



2020

Issues & Options Consultation (1) Results Report BROME & OAKLEY



November 2020

Brome & Oakley 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.

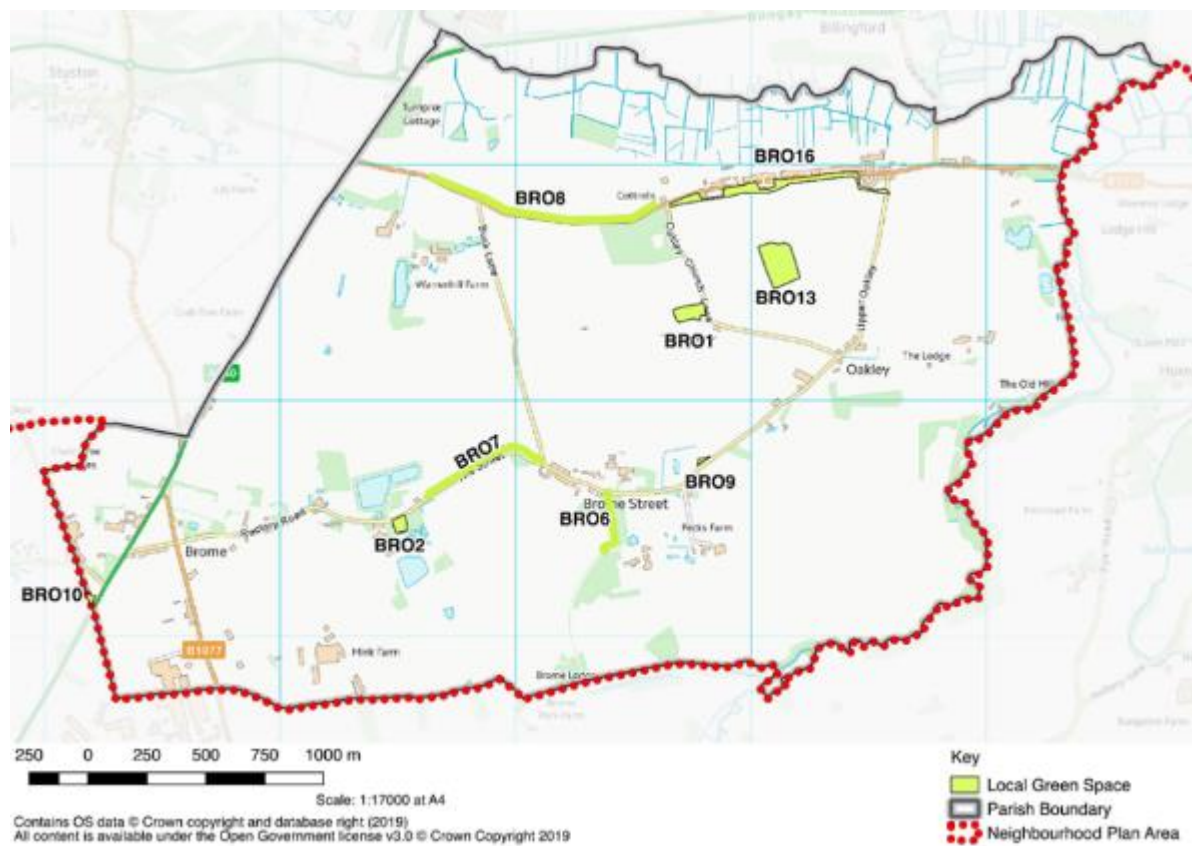
43 people completed the survey for Brome & Oakley

3 LOCAL GREEN SPACE

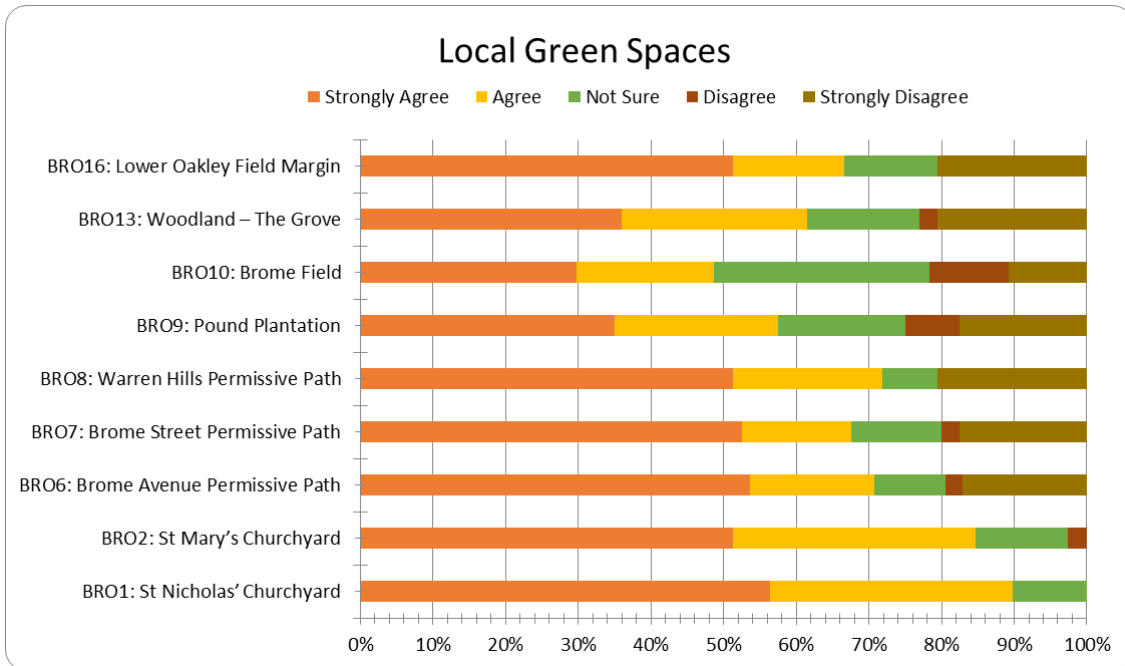
3.1 LOCAL GREEN SPACES - BROME & OAKLEY

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 Brome and Oakley.



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



3.2 COMMENTS IN SUPPORT OF LGS

LGS name	Comments provided in support	80% strongly agree or agree	Over 50% strongly agree	Other comments
BRO1: St Nicholas’ Churchyard	None			No disagree
BRO2: St Mary’s Churchyard	None			
BRO6: Brome Avenue Permissive Path	None	X		
BRO7: Brome Street Permissive Path	Safe off-road access into nature	X		
BRO8: Warren Hills Permissive Path	Safe off-road access into nature	X		

BRO9: Pound Plantation	None	X	X	
BRO10: Brome Field	It's like a nature reserve	X	X	High proportion 'not sure'
BRO13: Woodland – The Grove	None	X	X	
BRO16: Lower Oakley Field Margin	Safe walking link along Low Street, important for walking and recreation, reduce soil erosion from run-off, wildlife benefit	X		

3.3 OTHER SUGGESTIONS MADE FOR LOCAL GREEN SPACE

Other suggestions for consideration:

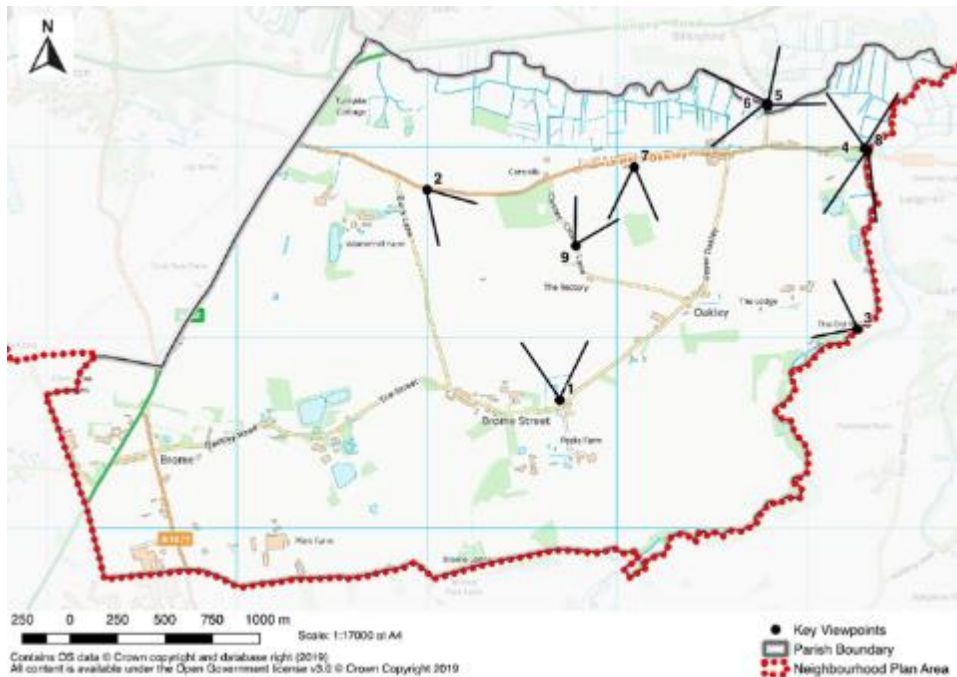
1. The wooded area at the bottom of Church Lane
2. The grass area along the road/footpath to the Lodge/The Old Mill
3. The water meadows between Oakley and the A143
4. Oaksmere grounds
5. Eye Road end of Rectory Road for integrity as a green village/country lane

3.4 OVERVIEW OF COMMENTS/SPECIFIC POINTS RAISED

A number of respondents wrote that the three permissive paths are provided at the good will of the landowner and designation could undermine the good will.

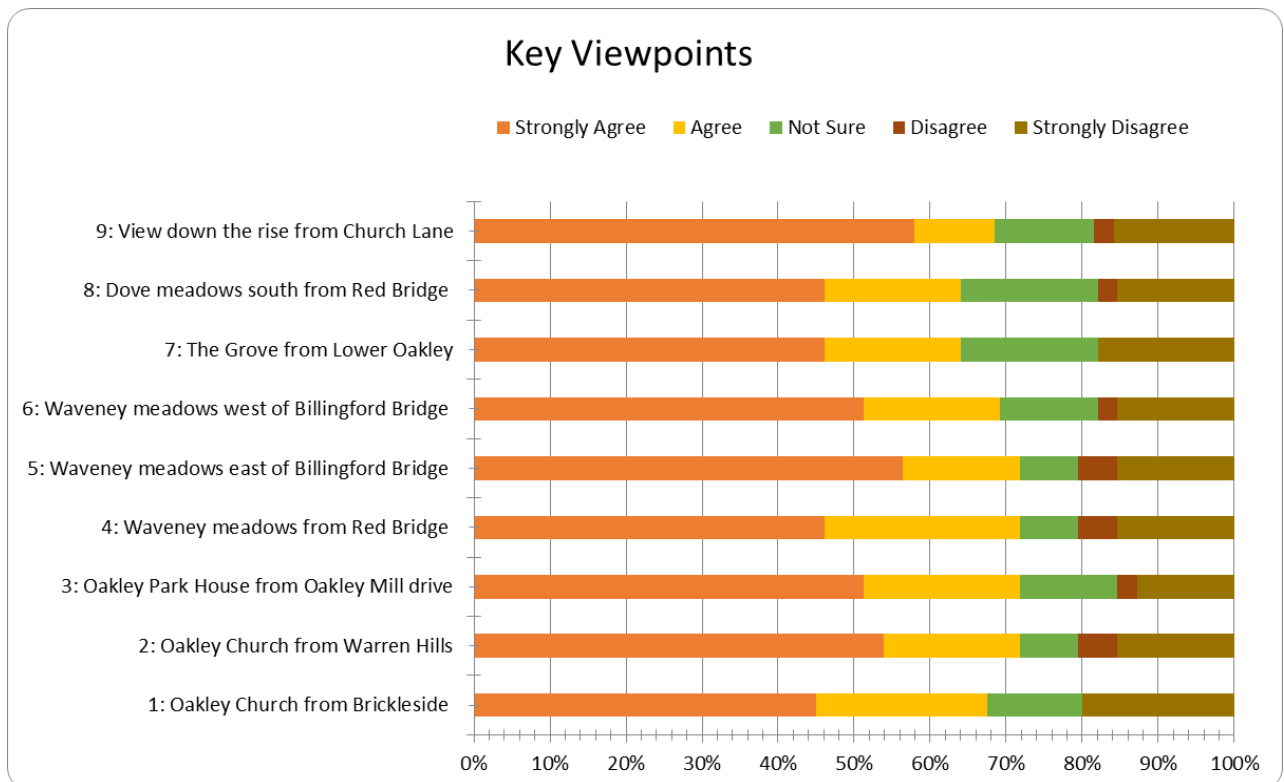
4 KEY VIEWPOINTS – BROME & OAKLEY

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 Brome and Oakley:

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



	Comments provided in support	80% strongly agree or agree	Over 50% strongly agree	Other comments
1: Oakley Church from Brickleside	None	X	X	Over 10% 'strongly disagree'
2: Oakley Church from Warren Hills	None	X		
3: Oakley Park House from Oakley Mill drive	None	X		
4: Waveney meadows from Red Bridge	None	X	X	
5: Waveney meadows east of Billingford Bridge	None	X		
6: Waveney meadows west of Billingford Bridge	None	X		
7: The Grove from Lower Oakley	None	X	X	Over 10% 'strongly disagree'
8: Dove meadows south from Red Bridge	None	X	X	
9: View down the rise from Church Lane	None	X		

4.1 GENERAL COMMENTS ON VIEWPOINTS

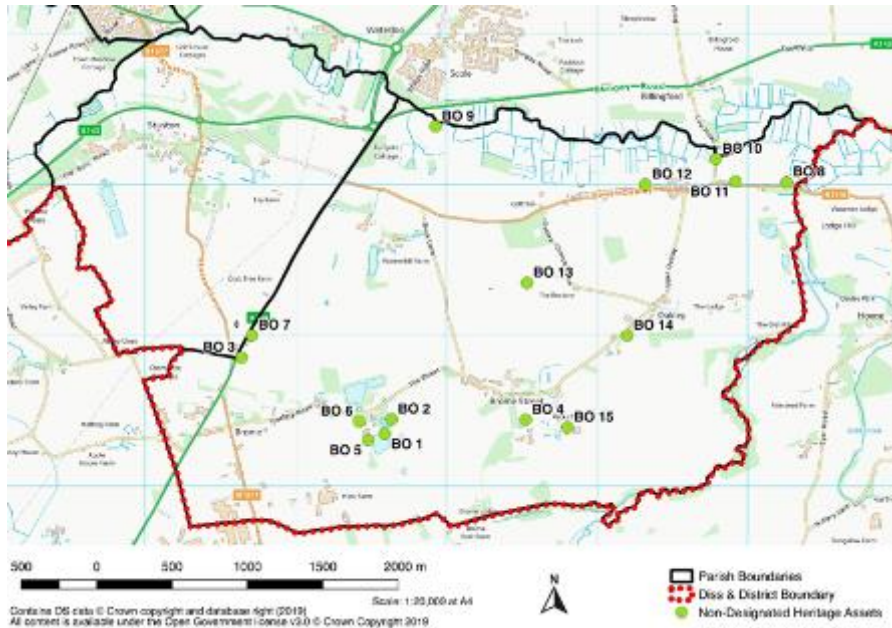
1. These viewpoints are part of the reason why I moved to Oakley. They enhance a sense of calm and wellbeing
2. I thoroughly enjoy watching the wildlife (barn owls, tawny owls, geese, woodpeckers, hawks, buzzards, rooks, hares, rabbits etc.) The habitats for these animals needs to be kept for future generations and to help keep biodiversity and life on our planet
3. These are all open views, the landscape might change with plans for farming to become carbon neutral, ie planting trees
4. Local landowners should be consulted to ensure due process is followed

4.2 OTHER SUGGESTIONS OF VIEWPOINTS

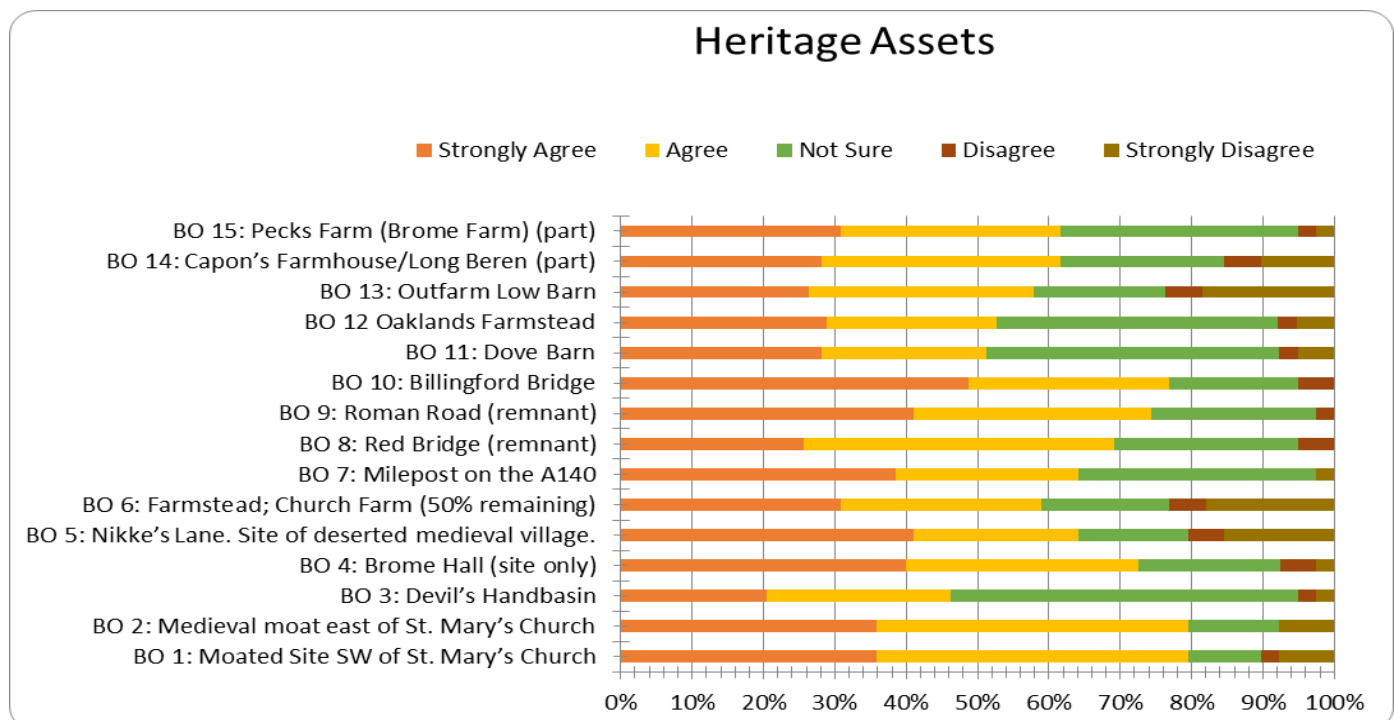
1. The view to the north of lower Oakley across the valley is also very special
2. The views along The Street, Brome, also need protecting in the vicinity of the Hall entrance, Almshouses and cottages 1 & 2 The Street with the phone box

5 NON-DESIGNATED HERITAGE ASSETS – BROME & OAKLEY

Protection already exists for 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 identifies the non-designated heritage assets which have been identified by the Neighbourhood Plan Working Group.



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

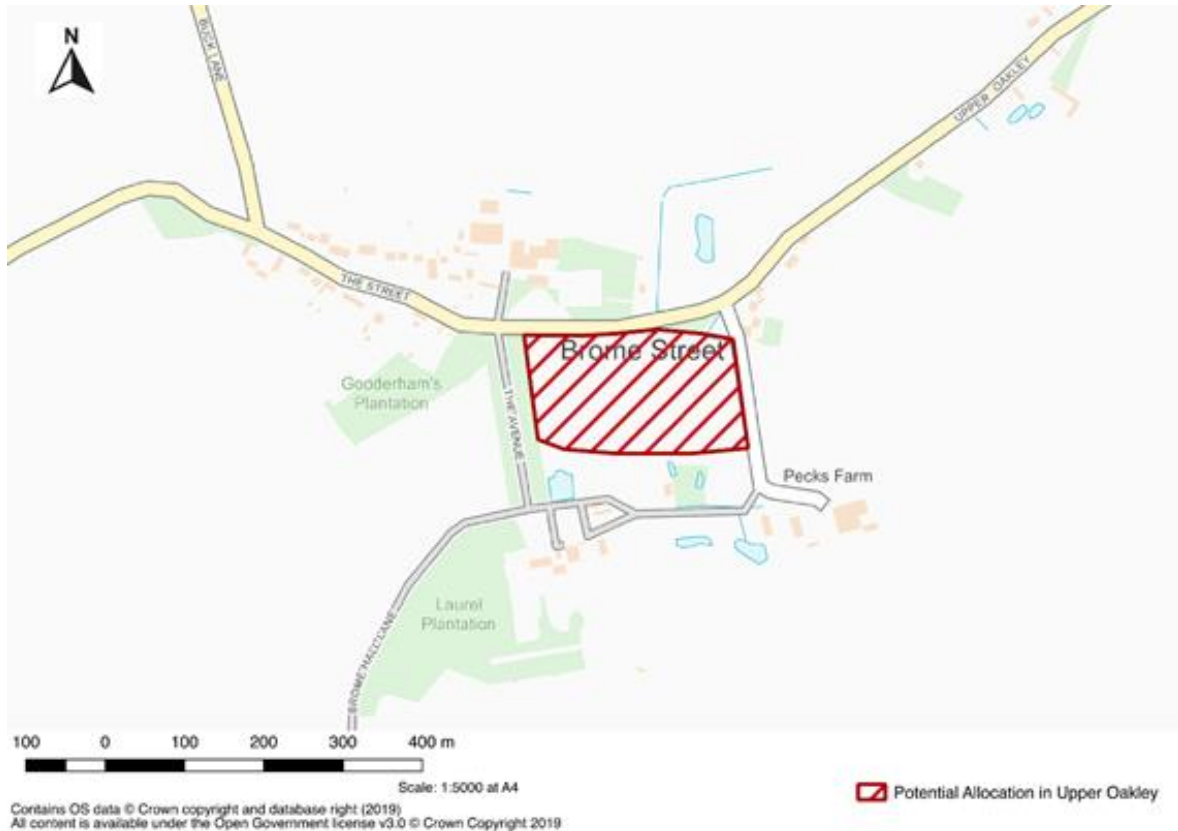


5.1 NDHA's LOCAL RATING

Asset name	80% strongly agree or agree	Over 50% strongly agree
BO1 Moated Site SW of St. Mary's Church.	X	X
BO2 Medieval moat east of St. Mary's Church.	X	X
BO3 Devil's Handbasin.	X	X
BO4 Brome Hall (site only).	X	X
BO5 Nick's Lane. Site of deserted medieval village.	X	X
BO6 Farmstead; Church Farm (50% remaining).	X	X
BO7 Milepost on the A140	X	X
BO8 Red Bridge (remnant).	X	X
BO9 Roman Road (remnant).	X	X
BO10 Billingford Bridge.	X	X
BO11 Dove Barn	X	X
BO12 Oaklands Farmstead	X	X
BO13 Outfarm Low Barn	X	X
BO14 Capon's Farmhouse/Long Beren (part)	X	X
BO15 Pecks Farm (Brome Farm) (part)	X	X

6 NEW HOMES IN BROME & OAKLEY

The housing requirement for Brome and Oakley from Mid-Suffolk Council is zero, and so the Neighbourhood Plan is not required to allocate any sites for housing. However, allocating small sites for housing can still meet a local housing need and help local people get on the housing ladder. The Parish Council has recommended allocation of a site for possible future development at Brickle Meadow (currently agricultural land) in Upper Oakley subject to conditions being imposed on the total number of dwellings. The site is illustrated here: Do you support this site being allocated for housing?








			Response Percent	Response Total
1	Yes	<div style="width: 36.59%; height: 15px; background-color: red;"></div>	36.59%	15
2	No	<div style="width: 53.66%; height: 15px; background-color: yellow;"></div>	53.66%	22
3	No Opinion	<div style="width: 9.76%; height: 15px; background-color: blue;"></div>	9.76%	4

6.1 SUMMARY OF COMMENTS

Reason	Number of respondents
Not supported because	
Historic impact – next to Brome Hall	5
Not in keeping with immediate area	4
Wildlife impact	2
Should consider other sites too	1
Supported because	
Good location	2
We need more homes in the village	2
Needed for affordable housing	2
We could do with a children’s play area too	1

7 WALKING & CYCLING IN BROME & OAKLEY




The introduction of a cycle path from the new roundabout (northern one) on the A140 to the junction with western end of Rectory Road Brome where it meets the B1077, has been identified as a priority for improving walking and cycling links from Brome and Oakley into Diss. To what extent do you agree that this is a priority?

			Response Percent	Response Total
1	Strongly Agree		68.42%	26
2	Agree		13.16%	5
3	Not Sure		2.63%	1
4	Disagree		2.63%	1
5	Strongly Disagree		13.16%	5

8 HOUSING




8.1 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		76.32%	29
2	No		10.53%	4
3	No Opinion		13.16%	5

8.2 DENSITY



Density of Houses 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		89.19%	33
2	No		8.11%	3
3	No Opinion		2.70%	1

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		45.16%	14
2	The policy should have something on the size of houses required/ number of bedrooms (this would depend on the needs of each community)		67.74%	21




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
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.		45.16%	14
4	Other (please specify):		9.68%	3
Other (please specify): (3)				

- Houses should not be crowded together without reasonably sized gardens.
- There should be houses which fit in but can be contemporary in build. We need to see 'quality'
- limit on total number of new builds over a period to allow adjustment




8.3 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 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		68.57%	24
2	No		14.29%	5
3	No Opinion		17.14%	6



8.4 SELF BUILD

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		57.14%	20
2	No		31.43%	11
3	No Opinion		11.43%	4




8.5 TOWNSCAPE & 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		77.14%	27
2	No		22.86%	8
3	I don't know		0.00%	0



8.6 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		91.89%	34
2	No		2.70%	1
3	I don't know		5.41%	2




8.7 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		94.44%	34
2	No		0.00%	0
3	I don't know		5.56%	2

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		45.71%	16
2	No		14.29%	5
3	No Opinion		40.00%	14

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		85.29%	29
2	No		8.82%	3
3	No Opinion		5.88%	2

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		85.29%	29
2	No		11.76%	4
3	No Opinion		2.94%	1



10 DISS TOWN CENTRE








52. 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		88.57%	31
2	No		5.71%	2
3	No Opinion		5.71%	2

11 DIGITAL CONNECTIVITY

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		91.43%	32
2	No		0.00%	0
3	No Opinion		8.57%	3

57. What is your age?				
			Response Percent	Response Total
1	13-17		2.50%	1
2	18-24		5.00%	2
3	25-34		10.00%	4
4	35-54		40.00%	16
5	55-64		17.50%	7
6	65-74		17.50%	7
7	75+		7.50%	3

12 NEXT STEPS

All those assets that received 80% of respondents 'strongly agreeing' or 'agreeing' that they 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.