



# Diss and District Neighbourhood Plan

## Issues and Options Community Survey

### About this Survey

#### Introduction

The Diss and District Neighbourhood Plan covers seven parishes. This survey contains some detailed questions for each parish which will mostly be relevant to the people who live there, plus a number of general questions applicable to all.

You can if you wish request other parish versions of this survey if you wish to complete the survey for multiple parishes, for example if you live in **DISS** but you also want to answer the **ROYDON** questions. Participation in the survey is totally voluntary but, if you decide to take part, your time is very much appreciated.

All participants who complete the survey, can opt into a prize draw to win 5x £20 shopping vouchers. All responses will be treated as anonymous and you are not required to provide your name or contact details, except where you choose to enter into the prize draw.

By completing the survey, you consent to allowing your responses to be used by the Neighbourhood Planning project. All information will be stored securely on UK-based servers, compliant with GDPR rules. For further information, please see our Privacy Policy.

There are text boxes throughout this survey, some bigger than others for you to add a comment or to explain an answer. If you run out of space in one, feel free to use another text box (but please do remember to indicate what question your comments refer to!). There is also space at the end of the survey for you to add anything you think hasn't been covered.

If you'd like to find out more about the neighbourhood plan, or have a question relating to this survey, or indeed would like to act as a volunteer to help with this interesting work, please let your local parish clerk know, and a member of the steering group will be in touch.

Thank you

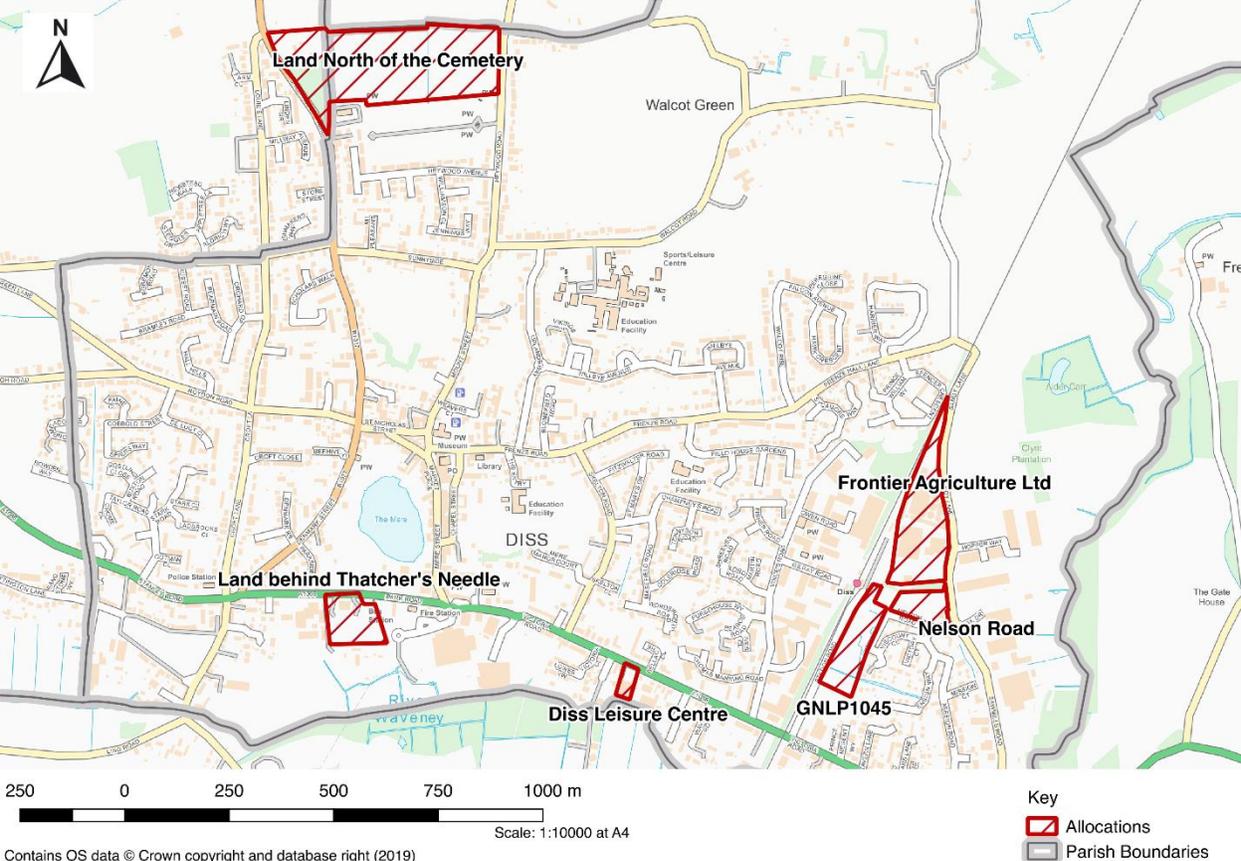
***Diss & District Neighbourhood Plan Steering Group***

# Diss

## 1 Housing Growth for Diss

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?

	Yes	No	No Opinion
Land North of the Cemetery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frontier Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GNLP 1045	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nelson Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diss Leisure Centre Site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land behind Thatcher's Needle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you answered no to any, please can you explain your reasons here:

## 2 Development Proposals

The Neighbourhood Plan will be able to determine what new housing is delivered on each site. Do you agree with the following proposals?

	Yes	No	No Opinion
<b>Land North of the Cemetery</b> 200 homes, which is a density of 22 dwellings per hectare, fairly typical for a suburban location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Frontier Agriculture</b> 90 homes, which is a density of 25 dwellings per hectare, so a little higher because it is more accessible to the town centre and station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	No Opinion
<b>GNLP1045</b> 25 homes, which is a density of around 25 dwellings per hectare, so the same as Frontier Agriculture			
<b>Nelson Road</b> An extra-care housing scheme designed for older people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The current Diss Leisure Centre Site</b> 20 apartments, which is a density of around 66 dwellings per hectare and is considered suitable for a fairly central location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land behind Thatchers Needle</b> A 27-bedroom hotel plus 30 homes, which for the housing is a density of around 30 dwellings per hectare, which is appropriate for a fairly central location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

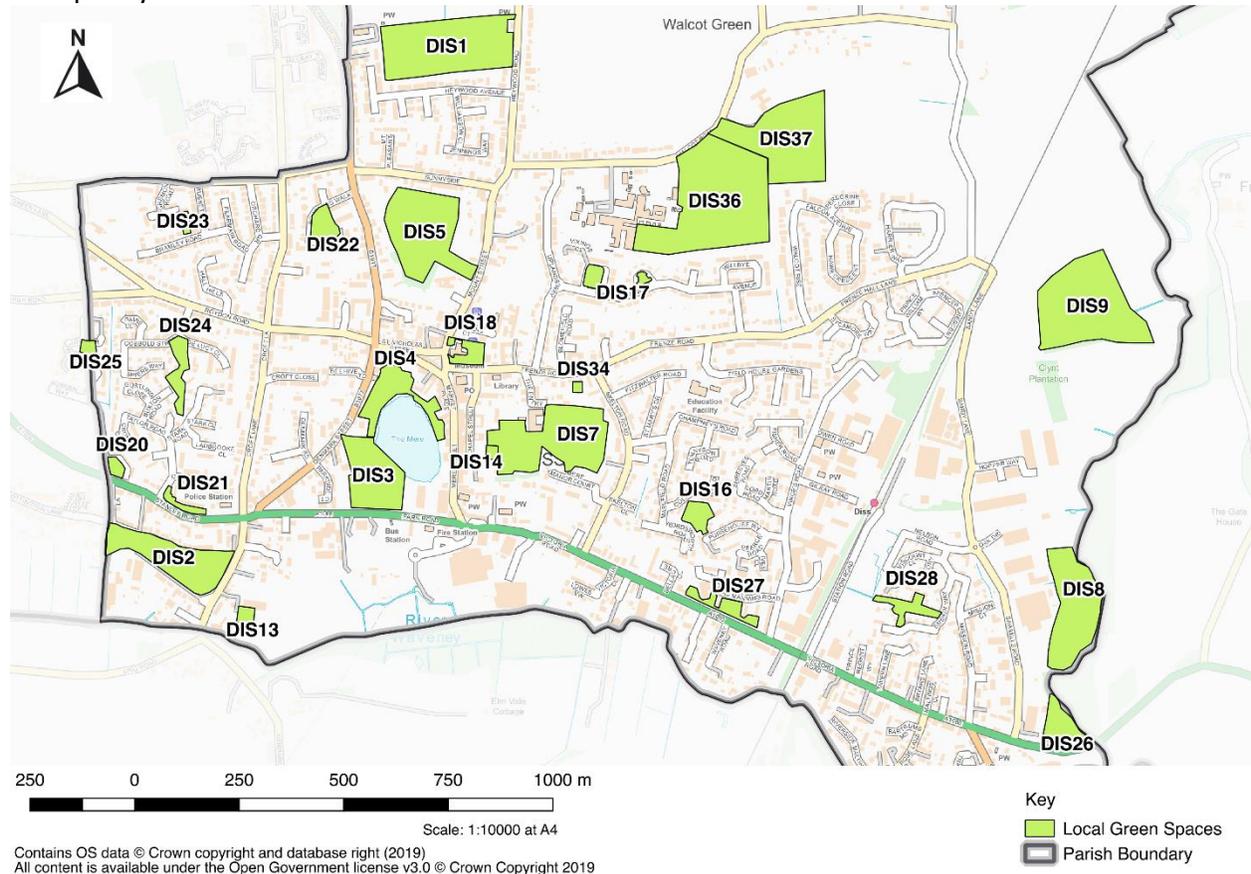
If you answered no to any of these, can you explain your reasons here:

**Alternative Sites**

Are you able to suggest any alternative sites you would prefer to be allocated for new housing?

### 3 Local Green Spaces

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?

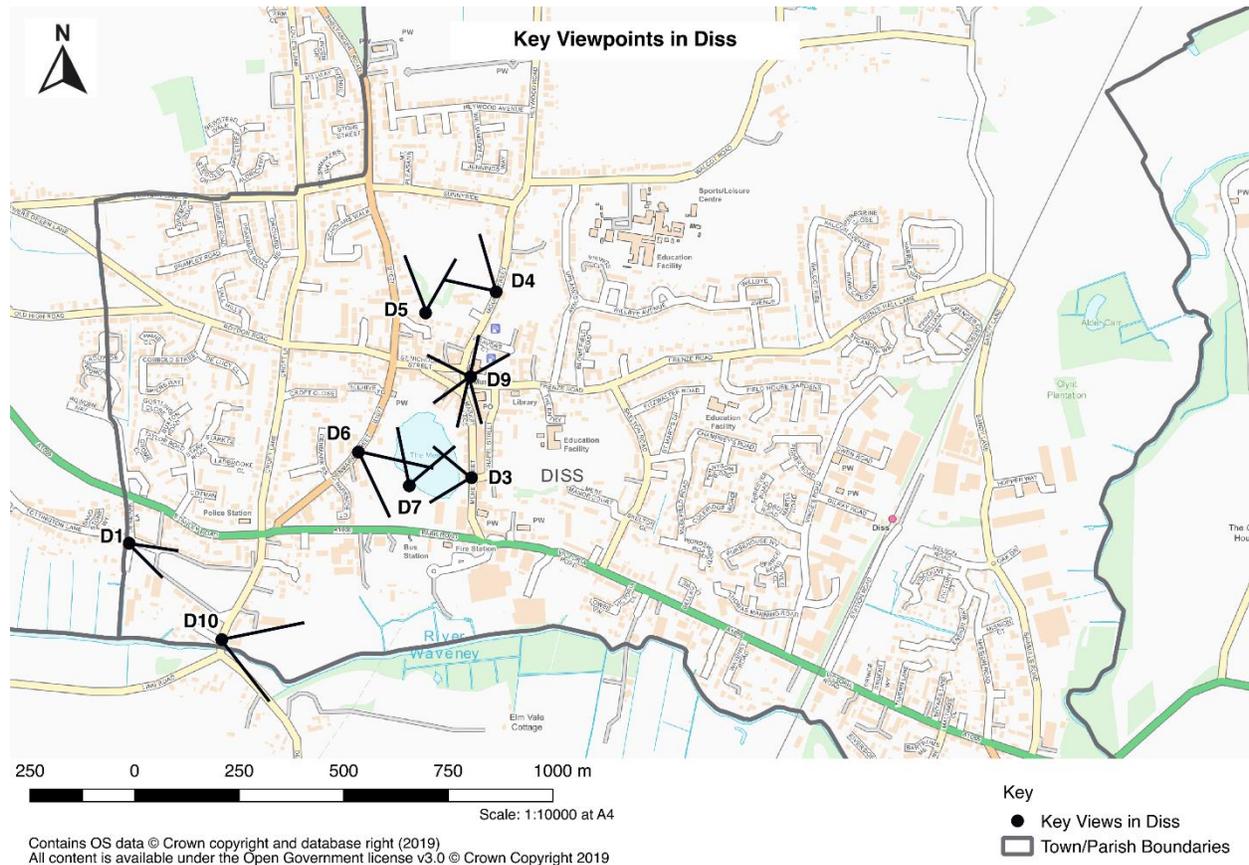
	Strongly Agree	Agree	Not sure	Disagree	Strongly Disagree
DIS1: Diss Cemetery	<input type="checkbox"/>				
DIS2: Fair Green	<input type="checkbox"/>				
DIS3: Diss Park	<input type="checkbox"/>				
DIS4: Banks of the Mere	<input type="checkbox"/>				

	Strongly Agree	Agree	Not sure	Disagree	Strongly Disagree
DIS5: Parish Fields	<input type="checkbox"/>				
DIS7: Rectory Meadows	<input type="checkbox"/>				
DIS8: Frenze Beck	<input type="checkbox"/>				
DIS9: Frenze Pond	<input type="checkbox"/>				
DIS13 Diss & District Bowling Green	<input type="checkbox"/>				
DIS14 Diss Causeway Bowling Green	<input type="checkbox"/>				
DIS16: Pursehouse Way Greenspace	<input type="checkbox"/>				
DIS17: Wilbye Avenue Greenspace	<input type="checkbox"/>				
DIS18: St Mary's Churchyard	<input type="checkbox"/>				
DIS20: Denmark Lane Greenspace	<input type="checkbox"/>				
DIS21: Stanley Road Greenspace	<input type="checkbox"/>				
DIS22: Scholar's Walk Greenspace	<input type="checkbox"/>				
DIS23 Bramley Close Greenspace	<input type="checkbox"/>				
DIS24: De Lucy Close Greenspace	<input type="checkbox"/>				
DIS25: Long Meadow Drive Greenspace	<input type="checkbox"/>				
DIS26: Desira Wood	<input type="checkbox"/>				
DIS27: Dennyholme Greenspace	<input type="checkbox"/>				
DIS28: Ensign Way Greenspace	<input type="checkbox"/>				
DIS36: Diss High School Playing Fields, Walcot Road	<input type="checkbox"/>				
DIS37: Walcot Hall Meadow	<input type="checkbox"/>				

Please add any specific comments in the box below, which could include reasons as to why these green spaces are special to you, or any suggestions of green spaces we may have missed.

#### 4 Key Views

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. Photographs of these views have been included at the end of this survey.

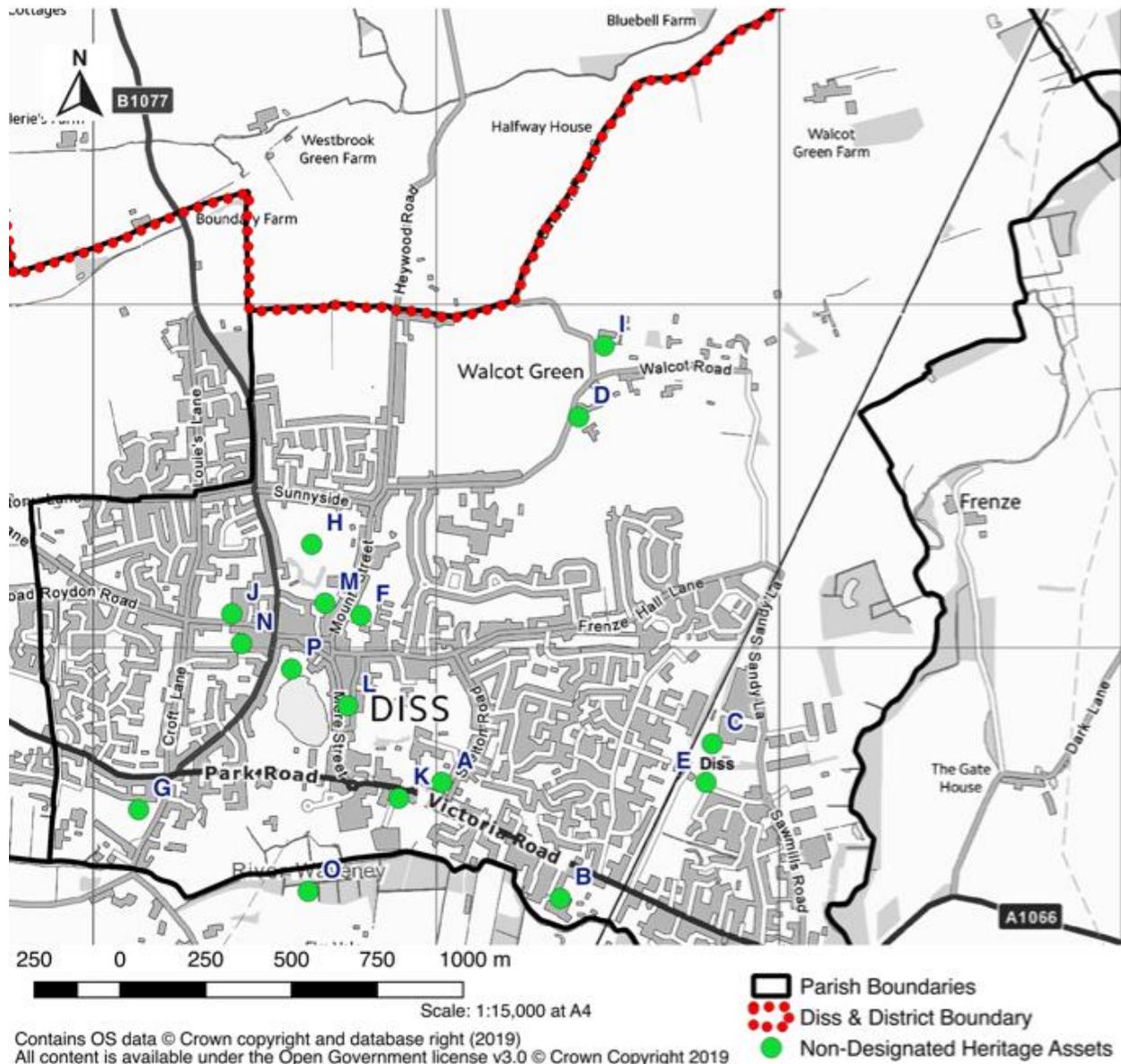
To what extent do you agree that these views should be preserved for future enjoyment?

	Strongly Agree	Agree	Not sure	Disagree	Strongly Disagree
D1: View across Fair Green	<input type="checkbox"/>				
D3: View west from Mere Street	<input type="checkbox"/>				
D4: View from Mount Street	<input type="checkbox"/>				
D5: View north from the public footpath	<input type="checkbox"/>				
D6: View from the entrance to Diss Park	<input type="checkbox"/>				
D7: View of the Mere	<input type="checkbox"/>				
D9: View from Mount Street	<input type="checkbox"/>				
D10: View of the Waveney Valley from Croft Lane	<input type="checkbox"/>				

Please leave any comments, including any suggestions you have of other key public views which should be identified in the plan and why they are important.

## 5 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.



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

	Strongly Agree	Agree	Not sure	Disagree	Strongly Disagree
A. Medieval pond corner of Victoria and Skelton Roads	<input type="checkbox"/>				
B. The Old Windmill	<input type="checkbox"/>				
C. Post medieval brickworks, Bett's brickworks, Station Road	<input type="checkbox"/>				
D. Walcot Hall Medieval moat and fishpond, Walcot Road	<input type="checkbox"/>				
E. World War Two pillbox	<input type="checkbox"/>				
F. Post medieval smoke house	<input type="checkbox"/>				
G. Fair Green stone commemorative pillar	<input type="checkbox"/>				
H. The Lawn/Parish Fields.	<input type="checkbox"/>				
I. Mediaeval most (earthworks) surrounding Algar's Farm, Walcot	<input type="checkbox"/>				
J. The Old Cherry Tree, 8 Roydon Road	<input type="checkbox"/>				
K. 127 to 133 Victoria Road	<input type="checkbox"/>				
L. 9 Mere Street (10, 11 & 12 listed)	<input type="checkbox"/>				
M. World War Two Air Raid shelter, Heywood Road	<input type="checkbox"/>				
N. Old Police Station, 8-11 Roydon Road	<input type="checkbox"/>				
O. River Waveney landscape elements	<input type="checkbox"/>				
P. The Clynt. Open banks of the Mere, north, west and south-west.	<input type="checkbox"/>				

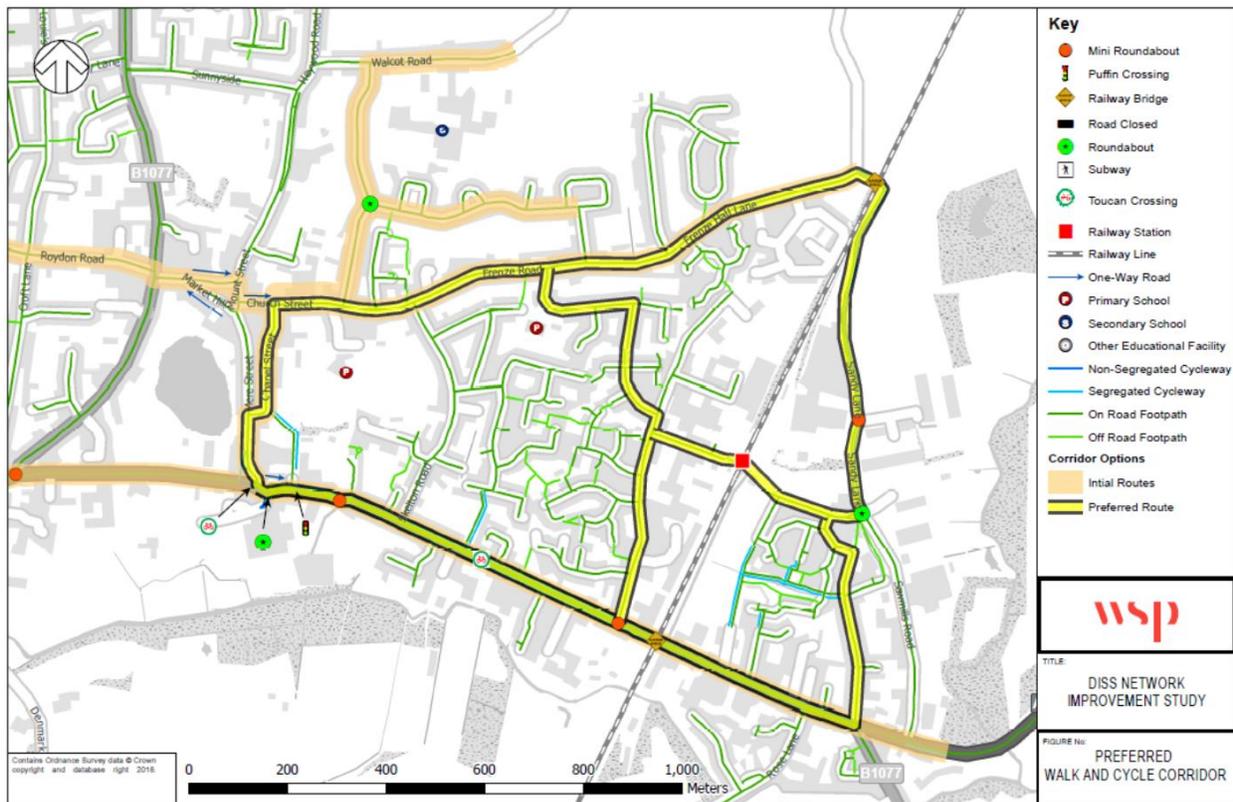
Please add your comments, including identifying any heritage assets you think we have missed and why you think they are important.

# Walking and Cycling

## 6 Walking and Cycling across the 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 Diss network has been developed; 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.



These improvements are listed below.

Can you indicate which are your top five priorities for improvements?

	First Priority	Second Priority	Third Priority	Fourth Priority	Fifth Priority
Improved route from the junction of Skelton Road and Frenze Road, connecting with the A1066.	<input type="checkbox"/>				
New on or off route cycle lane at the beginning of the junction with The Entry to Walcot Rise.	<input type="checkbox"/>				
Widening the existing footpath and wayfinding signs at Field House Gardens.	<input type="checkbox"/>				
New crossing point to improve access to the Railway Station at Vince's Road.	<input type="checkbox"/>				
New cycle parking and signage at the Railway Station.	<input type="checkbox"/>				
Continuation of the existing shared-use cycleway from Diss Leisure Centre to connect with the pedestrian crossing opposite Diss Methodist Church.	<input type="checkbox"/>				
Improvements to wayfinding, general signage and cycle parking in Diss Town Centre.	<input type="checkbox"/>				
Extend the shared-use cycleway past Prince William Way until the junction of Frenze Hall	<input type="checkbox"/>				

	First Priority	Second Priority	Third Priority	Fourth Priority	Fifth Priority
Lane and Walcot Green. Extend the shared-use cycleway from Sawmills Road to the A1066.	<input type="checkbox"/>				
Create a new walking/cycling network linking to existing paths at Walcot Green.	<input type="checkbox"/>				
New signage and advisory cycle route along Station Road to improve access to the Railway Station.	<input type="checkbox"/>				
Explore options for opening up the route to cyclists from Mere's Mouth, along Madgetts Walk and through the Park, to Denmark Street	<input type="checkbox"/>				
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.	<input type="checkbox"/>				

### 7 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?

Yes

No

No Opinion

### 8 Walking and Cycling in Brome and 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?

Strongly Agree

Not Sure

Strongly Disagree

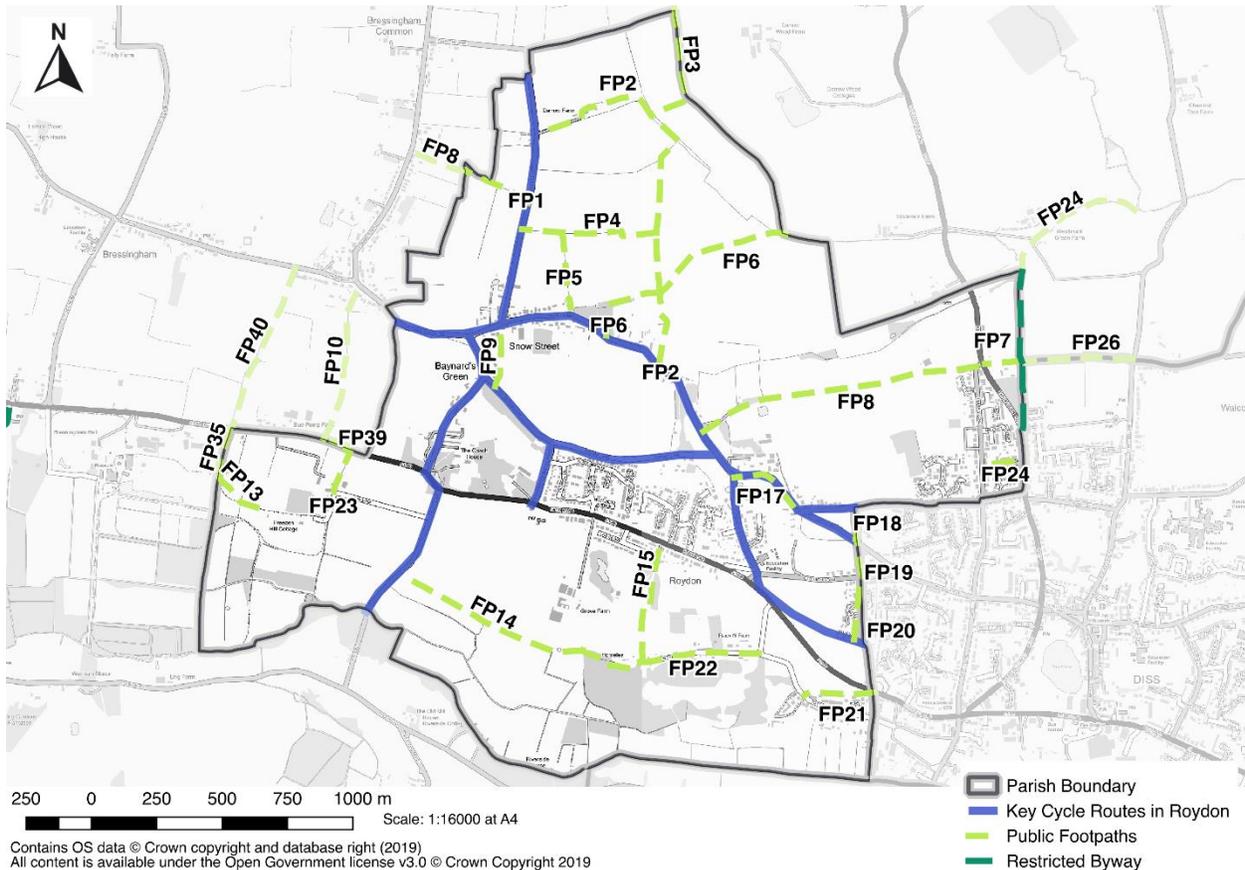
Agree

Disagree

If you have other suggestions of walking and cycling improvements please add these here:

## 9 Walking and cycling in Roydon

Below is a map of the key walking and cycle routes in Roydon.



The following improvements have been identified.

Please rank these in order of the priority you think they should be delivered.

- 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
- 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)
- 30mph along the A1066 between Hall Lane and Bellrope Lane to improve safety for walking and cycling

If you have any other suggestions of improvements which could be made please make them here

### 10 Walking and cycling in Burston and Shimpling

What ideas do you have about improving facilities for walking and cycling in Burston and Shimpling?

### 11 Walking and cycling in Stuston

What ideas do you have about improving facilities for walking and cycling in Stuston?

### 12 Walking and Cycling in Palgrave

The following walking and cycling improvements have been suggested to improve walking and cycling access from Palgrave into Diss.

**Please rank these in order of the priority you would like to see them delivered:**

- Extension to the Victoria Road cycle track to provide a safer and more attractive traffic free route from Palgrave to Diss
- Extension of the Waveney Riverside Path from Lowes Bridge to Denmark Green to enable Fair Green residents to gain access to the supermarkets and the town centre without using Park Road.

If you have other suggestions of walking and cycling improvements please add these here:

### 13 Walking and Cycling in Scole

The following walking and cycling improvements have been suggested for Scole

**Please rank these in order of the priority you would like to see them delivered:**

- Improve Millers Lane route to Diss (RB32/RB9 & Diss RB38)
- Flax farm Byway/Footpath reroute (RB35/FP36)
- Improve the footpath along the A1066, including widening and developing a new permissive path, a crossing at Frenze Beck and over the A140
- Improve signage

If you have other suggestions of walking and cycling improvements please add these here:

## General Questions

### 14 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?

- Close to the town centre
- Good highway access and easy to get to for residents of surrounding parishes, avoiding mostly residential roads
- Good access for people wanting to walk or cycle
- Ample room for parking
- A brownfield or previously developed site rather than green open space
- Avoid land protected for nature conservation

### 15 Housing 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?

Yes

No

No Opinion

## 16 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?

Yes

No

No Opinion

### 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)

The mix should include homes for rent as well as for sale

The policy should have something on the size of houses required/ number of bedrooms (this would depend on the needs of each community)

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.

Other (please specify):

## 17 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 that are 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?

Yes

No

No Opinion

## 18 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?

Yes

No

No Opinion

## 19 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?

Yes

No

No Opinion

## 20 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?

Yes

No

No Opinion

## 21 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?

Yes

No

No Opinion

## 22 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?

Yes

No

No Opinion

**23** 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?

Yes

No

No Opinion

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

Yes

No

No Opinion

**25** 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?

Yes

No

No Opinion

## 26 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?

Yes

No

No Opinion

## About You

### 27 Where do you live?

- |  |                                   |  |
|--|-----------------------------------|--|
| <input type="checkbox"/> Brome and Oakley      | <input type="checkbox"/> Palgrave | <input type="checkbox"/> Stuston           |
| <input type="checkbox"/> Burston and Shimpling | <input type="checkbox"/> Roydon   | <input type="checkbox"/> None of the above |
| <input type="checkbox"/> Diss                  | <input type="checkbox"/> Scole    |  |

### 28 Do you work in any of the following?

- |  |                                   |  |
|--|-----------------------------------|--|
| <input type="checkbox"/> Brome and Oakley      | <input type="checkbox"/> Palgrave | <input type="checkbox"/> Stuston           |
| <input type="checkbox"/> Burston and Shimpling | <input type="checkbox"/> Roydon   | <input type="checkbox"/> None of the above |
| <input type="checkbox"/> Diss                  | <input type="checkbox"/> Scole    |  |

### 29 If you are completing this survey on behalf of a business or organisation please tell us which one:

### 30 What is your age?

- |                                |                                |                              |
|--------------------------------|--------------------------------|------------------------------|
| <input type="checkbox"/> 13-17 | <input type="checkbox"/> 35-54 | <input type="checkbox"/> 75+ |
| <input type="checkbox"/> 18-24 | <input type="checkbox"/> 55-64 |                              |
| <input type="checkbox"/> 25-34 | <input type="checkbox"/> 65-74 |                              |

# Key Views in Diss



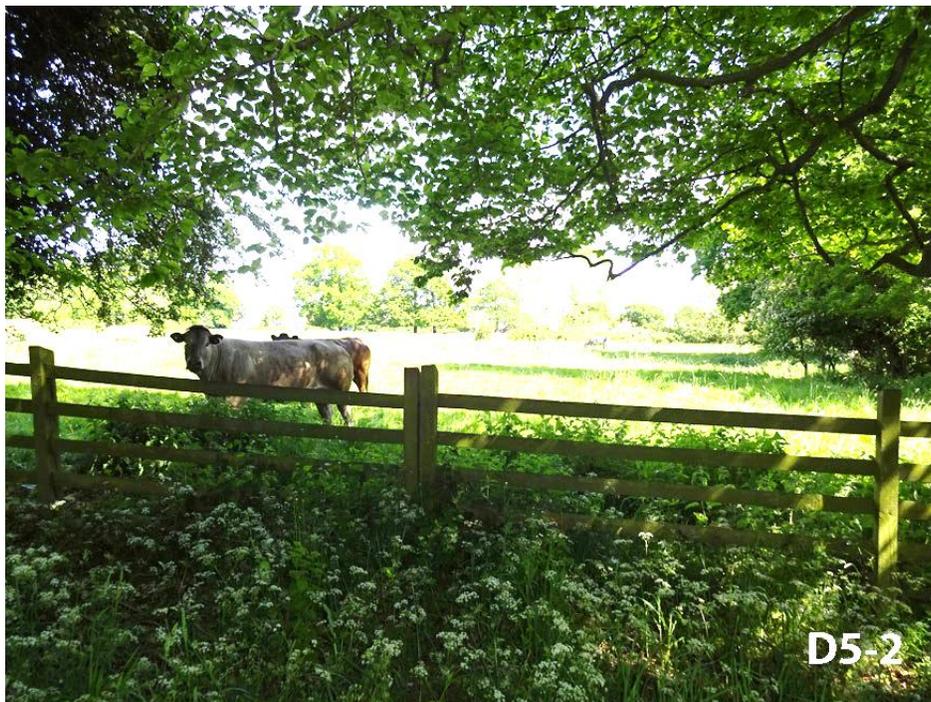
View 1 across Fair Green



View 3 Diss West from Mere Street



**Diss View 4 from Mount Street**



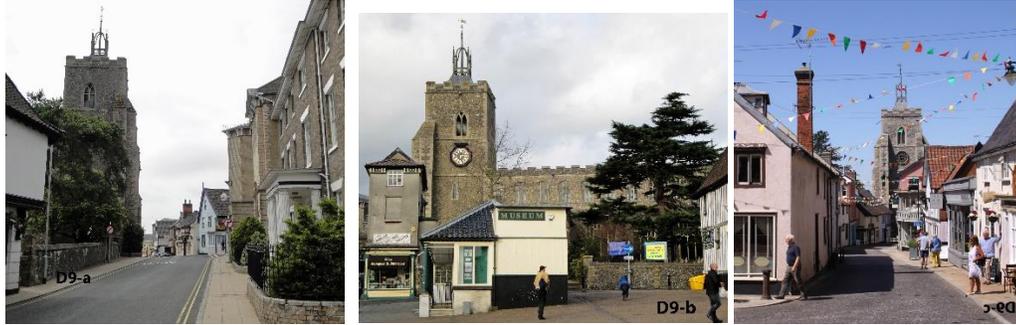
**Diss View 5 from North from the public footpath**



**Diss view 6 from the entrance to the Park**



**Diss view 7 View of the Mere**



**Diss view 9 Mount Street**



**Diss view 10 Waveney Valley from Croft Lane**

**Thank you for taking part in this survey. Please return your completed survey to your local parish office, or by post to: Diss Town Council (DDNP), 11-12 Market Hill, Diss, IP22 4JZ by Friday August 14<sup>th</sup> 2020, 4pm**

# Prize Draw

As a thank you for completing this survey, there will be a Prize Draw which is open to everyone who has taken part.

If you would like to be entered into the prize draw, please PRINT your details here:

Your name
Your contact phone number
Your address

Your competition entry will be detached from this survey ensuring that your responses remain anonymous.

Terms and conditions apply, see below:

The DDNP Project officer will contact the five winners of the £20 shopping vouchers to arrange delivery of the vouchers.

**Thank you for taking part, your views are vital to creating a successful Neighbourhood Plan for your area.**

## Diss & District Neighbourhood Plan Steering Group

### Terms & Conditions of the prize draw:

- The competition is open to all survey participants
- Only one entry per person can be accepted
- Closing date to receive this survey back and be included in the draw is 4pm, August 14th 2020
- The prizes are as stated, 5 x £20 shopping vouchers and no cash or other alternatives will be offered
- Winners will be selected at random from all participants both online and returning printed forms. They will be notified on the day of the draw, however if a prize hasn't been claimed within 14 days from the date of the draw, it will be forfeited
- Any decision in respect of all matters to do with the draw will be final and no correspondence will be entered into
- By entering this draw, an entrant is indicating their agreement to be bound by these terms and conditions.