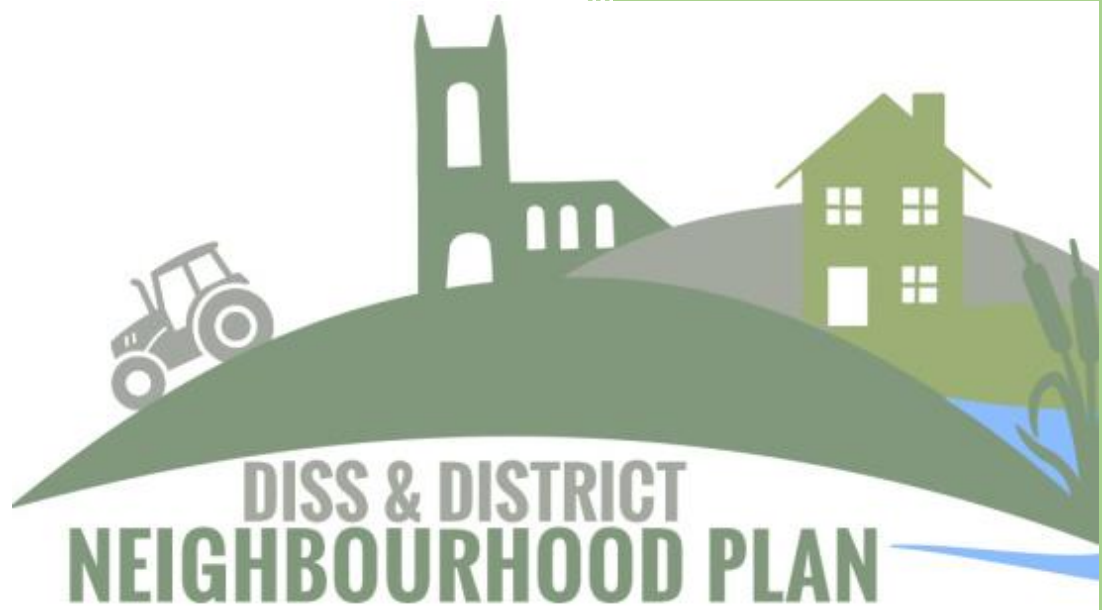




2020

# Issues & Options Consultation Results Report Stuston



November 2020

# Stuston Results 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.

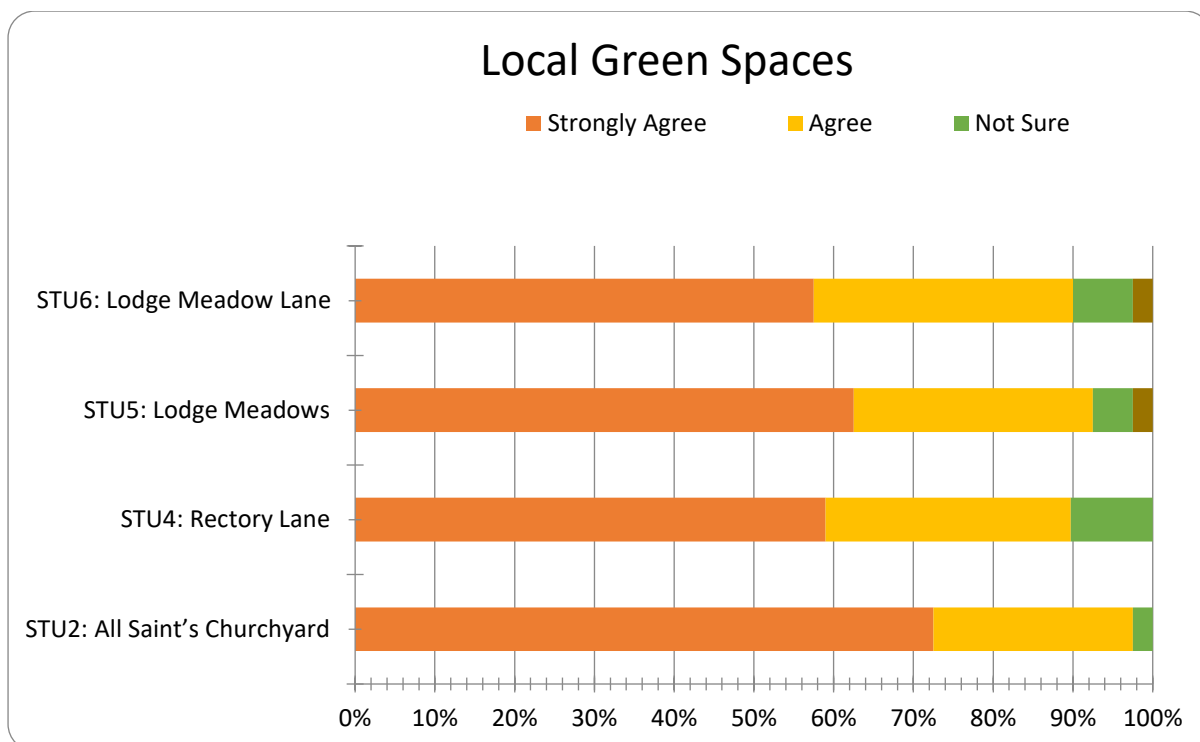
Where there is a requirement for housing growth in the parish (as set by the District Council), residents were also asked for their views in relation to potential sites for this to be delivered. In some cases, respondents provided their own suggestions of alternative sites.

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 Stuston element of the survey.

41 people completed the survey for Stuston.





#### 4.1 COMMENTS IN SUPPORT OF LGS

LGS name	Comments provided in support	80% strongly agree or agree	Over 50% strongly agree	Other comments
STU2: All Saint's Churchyard (2)	<p>STU2: Interesting social and village history from the gravestones. Peaceful setting for Grade 2 listed church with origins in Saxon times. The Parochial Church Council are planning to register for the Eco Church Scheme.</p> <p>Access to church &amp; church area is important to the village, especially when the church holds a lot of history due to its age. It is also going to be used as a community hub in the future once all the work done.</p>			No disagree
STU4: Rectory Lane	X			
STU5: Lodge	STU 5: This more open habitat provides an attractive contrast to the unmanaged areas of common land surround it when			

<p>Meadows (2)</p>	<p>walking around the village. It also increases the diversity of habitats for wildlife.</p> <p>STU5 is a rare example of ancient meadowland that escaped the industrialisation of post-war farming. As a result it is now in effect a sanctuary for a wealth of wildlife not found on either Stuston Common or the cultivated fields in the parish.</p>			
<p>STU6: Lodge Meadow Lane (2)</p>	<p>STU6: There are few designated footpaths in the village and this land provides an important, safe and peaceful link past fields and a meadow to areas of common land."</p> <p>The Lodge Meadows are a wonderful green space with traditional land management. The two lanes are important for local strollers, and help make circular walks more varied. The church yard is very important to the local community.</p>			

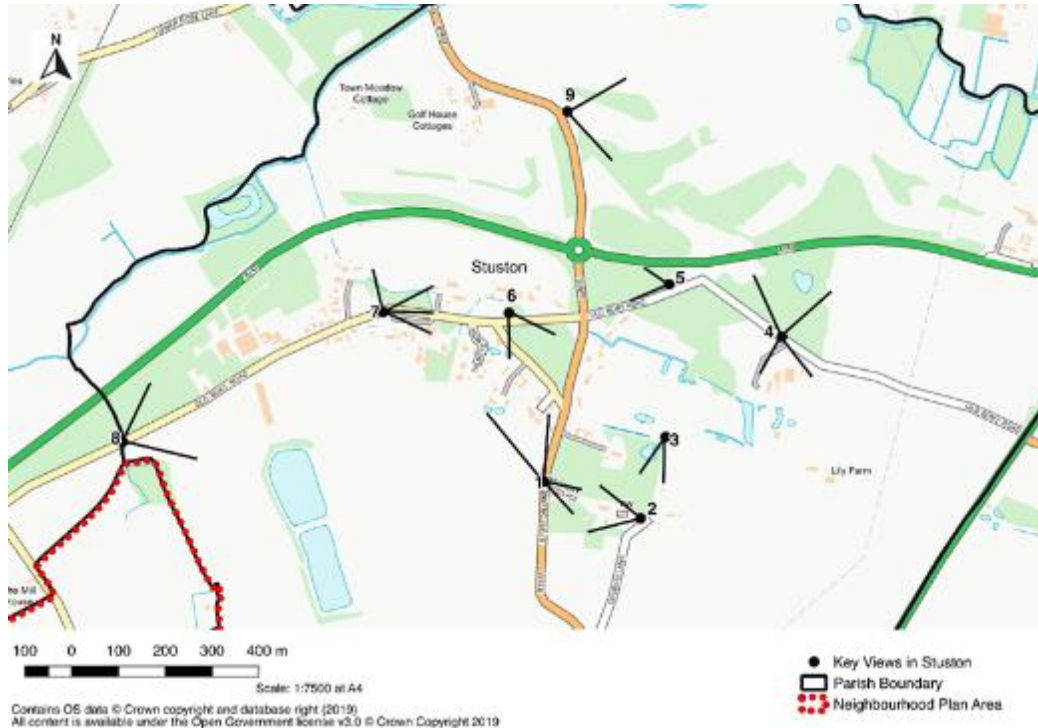
#### 4.2 SUGGESTED ADDITIONAL LOCAL GREEN SPACES:

1. There is also a green space/walkway to Diss which is used a lot, alongside of Stuston Court on the Old Bury Road though the village.
2. There is also a foot path coming off Lodge Meadow Lane, that goes behind Brian & Jo's Wilson's House & Sign Writers business, that leads to the church. Its a safer route than walking along the road & should be preserved.

## 5 KEY VIEWPOINTS

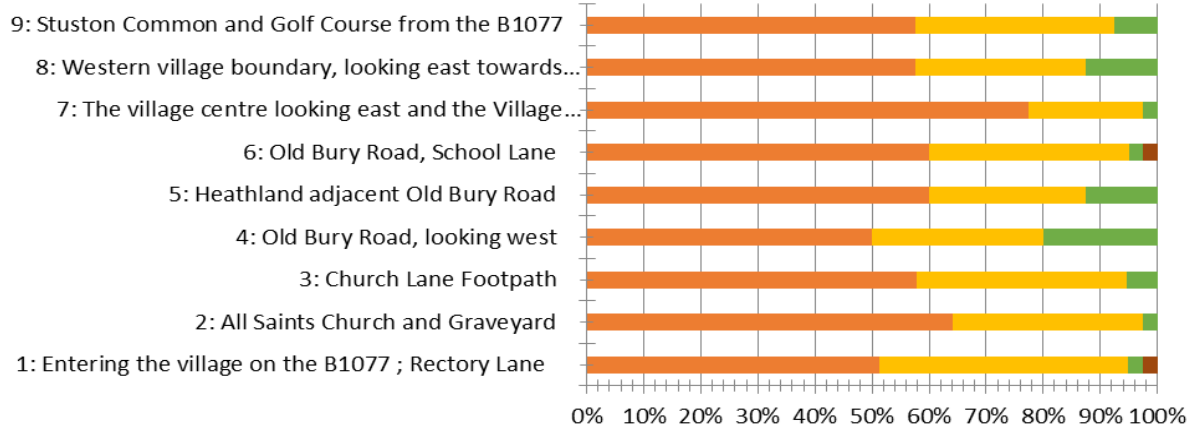
The Neighbourhood Plan will identify key views within Diss & District which depict the area's special qualities. These may be of the landscape, iconic views of the village or historic features such as the church and its setting. The plan will seek to protect these views for future enjoyment. The following key views have been identified within Stuston:

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



### Key Viewpoints

■ Strongly Agree   
 ■ Agree   
 ■ Not Sure   
 ■ Disagree   
 ■ Strongly Disagree



## 5.1 COMMENTS IN SUPPORT OF VIEWS

View name	Comments provided in support	80% strongly agree or agree	Over 50% strongly agree
1: Entering the village on the B1077 & Rectory Lane	X		
2: All Saints Church and Graveyard	Vital to maintain the views relevant to the church and views showing the village as it is in 2020 for future generations.		
3: Church Lane Footpath	X		
4: Old Bury Road, looking west	X		
5: Heathland adjacent Old Bury Road	X		
6: Old Bury Road, School Lane	X		
7: The village centre looking east and the Village Green and Coronation Oak	X		
8: Western village boundary, looking east towards the village	X		
9: Stuston Common and Golf Course from the B1077	X		

## 5.2 SUGGESTED ADDITIONAL VIEWS.

1. The view from the north of Stuston as you approach from the footpath that comes from the golf course and over the A143 - meadows, with the backs of some of the houses. (Footpath 2).
2. A little cut through/walk way behind School House leading from School Lane to Talbots Meadow. There's a rather large pond there too, that seems to be half dried out in the summer months, but gets water in the winter months. There is a view point half way along it, over looking the pond.
3. Lodge Meadows seen from the lane along the south side and from the gateway on the north side. Why were these views missed from the list? They are listed above as STU2.

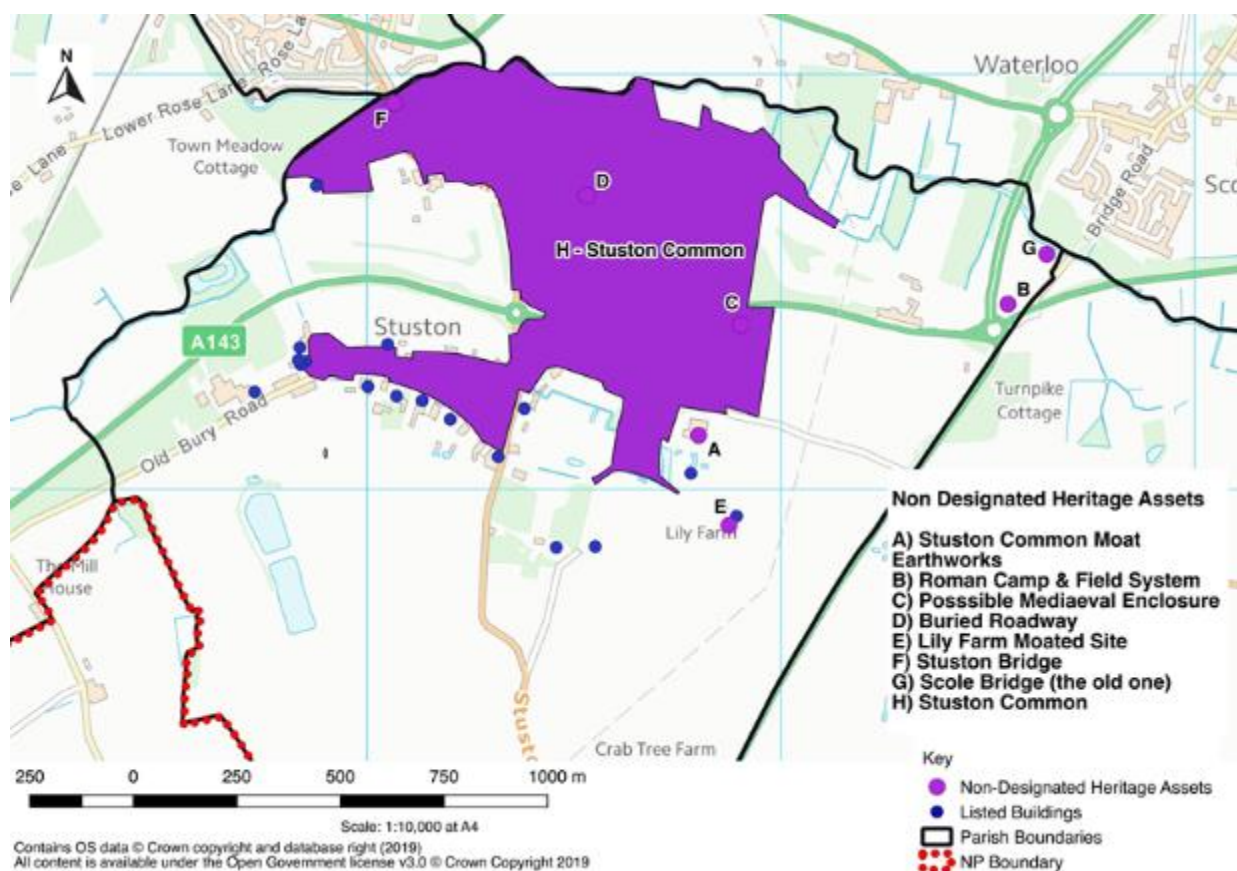


## 6 NON DESIGNATED HERITAGE ASSETS

Protection already exists for the listed buildings in Stuston 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.

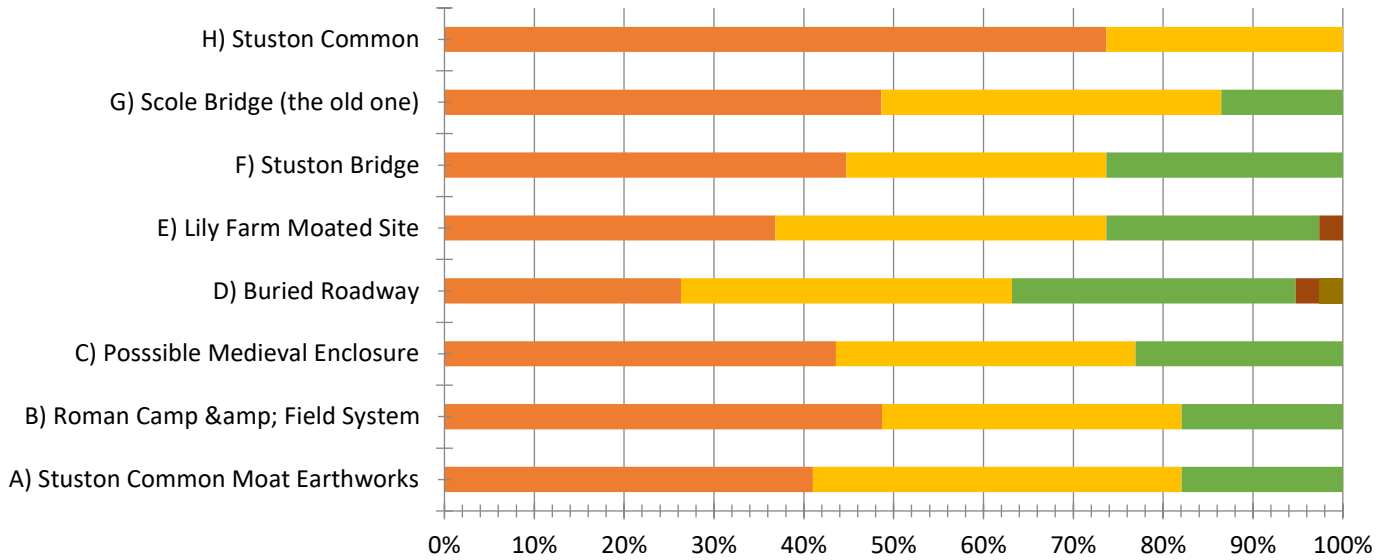
The map below contains the non-designated heritage assets which have been identified by the Neighbourhood Plan group.

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



## Heritage Asset

■ Strongly Agree  
 ■ Agree  
 ■ Not Sure  
 ■ Disagree  
 ■ Strongly Disagree





Asset name	80% strongly agree or agree	Over 50% strongly agree
A) Stuston Common Moat Earthworks		X
B) Roman Camp & Field System		X
C) Possible Medieval Enclosure	X	X
D) Buried Roadway	X	X
E) Lily Farm Moated Site	X	X
F) Stuston Bridge	X	X
G) Scole Bridge (the old one)		X
H) Stuston Common		

## 7 WALKING & CYCLING IN STUSTON

A new footpath from the Golf Club to the bridge leading to Victoria Road providing easier cycling and walking access between Stuston and Diss has been identified as a priority.

To what extent do you agree that this is a priority?

			Response Percent	Response Total
1	Strongly Agree		90.63%	29
2	Agree		9.38%	3
3	Not Sure		0.00%	0
4	Disagree		0.00%	0
5	Strongly Disagree		0.00%	0
			answered	32
			skipped	9




## 8 HOUSING

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### 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		65.71%	23
2	No		14.29%	5
3	No Opinion		20.00%	7


### 8.2 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		94.44%	34
2	No		0.00%	0
3	No Opinion		5.56%	2

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		46.88%	15
2	The policy should have something on the size of houses required/ number of bedrooms (this would depend on the needs of each community)		84.38%	27
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.		43.75%	14
4	Other (please specify):		15.63%	5




Other comments

- Infrastructure development should be priority
- Density considerations are important
- Keep social/private separate
- Emphasis on rental/affordable should be prioritised
- Consider parking needs

### 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 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		69.44%	25
2	No		8.33%	3
3	No Opinion		22.22%	8

## 8.4 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		42.86%	15
2	No		17.14%	6
3	No Opinion		40.00%	14

## 8.5 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		91.43%	32
2	No		8.57%	3
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		100.00%	36
2	No		0.00%	0
3	I don't know		0.00%	0

## 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		100.00%	36
2	No		0.00%	0
3	I don't know		0.00%	0

## 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		33.33%	12
2	No		5.56%	2
3	No Opinion		61.11%	22




### 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		86.11%	31
2	No		0.00%	0
3	No Opinion		13.89%	5

### 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		86.11%	31
2	No		2.78%	1
3	No Opinion		11.11%	4



## 10 DISS TOWN CENTRE

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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		91.43%	32
2	No		2.86%	1
3	No Opinion		5.71%	2

## 11 DIGITAL CONNECTIVITY

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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		100.00%	36
2	No		0.00%	0
3	No Opinion		0.00%	0

57. What is your age?				
			Response Percent	Response Total
1	13-17		0.00%	0
2	18-24		0.00%	0
3	25-34		5.26%	2
4	35-54		23.68%	9
5	55-64		23.68%	9
6	65-74		26.32%	10
7	75+		21.05%	8
			answered	38
			skipped	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.