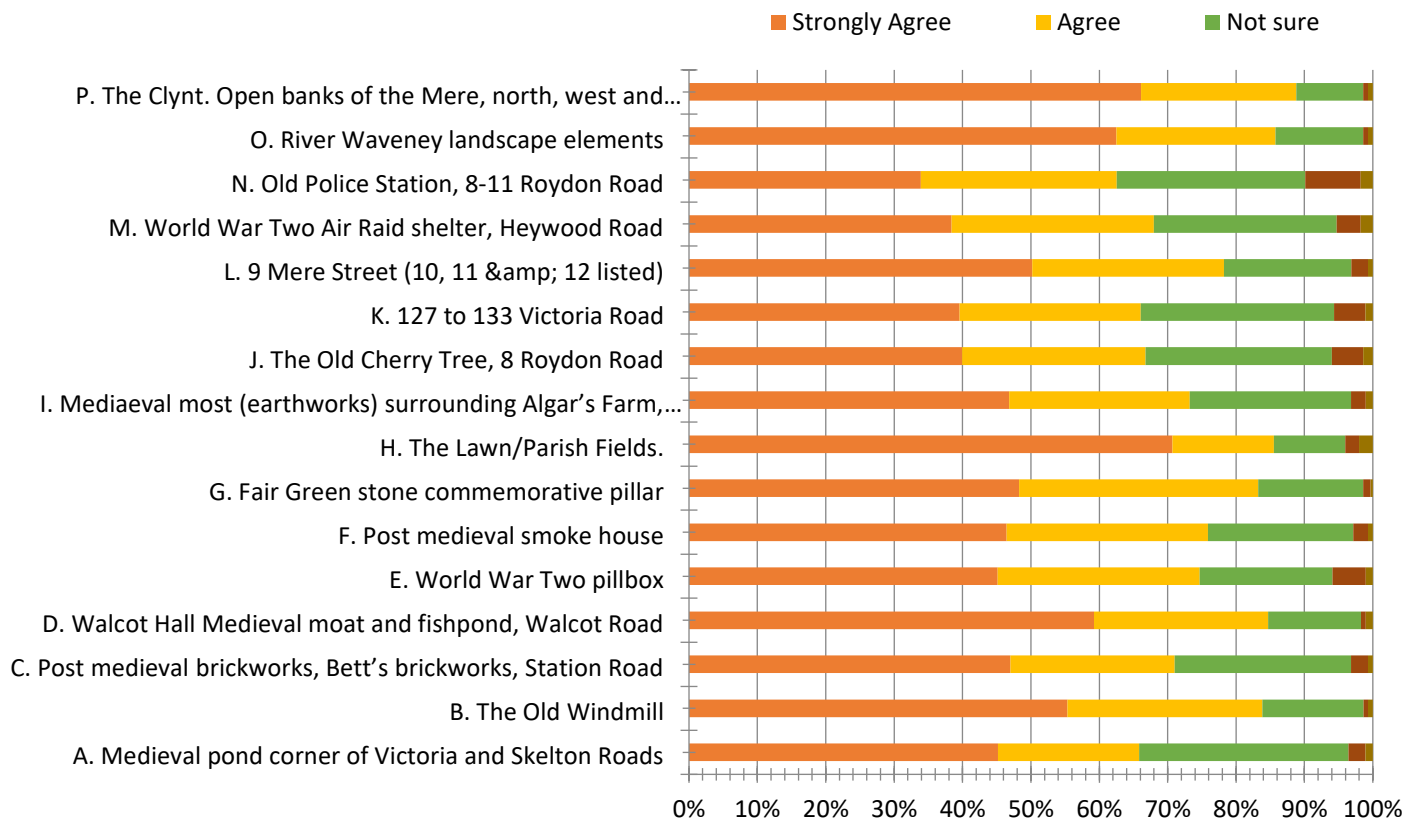
5 NON-DESIGNATED HERITAGE ASSETS

Protection already exists for land and buildings in Diss which are located in the Conservation Area or designated as listed buildings through national policy and guidance. The Neighbourhood Plan can add to this by identifying other buildings or structures of local historic importance, referring to them as non-designated heritage assets. The local Historic Environment Record has been used as a starting point to identifying any assets of historic significance that are not already designated in some way. Local knowledge has been used to supplement this. The map below contains the non-designated heritage assets which have been identified for inclusion in the Neighbourhood Plan.



To what extent do you agree that these are important heritage assets in Diss?

Heritage Assets



5.1 COMMENTS IN SUPPORT OF LOCAL NDHAS

Asset name	80% strongly agree or agree	Over 50% strongly agree
A. Medieval pond corner of Victoria and Skelton Roads	X	X
B. The Old Windmill		
C. Post medieval brickworks, Bett's brickworks, Station Road	X	X
D. Walcot Hall Medieval moat and fishpond, Walcot Road		
E. World War Two pillbox	X	X
F. Post medieval smoke house	X	X
G. Fair Green stone commemorative pillar		X
H. The Lawn/Parish Fields.		
I. Mediaeval moat (earthworks) surrounding Algar's Farm, Walcot	X	X
J. The Old Cherry Tree, 8 Roydon Road	X	X
K. 127 to 133 Victoria Road	X	X
L. 9 Mere Street (10, 11 & 12 listed)	X	
M. World War Two Air Raid shelter, Heywood Road	X	X
N. Old Police Station, 8-11 Roydon Road	X	X
O. River Waveney landscape elements		
P. The Clynt. Open banks of the Mere, north, west and south-west.		

5.2 SUGGESTIONS FOR ADDITIONAL NDHAS

1. Old derelict school behind area behind Myhills Euronics, etc adjacent to walkway from Chapel St to Victoria Road - an eyesore but could be used for something?
2. The Dolphin House
3. Croft Lane Baptist Burial Ground - a significant part of C19th religious history and a scrap of local green space important to the people of Croft Lane missed or excluded from the Local Green Space list.
4. The old iron railings along Park Road should also be retained.

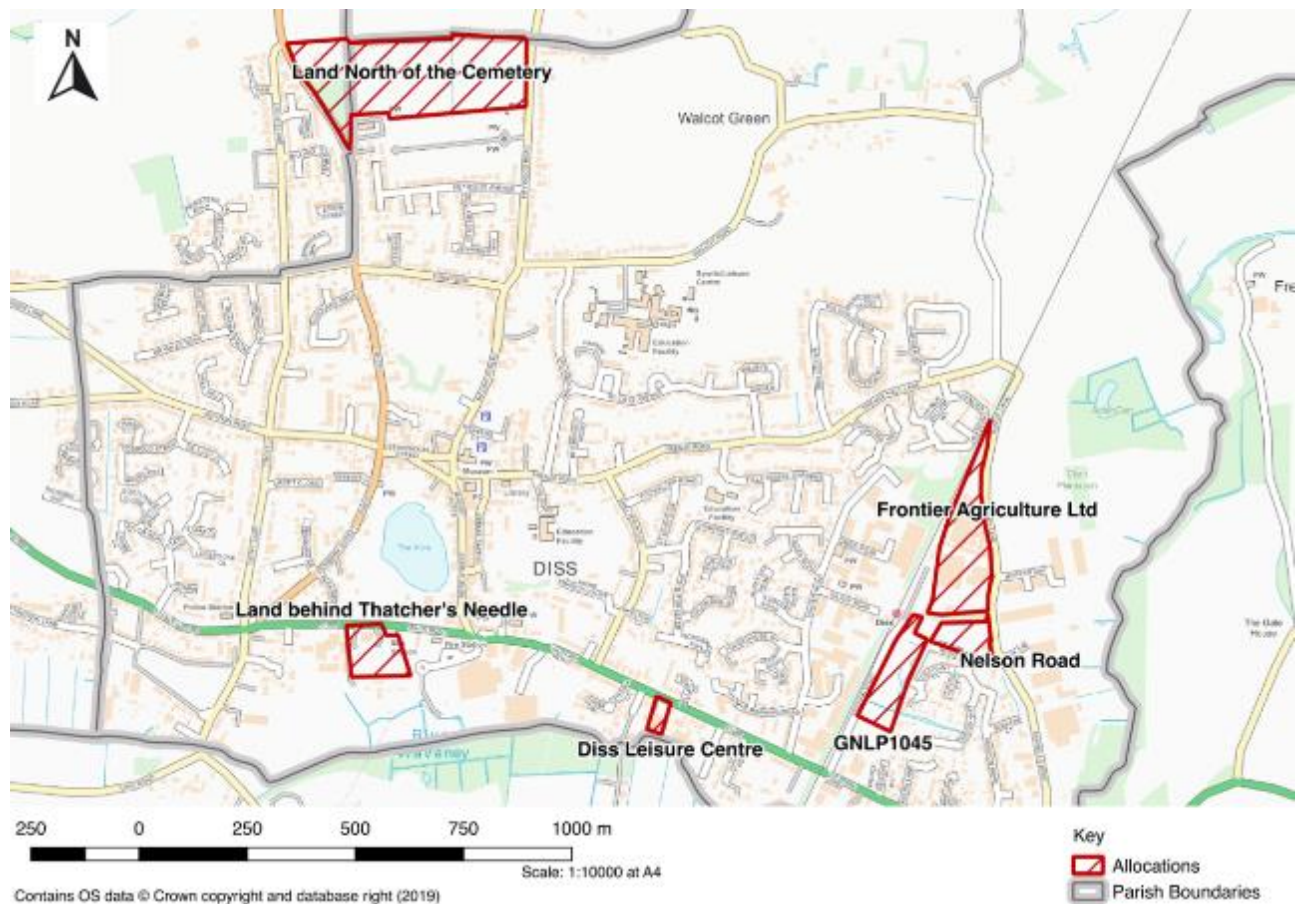
6 HOUSING GROWTH

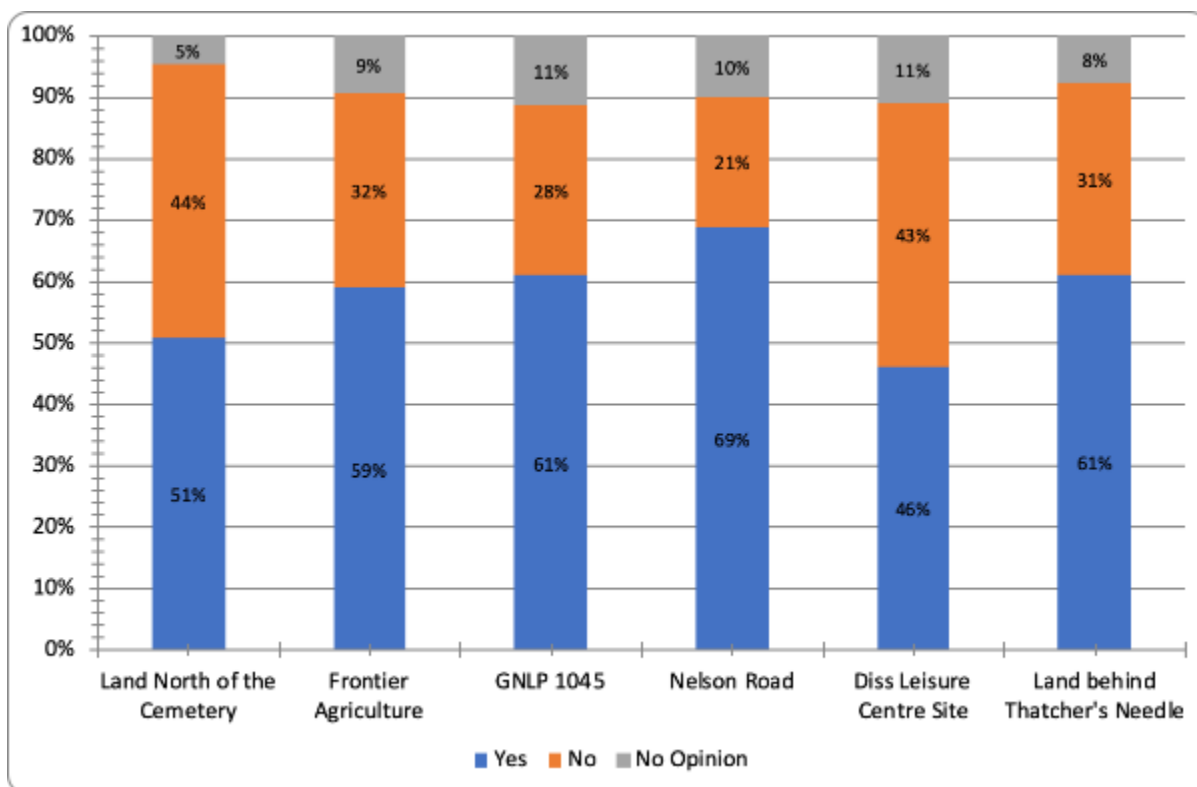
Diss (including part of Roydon) is required to accommodate site allocations to deliver an additional 400 new homes between 2018 and 2038 as part of the Greater Norwich Local Plan (GNLP). Two sites are preferred for the new homes by the Greater Norwich Development Partnership; Land at Frontier Agriculture Ltd (for 200 homes) and Land North of the Cemetery, West of Shelfanger Road and East of Heywood Road (for 200 homes).

The Town Council has concerns with such a high number of new homes being built on the land at Frontier Agriculture, which would result in a very dense development in what is mainly an employment area currently. There is an opportunity through the Neighbourhood Plan to allocate sites that work better for the area as a whole and are preferred by the community.

We are proposing the following combination of sites to deliver the homes required: Our proposals have been informed by a Site Appraisal Report written by the consultancy AECOM and input from the consultants helping to develop our Neighbourhood Plan, Collective Community Planning.

Do you support the following sites being allocated for housing?





Key headlines:

- For each site the number of respondents in favour of allocating was higher than those against it
- Over 50% of respondents supported allocation of the Frontier Agriculture site, GNL 1045, Nelson Road, Land North of the Cemetery and Land behind Thatcher’s Needle
- The only site to receive less than 50% of respondents supporting it was the Leisure Centre Site. This is mainly because it wasn’t clear that the Leisure Centre would be relocated before housing was built (see comments below)

202 individuals left comments to explain their reasons why they’d selected ‘no’

Site	Summary of points raised where people selected no (with number of respondents who made the point in brackets)
Land north of the Cemetery	<ul style="list-style-type: none"> • Would take productive agricultural land (18) • Too many homes proposed here (2) • Would result in increased traffic (11) • Impact upon the rural character of the area / growth in the countryside or on greenfield land (28) • Negatively impact wildlife (7) • Impact upon the setting for the cemetery and any potential extension in the future (14) • Would positively improve transport links in this area (2) • This would take land currently used for recreation including walking (9)
Frontier Agriculture	<ul style="list-style-type: none"> • Traffic impacts (7) • Should be retained for industry and employment (7)

	<ul style="list-style-type: none"> • Poor location within an industrial area (1) • Too dense (1) • Impact on nearby wildlife areas such as Frenze Beck (2)
GNLP 1045	<ul style="list-style-type: none"> • Poor location for new housing between the railway and fuel depot (3) • Would take the only green in this area (2) • Traffic impacts (2) • Too dense a development (1)
Nelson Road	<ul style="list-style-type: none"> • Parking issues (1)
Diss Leisure Centre	<ul style="list-style-type: none"> • Diss needs a leisure centre, not supported unless a replacement is built (43) • Impact of traffic onto Victoria Road (11) • The site is too small (2)
Land behind Thatcher's Needle	<ul style="list-style-type: none"> • This is a floodplain (9) • Concerns about traffic impact on Victoria Road (10) • We don't need a hotel in Diss (3)
General Comments	<ul style="list-style-type: none"> • Improved infrastructure is needed to support 400 new homes (29) • In favour of housing being located more centrally (4) • Housing should be on brownfield land (8) • Too many houses are proposed (11) • There are alternative sites you should consider (2) • Focus should be on retaining current industrial / employment sites (6) • Transport infrastructure is inadequate / development will generate a significant increase in traffic (18) • Environmental impacts (4)

Alternative site suggestions (specific plots)

1. The old infant school site (4)
2. Feather factory site (2) plus the firestation and car park for the Ford Dealership opposite
3. Parish Fields (2) for modest development of single storey housing for older people (to address an identified local need) to make a positive contribution to the town. This could be achieved by delivering public access to a currently inaccessible but central location, and delivering significant improvements in terms of on-site habitat and biodiversity net gain. It is further submitted that the transfer of ownership of the land to the Town Council on behalf of the local community would be the most effective way of ensuring the long-term control and preservation of this area.
4. The scrubby area at the top of Vince's Road
5. Land to the south of Long Meadow Drive, between Denmark Lane and the allotments
6. The old school site near Morrison's roundabout
7. Travis Perkins on Shelfanger Road
8. The triangle between High Road Roydon and Park Road (A1066)
9. Land adjacent the medical centre (2)
10. Weatherspoon's site for social housing
11. Beales for apartments

Alternative site suggestions (Non Specific)

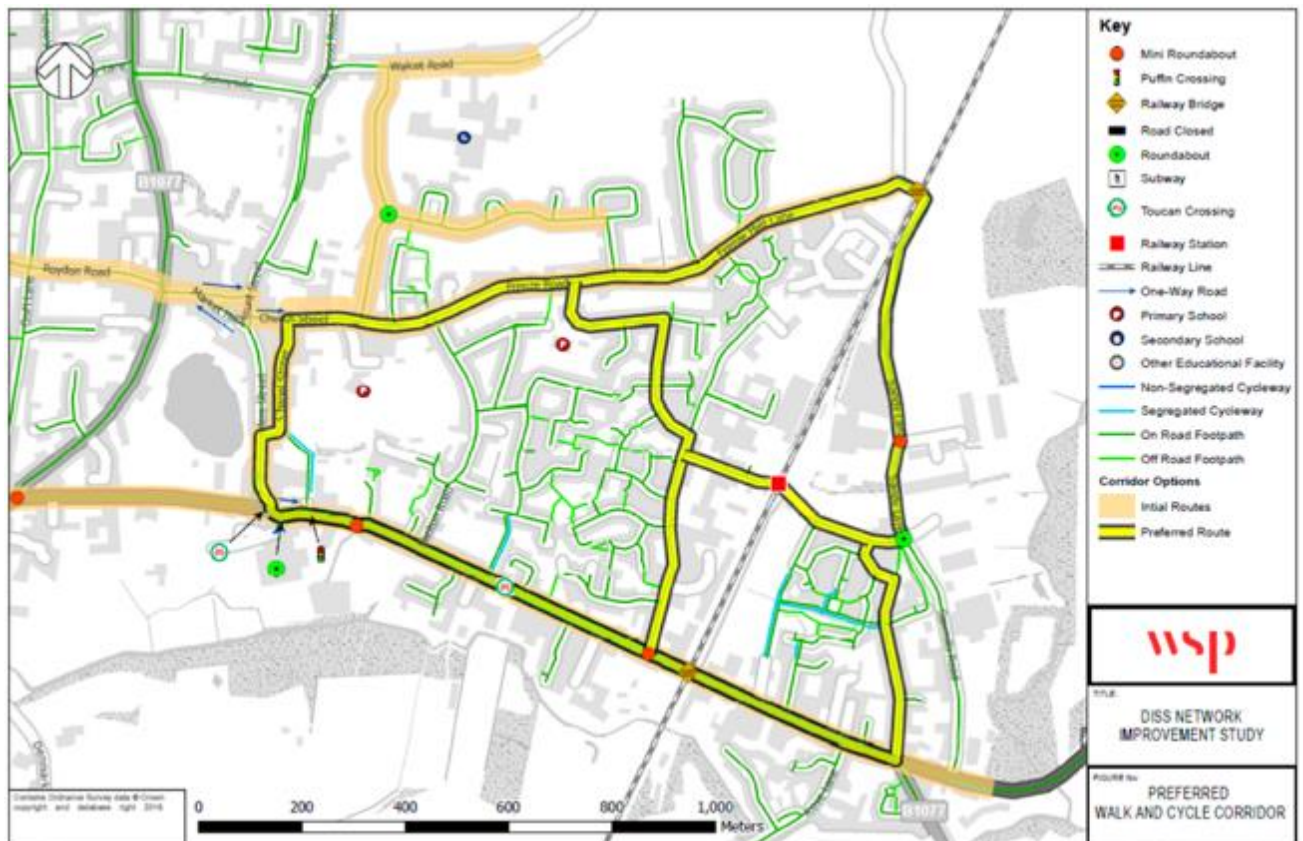
1. Behind houses between Heywood road and Walcott road (2)
2. South east of Walcott Green.
3. The A1066 up to Roydon (6)
4. Lower Rose Lane (3)
5. Next to the Greenacre Estate
6. Brownfield sites in Diss that could be used and unused retail space in the town centre, could convert shops into flats (8)
7. Farmland to the West of Diss between the Old Road and the Main Road to Roydon
8. North and West of Falcon Avenue
9. North of Walcot Rise and north of Walcot Road opposite the Squash Courts
10. North of Frenze Hall Lane between Harrier Way and Walcot Green Road (4)
11. North of Walcot Rise
12. North of Walcot Road, north of the high school.
13. Just west of the border Diss-Roydon from Sturgeon's farm down to the A1066.
14. The waste land between Frenze hall Lane and Vinces Road (3)
15. Along Park Road
16. Land next to Taylor Road and Long Meadow between Roydon and Diss
17. Next to orchard Croft
18. Between Mount Street and Sunnyside
19. West of Sawmills Road (2)
20. On Banham Road

7 WALKING & CYCLING IN DISS

This section on walking and cycling covers the entire Neighbourhood Plan area. Helping people get about in a more healthy and sustainable way is important.

The Neighbourhood Plan would like to encourage people to walk or cycle more, and for them to feel safe to do so. A plan for the network has been developed, see below.

Note that this does not yet include the new development at Walcott Green and its pedestrian/cycle link. This needs a number of improvements, especially to help people wishing to cycle.






7.1 RESPONDENTS RANKING OF WALKING/CYCLING PRIORITIES







Priority	Improvement	Weighted priority
1	New crossing point to improve access to the Railway Station at Vince's Road	1141
2	Improve the track from the railway bridge that runs past Frenze Hall and comes out at Diss Business Centre, to make it suitable for cyclists	1044
3	Continuation of the existing shared-use cycleway from Diss Leisure Centre to connect with the pedestrian crossing opposite Diss Methodist Church	928
4	Improved route from the junction of Skelton Road and Frenze Road, connecting with the A1066	835
5	Explore options for opening up the route to cyclists from Mere's Mouth, along Madgetts Walk and through the Park, to Denmark Street	707
6	Improvements to wayfinding, general signage and cycle parking in Diss Town Centre	699
7	Create a new walking/cycling network linking to existing paths at Walcot Green	634
8	New cycle parking and signage at the Railway Station	589
9	Extend the shared-use cycleway from Sawmills Road to the A1066	516
10	New on or off route cycle lane at the beginning of the junction with The Entry to Walcot Rise	474
11	Extend the shared-use cycleway past Prince William Way until the junction of Frenze Hall Lane and Walcot Green	396
12	New signage and advisory cycle route along Station Road to improve access to the Railway Station	388
13	Widening the existing footpath and wayfinding signs at Field House Gardens	339

8 DISS TOWN CENTRE

Do you think that Diss town centre needs to be made more pedestrian friendly, making it safer, more pleasant and easier for people to walk around?




			Response Percent	Response Total
1	Yes		57.75%	164
2	No		33.10%	94
3	No Opinion		9.15%	26

Diss Leisure Centre The Neighbourhood Plan is ambitious about a new Leisure Centre opening in Diss which provides better facilities and becomes a hub for local services based in the community. It is not possible to deliver this on the current Leisure Centre site just off the A1066, so a new site will need to be found. What factors do you think are important when selecting a site for the new Leisure Centre?

			Response Percent	Response Total
1	Close to the town centre		39.02%	112
2	Good highway access and easy to get to for residents of surrounding parishes, avoiding mostly residential roads		54.70%	157
3	Good access for people wanting to walk or cycle		76.66%	220
4	Ample room for parking		65.85%	189
5	A brownfield or previously developed site rather than green open space		75.26%	216
6	Avoid land protected for nature conservation		72.47%	208




8.1 HOUSING MIX - DISS

Getting the right mix of houses on any site is important, whether the site is allocated in the neighbourhood plan or whether it is a 'windfall' site. The term 'windfall sites' is used to refer to those sites which become available for development unexpectedly and are therefore not included as allocated land in a planning authority's development plan. Do you think the neighbourhood plan should have a policy that provides strong guidance on the housing mix as part of any development?





			Response Percent	Response Total
1	Yes		80.90%	233
2	No		6.94%	20
3	No Opinion		12.15%	35
			answered	288
			skipped	30

8.2 HOUSING DENSITY – DISS

Although it is important to make good use of land, in rural areas high density development may be out of character. Should we have a policy in the Neighbourhood Plan to ensure that the density of houses in any new development reflects the character of the surrounding area?

			Response Percent	Response Total
1	Yes		94.10%	271
2	No		3.13%	9
3	No Opinion		2.78%	8
			answered	288
			skipped	30

If you answered yes to the last question, do you think a policy should include any of the following (please tick all that you support)

			Response Percent	Response Total
1	The mix should include homes for rent as well as for sale		55.97%	150
2	The policy should have something on the size of houses required/ number of bedrooms (this would depend on the needs of each community)		67.91%	182
3	The policy should require any proposed development to take on board the housing mix in the Diss and District Housing Needs Assessment report, which includes the type of affordable/ social homes needed.		65.67%	176
4	Other (please specify):		23.51%	63
			answered	268
			skipped	50
Other (please specify): (63)				

8.3 SUMMARY OF 'OTHER' COMMENTS




- Go for quality build/materials/design over quantity
- Don't mix social and private housing
- Ensure energy efficient home (Paris Climate Agreement)/Passivhaus *refer to Norwich's Goldsmith's development (7)
- Make affordable homes actually affordable (2)
- Have realistic parking provision (6)
- Use local builders
- Minimum size for gardens
- Link footpath/cycling/local shop networks
- Have disabled/older people design in mind
- Ensure landscaping/tree planting/sustainability/wildlife friendly designs

8.4 AFFORDABLE HOUSING

At the moment, any affordable/ social homes for rent that are built in Diss are made available first to residents of Diss. If there any such homes still available, South Norfolk Council uses a cascade, so that they are then offered to former residents of Diss, and then to residents of neighbouring parishes. The neighbouring parishes that benefit from this and in the Neighbourhood Plan area are Scole, Roydon and Burston and Shimpling as these are the ones in South Norfolk.




However, there are also three Mid-Suffolk parishes in the neighbourhood plan area: Palgrave, Brome and Oakley, and Stuston, the residents of which are not eligible as part of the cascade.

Do you think the cascade used by South Norfolk Council for affordable / social housing should include the mid-Suffolk parishes, so that residents of those parishes also become eligible for affordable / social housing for rent in Diss?

			Response Percent	Response Total
1	Yes		57.24%	166
2	No		23.45%	68
3	No Opinion		19.31%	56
			answered	290
			skipped	28




8.5 SELF-BUILD

Previous consultations found support for people wishing to build their own homes. Do you think that larger developments should set aside some plots for self-builders?

			Response Percent	Response Total
1	Yes		57.34%	164
2	No		19.93%	57
3	No Opinion		22.73%	65
			answered	286
			skipped	32

8.6 TOWNSCAPE AND DESIGN




Design, such as the materials used to build the houses, is important for retaining local character and sustaining local identity. The Neighbourhood Plan has produced a document on design (called Diss and District Design Codes) which describes the housing designs and materials that are typical of the area. Do you think we should have a policy that requires development to use the Design Codes for the area and to reflect local identity and styles?

			Response Percent	Response Total
1	Yes		86.07%	241
2	No		7.14%	20
3	I don't know		6.79%	19
			answered	280

8.7 DARK SKIES

In some parts of the neighbourhood plan area, away from Diss and the main villages, there are intrinsically dark skies. Intrinsically dark landscapes are those entirely, or largely, uninterrupted by artificial light. Light pollution can have a negative impact on dark skies, making it more difficult to see the stars and changing the feel of these tranquil areas. It also impacts upon wildlife and is a major cause of the large and rapid decline in insect populations.




Should the Neighbourhood Plan have a policy that aims to limit light pollution in these areas?

			Response Percent	Response Total
1	Yes		89.44%	254
2	No		4.58%	13
3	I don't know		5.99%	17
			answered	284
			skipped	34

8.8 WILDLIFE

The Neighbourhood Plan area has some lovely countryside and is fortunate to have many, much appreciated habitats for wildlife. People have noted that wildlife numbers are falling, and there is a need to improve or create areas for wildlife by planting new trees, meadows and hedgerows, for example in locations along the river. These, when linked together would form a network that supports an increase in wildlife.




Do you think the neighbourhood plan should have a policy that requires developments to improve areas for wildlife, including creating new areas?

			Response Percent	Response Total
1	Yes		94.46%	273
2	No		2.77%	8
3	I don't know		2.77%	8
			answered	289
			skipped	29

9 TRAFFIC




Traffic is one of the biggest concerns amongst local people. Additional housing will of course generate more traffic. This can affect congestion, such as at some key junctions that are already subject to traffic queueing, particularly on the A1066. In the villages, traffic speeds are often a concern. However, development can also sometimes deliver for highway improvements.

Do you think that the proposed allocation north of the cemetery in Diss should provide a new road linking Shelfanger Road with Heywood Road?

			Response Percent	Response Total
1	Yes		61.59%	178
2	No		23.53%	68
3	No Opinion		14.88%	43
			answered	289
			skipped	29

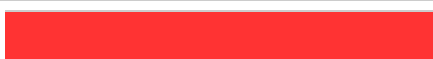


9.1 THE A1066

Do you think that any major development (which is 10 or more homes) that is likely to have an impact on the A1066 should be required to provide evidence of that impact, particularly in the rush hour, and help to address any worsening in congestion?

			Response Percent	Response Total
1	Yes		89.62%	259
2	No		5.19%	15
3	No Opinion		5.19%	15

9.2 TRAFFIC SPEED




Do you think development, especially in the villages, should be required to provide measures or be designed to better manage traffic speeds?

			Response Percent	Response Total
1	Yes		91.00%	263
2	No		4.50%	13
3	No Opinion		4.50%	13

10 DISS TOWN CENTRE




Diss town centre is very popular, especially for shopping and it is vital to manage any change of use to support the vitality of the town centre. Retail has been undergoing change for some time with the advent of internet shopping and the lockdown has accelerated this, risking more and more empty shops.

The Neighbourhood Plan could have a policy that aims to support retail, but which focuses on enhancing the town centre more generally, including by making good use of empty shops that are unlikely to sustain retail. Would you support such a policy?

			Response Percent	Response Total
1	Yes		93.43%	270
2	No		3.81%	11
3	No Opinion		2.77%	8
			answered	289
			skipped	29







11 DIGITAL CONNECTIVITY

Good broadband is important for many of us, especially those who work from home and the lockdown has highlighted this. The neighbourhood plan could have a policy that requires the new housing to have a certain broadband speed as a minimum. The policy could also support the installation of new broadband infrastructure. Would you like to see such a policy?

			Response Percent	Response Total
1	Yes		86.90%	252
2	No		2.76%	8
3	No Opinion		10.34%	30

Where do you live?				
			Response Percent	Response Total
1	Brome and Oakley		0.65%	2
2	Burston and Shimpling		0.33%	1
3	Diss		83.99%	257
4	Palgrave		0.65%	2
5	Roydon		6.86%	21
6	Scole		0.33%	1
7	Stuston		0.33%	1
8	None of the above		6.86%	21

Do you work in any of the following?				
			Response Percent	Response Total
1	Brome and Oakley		0.69%	2
2	Burston and Shimpling		0.00%	0
3	Diss		35.64%	103
4	Palgrave		0.00%	0
5	Roydon		1.04%	3
6	Scole		0.69%	2
7	Stuston		0.00%	0
8	None of the above		61.94%	179
			answered	289
			skipped	29

What is your age?				
			Response Percent	Response Total
1	13-17		0.00%	0
2	18-24		0.65%	2
3	25-34		9.48%	29
4	35-54		27.78%	85
5	55-64		24.18%	74
6	65-74		23.53%	72
7	75+		14.38%	44
			answered	306
			skipped	12

12 NEXT STEPS

All those assets that received 80% of respondents 'strongly agreeing' or 'agreeing' that they are special or important will be further assessed for their importance or significance. For example, the non-designated heritage assets will be assessed in accordance with Historic England criteria as set out in their Advice on Local Listings.

Any suggestions received about additional green spaces or views to be included will be further considered by the Diss and District Neighbourhood Plan working group. If it is felt they meet the criteria for designation in the plan they will be included in a future consultation exercise similar to this to determine their community value.

All of the feedback received on potential sites for housing growth has been valuable in informing the Neighbourhood Plan's development. The suggestions of alternative sites have been considered by the working group and those with a willing landowner are being formally assessed by AECOM for their suitability and availability for growth. Further public consultation is planned on those sites considered to be realistic alternatives.

13 APPENDIX A (PARISH FIELDS COMMENTS)

Parish fields comments in full

1. Parish Fields and Fair Green in particular are special, ancient spaces. A haven for nature and a space to breathe in an urban environment. Under no circumstances should we lose even part of these beautiful and unique areas. All natural green spaces are like a little oasis and are to be treasured.
2. All green space should be protected, and as much help & space given to wildlife as possible. In particular the Parish Fields meadows should NOT be disturbed, we do not need another municipal park, they should be kept as the incredibly valuable wildlife haven that they are.
3. Parish Fields is clearly one of the most historic areas in Diss. The council has been presented with views from hundreds of people identifying the historic and unique nature of this land, and are very proud of it.
4. The Parish Fields are a jewel in the crown for Diss. We are proud to tell people about its great history.
5. Diss 5 is appreciated by so many people and provides a green oasis for wildlife in the town.
6. All the other green spaces provide people with varying degrees of access to green/ play areas which is so important
7. I am pleased to see so many green spaces allocated. In particular Parish Fields which has been threatened with development and the object of much public support to preserve this unique piece of meadow in the heart of the town.
8. Please do everything you can to protect Parish Fields from development. It's a beautiful meadow and asset to the town.
9. Parish Fields is unique habitat in town. This beautiful open space is home to many birds, deer and a thriving hedgehog population. Such green spaces are essential to maintain the character of the town.
10. Parish fields is a historic site and is an important area for wildlife.
11. Especially interested in preserving numbers DIS5 & DIS7; the former for its beauty and diversity and the latter for its usage.
12. Parish fields is a rare spot of countryside in the middle of Diss and supports much needed wildlife. It is vital that this is preserved for the community to enjoy.
13. Parish Fields needs to be strongly protected and even opened up to the public. We have lost a lot of green space in Diss due to development and these final remaining spaces need protecting for future generations and to play our part in protecting the environment and tackling climate change. Diss could really reinvent itself if the green spaces were promoted and used more.
14. I stress losing even a square metre of land at Parish Fields will be a serious mistake for our community. Do not compromise on this, save it for the town please.
15. The Parish Fields are historically and environmentally vital
16. All and any green spaces should be cherished and cared for future generations, Parish Fields is especially precious.
17. Parish Fields is a special case. It is unique meadow, untouched and should not be used for anything other than as an open space; certainly not for housing.
18. DIS5: Parish Fields. A remarkable amount of natural wildlife depend on this uniquely ancient piece of land, visible on land surveys from at least the 14th century. Undeniably unique among Norfolk towns, this piece of land should be preserved, undisturbed, in the heart of our community, for all future generations.

19. DIS5 A long history of being used as grazing land in town with nowhere else the same.
20. A quiet area for wildlife to survive undisturbed in middle of town. Area has already been recommended as an area that should be preserved by Norfolk Council.
21. Agreeing acceptable development proposals on DIS5 which would unlock the site for public access and bring it under management by the Town Council could deliver significant ecological enhancements including biodiversity net gain, alongside economic and social benefits for the community.
22. I am a pro-development person, and generally find that most objections to housing development are because of NIMBYism. However, Parish Fields really should never be built on. Regardless of the opinions of local residents, it is extremely rare to see a traditional meadow full of cows in the centre of a town. It doesn't matter that it isn't publicly accessible - its value is in its existence alone. It is also clearly linked to the beautiful manor house opposite. Everything must be done to tie the land up to ensure that a planning refusal is not overturned at appeal - and that includes making sure that we have a robust 5 year land supply that cannot be challenged, and a good justification of safeguarding this land as green space. Having a made neighbourhood plan will also help, but this needs to move quickly if it is to block the current proposals. I imagine that the community would gladly pool their money and buy this land at development value to safeguard it - perhaps that should be explored. I would be happy to get involved.
23. To find that the north-western corner of The Lawns, (a.k.a. Parish Fields, area Dis5), is a proposed building development is somewhat disconcerting. It has been grazing land for almost 200 years, probably longer, and the "... only example of a detached landscape park within a town in Norfolk." I think it important that it remains so. It is an "Important Local Open Space". It has a wide array of wildlife and historic trees and shrubs.
24. It has been suggested that the Lawns be opened for public access. Allowing public access to the undeveloped land would be crazy. Once a fallen branch from an ancient tree either caused injury (or worse) or damage, I would lay money on all the trees being felled within days as they would be deemed a Health Hazard and fall into the Health & Safety bracket. I have seen it happen before. Because somebody, (possibly the Town Council as custodians of the public access areas), would be held responsible and have to maintain the trees and shrubs in appropriate condition they would not run the risk. They could not afford any form of accidents to occur.
25. All the bungalows in the plan appear to be detached properties of a substantial size. The Lawns are bordered on three sides by residential properties with the southern edge being adjacent to the Parish Fields Health Centre, two Car parks, the Citizens Advice Bureau building and Diss Youth & Community Centre. A portion of the eastern edge near its southern corner opens onto Mount Street and no houses are built there. The proposed site is along the western side and in the north-west corner of the field and would have the maximum impact on the residents in Shelfanger Road and Sunnyside. That is totally unacceptable
26. No housing development on this historic green space in the heart of Diss is acceptable for the following reasons:
 - Diss Town Council has recently voted not to support the development of this site and the resultant loss of any of this historic important open space;
 - Diss and District Neighbourhood Plan steering group has indicated its willingness to accept evidence supporting the designation of the Parish Fields site as a "Local Green Space", which would give it a strong measure of protection from development as part of the Neighbourhood Plan process;

- The Parish Field site is listed in the South Norfolk Local Plan as an “Important Open Local Space” in Diss, along with the Mere, Diss Park, the old gardens in Mount Street, Rectory Meadow, etc.; these open spaces are integral to the town’s character and attractiveness;
 - The site is listed in the Norfolk Historic Environment Record (NHER33463) as “the only example of a detached landscape park within a town in Norfolk”;
 - The site is a significant wildlife reservoir and network linked to local gardens: a bat survey undertaken in July 2019 identified that no fewer than eight species used the site for feeding; it is an excellent example of the UK biodiversity priority habitat “Wood-pasture and parkland”;
 - The site was noted by Sir John Betjeman – later Poet Laureate – in his film about Diss in 1964 as integral to the character of the market town and its rural links: he described the site as “a little bit of country coming right into town”.
27. Parish Fields: it would be good to keep this if it were made accessible to the public. What's the issue preventing it from being used as an open access green space? If that's not possible, better to use it for housing development including accommodation for old people as its not too far from town centre.