

2020

Issues & Options Consultation (1)  
Results Report  
ROYDON



November 2020

# Roydon Parish Council Report

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## 2 INTRODUCTION

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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](http://www.ddnp.info)

The survey was open from July 21<sup>st</sup> to August 23<sup>rd</sup>. 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 Roydon element of the survey.

**IN TOTAL 345 PEOPLE COMPLETED THE SURVEY FOR ROYDON**

### 3 LOCAL GREEN SPACE

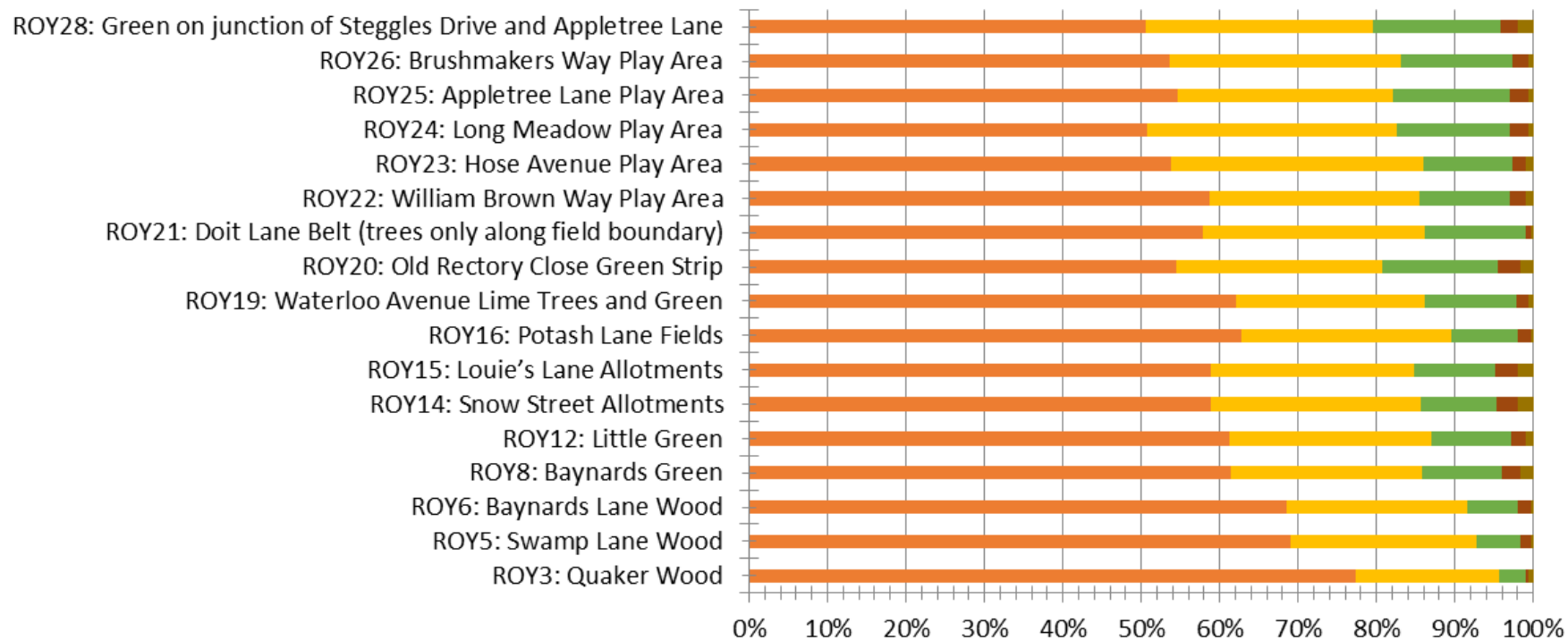
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The Neighbourhood Plan will designate some green areas that are especially important to the community as Local Green Spaces. These need to meet a set of national criteria which requires them to be demonstrably special and hold particular significance 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 Roydon. Brewers Green and Roydon Fen, although hugely valued local green spaces, are not included as they are already designated Common Land, which gives them sufficient protection without being recognised as Local Green Spaces.

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

# Local Green Spaces

■ Strongly Agree  
 ■ Agree  
 ■ Not sure  
 ■ Disagree  
 ■ Strongly Disagree



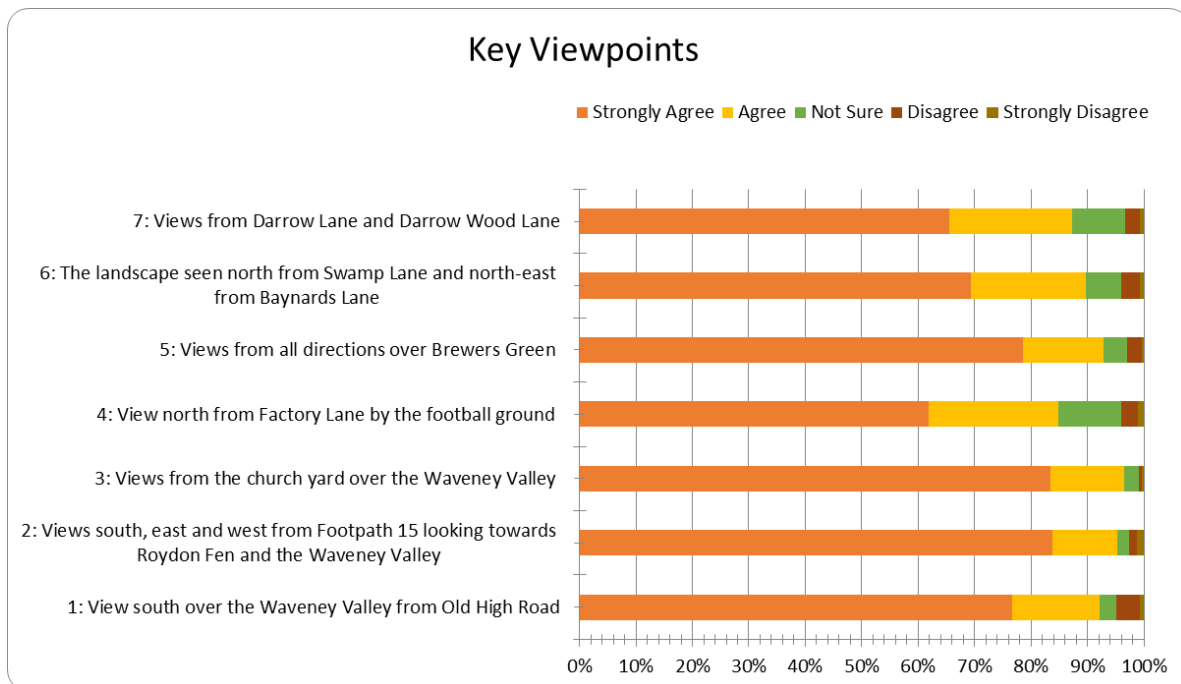
### 3.1 SUMMARY OF COMMENTS

LGS name and total number of comments received in support	Summary of comments	80% strongly agree or agree	Over 50% strongly agree
ROY3: Quaker Wood (5)	Important for young people; fresh air and leisure. Haven for biodiversity. Bats are being surveyed here, species on the increase. Ideal wildlife corridor Used for primary school education (Quaker Wood Steering Group)		
ROY5: Swamp Lane Wood (7)	Ancient collection of massive oaks Popular with walkers/children/		
ROY6: Baynards Lane Wood (4)	Recreation area valued Space to walk away from traffic Avoids traffic in Baynards Lane		
ROY8: Baynards Green	X		
ROY12: Little Green (2)	Important wildlife habitat		
ROY14: Snow Street Allotments (5)	Social, tranquil place, busy and a community asset		
ROY15: Louie's Lane Allotments (7)	Important for people without access to larger garden Excellent community asset Vital to wildlife Exercise and social interaction counteract social isolation		
ROY16: Potash Lane Fields (2)	ancient meadow land/needed for fresh air and exercise		
ROY19: Waterloo Avenue Lime Trees and Green	X		

ROY20: Old Rectory Close Green Strip	X		
ROY21: Doit Lane Belt (trees only along field boundary) (2)	Walkers can avoid traffic in Doit Lane		
ROY22: William Brown Way Play Area (4)	Important space for children to play and socialise		
ROY23: Hose Avenue Play Area (2)	Rich in bio diversity Used by children to play		
ROY24: Long Meadow Play Area (2)	This stops children having to play on the roads. Woodland is important for nature and fauna. Area vital for the well being of residents inc children who live in the locally surrounding this area		
ROY25: Appletree Lane Play Area	X		
ROY26: Brushmakers Way Play Area (1)	It is well maintained and a safe place for children to play.		
ROY28: Green on junction of Steggles Drive and Appletree Lane	X		

## 4 VIEWPOINTS

The Neighbourhood Plan will identify key views within Diss & District which depict the area’s special qualities. These may be of the landscape, iconic views of the village or historic features such as the church and its setting. The plan will seek to protect these views for future enjoyment. The following key views have been identified within Roydon: To what extent do you agree that these views should be preserved for future enjoyment?





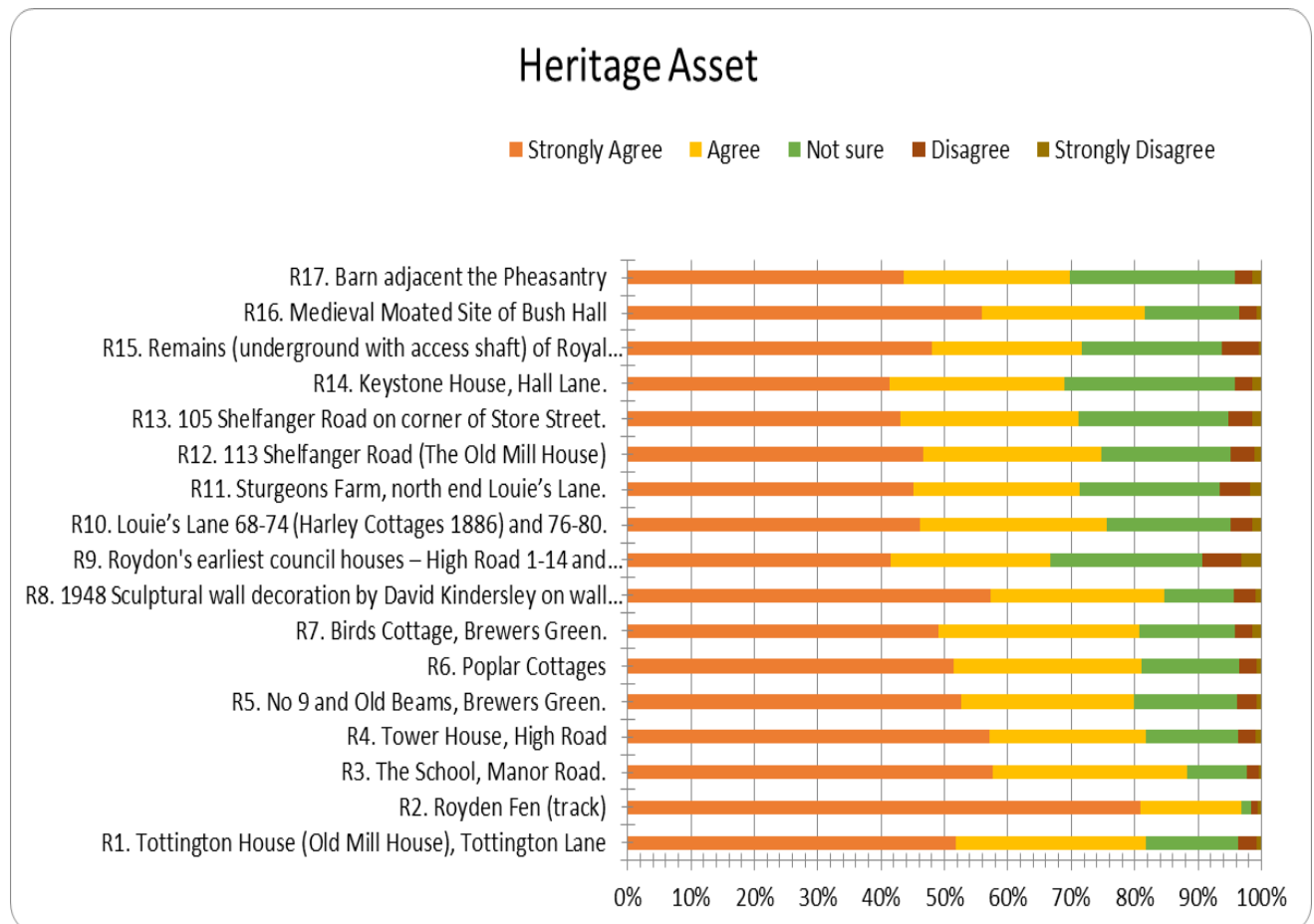
#### 4.1 SUMMARY OF COMMENTS

View name	Summary of comments provided in support	80% strongly agree or agree	Over 50% strongly agree
1: View south over the Waveney Valley from Old High Road	X		
2: Views south, east and west from Footpath 15 looking towards Roydon Fen and the Waveney Valley. (2)	<p>give the village a country feel which identifies us as more of a village rather than entering another built up area just connected to Diss.</p> <p>lovely wild meadow and view over the valley and the abundance of wildlife is amazing. is very important.</p>		
3: Views from the church yard over the Waveney Valley	X		
4: View north from Factory Lane by the football ground	X		
5: Views from all directions over Brewers Green (1)	old trees around Brewers Green should definitely be left for the public's enjoyment.		
6: The landscape seen north from Swamp Lane and north-east from Baynards Lane	X		
7: Views from Darrow Lane and Darrow Wood Lane	X		

## 5 NON-DESIGNATED HERITAGE ASSETS

Protection already exists for the listed buildings in Roydon 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.

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



## 5.1 NDHA'S RATING

<b>Asset name</b>	<b>80% strongly agree or agree</b>	<b>Over 50% strongly agree</b>
R1. Tottington House, Tottington Lane (Old Mill House)		
R2. Roydon Fen (track)		
R3. The School, Manor Road.		
R4. Tower House, High Road		
R5. No 9 and Old Beams, Brewers Green.		
R6. Poplar Cottages		
R7. Birds Cottage, Brewers Green.		X
R8. 1948 Sculptural wall decoration by David Kindersley on wall of village hall.		
R9. High Road 1-14 and Factory Lane 92-102 even numbers	X	X
R10. Louie's Lane 68-74 (Harley Cottages 1886) and 76-80.	X	X
R11. Sturgeons Farm, north end Louie's Lane.	X	X
R12. 113 Shelfanger Road (The Old Mill House)	X	X
R13. 105 Shelfanger Road on corner of Store Street.	X	X
R14. Keystone House, Hall Lane.	X	X
R15. Remains (underground with access shaft) of Royal Observer Corps Monitoring Post.	X	X
R16. Medieval Moated Site of Bush Hall		
R17. Barn adjacent the Pheasantry	X	X

## 6 HOUSING GROWTH IN ROYDON VILLAGE/ALTERNATIVE SITES




South Norfolk Council are working on preferred options for their Village Clusters, which they intend to consult on in November 2020. Within this Roydon village is likely to receive an allocation for 25 new homes. This expectation is in addition to the new homes which could be delivered on the periphery of the parish as part of the Diss (including Roydon) allocations.

There are very few sites available for delivering the additional 25 homes in Roydon. The intention is to meet the housing need of Roydon village, so the site needs to be in or adjacent to the built up area of the village itself. Those sites on the periphery of Diss would be considered as meeting a Diss housing need. We wish to make an allocation for the 25 new homes within the Neighbourhood Plan as this gives the community most influence over the type and location of these homes, as well as any green infrastructure delivered as part of it.

The preferred allocation for the Neighbourhood Plan is shown below. It is intended that the new homes are built at similar density to others in the village, therefore it is envisaged that a slightly smaller allocation will be required, the site shown below is the entire site put forward by the landowner. This has 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 this site being allocated for housing?

		<b>Response Percent</b>	<b>Response Total</b>
Yes		23.78%	78
No Opinion		13.11%	43
No (Please explain your reasons)		63.11%	207
		answered	328
		skipped	17

## 6.1 SUMMARY OF COMMENTS

Respondents were asked to provide the reasons why if they did not support the proposed allocation:

- Would negatively impact upon the landscape/setting of Roydon Fen (76)
- Negative impact on wildlife, mainly reference to Roydon Fen (71)
- Would result in an Increase in traffic on the A1066 (48)
- There are highways constraints, ie creating the access onto the A1066 (33)
- Lack of infrastructure to support additional housing (21)
- Behind existing housing / would devalue existing housing (18)
- Concern about Diss / Roydon boundary or allocation issues (17)
- This housing allocation would not reflect local need (11)
- The site will open the door for further development in this area (8)
- The rural village feel of Roydon would be lost (8)
- The requirement for 25 homes should be split over several smaller allocations (5)
- Impact upon productive agricultural land (3)

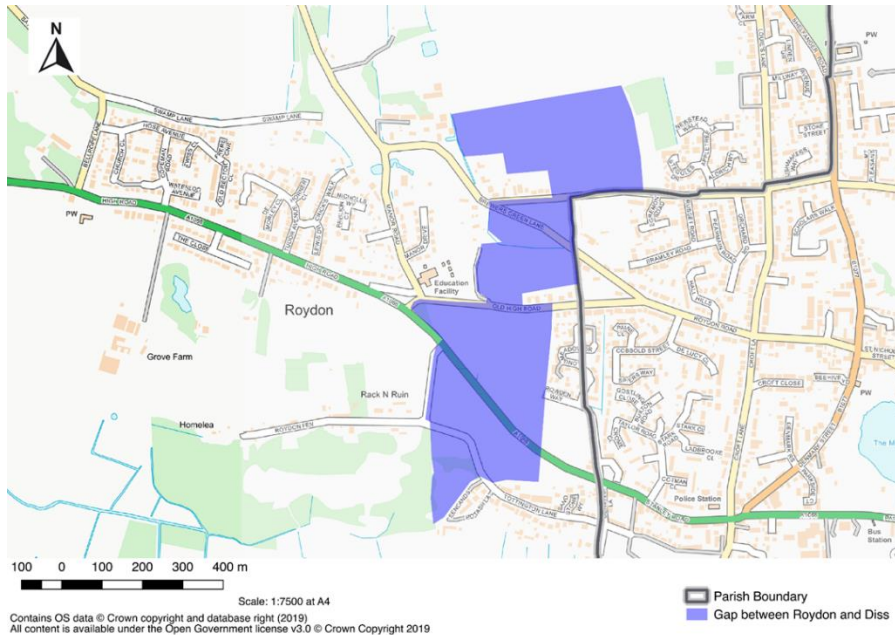
Suggestions of alternative sites:

- Land opposite the school with access onto the Old High Road, maintaining a separation from Long Meadow properties (9)
- Shelfanger Road (6)
- The north side of Swamp Lane (5).
- North of Snow Street (5)
- The 2 acre field opposite White House Farm, Snow Street, Roydon (formally submitted)
- Disused land on the A1066 past the White Hart pub (4)
- Extension of Rowden Way (3)
- Around Diss Rugby Club (2)
- North of the allotments (2)
- Near Long Meadow (2)
- A small section of GNLP2104
- Field to the west of the proposed allocation as it has frontage onto the High Road and Tottington Lane
- The old infant school

- Site opposite the main entrance to football club, Brewers Green Lane
- The Golf Course
- GNLP0362 this land already has an access point on Louie's Lane.
- Field behind Tudor Avenue estate that opens onto Swamp Lane
- Field at end of Sandstone Way that backs onto A1066
- Field on Tottington Lane (A1066 side)
- The triangular parcel land to the north side of Old High road and south of Brewers Green lane
- Manor Farm, Manor Rd
- Area adjacent to ROY3
- Factory Lane
- Additional housing could be built to link the existing housing estates to the north of the High Road through small scale infilling south of Swamp Lane, which would join up the existing housing estates between Frere Corner, Horner Close and Crick's Walk, where there already is good access, wide splays off the High Road plus play areas and pathways.
- West of Louie's Lane
- Brownfield sites
- GNLP 0119, 0291 & 0104

## 7 ROYDON GAP

Gap between the village of Roydon and the built up area of Diss (which includes part of Roydon) Previous consultations have found that sustaining local identity is important. Over the last few years the gap between the village of Roydon and the built up area of Diss (which includes part of Roydon) has narrowed, mainly due to the expansion of Diss. If this continues in the long term the boundaries will become increasingly blurred and we may end up with continuous development from Diss into Roydon village. We would like to include a policy in the Neighbourhood Plan to protect the gap



between the village of Roydon and the built up area of Diss which will: Protect the setting and separate identity of each; Retain the openness and character of the land between the two places; Continue to provide access and recreational benefits of having open countryside near to where people live.

The gap we would like to protect is shown on the map to the left.

To what extent do you agree that it is important to protect the gap between the village of Roydon and Diss?

			Response Percent	Response Total
1	Strongly Agree		79.57%	261
2	Agree		9.15%	30
3	Not Sure		3.05%	10
4	Disagree		4.88%	16
5	Strongly Disagree		3.35%	11
			answered	328
			skipped	17

## 8 WALKING AND CYCLING IN ROYDON

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The following improvements have been identified in the table below. Please rank these in order of the priority you think they should be delivered.




Item	Total Score <sup>1</sup>	Overall Rank
30mph along the A1066 between Hall Lane and Bellrope Lane to improve safety for walking and cycling	615	1
A new footpath/bike lane around the wood at the corner of the field opposite Hall Lane to provide improved access to Doit Lane – to travel south out of Roydon	571	2
Close Baynards Lane to motor vehicles from its junction with Swamp Lane in the east to just before Hall Lane at its western end to improve safety for walking and cycling (access retained for tractors)	480	3
<sup>1</sup> Score is a weighted calculation. Items ranked first are valued higher than the following ranks, the score is a sum of all weighted rank counts.	answered	278
	skipped	67



## 9 HOUSING




### 9.1 MIX

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		79.04%	230
2	No		7.56%	22
3	No Opinion		13.40%	39
			answered	291
			skipped	54

### 9.2 DENSITY

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		90.60%	270
2	No		3.02%	9
3	No Opinion		6.38%	19
			answered	298
			skipped	47

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		52.65%	139
2	The policy should have something on the size of houses required/ number of bedrooms (this would depend on the needs of each community)		70.83%	187
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.		53.03%	140
4	Other (please specify):		16.67%	44
			answered	264
			skipped	81
Other (please specify): (44)				

#### Summary of 'other' comments

- Include small bungalows/eco friendly for social housing needs,
- Need infrastructure assessment
- Restrictions on buy to rent. So Roydon residents can get on the property ladder
- Consider parking needs and larger garden sizes
- Housing to suit first time buyer/downsizing buyers




### 9.3 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 are 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		47.04%	135
2	No		25.09%	72
3	No Opinion		27.87%	80
			answered	287
			skipped	58




### 9.4 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		49.66%	146
2	No		23.81%	70
3	No Opinion		26.53%	78
			answered	294
			skipped	51




## 9.5 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		83.22%	243
2	No		7.19%	21
3	I don't know		9.59%	28
			answered	292
			skipped	53




## 9.6 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		90.23%	277
2	No		4.56%	14
3	I don't know		5.21%	16
			answered	307
			skipped	38




## 9.7 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		95.13%	293
2	No		2.27%	7
3	I don't know		2.60%	8
			answered	308
			skipped	37




## 10 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		55.93%	165
2	No		17.63%	52
3	No Opinion		26.44%	78
			answered	295
			skipped	50




### 10.1 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		92.33%	277
2	No		3.67%	11
3	No Opinion		4.00%	12
			answered	300
			skipped	45




## 10.2 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		90.91%	270
2	No		4.38%	13
3	No Opinion		4.71%	14
			answered	297
			skipped	48

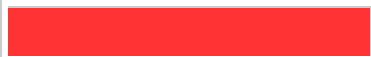


## 11 DISS TOWN CENTRE








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		82.89%	247
2	No		7.72%	23
3	No Opinion		9.40%	28
			answered	298
			skipped	47

## 12 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		79.32%	234
2	No		5.08%	15
3	No Opinion		15.59%	46
			answered	295
			skipped	50

54. Where do you live?				
			Response Percent	Response Total
1	Brome and Oakley		0.30%	1
2	Burston and Shimpling		0.91%	3
3	Diss		8.16%	27
4	Palgrave		0.60%	2
5	Roydon		87.01%	288
6	Scole		0.30%	1
7	Stuston		0.00%	0
8	None of the above		2.72%	9
			answered	331
			skipped	14



### 55. Do you work in any of the following?

			Response Percent	Response Total
1	Brome and Oakley		1.00%	3
2	Burston and Shimpling		1.66%	5
3	Diss		24.58%	74
4	Palgrave		0.66%	2
5	Roydon		12.96%	39
6	Scole		0.00%	0
7	Stuston		0.00%	0
8	None of the above		59.14%	178
			answered	301
			skipped	44

### 57. What is your age?

			Response Percent	Response Total
1	13-17		0.61%	2
2	18-24		3.64%	12
3	25-34		4.24%	14
4	35-54		29.39%	97
5	55-64		25.15%	83
6	65-74		23.33%	77
7	75+		13.64%	45
			answered	330
			skipped	15

## 13 NEXT STEPS

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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.