



Seven parishes in partnership

2020

Issues & Options Consultation (1) Results Report Palgrave



November 2020

Palgrave Results Report

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2 CONSULTANT'S SUMMARY

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

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

The survey focused on several areas:

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

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

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

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

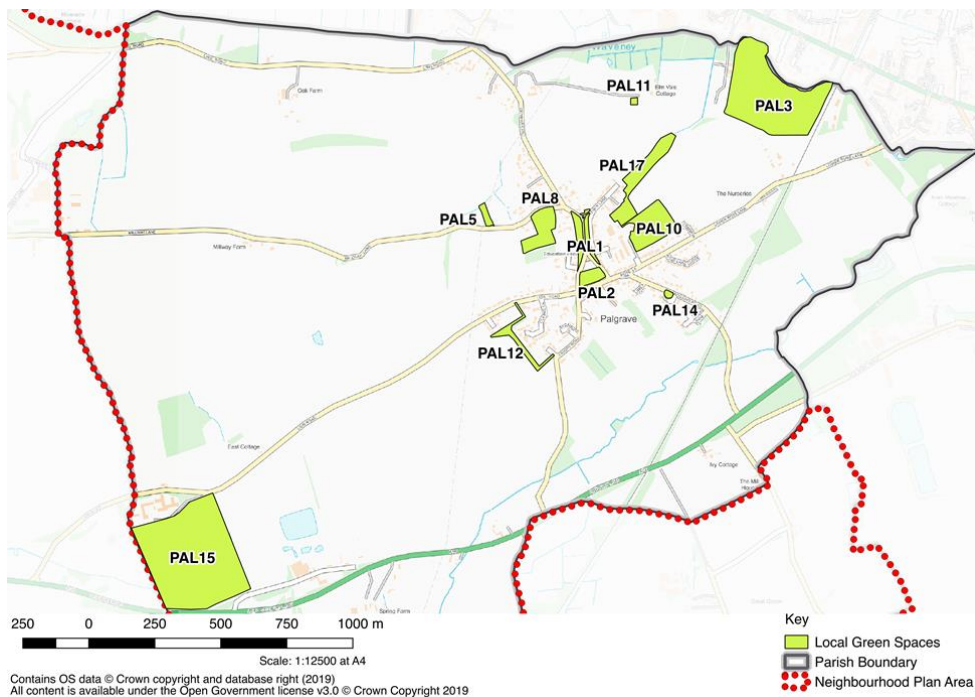
Our intention is to develop a walking and cycling network for Diss area which can be a key focus for improvements. In the main the questions relating to walking and cycling focused on understanding people's priorities for improvement.

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

93 people completed the survey for Palgrave.

4 COMMUNITY ASSETS

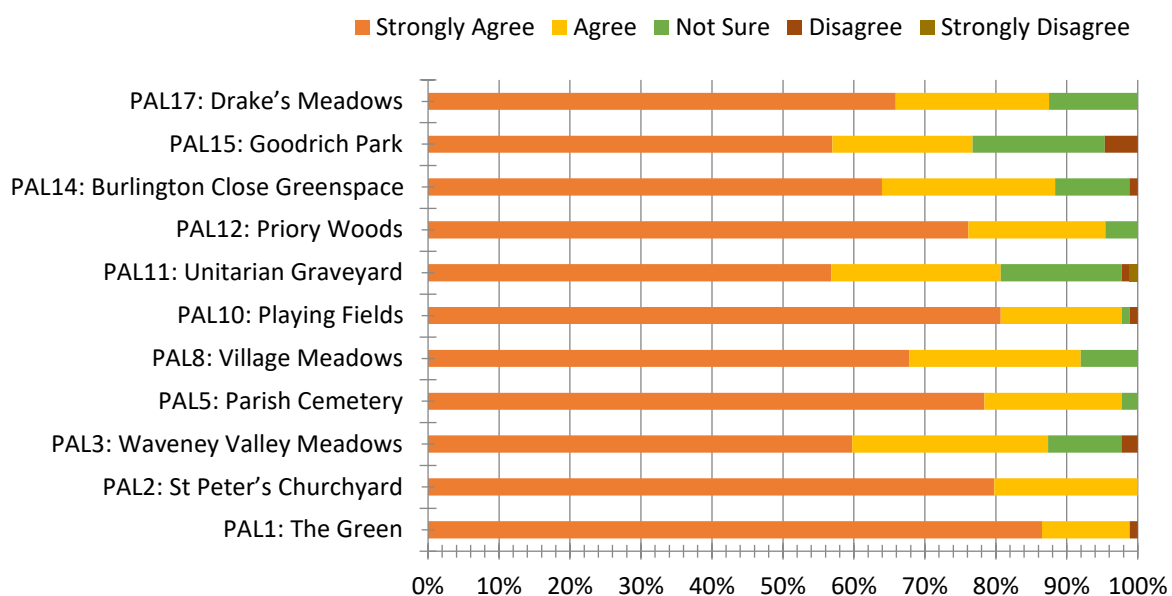
4.1 LOCAL GREEN SPACES – PALGRAVE



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 Palgrave.

To what extent do you agree that these green spaces are special to you?

Local Green Spaces



LGS name	Comments provided in support	80% strongly agree or agree	Over 50% strongly agree	Other comments
PAL1: The Green	X			<p>PAL1 - should also include the area between the school building and boundary wall of St Peter's church, consistent with the legal boundary of The Green as a registered common and its designation as an Asset of Community Value (which must be due for renewal???)</p> <p>The green space Pal1 would be better suited as adjusting to resident parking space, also, the trees there are always in desperate need of pollarding as no-ones taking ownership, parking spaces and clearing the tree, pal10 is Community Centre owned land with the remit that it is used for community purposes and therefore should not even enter into this plan</p>

PAL2: St Peter's Churchyard	X			
PAL3: Waveney Valley Meadows	PAL3 - provision should be made for a potential access route on the eastern side that could provide a future direct link from the A143 and additional parking/access point to the station. These would relieve traffic congestion on Victoria Road, Vinces Road and the station access.			PAL3 seems to be a significantly underutilised space, often strewn with rubbish and uninviting. It would be great if this was more usable by the public.
PAL5: Parish Cemetery	X			
PAL8: Village Meadows	PAL8 I would very much utilise if it was accessible. Not sure if it currently is or not			.
PAL10: Playing Fields	PAL10 - the area should be extended to include the access, in order to secure it, and the remaining area			

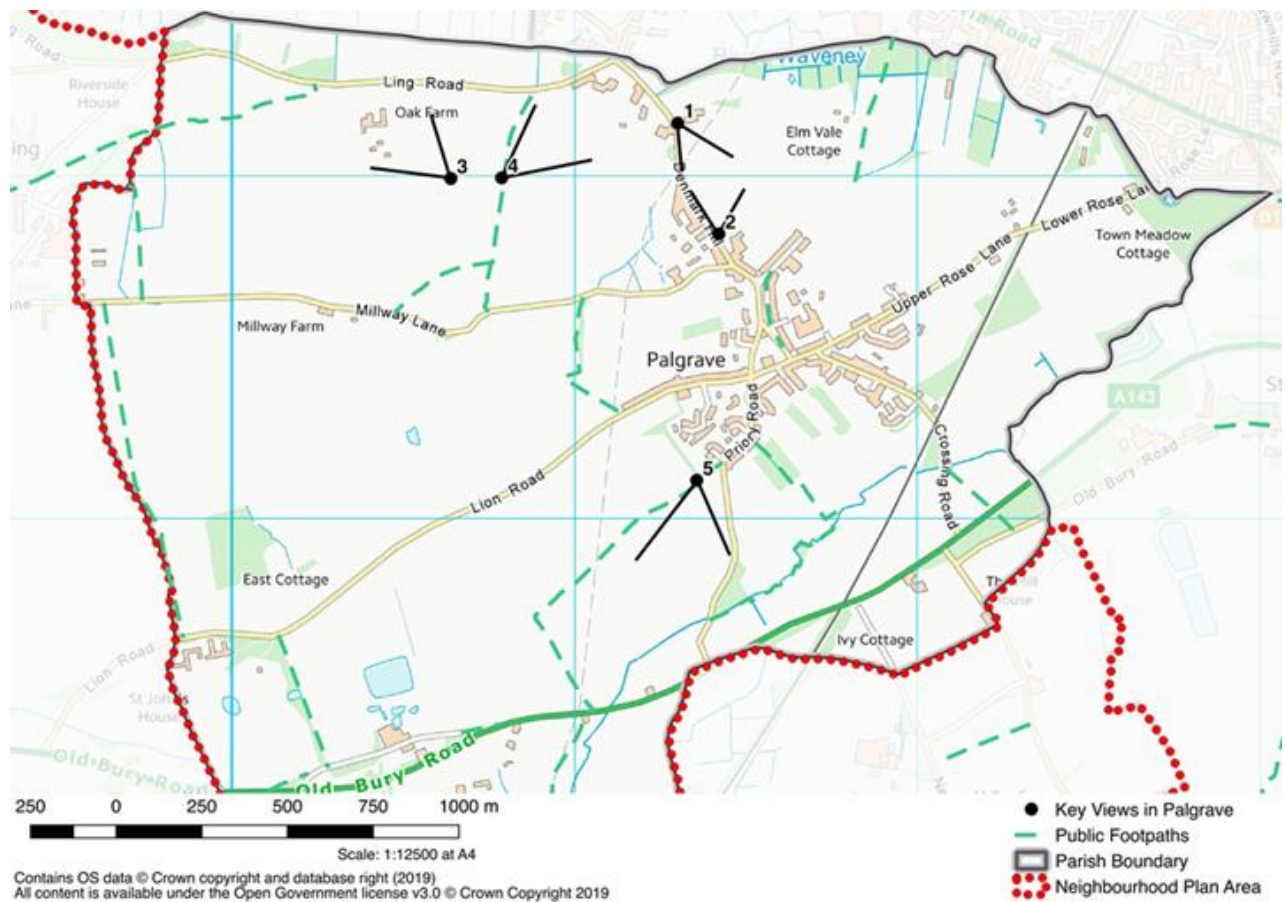
	to the site boundary that contains the Community Centre and parking, both of which contribute to the recreational value.			
PAL11: Unitarian Graveyard	X			
PAL12: Priory Woods	Priory Woods is a hidden gem and a lovely path. The playing field is vital for the community centre and a great asset.			
PAL14: Burlington Close Greenspace	The wildlife is under threat at PAL 14 due to the nature and speed of traffic along Crossing Road.			
PAL15: Goodrich Park	X			
PAL17: Drake's Meadows	PAL17 also would be an great to access. Again not sure if it is already.			

4.2 OTHER SUGGESTIONS MADE FOR LOCAL GREEN SPACE

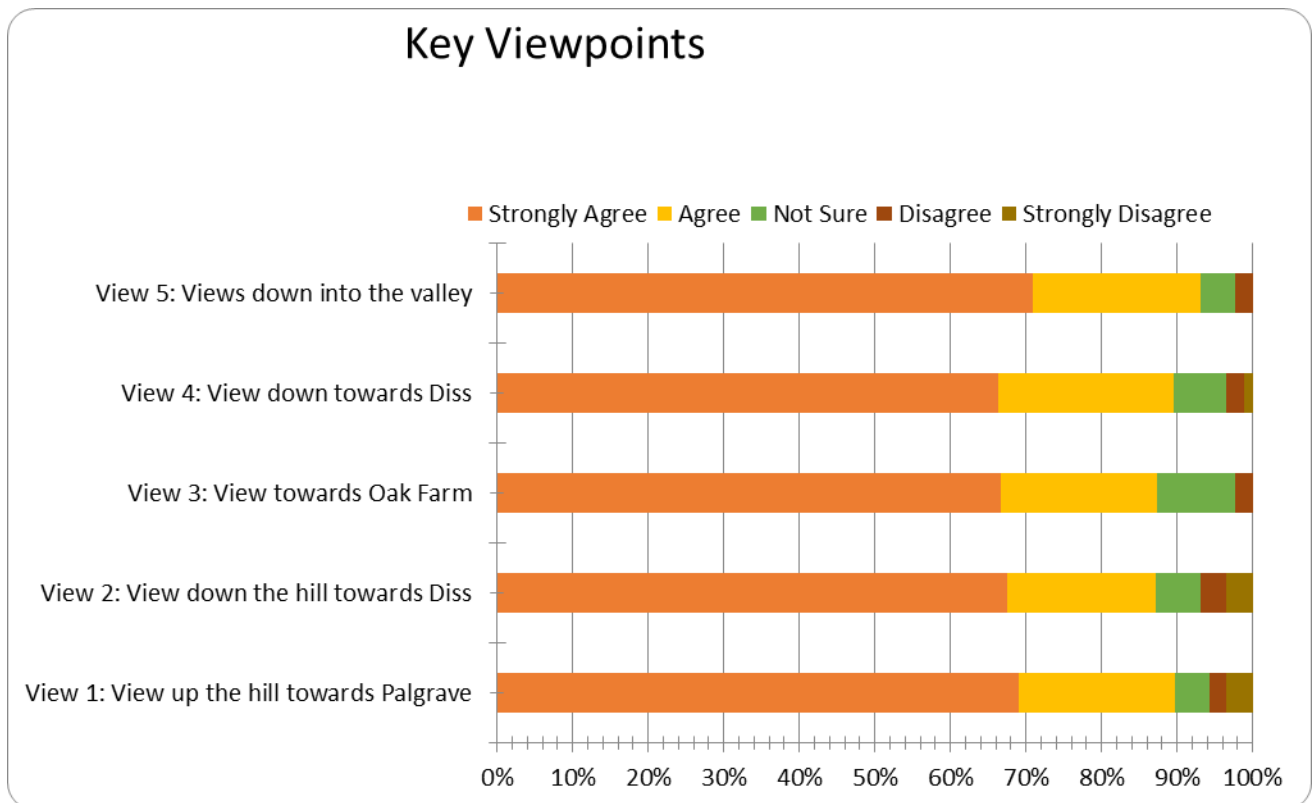
1. The Manorial Waste, opposite St Peter's church, historically formed part of the Lord of the Manor's holding along with the remainder of the Green but was acquired by SCC Highways during the widening and realignment of the former A143 Upper Rose Lane, Lion Road and top of Crossing Road. This should ideally also be designated."
2. Green space opposite the front of St Peters Churchyard, where the old telephone box stands.
3. It is important to have a 'centre' to the village which is supplied by identified green spaces such as the green, the land opposite the church with the village sign on and the playing fields. Without them the village would lose identity and become a 'suburb' of Diss. Some access to green space is one of the few facilities the village has.
4. The whole of Millway Lane
5. I would like you to include the wood to the south of Priory Rd. There is a public footpath opposite the entrance to Sycamore Close and this path passes through the wood.
6. The green area in front of the church on Lion Road where the village sign is
7. The wooded areas behind the houses on Priory Road i.e. Leison House; Yew Trees; Barnacre; Badgers Drift; Pell Howell. Footpath 11 passes through these woods.
8. I would also like to see a green area beyond the 9 bungalows being built off Priory Road and behind Pell Howell to restrict an extension to the development of the nine bungalows and to restrict extension of the five bungalows Priory Road cannot safely support further development on a bendy single track Road"
9. Small wooded area SE of Priory Road opposite Sycamore Close is not listed.
10. Land surrounding the graveyard should also remain undeveloped given the spiritual significance of this site (the graveyard)
11. The whole of the banks of the Waveney valley as an environmentally sensitive area which is seeing encroachment from development in Diss along the banks. Diss should declare this a sensitive area and avoid all development that is going to impinge on this environment.
12. Please add area around Unitarian graveyard as it is a breeding area for Hare and currently has a buzzardry.
13. All land to the side of Denmark hill should remain undeveloped.
14. The space beside the Unitarian graveyard is also special to me as I walk down Lows Lane regularly and enjoy the open space
15. Land beside Denmark Hill (4)
16. land and hedgerows either side of Lows Land"
17. The amenity land between Blands Farm Close and the railway line. This provides a significant buffer between the A143 and the railway line, on the one hand, and the village, on the other. This area is a natural green space with many young trees, providing space for wildlife and absorbing noise from the railway and road." (2)

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 Palgrave:



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



View name	Comments provided in support	80% strongly agree or agree	Over 50% strongly agree	Other comments
View 1: View up the hill towards Palgrave	X			1 - Looking southwards and up towards Palgrave just shows rise of the land with housing (and the wind turbine) at the top; 2 - vista only visible if one climbs up the bank alongside Denmark Hill or walks up the field margin, unless living in Hylands, and then it takes in the overhead power lines emanating from the main electricity sub-station and the bulk of the supermarket barns; 3 - How can this be accessed?

				4 - Also takes in the overhead power lines emanating from the main electricity sub-station, the industrial/commercial premises south of Park Road and the bulk of the supermarket barns.
View 2: View down the hill towards Diss	X			
View 3: View towards Oak Farm	X			
View 4: View down towards Diss	X			
View 5: Views down into the valley	X			

5.1 GENERAL COMMENTS ON VIEWPOINTS

1. I do not agree with this methodology. There is already in existence within the Local Plan a map showing the designation of a large part of the village as a Special Landscape Area. This is an independent assessment of the high quality of the landscape and views within the Parish and focuses on the River Waveney Valley and the valley of its tributary which runs SW to NE through the village. It also takes in the northern tip of the SSSI of The Marsh.
2. Also existing is a map of the Conservation Area which is incorporated within the Appraisal of the CA carried out by the DC.

5.2 SUGGESTIONS

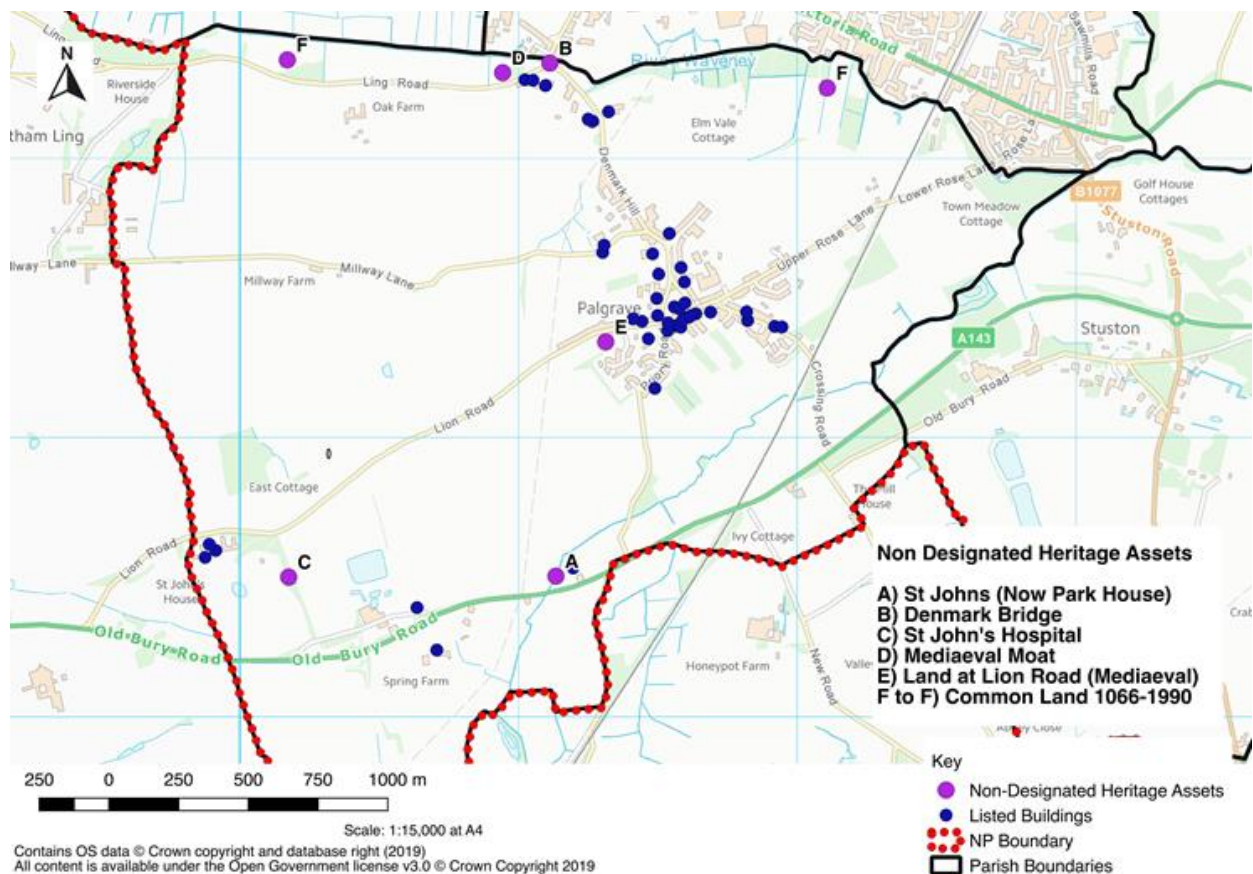
1. The back of Common Hill which is probably one of the best views over Diss in the village
2. Also views from Milway Lane over to Diss. (8)
3. The views all along The Lows public footpath should be maintained, as they are a buffer of tranquil and beautiful Suffolk landscape right up against the built up scene of Tesco, Morrisons, sewerage works etc that lie directly opposite in South Norfolk district (4)
4. Views along Lows Lane and views from Unitarian cemetery Down the valley
5. "Consider adding view SW from FP13 just off the A143 and of the meadows along Stuston Beck from further south (where FP13 crosses the Beck into Thrandeston). Also view to north west over the Ling from FP6.
6. There must also be attractive views of the valley to the west and eastwards towards Palgrave village from the high point of the parish on the ridge between Millway Lane & Lion Road, though sadly there is currently no public access 'up there'.
7. Probably also south across Thrandeston Marsh (a CWS) towards the turbines on Eye airfield."

8. Building has already begun and almost completed on area which had important views. The village is being turned into a suburb, but we need to preserve it as a proper village and not allow it to become a conurbation with Diss.
9. the view as you exit the woods on footpath 11 (from Priory Road towards the A143)
10. The view from the Unitarian Graveyard, westwards, perpendicular to views one and two needs to be preserved. From the western side of the graveyard, or indeed anywhere along the approach to the graveyard is one of the few views of several miles of valley, free of any visible development.
11. views from Unitarian graveyard down the valley and views from lows lane
12. Upper Rose Lane looking in both directions to Diss & Eye
13. North of Lion road up to the footpath
14. East of Priory Road
15. The church

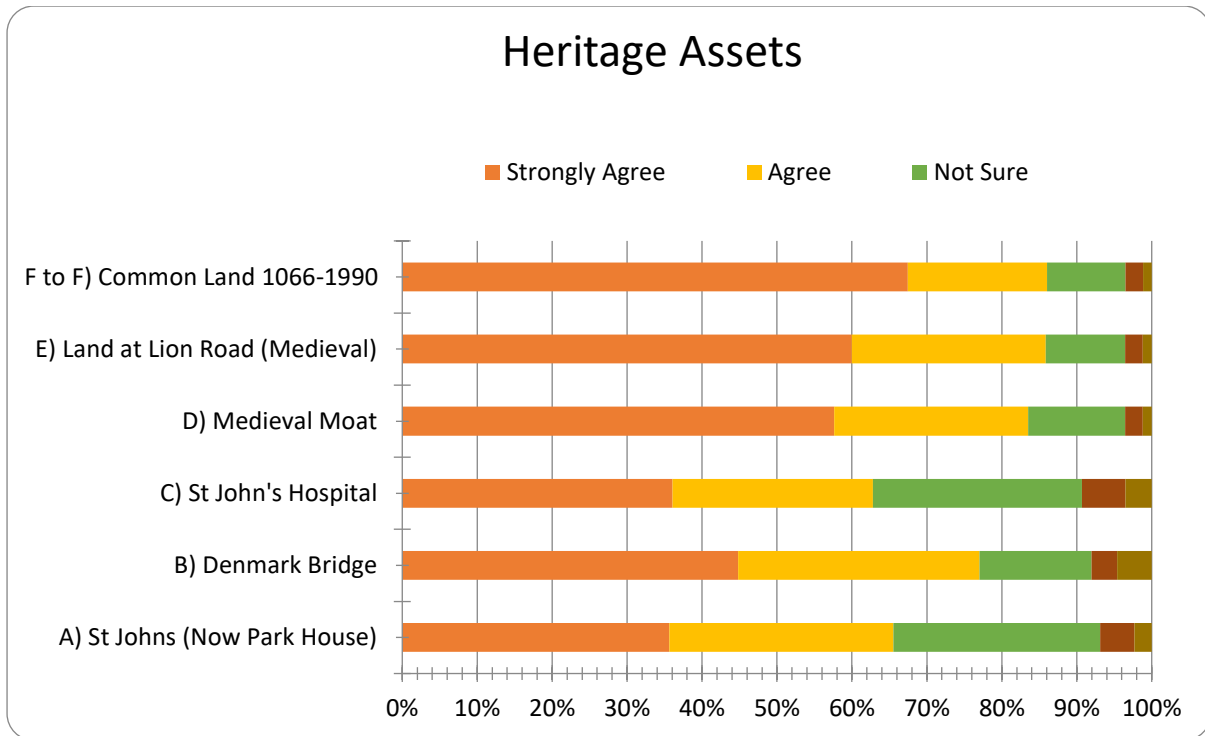
6 HERITAGE ASSETS

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

The map below identifies 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?






Asset name	80% strongly agree or agree	Over 50% strongly agree
A) St Johns (Now Park House)	X	
B) Denmark Bridge	X	
C) St John's Hospital	X	
D) Medieval Moat		
E) Land at Lion Road (Medieval)		
F to F) Common Land 1066-1990		

7 NEW HOMES IN PALGRAVE

Neighbourhood Plans can allocate land for new housing. Diss and the South Norfolk parishes are doing so. Although for Palgrave this is not a requirement, allocating a small site can have a number of benefits. The allocation can, for example, specify the type of housing that is needed by local people, and this could help younger residents get on the housing ladder or enable older residents to down-size if they want to.

Do you think the Neighbourhood Plan should allocate a small site for around 10 houses in the village?

			Response Percent	Response Total
1	Yes		31.11%	28
2	No		61.11%	55
3	No Opinion		7.78%	7

Respondents were asked to provide reasons for their answer, these are categorised below:

- Recent development in Palgrave is sufficient or plenty (16)
- Further development will lead to increased traffic (5)
- There is insufficient infrastructure to support any more development, notably the school (15)
- New development could result in improved infrastructure, reference made to the school (1)
- More people, particularly families, are needed to create a more sustainable community (8)
- In favour of small development that meets local need, various sizes and self-build mentioned (17)
- More new development will result in Palgrave losing its village charm or merging with Diss (6)
- Reference made to the village 'vote' on whether there should be further allocations within the village (2)

8 WALKING & CYCLING IN PALGRAVE

The following walking and cycling improvements have been suggested to improve walking and cycling access from Palgrave into Diss: 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. Please rank these in order of the priority you would like to see them delivered:

Item	Total Score ¹	Overall Rank
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.	120	1
Extension to the Victoria Road cycle track to provide a safer and more attractive traffic free route from Palgrave to Diss	105	2




Other suggestions (summary)

- Improve safety on Denmark Hill (7)
- Widening/improving signage at the Lows (2)
- Need better connections from village into Diss, down Rose Lane (3)
- Need pavement from Palgrave to Fair Green (4)
- Formalist footpath linking Upper Rose Lane by Common Hill and passes NE corner of Community Centre playing field
- Link between end of footpath and the Lows
- Additional routes and crossing points along R Waveney/extend riverside path
- Need footpath routes on Denmark Hill from the green to Denmark Bridge / alongside Lion Road from village to St Johns/link village with Stuston Common and Worthing Ling/ path from Upper Rose lane to Victoria Road
- Extend footpath along river outside Morrisons to Far Green
- Connect Fair Green to Lows Lane
- Junction of Priory Road/A143, cycle track needs maintaining
- Lighting needed on Lows Lane [to Tesco] (2)




9 HOUSING

9.1 MIX




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?


			Response Percent	Response Total
1	Yes		79.52%	66
2	No		7.23%	6
3	No Opinion		13.25%	11

9.2 DENSITY

			Response Percent	Response Total
1	Yes		90.48%	76
2	No		2.38%	2
3	No Opinion		7.14%	6

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		37.84%	28
2	The policy should have something on the size of houses required/ number of bedrooms (this would depend on the needs of each community)		62.16%	46
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		47.30%	35

			Response Percent	Response Total
	the type of affordable/ social homes needed.			
4	Other (please specify):		20.27%	15
Other (please specify): (15)				

- Infrastructure must be considered (esp schools) 5
- Policies on parking problems. 3
- Policies on design
- Enable downsizing (more bungalows) without leaving village
- No high buildings
- Ecology should be considered
- Need social housing
- Limit rentals (out to holidaymakers)




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 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		76.25%	61
2	No		3.75%	3
3	No Opinion		20.00%	16




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		55.70%	44
2	No		13.92%	11
3	No Opinion		30.38%	24

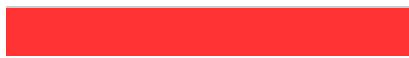


9.5 TOWNSCAPE AND DESIGN

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 required development to use the Design Codes for the area and to reflect local identity and styles?

			Response Percent	Response Total
1	Yes		75.31%	61
2	No		9.88%	8
3	I don't know		14.81%	12




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		86.59%	71
2	No		7.32%	6
3	I don't know		6.10%	5




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		92.68%	76
2	No		1.22%	1
3	I don't know		6.10%	5




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		39.24%	31
2	No		7.59%	6
3	No Opinion		53.16%	42




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		90.12%	73
2	No		3.70%	3
3	No Opinion		6.17%	5




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		93.75%	75
2	No		3.75%	3
3	No Opinion		2.50%	2




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		92.68%	76
2	No		1.22%	1
3	No Opinion		6.10%	5

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		86.59%	71
2	No		1.22%	1
3	No Opinion		12.20%	10





54. Where do you live?







			Response Percent	Response Total
1	Brome and Oakley		1.14%	1
2	Burston and Shimpling		0.00%	0
3	Diss		1.14%	1

54. Where do you live?

			Response Percent	Response Total
4	Palgrave		94.32%	83
5	Roydon		0.00%	0
6	Scole		1.14%	1
7	Stuston		1.14%	1
8	None of the above		1.14%	1

55. Do you work in any of the following?

			Response Percent	Response Total
1	Brome and Oakley		1.18%	1
2	Burston and Shimpling		0.00%	0
3	Diss		10.59%	9
4	Palgrave		28.24%	24
5	Roydon		0.00%	0
6	Scole		0.00%	0
7	Stuston		0.00%	0
8	None of the above		60.00%	51
			answered	85
			skipped	8

57. What is your age?			Response Percent	Response Total
1	13-17		0.00%	0
2	18-24		3.49%	3
3	25-34		3.49%	3
4	35-54		30.23%	26
5	55-64		25.58%	22
6	65-74		30.23%	26
7	75+		6.98%	6

13 NEXT STEPS

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

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