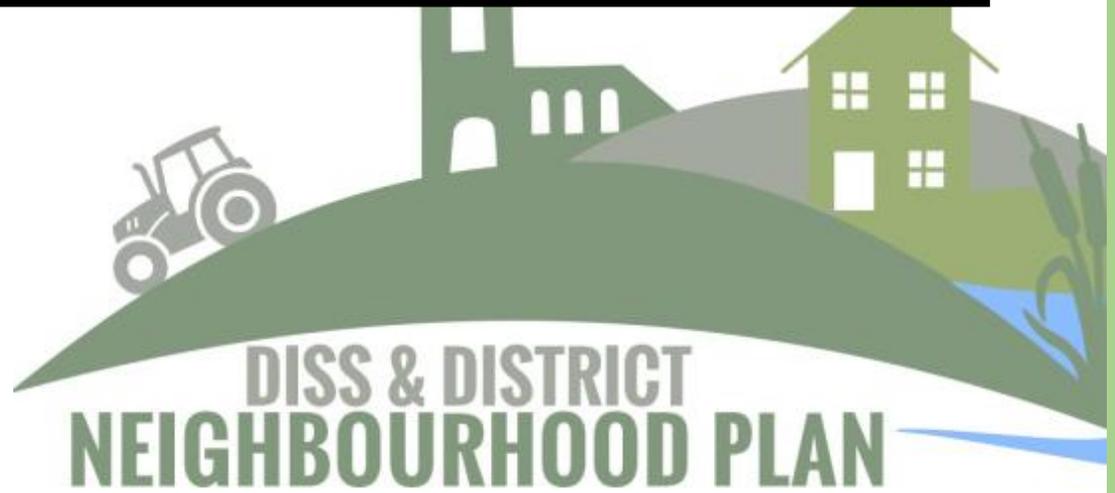




Seven parishes in partnership

2020

Issues & Options Consultation (1) Results Report Score



November 2020

Scole 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.

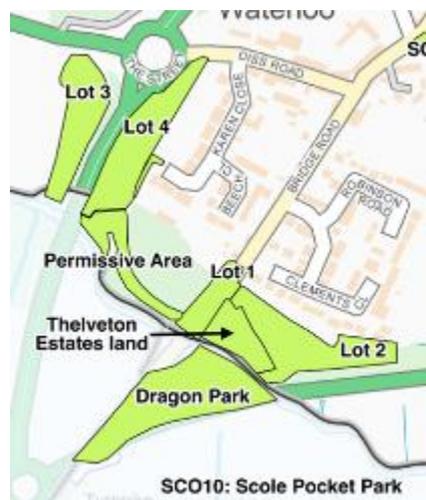
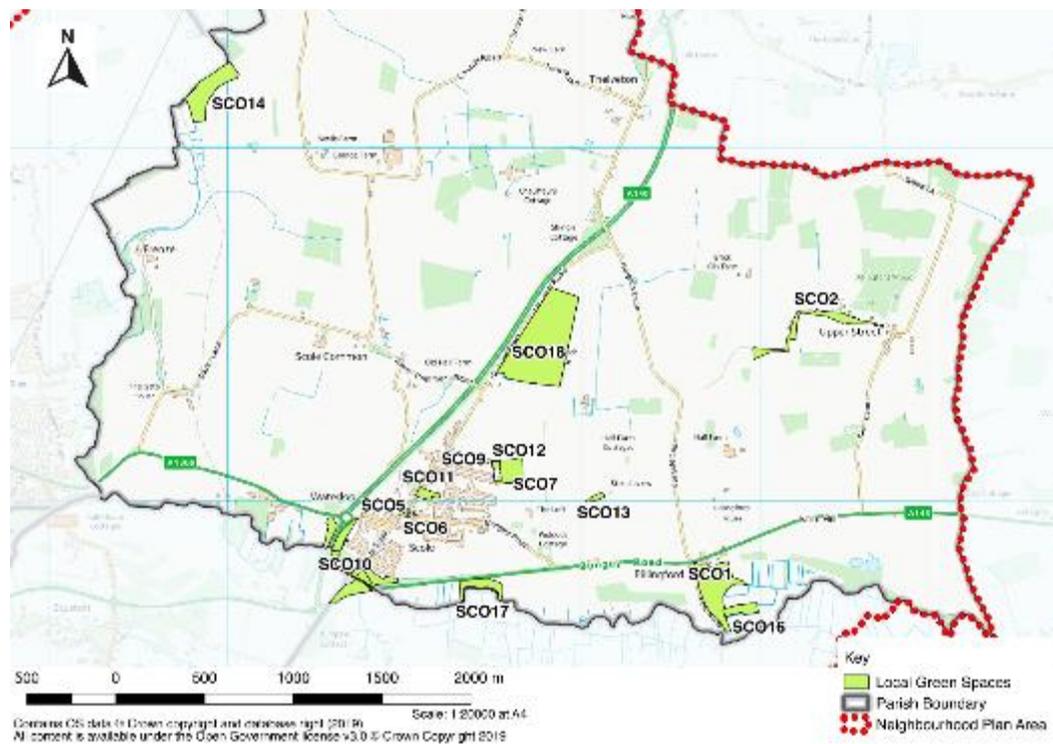
This report provides an overview and analysis of the responses received to the Scole element of the survey.

69 people completed the survey for Scole.

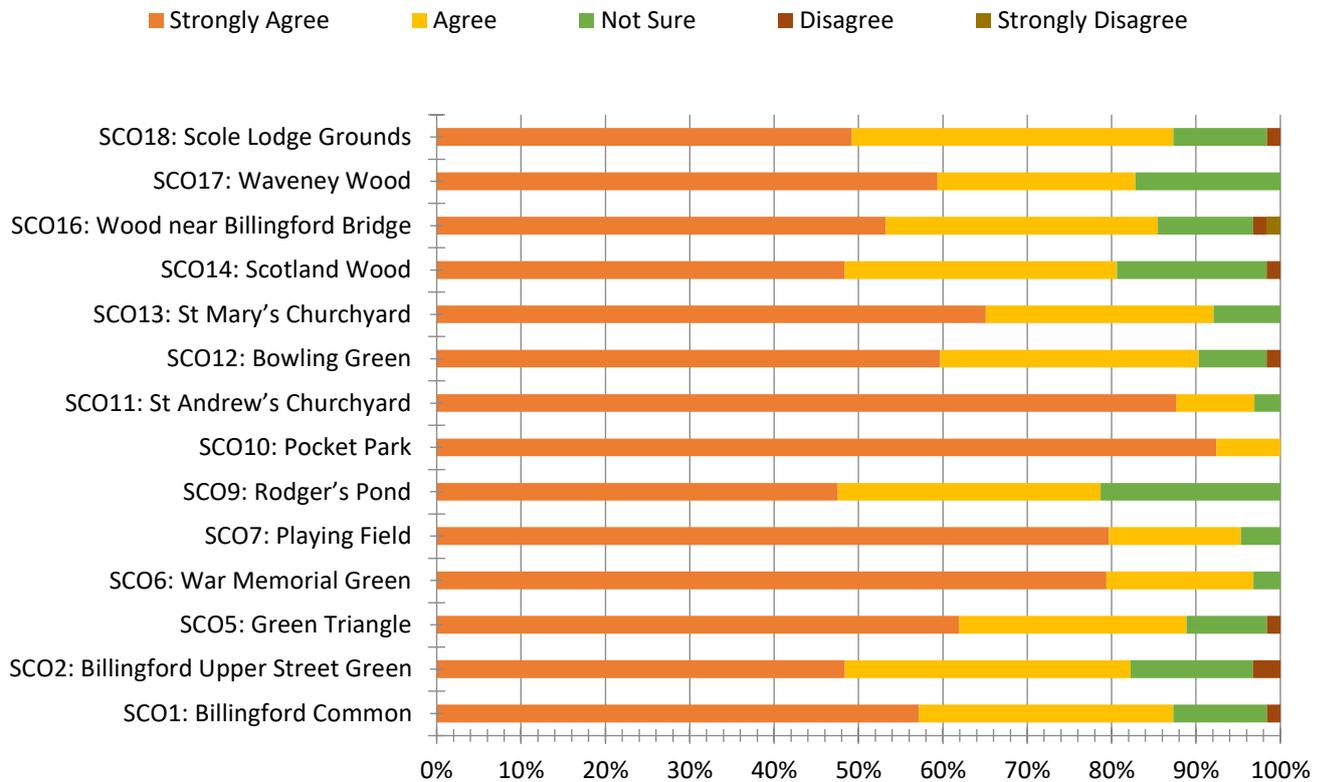
3 LOCAL GREEN SPACES

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



Local Green Spaces



3.1 COMMENTS IN SUPPORT OF LOCAL GREEN SPACES

LGS name	Comments provided in support	80% strongly agree or agree	Over 50% strongly agree	Other comments
SCO1: Billingford Common	SCO1&2 for an example of the Parish's winter and summer grazing			Billingford Wood, a Mediaeval coppice of hazel and hornbeam with oak 'standards' and once the largest wood for many a mile, some years ago had a huge slice taken from its middle for agriculture or the convenience of bloodsport.
SCO2: Billingford Upper Street Green	SCO2 as a remnant of an enclosure			

	SCO1&2 for an example of the Parish's winter and summer grazing			
SCO5: Green Triangle				
SCO6: War Memorial Green				
SCO7: Playing Field				
SCO9: Rodger's Pond	"SCO9 for its historical background and for the environment when with water			
SCO10: Pocket Park	<p>Pocket Park in Scole is an absolute delight and used by many people</p> <p>It is also very important to preserve the Pocket park and surrounding areas as this is a wonderfully natural area to wander and explore. It is very well cared for.</p>			
SCO11: St Andrew's Churchyard				
SCO12: Bowling Green	The bowling green and playing field are well used by the community and should definitely be preserved for the wellbeing of the village residents and those who come in to participate in sports."			

SCO13: St Mary's Churchyard	"It is very important to preserve the central green spaces in Scole, particularly the land around the Memorial and the churchyard as they are an essential part of the character of the village.			
SCO14: Scotland Wood				
SCO16: Wood near Billingford Bridge				
SCO17: Waveney Wood				
SCO18: Scole Lodge Grounds				

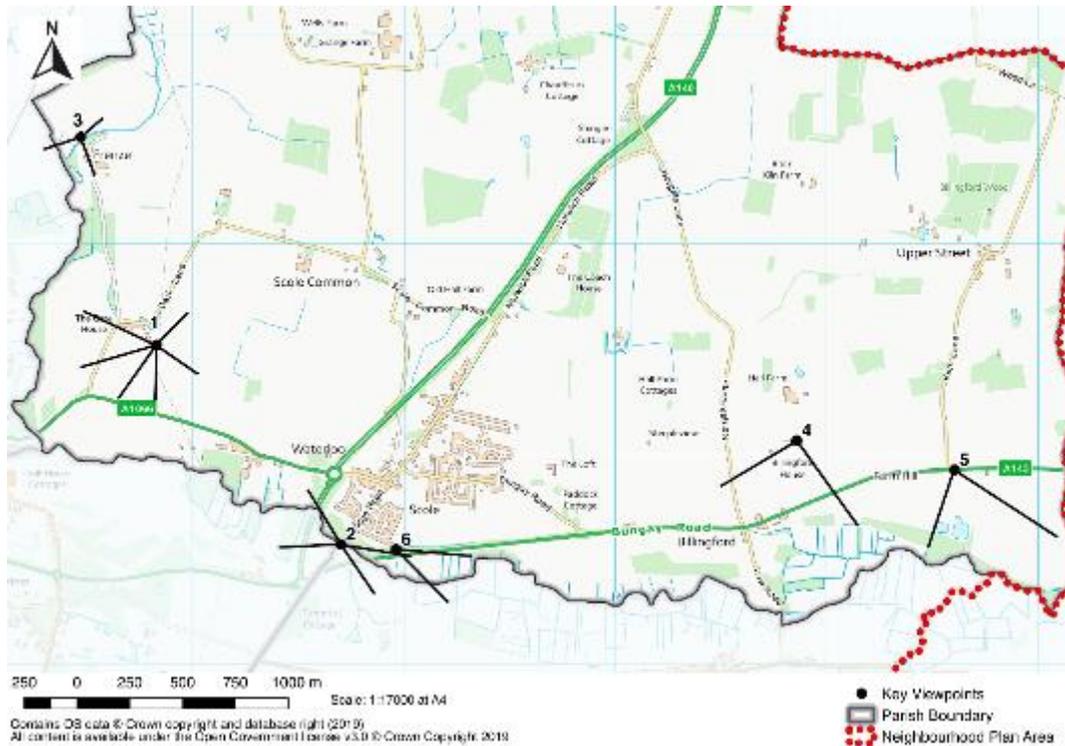
3.2 SUGGESTED ADDITIONAL GREENSPACE

1. Millers lane from the roundabout to the gate house is important
2. All the meadows and woodland adjacent and near to the River Waveney should be preserved and access improved/allowed.
3. The area around the ruin of Thorpe Parva church, St Mary's, should also be improved and protected.
4. The "Spong", that runs down to the river from just past the turn, may also be threatened by agriculture; it should have the strongest protection available.
5. Down the west side of the A140 and the path between SC07 and SC013 green spaces
6. Around Scole Common and around Frenze.
7. Big Wood (which is probably on Thelveton estate)?

4 KEY VIEWPOINTS

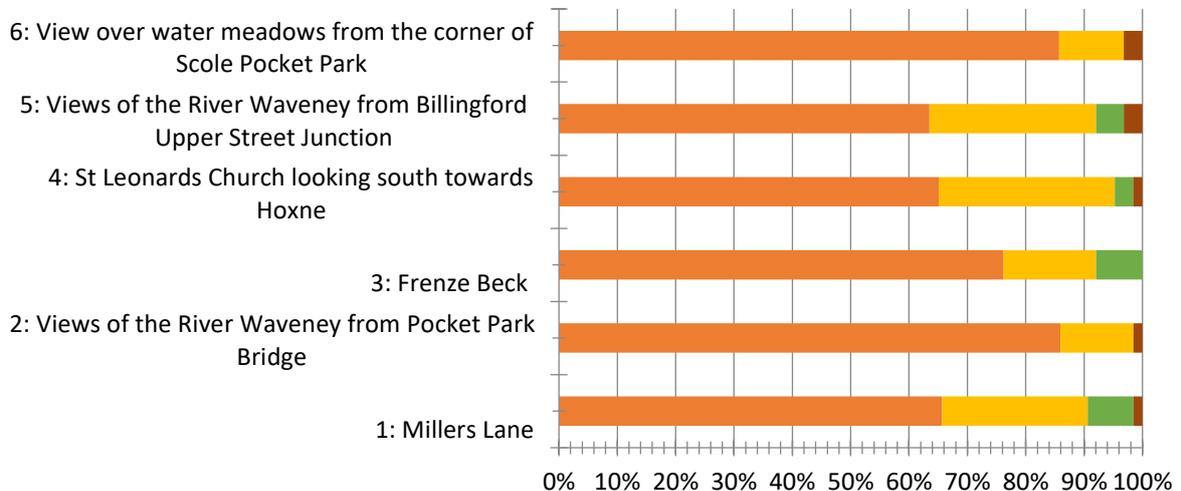
The Neighbourhood Plan will identify key views within Diss & District which depict the area's special qualities. These may be of the landscape, iconic views of the village or historic features such as the church and its setting. The plan will seek to protect these views for future enjoyment. The following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

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



4.1 COMMENTS IN SUPPORT OF VIEWS

View name	Comments provided in support	80% strongly agree or agree	Over 50% strongly agree	Other comments
1: Millers Lane				"1. Millers' Lane Not sure this has much to recommend it.
2: Views of the River Waveney from Pocket Park Bridge				
3: Frenze Beck				
4: St Leonards Church looking south towards Hoxne				
5: Views of the River Waveney from Billingford Upper Street Junction				5. Billingford: one of these views now marred by known landscape destruction near river - presence of artificial lagoons. But maybe good for wildlife..."
6: View over water meadows from the corner of Scole Pocket Park				

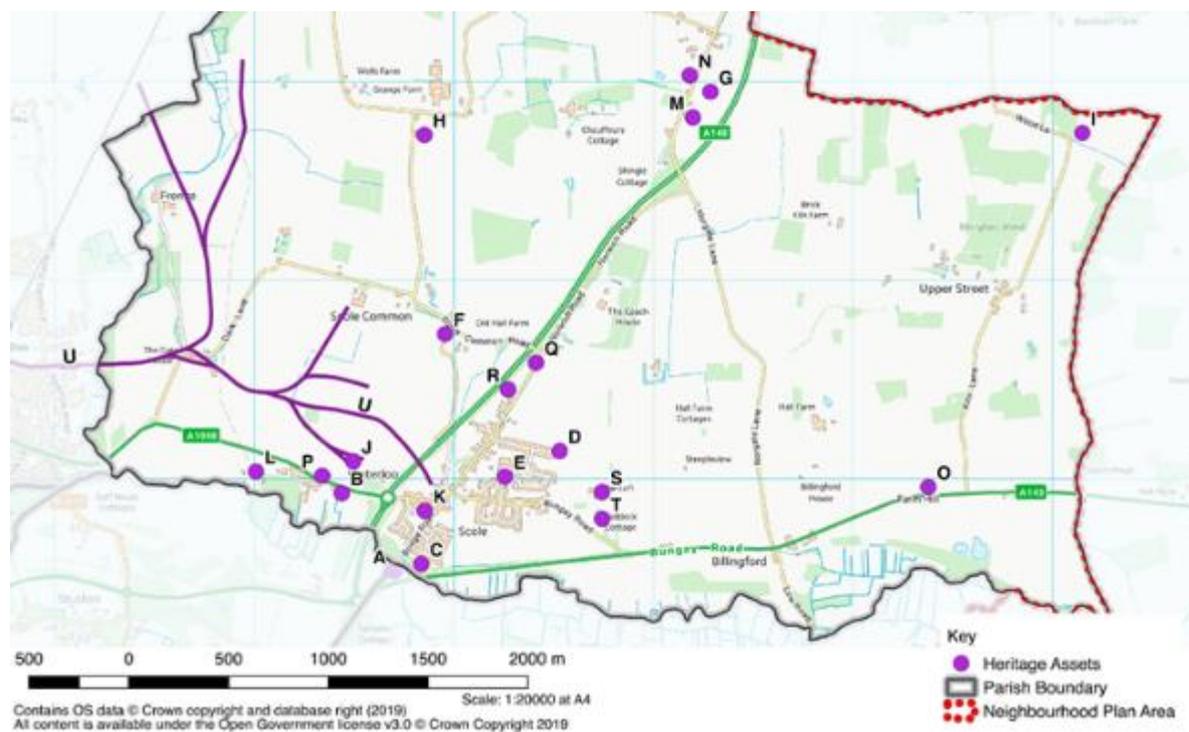
4.2 SUGGESTED ADDITIONAL VIEWS

1. Views from Thelverton Church across the fields and Boudicca Way footpath.
2. I would also consider the views from near the ruined tower, east of the loft a key view.
3. View, close or distant, of Scole Church, the Scole Inn, and the cottages at village centre could be included.
4. "Suggestions: Views of the Waveney and over the meadows from Billingford Common.
5. Views from the footpath from Norgate lane to Scole, passing St Mary's Church at Thornham Parva.
6. Views across the valley from the A140 between Billingford and Scole.
7. Thorpe Parva has good footpaths with views of the valley. In the winter you can see many churches.
8. The 360 degree view across the valley from St Mary's Church ruins (near Steeple View), Thorpe Parva.
9. The view from near the ruined church tower at Thorpe Parva looking east is particularly impressive with it's view of Billingford windmill.

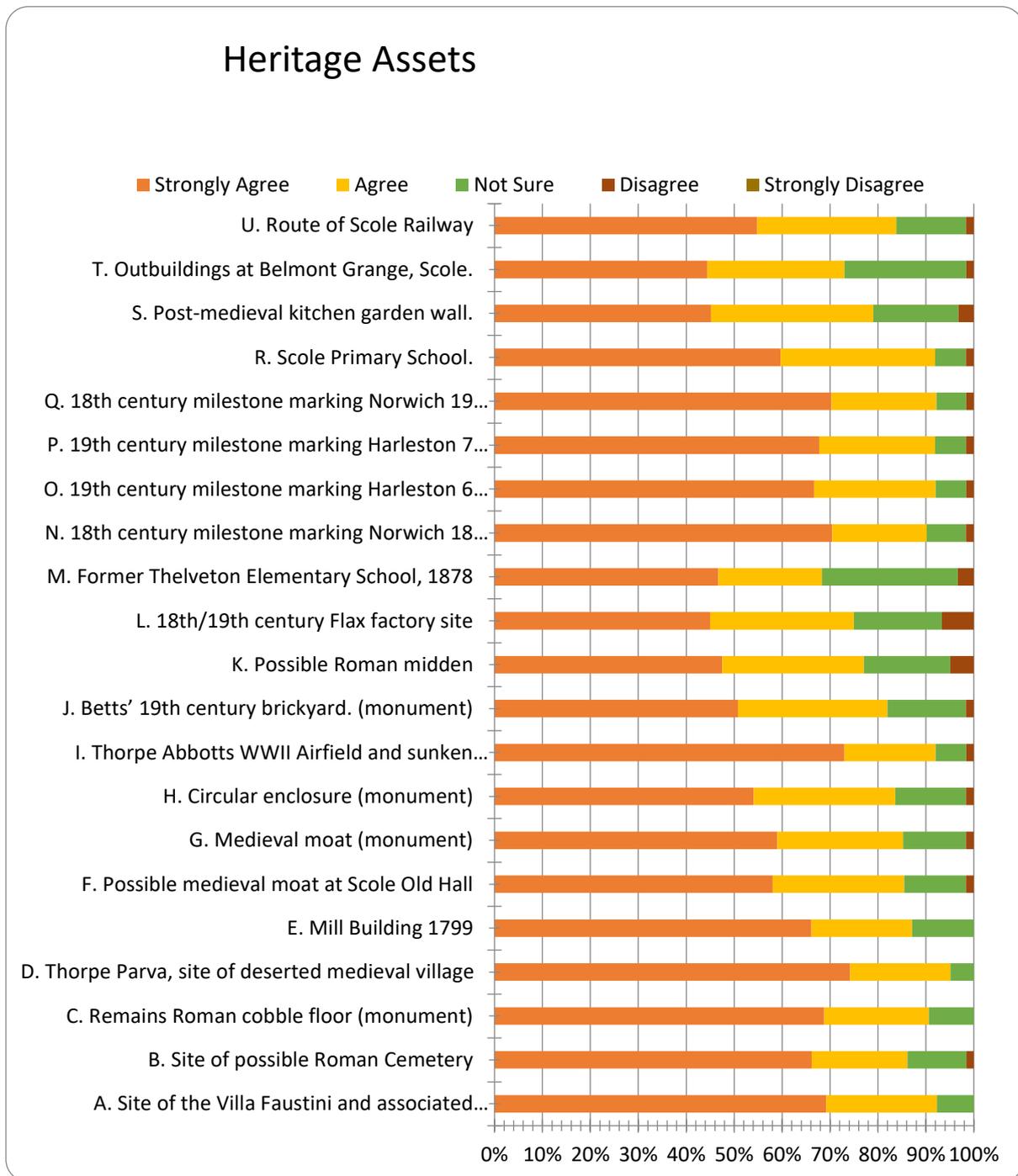
5 NON DESIGNATED HERITAGE ASSETS

Protection already exists for land and buildings in Scole 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?



5.1 RESPONDENT'S RATINGS OF LOCAL NDHAS



Asset name	80% strongly agree or agree	Over 50% strongly agree
A. Site of the Villa Faustini and associated Roman remains		
B. Site of possible Roman Cemetery		
C. Remains Roman cobble floor (monument)		
D. Thorpe Parva, site of deserted medieval village		
E. Mill Building 1799		
F. Possible medieval moat at Scole Old Hall		
G. Medieval moat (monument)		
H. Circular enclosure (monument)		
I. Thorpe Abbotts WWII Airfield and sunken battle HQ.		
J. Betts' 19th century brickyard. (monument)		
K. Possible Roman midden		
L. 18th/19th century Flax factory site		
M. Former Thelveton Elementary School, 1878		
N. 18th century milestone marking Norwich 18 miles, Ipswich 25 miles.		
O. 19th century milestone marking Harleston 6 miles and Scole 2 miles.		
P. 19th century milestone marking Harleston 7 miles and Scole 1 mile.		
Q. 18th century milestone marking Norwich 19 miles and Ipswich 24 miles.		
R. Scole Primary School.		
S. Post-medieval kitchen garden wall.		
T. Outbuildings at Belmont Grange, Scole.		
U. Route of Scole Railway		

6 HOUSING GROWTH IN SCOLE

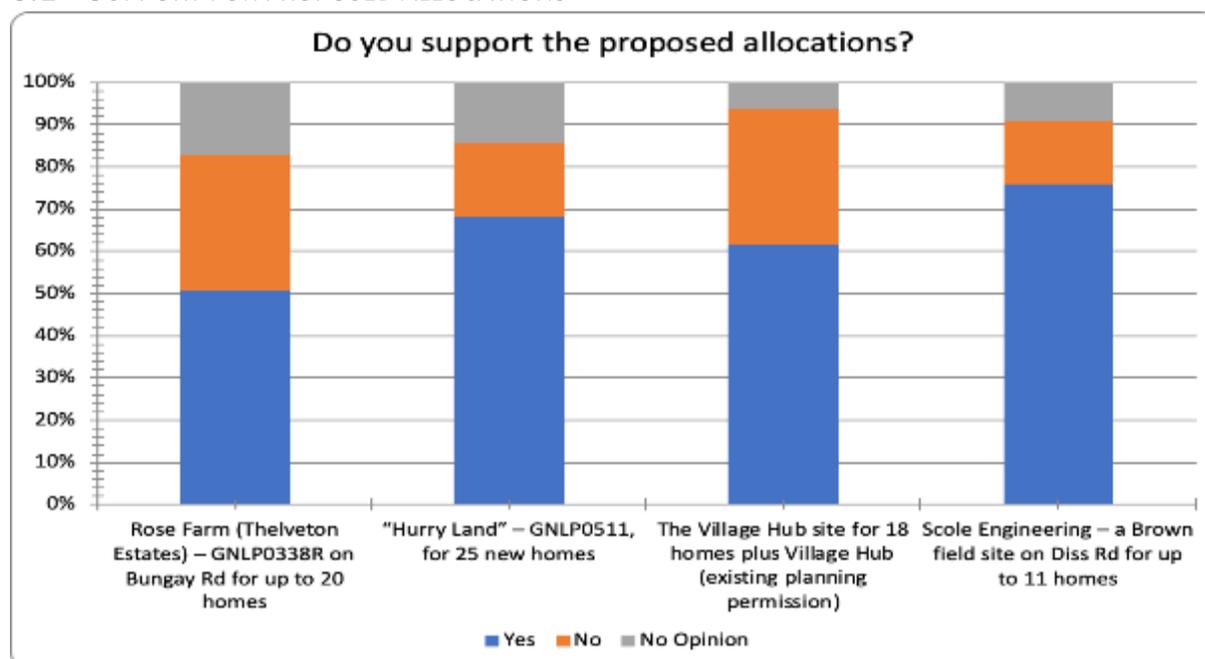
South Norfolk Council are working on preferred options for their Village Clusters, which they intend to consult on in November 2020. Within this Scole is likely to receive an allocation for 25 new homes. This expectation is on top the new homes that already have planning permission in the village, including on the new village hall site. 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. The preferred allocations for the Neighbourhood Plan is shown below.

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?



6.1 SUPPORT FOR PROPOSED ALLOCATIONS



6.2 KEY HEADLINES:

- 50% or more people supported every allocation
- Scole Engineering Site received the most support with 75% of respondents supporting the proposed allocation of 11 homes there
- Rose Farm received the least support

Reasons people gave for not supporting the allocations:

Site	Summary of points raised where people selected no (with number of respondents who made the point in brackets)
Rose Farm	<ul style="list-style-type: none"> • This is a quiet area of the village, new development wouldn't be in keeping (3) • Highway safety concerns, especially due to the bend in the road (4) • Currently agriculture, a shame to lose a working farm (2)
Hurry Land	<ul style="list-style-type: none"> • 25 is too many here (1) • Currently agriculture (1) • Highway safety concerns / increase in traffic (3)
Village Hub site	<ul style="list-style-type: none"> • Proximity to the church (1) • The village doesn't need another community centre, the current one is underused (6) • Flood issues (2) • Impact on wildlife (1)
Scole Engineering	<ul style="list-style-type: none"> • Will result in an increase in traffic on Diss Road (2)
General	<ul style="list-style-type: none"> • Lack of infrastructure (4) • Focus should be on development in the village centre, not the outskirts (1) • Too many homes proposed (1)

7 WALKING AND CYCLING IN SCOLE

The following walking and cycling improvements have been suggested for Scole, and are shown here in order of priority indicated by respondents. These options are based on a review of walking and cycling links by Scole Parish Council.

Item	Total Score ¹	Overall Rank
Improve the footpath along the A1066, including widening and developing a new permissive path, a crossing at Frenze Beck and over the A140	221	1
Flax farm Byway/Footpath reroute (RB35/FP36)	157	2
Improve Millers Lane route to Diss (RB32/RB9 & Diss RB38)	143	3
Improve signage	69	4
¹ Score is a weighted calculation. Items ranked first are valued higher than the following ranks, the score is a sum of all weighted rank counts.	answered	59
	skipped	10
If you have other suggestions of walking and cycling improvements please add these here: (12)		

7.1 SUMMARY OF COMMENTS/SUGGESTIONS

- Widen the footpath on the A1066 from Scole to Diss to create a proper cycle path.(4)
- For the badly needed A1066 widening, I assume a safe cycle path would be part of the scheme. That section of the road is currently dangerous, even for pedestrians.
- A footpath and cycle path is needed between Lower Street, Billingford and Scole, including crossing points for residents in both areas of Billingford.
- The A140 is fast and dangerous here. There is no suitable route for school children and other residents, leaving little option but to use cars.
- Completing the pedestrian footpath on Bungay Road, to meet with the A143.
- The creation of a combined foot/cycle path from the Diss side of Frenze Beck to Dark Lane and then to the Scole roundabout on the A 140 is a priority as the current footpath is very narrow and dangerous. This would enable people living in Scole and who work in Diss, or need access to the railway station, safe access when walking or cycling. It would also enable children in Scole to safely cycle to Diss High School.

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		87.10%	54
2	No		4.84%	3
3	No Opinion		8.06%	5

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		96.77%	60
2	No		1.61%	1
3	No Opinion		1.61%	1

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

			Response Percent	Response Total
1	The mix should include homes for rent as well as for sale		66.10%	39
2	The policy should have something on the size of houses required/ number of bedrooms (this would depend on the needs of each community)		77.97%	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 the type of affordable/ social homes needed.		67.80%	40
4	Other (please specify):		8.47%	5

- Retain rural feel
- Support infrastructure
- Affordable homes should be a priority and not available for buy to let.
- Cater to local need.
- Allow for first time buyers to have a chance to get on the housing ladder.

8.3 AFFORDABLE HOUSING

At the moment, any affordable/ social homes for rent that are built in Diss are made available first to residents of Diss. If there any such homes still available, South Norfolk Council uses a cascade, so that they are then offered to former residents of Diss, and then to residents of neighbouring parishes. The neighbouring parishes that benefit from this and in the Neighbourhood Plan area are Scole, Roydon and Burston and Shimpling as these are the ones in South Norfolk. However, there are also three Mid-Suffolk parishes in the neighbourhood plan area: Palgrave, Brome and Oakley, and Stuston, the residents of which are not eligible as part of the cascade. Do you think the cascade used by South Norfolk Council for affordable / social housing should include the mid-Suffolk parishes, so that residents of those parishes also become eligible for affordable / social housing for rent in Diss?

			Response Percent	Response Total
1	Yes		58.06%	36
2	No		22.58%	14
3	No Opinion		19.35%	12

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		51.61%	32
2	No		14.52%	9
3	No Opinion		33.87%	21

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		90.32%	56
2	No		3.23%	2
3	I don't know		6.45%	4

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		92.06%	58
2	No		3.17%	2
3	I don't know		4.76%	3

8.7 WILDLIFE

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		98.41%	62
2	No		1.59%	1
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		42.86%	27
2	No		14.29%	9
3	No Opinion		42.86%	27

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		88.52%	54
2	No		3.28%	2
3	No Opinion		8.20%	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		88.71%	55
2	No		1.61%	1
3	No Opinion		9.68%	6

10 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		90.32%	56
2	No		1.61%	1
3	No Opinion		8.06%	5

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		96.83%	61
2	No		1.59%	1
3	No Opinion		1.59%	1

57. What is your age?				
			Response Percent	Response Total
1	13-17		0.00%	0
2	18-24		2.99%	2
3	25-34		2.99%	2
4	35-54		23.88%	16
5	55-64		29.85%	20
6	65-74		34.33%	23
7	75+		5.97%	4

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.