



2020

Issues & Options Consultation Results Report Burston & Shimpling



November 2020

Burston and Shimpling 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.

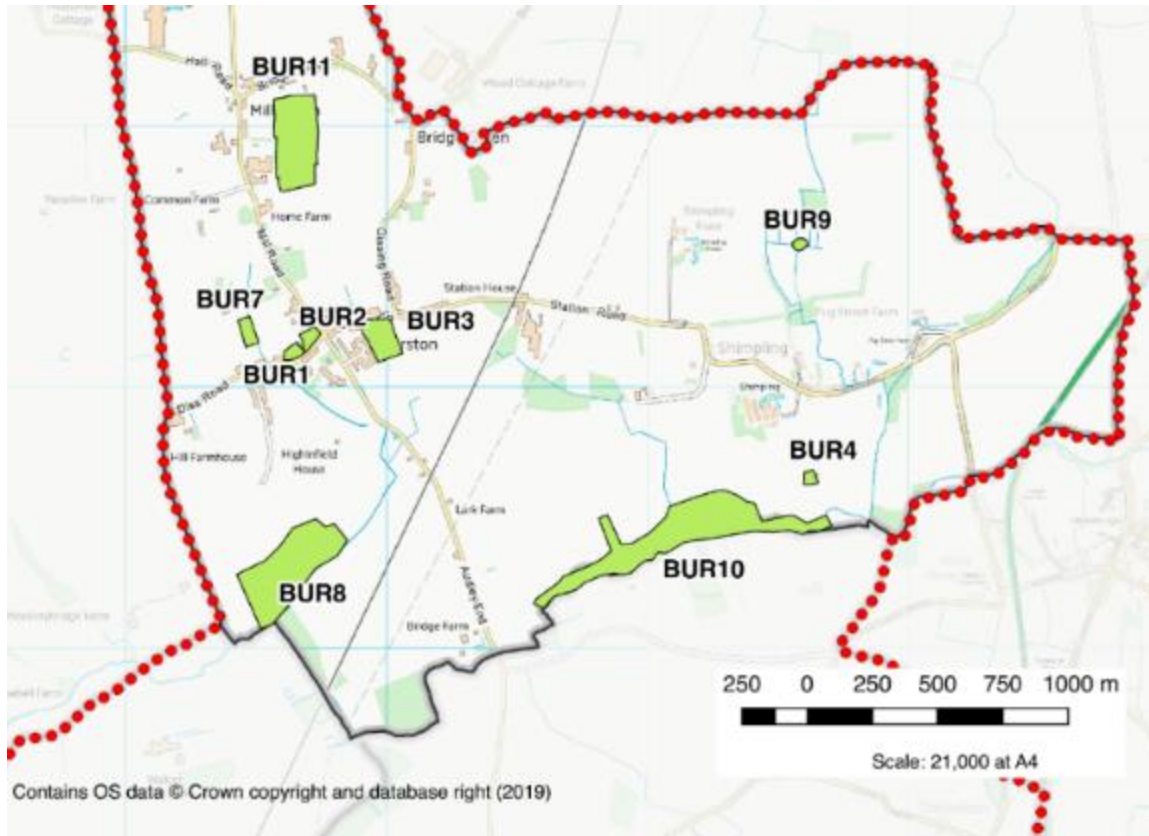
Our intention is to develop a walking and cycling network for Diss area which can be a key focus for improvements. In the main the questions relating to walking and cycling focused on understanding people's priorities for improvement.

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

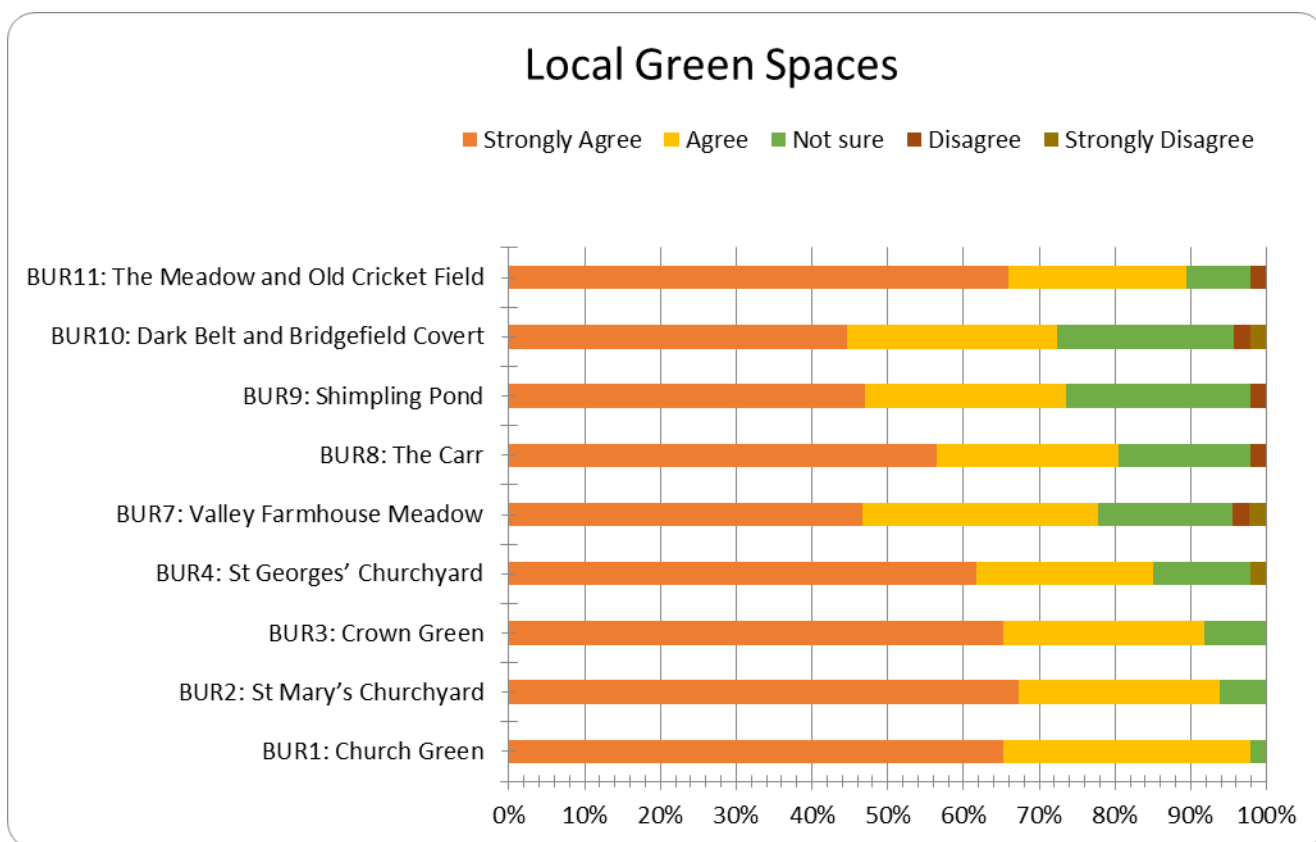
52 people completed the survey for Burston & Shimpling.

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 Burston and Shimpling.



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



LGS name	Comments provided in support	80% strongly agree or agree	Over 50% strongly agree	Other comments
BUR1: Church Green	<p>"Views along the Public footpaths throughout Burston and Shimpling are well used and these viewpoints are part of their attraction. Views BUR1, 2 & 3 are central to the village and have buildings of historical interest</p> <p>BUR1 - Important open space for community events</p> <p>"BUR 1 & 3 much used for village activities</p>			

BUR2: St Mary's Churchyard	<p>See above</p> <p>BUR 2 historic and also wild life conservation area</p>			
BUR3: Crown Green	<p>See above</p> <p>BUR3 - Includes playing field, childrens play area and bike track which are all of high recreational value</p> <p>"BUR 1 & 3 much used for village activities</p>			
BUR4: St Georges' Churchyard	<p>BUR4 is of our Grade 1 church.</p>			
BUR7: Valley Farmhouse Meadow	<p>BUR7,8,9,10 &11 are views of the stunning open countryside we are lucky to have on our doorstep.</p> <p>BUR7 - the meadow is adjacent to a green lane which is a popular walk for villagers and contributes to the beauty and tranquility of the walk. The meadow, green lane, and surrounding area forms an important area for wildlife.</p> <p>BUR 7 recognised wild flower meadow, now under new ownership</p>			
BUR8: The Carr	<p>See above</p> <p>BUR8 - The Carr is arguably the nicest area of woodland in the parish and provides an attractive view from the adjacent footpaths which are enjoyed by many of the local community. The Carr also provides home for a wide range of wildlife.</p>			

BUR9: Shimpling Pond	See above			
BUR10: Dark Belt and Bridgefield Covert	See above			
BUR11: The Meadow and Old Cricket Field	<p>See above</p> <p>BUR11 - This area is an important recreational area for the village and supports a range of wildlife</p> <p>Area BUR11 has developed in my lifetime from arable fields to a lovely wooded area surrounding a green field where wildlife is now abundant. This area gives a great deal of pleasure to numerous people, ramblers, dog walkers etc."</p> <p>BUR 11 not much used at present except for walking but could become an important open space if the village population increased"</p> <p>The meadow and Old cricket field are especially important due to the scale, the bio diversity, and the central location to the village.</p>			

3.1 OVERVIEW OF COMMENTS/SPECIFIC POINTS RAISED

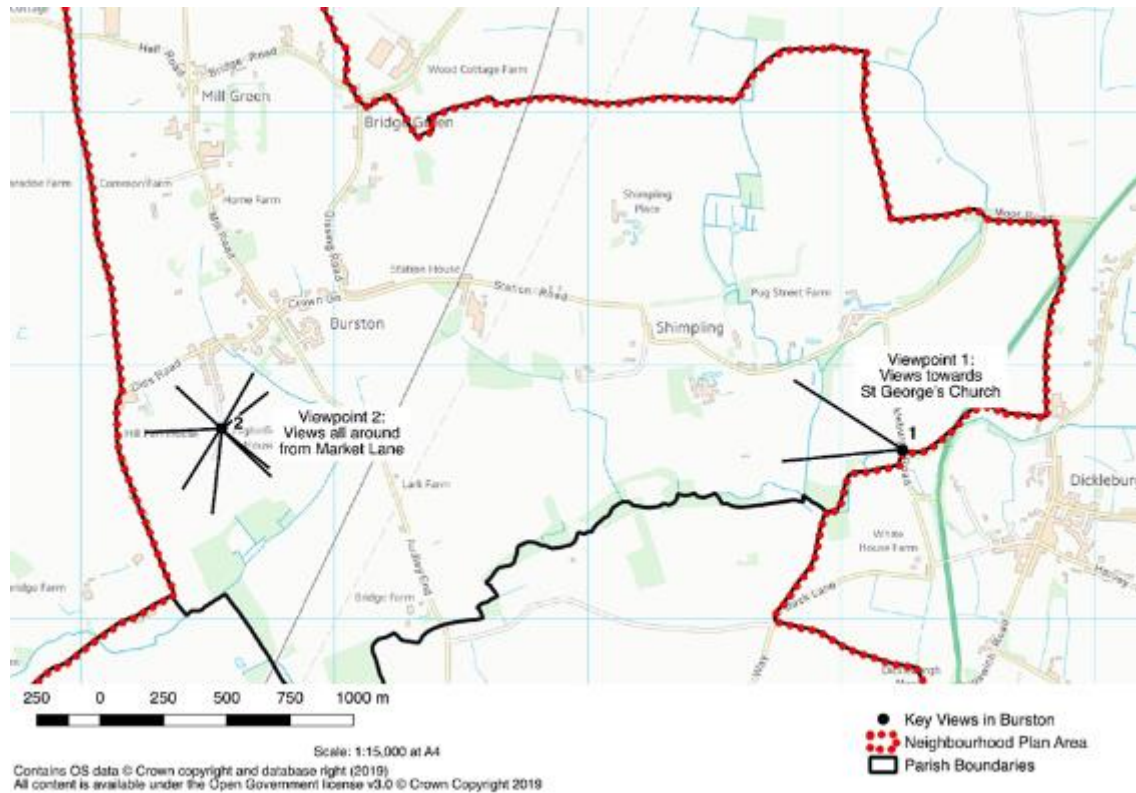
1. Old untouched areas, good for wildlife
2. The criteria should include hedgerows
3. These areas all have very good wildlife densities and make very enjoyable walking (3)
4. They all represent the opportunity for wildlife and fauna to have a wild space to grow.
5. There is a lot of linkage with footpaths and gives a good amount of space for wildlife
6. There are not enough Green Spaces. Infill development should not be allowed on roads outside Burston village centre. That is Gissing road, Bridge road and Mill road for example. Tree planting, and agricultural set aside should be encouraged.

3.2 OTHER SUGGESTIONS MADE FOR LOCAL GREEN SPACE

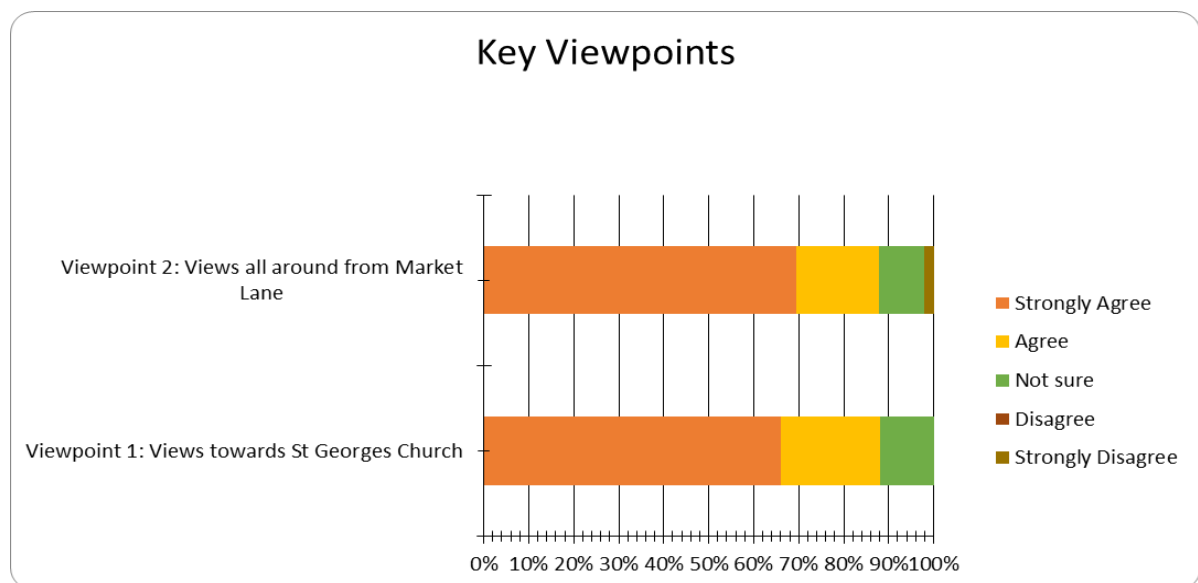
1. Missed green space - meadow west of Gissing road (directly behind Manor house) we regularly see many birds, deer and other wildlife in and around the meadow, there is a resident barn owl that lives in a tree on the western edge of the meadow which most evenings and mornings will be seen hunting on the meadow. To lose this green space would be detrimental to the barn owl. Another strong point is that it borders Manor house farm house and its associated surrounding buildings of which are listed and are of historic importance, any development would have an impact on these buildings greatly effecting there integrity.
2. A Green Space that is important is the woodland through which Shimpling Back Lane runs....this is a lovely walk, and is a vibrant wildlife corridor."
3. By far the most important green space for the people of Shimpling is Back Lane which in part also forms Boudicca's Way. I do not understand why this has not been included in your survey. It is a sanctuary for flora fauna and forms the only pathway from one end of Shimpling to the other.
4. The copse opposite The Grange in Shimpling just by the bridge, always known in my day as the osier bed (Oosiebed).
5. Also in Shimpling, on the same side of the road as the Limes, there is an extensive wooded area.
6. The Roadside Nature Reserve on Back Lane
7. The areas of scrub, grass and orchard adjacent to Green Lane and between Green Lane and Mill Road should be preserved as they are an important wildlife area"
8. The track from the corner of the road into Shimpling from Burston, through to Moor Road is a beautiful, tranquil green area with lots of wildlife.
9. Back lane Shimpling, varying habitats providing a significant wildlife corridor and a resource used by a significant number of residents and visitors alike who enjoy and appreciate the diverse flora and fauna that exist along the length of this lane that in some parts is of a significant width providing a wildlife refuge in a modern agricultural landscape.
10. Meadow accessed from Gissing Road that sits north of Black Barn. Barn owl has nest on the west side of the meadow and is seem most evenings hunting on said meadow. It's also home to lots of other wildlife such deers, various birds, etc.

4 KEY VIEWPOINTS – BURSTON & SHIMPLING

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 Burston and Shimpling:



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



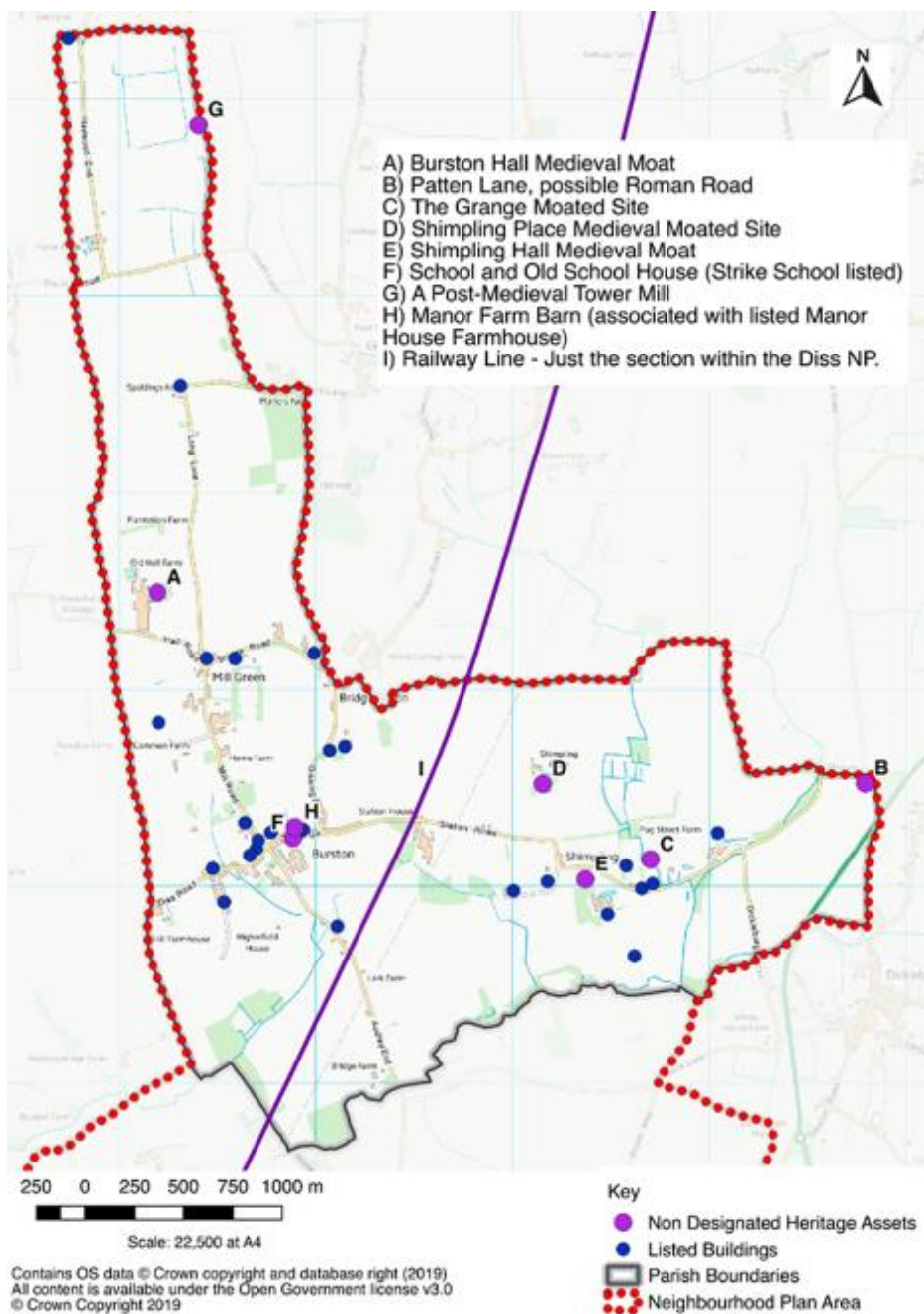
View name	Comments provided in support	80% strongly agree or agree	Over 50% strongly agree
Viewpoint 1: Views towards St Georges Church			
Viewpoint 2: Views all around from Market Lane	Both viewpoints are exceptional in that they have 360` interest. Market Lane is a highpoint and affords good visibility across open countryside where many forms of wildlife can be seen.		

4.1 OTHER SUGGESTIONS OF VIEWPOINTS

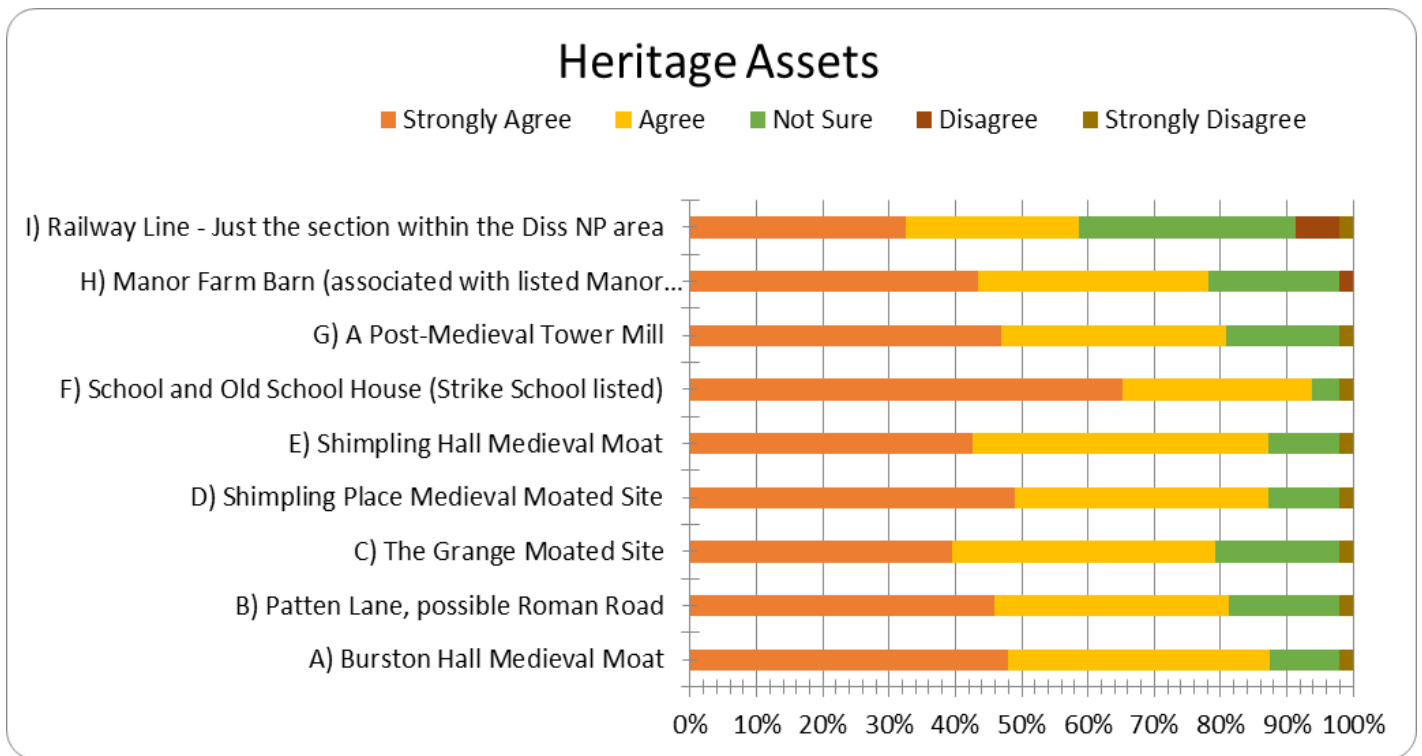
1. The view from Audley End along Rectory Road as you enter Burston as the road dips and bends into the village.
2. The land between Gissing Rd and Mill Road offers great views and is home to a lot of wildlife we often see deer, owls and the occasional snake. Some of the buildings around there are also listed and to develop near any of the listed buildings would effect those buildings significantly.
1. Also view to St George's from Shimpling.
2. At the top of Diss road, just at the edge of the map, when turning to go down Durbridges hill, I enjoy the view down and over the fields there.
3. Viewpoint to be included - View from Blacksmiths Corner Shimpling towards Shimpling Place a substantial listed building flanked by mature trees and the star attraction being a very substantial Sequoia or Giant Red Wood.
4. The views south to the Waveney Valley, but also the sunrise in the east and the sunset in the west will be special, in different ways for almost all residents."
5. Also looking west along Back Lane and east along Long Lane opposite Plantation Farm
6. The views from Back Lane Burston, especially looking towards the West are spectacular, especially in late afternoon towards sunset. The view is not obstructed by hedges or trees, and the huge Norfolk sky can be enjoyed. After dark, especially in the inter, the views of the stars are very special.
7. The view from Back Lane in Burston across to the Heywood produces beautiful sunsets and feeling of big open skies. The view across to Burston from the Heywood Road coming long Hall Road is also interesting with the old and new nestled in the slight dip of Mill Road
8. "These views should also be included: TM 156 8245 - views to St George's along Boudicca's Way, TM 148 836 - footpaths join near Shimpling Place, TM 137 838 - crossing point of footpaths - all these points have good views over the countryside with a range of habitats and are typical of South Norfolk.

5 NON-DESIGNATED HERITAGE ASSETS – BURSTON & SHIMPLING

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.



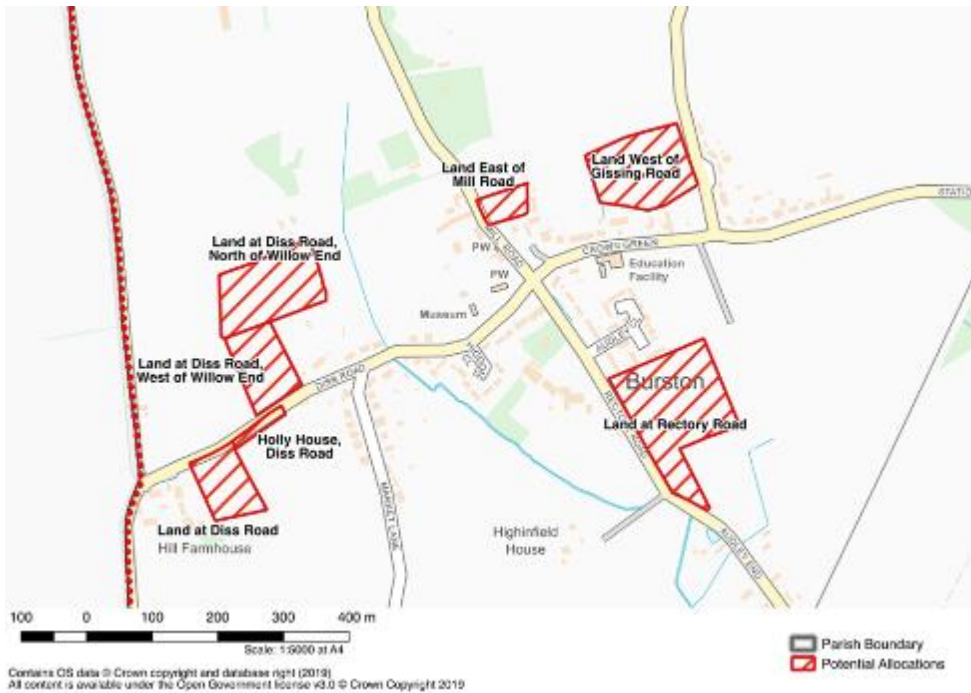
To what extent do you agree that these heritage assets are important?



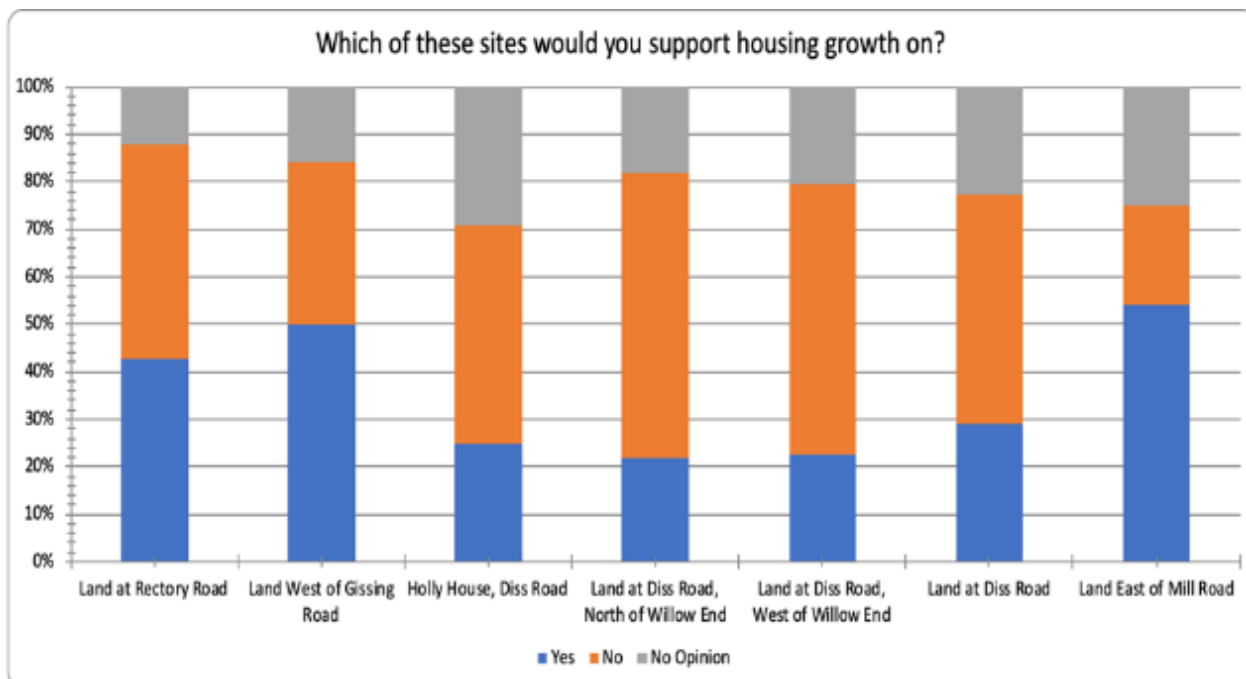
Asset name	80% strongly agree or agree	Over 50% strongly agree
A) Burston Hall	X	X
B) Patten Lane (possible Roman Road)	X	X
C) The Grange Moated Site	x	X
D) Shimpling Place Medieval moated site	X	
E) Shimpling Hall Medieval Moat	X	X
F) School and Old School House	X	X
G) Post Medieval Tower Mill	X	X
H) Manor Farm Barn	X	X
I) Railway Line	X	X

6 HOUSING GROWTH IN BURSTON & SHIMPLING

South Norfolk Council are working on preferred options for their Village Clusters, which they intend to consult on in November 2020. Within this Burston and Shimpling is likely to receive an allocation for 25 new homes. We wish to make an allocation for the new homes in the Neighbourhood Plan, which gives the community most influence over the type and location of these homes, as well as any green infrastructure delivered as part of it. All of the potential sites that have been put forward by landowners are displayed on the map:



Which of these sites would you support housing growth on?



6.1 KEY HEADLINES:

- Land East of Mill Road is the preferred site with over 50% of respondents supporting it and the lowest number of people not supporting it.
- 49% of respondents supported Land west of Gissing Road being allocated
- All other sites received a greater proportion of people not supporting than supporting
- The Diss Road sites were not favoured, mainly because they were seen as being too far from the centre of the village and extending it too far into the countryside

6.2 COMMENTS MADE BY RESPONDENTS

Site	Summary of key points
Rectory Road	<ul style="list-style-type: none"> • Too large an area • Road network unsuitable, too narrow • Would impact upon important view • Land has historical significance
West of Gissing Road	<ul style="list-style-type: none"> • One of the village's open green views • Important area for wildlife • It borders Manor House Farm which is Grade II listed • This would be an ideal site for families / starter homes • Fairly central within the village
Holly House	<ul style="list-style-type: none"> • This is garden currently
Diss Road sites	<ul style="list-style-type: none"> • Extend the village too far • Impact of increased traffic onto Diss Rd • Ability to connect to sewerage works • Concern around access onto Diss Rd
East of Mill Road	<ul style="list-style-type: none"> • The site is close to the village centre & services which is positive • Infill development which is good • Would create an increase in traffic
General comments	<ul style="list-style-type: none"> • Focus of growth should be within the existing village boundary, as near to the centre as possible • Housing on the outskirts of the village would reduce the gap between the hamlets • Housing best accommodated on smaller sites • Large sites would result in village feel being lost • Do not support any additional development • Any development will significantly impact on local wildlife

7 WALKING & CYCLING IN BURSTON & SHIMPLING

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




Summary

- Improve cycle lanes from village to Diss (4)
- Reduce speeds between Burston and Shimpling/extend 30mph zone (2)
- Implement environment noise buffering
- Improve eroded verges / overgrown footpaths/pavements (7)
- Manage lorry traffic (3)
- Reduce some areas to 20mph

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		84.78%	39
2	No		8.70%	4
3	No Opinion		6.52%	3
			answered	46
			skipped	6

8.2 DENSITY

42. 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		91.49%	43
2	No		6.38%	3
3	No Opinion		2.13%	1
			answered	47
			skipped	5

43. If you answered yes to the last question, do you think a policy should include any of the following (please tick all that you support)

			Response Percent	Response Total
1	The mix should include homes for rent as well as for sale		52.38%	22
2	The policy should have something on the size of houses required/ number of bedrooms (this would depend on the needs of each community)		73.81%	31
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.		61.90%	26
4	Other (please specify):		23.81%	10
			answered	42
			skipped	10




Summary of comments

- The policy should have a minimum size for rooms/parking spaces (relative to number of bedrooms? and gardens.
- Too many poorly designed starter homes being built
- Need biodiversity spaces between houses/eco friendly building standards (2)
- Sheltered housing for the elderly and bed sits, with affordable rents
- The policy should restrict the purchase of houses for sale so that they cannot be purchased in bulk by housing associations.
- Important to include enough space for parking. Four bed houses often have teenagers with cars so a four bed can often have 6 cars associated with it let alone visitors. Many new developments are difficult to negotiate at home work times as cars are parked half on the pavements and almost nose to tail.

8.3 AFFORDABLE HOUSING




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		65.22%	30
2	No		17.39%	8
3	No Opinion		17.39%	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		47.83%	22
2	No		15.22%	7
3	No Opinion		36.96%	17
			answered	46
			skipped	6

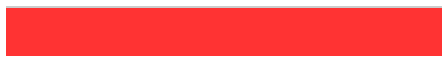


8.5 TOWNSCAPE AND DESIGN

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		80.43%	37
2	No		8.70%	4
3	I don't know		10.87%	5
			answered	46
			skipped	6




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		93.48%	43
2	No		2.17%	1
3	I don't know		4.35%	2
			answered	46
			skipped	6

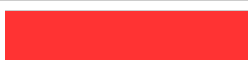


8.7 WILDLIFE

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		91.49%	43
2	No		2.13%	1
3	I don't know		6.38%	3
			answered	47
			skipped	5

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		52.17%	24
2	No		19.57%	9
3	No Opinion		28.26%	13
			answered	46
			skipped	6

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		78.72%	37
2	No		4.26%	2
3	No Opinion		17.02%	8
			answered	47
			skipped	5

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		87.23%	41
2	No		4.26%	2
3	No Opinion		8.51%	4




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		89.13%	41						
2	No		6.52%	3						
3	No Opinion		4.35%	2						
Statistics	Minimum	1	Mean	1.15	Std. Deviation	0.46	Satisfaction Rate	7.61	answered	46
	Maximum	3	Variance	0.22					Std. Error	0.07

11 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		80.85%	38
2	No		4.26%	2
3	No Opinion		14.89%	7

What is your age?				
			Response Percent	Response Total
1	13-17		0.00%	0
2	18-24		2.00%	1
3	25-34		8.00%	4
4	35-54		18.00%	9
5	55-64		26.00%	13
6	65-74		40.00%	20
7	75+		6.00%	3

12 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.

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.