

VN211876 FRONTIER AGRICULTURE, DISS

Detailed Pedestrian Accessibility Review

Introduction

Vectos has been commissioned by Frontier Agriculture to advise on the pedestrian accessibility of their site off Sandy Lane in Diss. The site is an emerging allocation (Site GNLP0102) in the Greater Norwich Local Plan for proposed residential development.

The Greater Norwich Local Plan has requested additional information related to accessibility of the site in particular to demonstrate why an additional pedestrian link north of the site to Frenze Hall Lane, is not justified. Accordingly, Vectos have undertaken a detailed pedestrian accessibility review of the existing pedestrian links and associated walk distances from this site to key amenities and destinations in the wider Diss area, to demonstrate that a new footway extending northwards on Walcot Green to connect with the existing facility at Frenze Hall Lane would not improve pedestrian accessibility.

Pedestrian Accessibility Review and Route Plans

The walk distances to local amenities from the site utilising routes with footway provision are summarised in **Table 1**. Where applicable, we show the step free distances as well for where there are two potential routes choices. The following pedestrian route plans have been produced:

- **Drawing VN211876-G100** – Pedestrian Route Plan 1 to Diss Train Station and Victoria Road Bus Stops;
- **Drawing VN211876-G101** – Pedestrian Route Plan 2 to Diss Infant and Nursery School;
- **Drawing VN211876-G102** – Pedestrian Route Plan 3 to Diss Church of England Junior School;
- **Drawing VN211876-G103** – Pedestrian Route Plan 4 to Tesco and Morrisons Food Stores and Diss Leisure Centre;
- **Drawing VN211876-G104** – Pedestrian Route Plan 5 to Diss Town Centre; and
- **Drawing VN211876-G105** – Pedestrian Route Plan 6 to Diss High School.

| Destination | Distance /Time | Route |
|---|-------------------|--|
| Diss Train Station | c. 0.1km / 1min | Direct Route through Station Car Park |
| Bus Stops on A1066 Victoria Road | c. 0.6km / 8min | Via Station Road / A1066 |
| Diss Infant & Nursery School | c. 0.95km / 12min | Via Station Footbridge / Gilray Road / Vince's Road / Fisher Road / Fieldhouse Gardens |
| *Diss Infant & Nursery School (step free) | c. 1.45km / 18min | Via Station Road / A1066 / Vince's Road / Fisher Road / Field House Gardens |
| Diss Leisure Centre | c. 0.95km / 12min | Via Station Road / A1066 |
| Tesco Superstore | c. 1.45km / 18min | Via Station Road / A1066 |
| Morrisons | c. 1.6km / 20min | Via Station Road / A1066 |
| Diss Church of England Junior School | c. 1.3km / 16min | Via Station Footbridge / Gilray Road / Vince's Road / Fisher Road / Champney's Road / Skelton Road / Footpath / The Entry |
| *Diss Church of England Junior School (step free) | c. 1.6km / 20min | Via Station Road / A1066 / Whytehead Gardens / Footpath / The Entry |
| Diss Town Centre | c. 1.6km / 20min | Via Station Footbridge / Gilray Road / Vince's Road / Fisher Road / Champney's Road / Skelton Road / Frenze Road / Church Street / Market Hill |
| *Diss Town Centre (step free) | c. 1.75km / 22min | Via Station Road / A1066 / Mere Street / Market Place / Market Hill |
| Diss High School | c. 2.1km / 26min | Via Station Footbridge / Gilray Road / Vince's Road / Fisher Road / Champney's Road / Uplands Way / Walcot Road |

Table 1: Walk Distances / Times to Key Destinations Using Routes With Existing Footways

The following table and Drawings VN211876-G100 to G105 also review the walk distances to the same local amenities using the Walcot Green and Frenze Hall Lane route as a comparison, to review whether a proposed new footway on Walcot Green would improve the pedestrian accessibility from the site to the key destinations in Diss.

| Destination | Distance / Time | Route |
|--------------------------------------|-------------------|--|
| Diss Train Station | N/A | Walcot Green and Frenze Hall Lane is not an alternative option |
| Bus Stops on A1066 Victoria Road | N/A | Walcot Green and Frenze Hall Lane is not an alternative option |
| Diss Infant & Nursery School | c. 1.35km / 17min | Via Walcot Green / Frenze Hall Lane / Frenze Road / Field House Gardens |
| Diss Leisure Centre | N/A | Walcot Green and Frenze Hall Lane is not an alternative option |
| Tesco Superstore | N/A | Walcot Green and Frenze Hall Lane is not an alternative option |
| Morrisons | N/A | Walcot Green and Frenze Hall Lane is not an alternative option |
| Diss Church of England Junior School | c. 1.8km / 22min | Via Walcot Green / Frenze Hall Lane / Frenze Road / The Entry |
| Diss Town Centre | c. 1.9km / 24min | Via Walcot Green / Frenze Hall Lane / Frenze Road / Church Street / Market Hill |
| Diss High School | c. 2.2km / 28min | Via Walcot Green / Frenze Hall Lane / Frenze Road / Willbye Avenue / Uplands Way / Walcot Road |

Table 2: Walk Distances / Times to Key Destinations via Walcot Green and Frenze Hall Lane

As can be seen from the pedestrian accessibility plans and the information in Tables 1 and 2, there is at least one existing route with footway provision between the site and the identified key amenities / destinations in Diss that is a shorter walk distance compared to via Walcot Green and Frenze Hall Lane to the north, should a proposed new footway be implemented on Walcot Green. A common central point within the Frontier Agriculture site has been adopted for the pedestrian route plans. In summary:

- Diss Train Station and the nearest bus stops on the A1066 Victoria Road will be accessed directly from the site without walking via Walcot Green and Frenze Hall Lane;
- Diss Infant & Nursery School – the walking route via the station footbridge is approximately 350m shorter than via Walcot Green and Frenze Hall Lane. The existing step free walking route to Diss Infant & Nursery School is slightly longer than via Walcot Green and Frenze Hall Lane by approximately 100m, however it is considered that this difference is minimal in the context of the overall walking distances involved of around 1.35km and 1.45km. Also, the existing step free route is still well within the maximum 2km recommend distance for walking trips to schools in accordance with the relevant transport policy / guidance and to walk to the infant school via Walcot Green to the north from the site would be a similar distance, and therefore it is not considered to be significantly more attractive to users from the site should a new footway link to the north be provided;
- Diss Leisure Centre, Tesco Superstore and Morrisons are located to the south of the site and will be accessed without walking via Walcot Green and Frenze Hall Lane;
- Diss Church of England Junior School – both the step free and station footbridge walking routes are shorter than via Walcot Green and Frenze Hall Lane;

- Diss Town Centre – both the step free and station footbridge walking routes are shorter than via Walcot Green and Frenze Hall Lane; and
- Diss High School – the walking route via the station footbridge is approximately 100m shorter than via Walcot Green and Frenze Hall Lane.

It is also important to note that the existing pedestrian footway provision on the Frenze Hall Lane and Frenze Road to the west of the railway bridge is not continuous on the same side of the road. As shown on Pedestrian Route Plans 2, 3 and 5, to the west of the junction with Walcot Rise pedestrians have to cross the road (and there are no crossing facilities) to access the footway on the north side of the carriageway, as the provision stops on the south side until Willbye Avenue around 110m to the west. This gap in the existing footway provision is considered to be a particular issue for pedestrians accessing Diss Infant & Nursery and Junior Schools as they are located on the south side of Frenze Road, and negotiating this section of the route between Walcot Rise and Willbye Avenue requires parents and / or young children crossing Frenze Road two times at locations where there are no formal pedestrian crossing facilities.

Diss Train Station Pedestrian Footbridge

Vectos have contacted Network Rail in relation to the pedestrian footbridge at Diss Train Station and whether this has a pedestrian right of way. The Station Portfolio Surveyor has confirmed that there is a reserved pedestrian right of way across the footbridge at Diss Train Station up to the entry points to the station from the footway at the end of Gilray Road and on Station Road. The relevant email correspondence with Network Rail is included as **Appendix A**.

Potential Wayfinding and Signposting Improvements for Existing Pedestrian Routes

Vectos have undertaken an initial desktop review of the existing pedestrian routes to consider potential locations to introduce fingerpost directional signs to improve the wayfinding from the site to the key amenities / destinations in Diss. It is considered that the pedestrian routes via the station footbridge and residential roads would benefit the most from the introduction of wayfinding signage. **Drawing VN211876-G106** indicates some potential locations where fingerpost directional signs could be introduced (subject to agreement with the Local Highways Authority):

- Location 1 at the site – Diss Infant & Nursery, Junior and High Schools and Diss Town Centre over the footbridge (one sign);
- Location 2 on the corner of Vince's Road / Gilray Road – Diss Infant & Nursery, Junior and High Schools and Diss Town Centre (one sign);
- Location 3 on the corner of Vince's Road / Fisher Road – Diss Infant & Nursery, Junior and High Schools and Diss Town Centre (one sign);
- Location 4 at the southern end of the Fisher Road-Field House Gardens footway link:
 - Diss Infant & Nursery (one sign);
 - Diss Junior and High Schools, Diss Town Centre (one sign);

- Location 5 on the corner of Skelton Road / Champney's Road – Diss Junior and High Schools and Diss Town Centre (one sign);

Conclusion

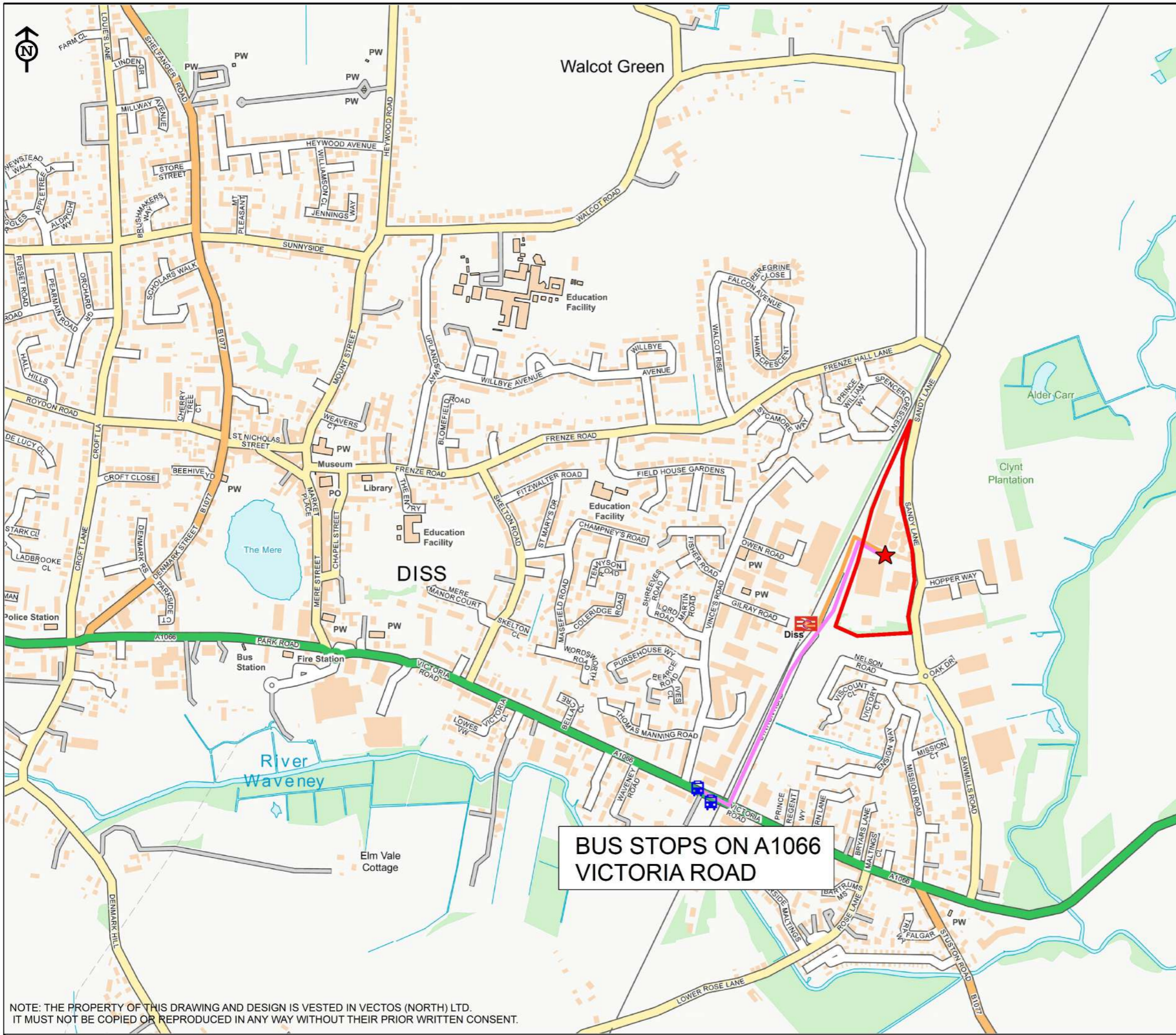
Vectos has been commissioned by Frontier Agriculture to advise on the pedestrian accessibility of their site off Sandy Lane in Diss, which is an emerging allocation (Site GNLP0102) in the Greater Norwich Local Plan for proposed residential development. The Greater Norwich Local Plan has requested additional information related to accessibility of the site in particular to demonstrate why an additional pedestrian link north of the site to Frenze Hall Lane, is not justified.

The pedestrian accessibility plans and walking distances analysis show that there is at least one existing route with footway provision between the site and the identified key amenities / destinations in Diss that is a shorter walk distance compared to via Walcot Green and Frenze Hall Lane to the north, should a proposed new footway be implemented on Walcot Green.

In summary, a proposed new footway on Walcot Green would not improve the pedestrian accessibility from the site to the key destinations in Diss given the existing routes and the associated walking distances that will be available to pedestrians, and this Technical Note demonstrates that a new footway extending northwards on Walcot Green to connect with the existing facility at Frenze Hall Lane is not required or justified.

In addition, Network Rail has confirmed that there is a reserved pedestrian right of way across the footbridge at Diss Train Station up to the entry points to the station from the footway at the end of Gilray Road and on Station Road. Vectos have also undertaken an initial desktop review of the existing pedestrian routes to consider potential locations to introduce fingerpost directional signs to improve the wayfinding from the site to the key amenities / destinations in Diss.

DRAWINGS



**BUS STOPS ON A1066
VICTORIA ROAD**

Legend

- ★ Site Location
- Site Boundary
- 🚌 Bus Stop
- 🚉 Train Station
- c. 100m / 1minute
- c. 600m / 8minutes

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CLIENT:

Frontier Agriculture

PROJECT TITLE:

**Frontier Agriculture, Diss -
Pedestrian Route Audit**

DRAWING TITLE:

**Pedestrian Route Plan 1
to Diss Train Station and
Victoria Road Bus Stops**

SCALE:

N.T.S

DRAWN: TO

CHECKED: PT

DATE: March 2021

vectos.

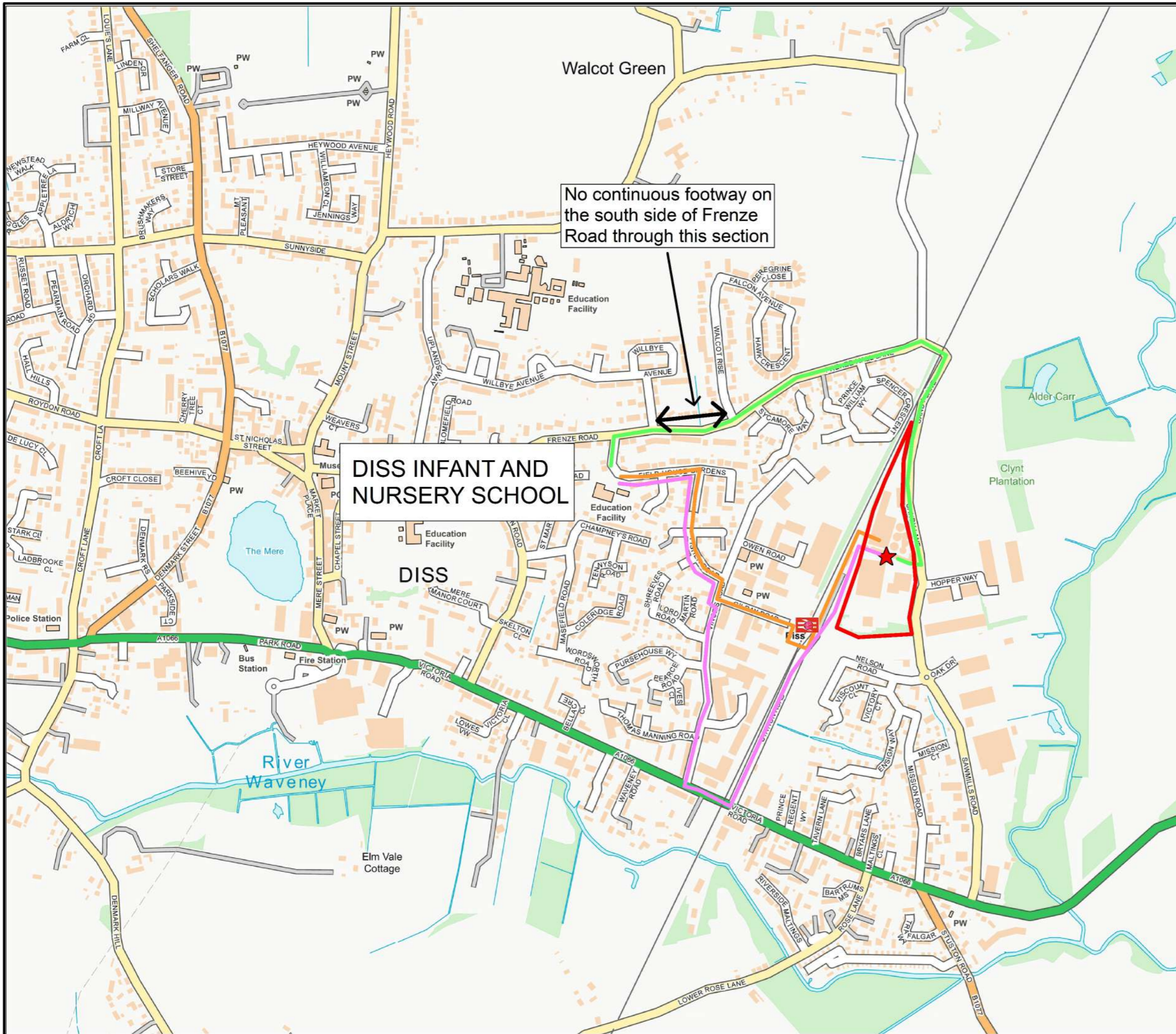
Oxford Place, 61 Oxford Street, Manchester M1 6EQ
t:0161 228 1008 e:manchester@vectos.co.uk

DRAWING NO:

VN211876-G100

REVISION:

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Legend

- ★ Site Location
- Site Boundary
- Train Station
- c. 950m / 12minutes
- c. 1.35km / 17minutes
- c. 1.45km / 18minutes (step free route)

No continuous footway on the south side of Frenze Road through this section

DISS INFANT AND NURSERY SCHOOL

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CLIENT:

Frontier Agriculture

PROJECT TITLE:

Frontier Agriculture, Diss - Pedestrian Route Audit

DRAWING TITLE:

Pedestrian Route Plan 2 to Diss Infant and Nursery School

SCALE:

N.T.S

DRAWN: TO

CHECKED: PT

DATE: March 2021

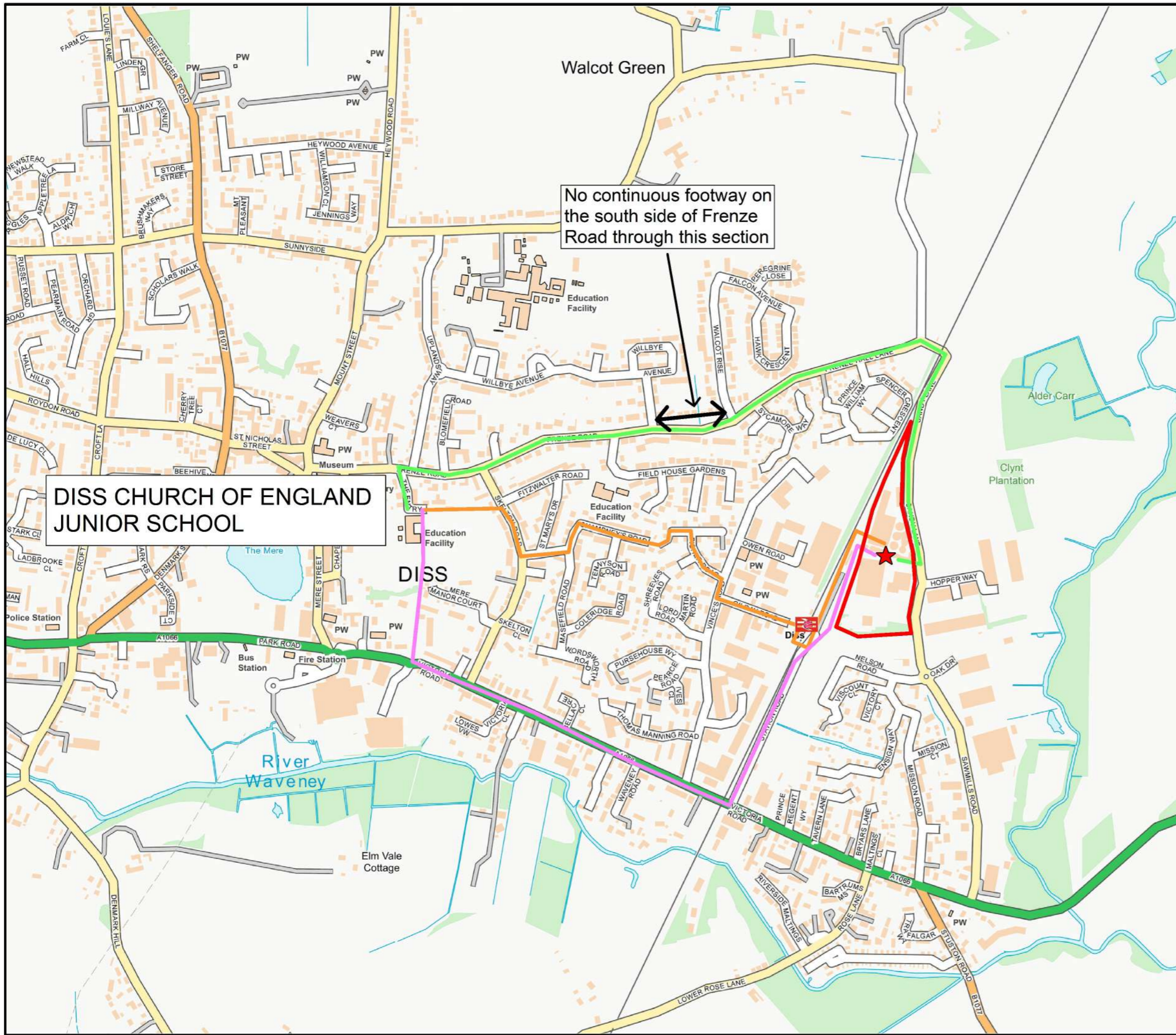
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DRAWING NO:

VN211876-G101

REVISION:



Legend

- ★ Site Location
- Site Boundary
- Train Station
- 1.3km / 16minutes
- 1.6km / 20minutes (step free route)
- 1.8km / 22minutes

No continuous footway on the south side of Frenze Road through this section

DISS CHURCH OF ENGLAND JUNIOR SCHOOL

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CLIENT:

Frontier Agriculture

PROJECT TITLE:

Frontier Agriculture, Diss - Pedestrian Route Audit

DRAWING TITLE:

Pedestrian Route Plan 3 to Diss Church of England Junior School

SCALE:

N.T.S

DRAWN: TO

CHECKED: PT

DATE: March 2021

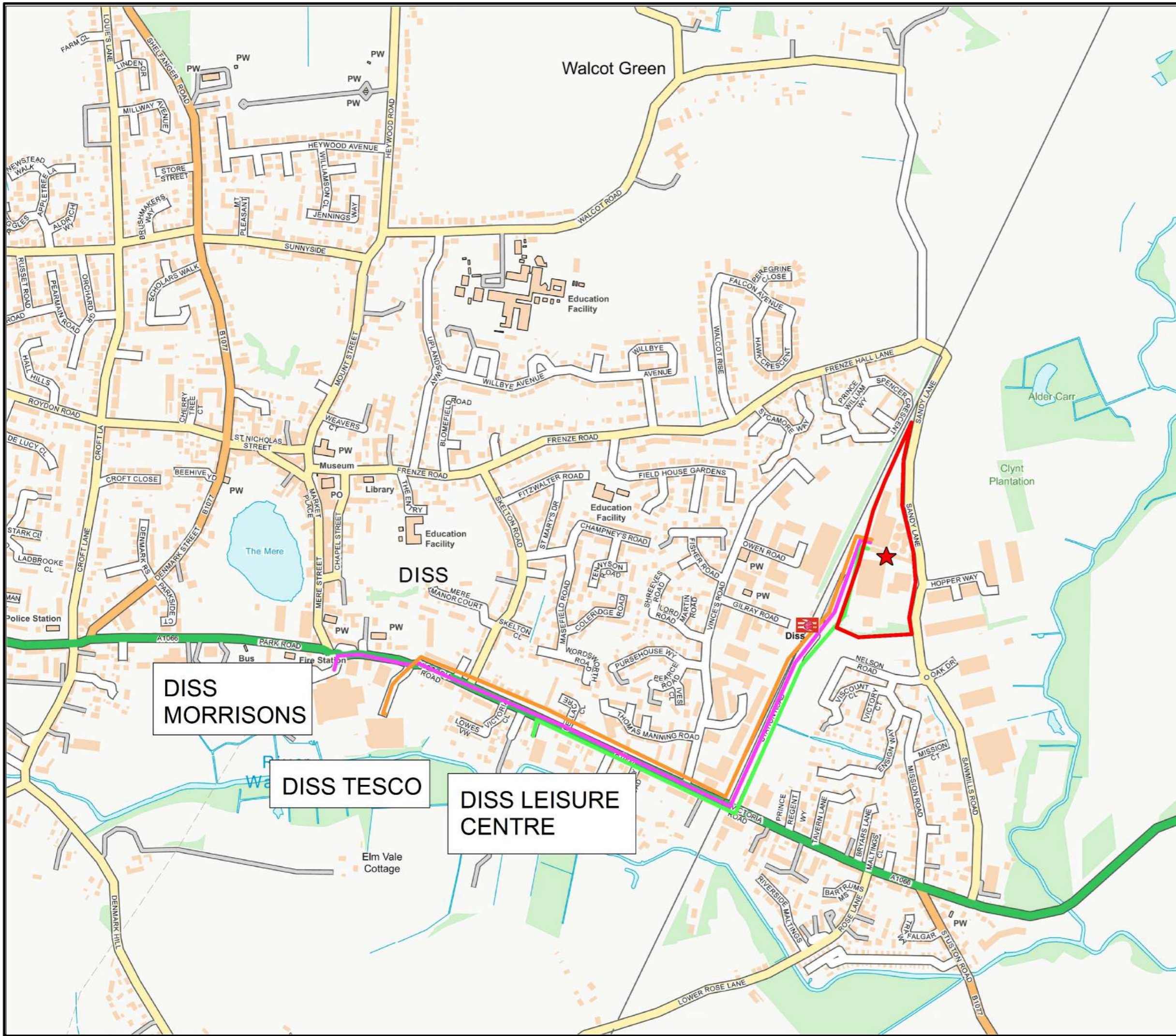
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DRAWING NO:

VN211876-G102

REVISION:



Legend

- ★ Site Location
- Site Boundary
- Train Station
- 950m / 12minutes
- 1.45km / 18minutes
- 1.6km / 20minutes

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CLIENT:

Frontier Agriculture

PROJECT TITLE:

Frontier Agriculture, Diss - Pedestrian Route Audit

DRAWING TITLE:

Pedestrian Route Plan 4 to Tesco and Morrisons Foodstores and Diss Leisure Centre

SCALE:

N.T.S

DRAWN: TO

CHECKED: PT

DATE: March 2021

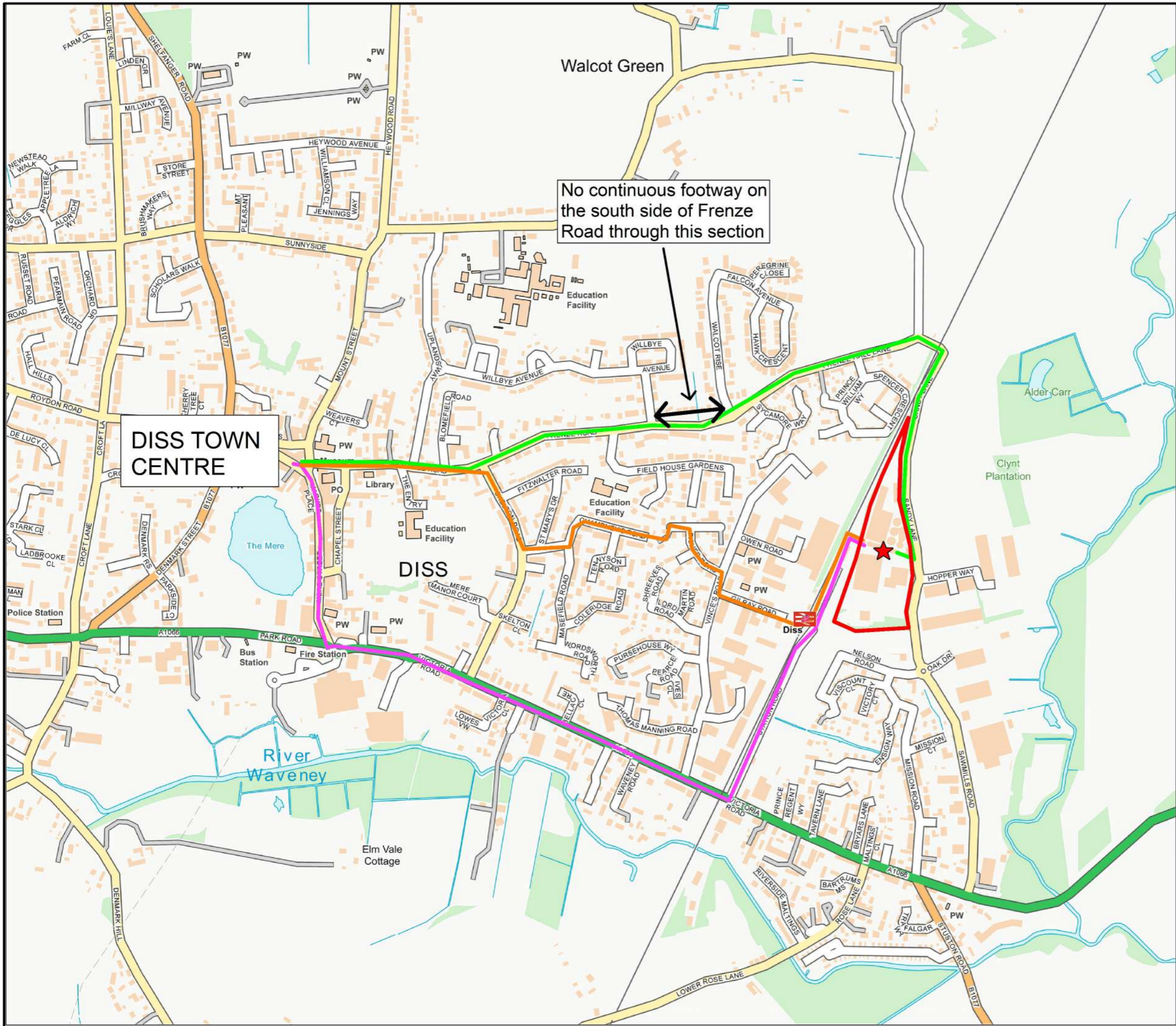
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DRAWING NO:

VN211876-G103

REVISION:



- Legend**
- ★ Site Location
 - Site Boundary
 - Train Station
 - 1.6km / 20minutes
 - 1.75km / 22minutes (step free route)
 - c.1.9km / 24minutes

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CLIENT:
Frontier Agriculture

PROJECT TITLE:
Frontier Agriculture, Diss - Pedestrian Route Audit

DRAWING TITLE:
Pedestrian Route Plan 5 to Diss Town Centre

SCALE:
N.T.S

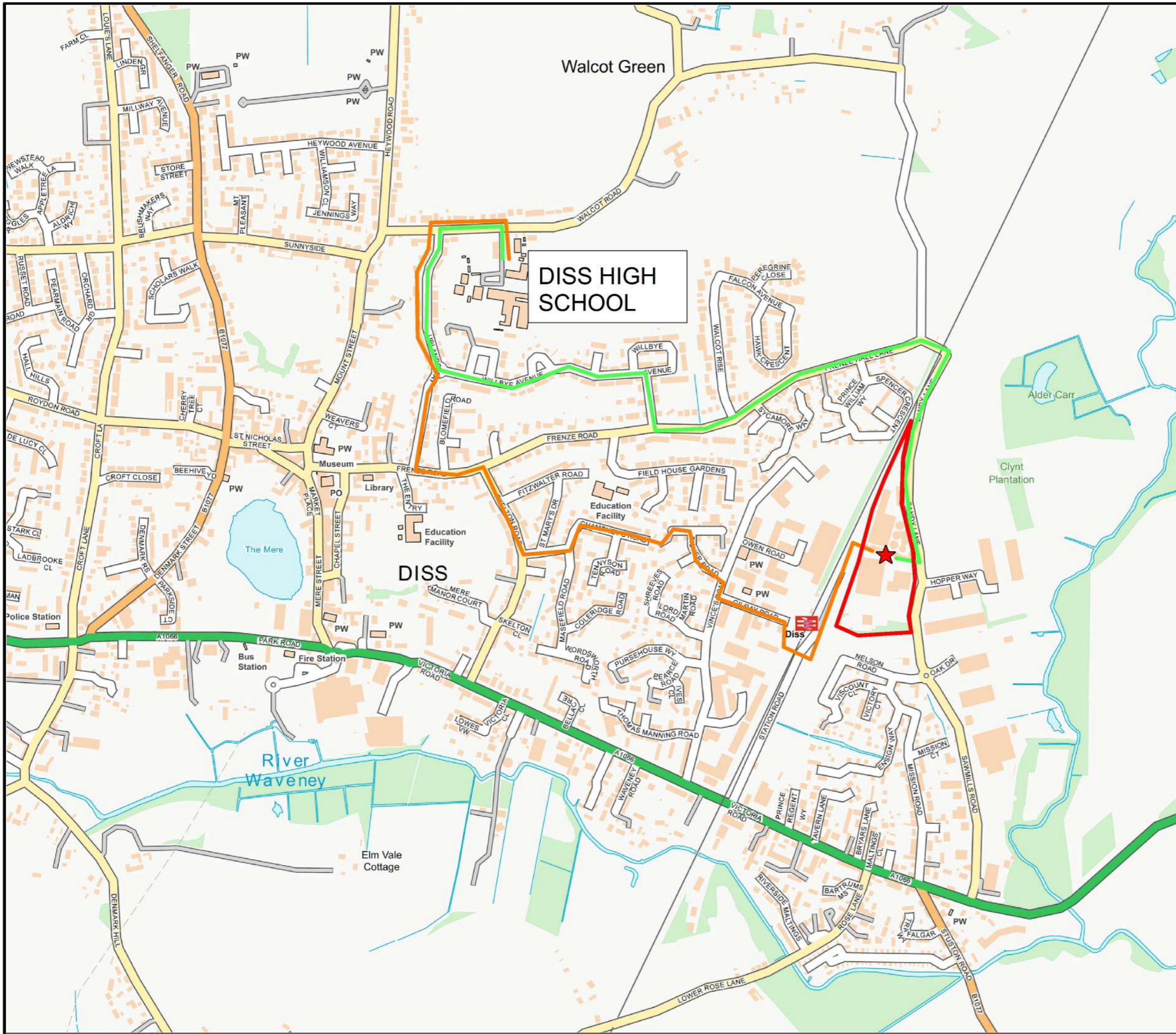
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DRAWING NO:
VN211876-G104

REVISION:



Legend

- ★ Site Location
- Site Boundary
- Train Station
- 2.1km / 26minutes
- 2.2km / 28minutes

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CLIENT:

Frontier Agriculture

PROJECT TITLE:

Frontier Agriculture, Diss - Pedestrian Route Audit

DRAWING TITLE:

Pedestrian Route Plan 6 to Diss High School

SCALE:

N.T.S

DRAWN: TO

CHECKED: PT

DATE: March 2021

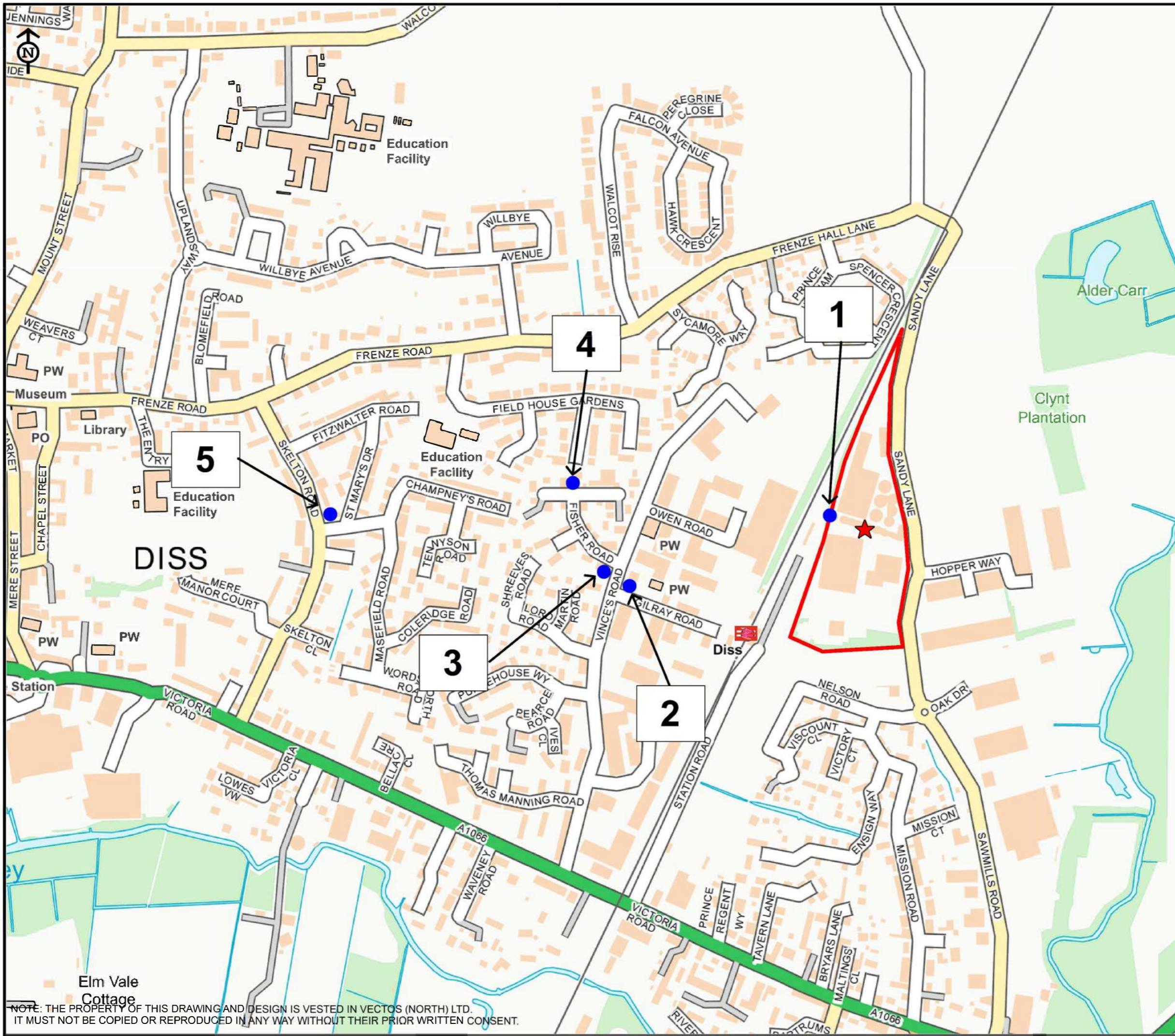
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DRAWING NO:

VN211876-G105

REVISION:



- Legend
- ★ Site Location
 - Site Boundary
 - Train Station
 - Sign Location

Example of a typical fingerpost directional sign



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CLIENT:
Frontier Agriculture

PROJECT TITLE:
Frontier Agriculture, Diss - Pedestrian Route Audit

DRAWING TITLE:
Potential Locations for Introducing Pedestrian Wayfinding Signage

SCALE:
N.T.S

DRAWN: TO CHECKED: PT DATE: March 2021

vectos.

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APPENDIX A – Network Rail Correspondence

From: Parmar Bhavik
To: Phil Tilby
Subject: RE: Diss Station, Norfolk - Pedestrian Footbridge Query
Date: 04 November 2020 11:43:04
Attachments: image001.png
image002.png
image010.png

OFFICIAL

Good morning Phil,

I have been looking at this query this morning and checking this against our records. There is a reserved pedestrian right of way across the footbridge and up until the entry point on Station Road.

I attach a screenshot of the area which shows the extent of the right of way.



Many thanks,

Bhavik



Bhavik Parmar
Station Portfolio Surveyor
One Stratford Place, Montfichet Road, Stratford E20 1EJ
E: Bhavik.Parmar@networkrail.co.uk M: 07739775734

From: Phil Tilby <Phil.Tilby@vectos.co.uk>
Sent: 02 November 2020 17:50
To: Parmar Bhavik <Bhavik.Parmar@networkrail.co.uk>
Subject: RE: Diss Station, Norfolk - Pedestrian Footbridge Query

Hi Bhavik

Thank you for the reply. I am advising a client about a site located on the east side of the rail station and they want to understand the pedestrian accessibility and available pedestrian routes to the town centre facilities to the west.

I look forward to hearing from you.

Kind regards

Phil

Phil Tilby
Associate
-
0161 228 1008
07375 670 904
-

4th Floor Oxford Place, 61 Oxford Street
Manchester, M1 6EQ

vectos.

Consider the environment. Do you really need to print this email?

From: Parmar Bhavik <Bhavik.Parmar@networkrail.co.uk>
Sent: 29 October 2020 14:57
To: Phil Tilby <Phil.Tilby@vectos.co.uk>
Subject: RE: Diss Station, Norfolk - Pedestrian Footbridge Query

OFFICIAL

Hi Phil,

My apologies for not responding sooner, I have not had an opportunity to review this as of yet.

I shall however set aside some time next week to do so.

I hope you do not mind me asking but, could you please advise why this information is required?

Many thanks,

Bhavik



Bhavik Parmar
Station Portfolio Surveyor
One Stratford Place, Montfichet Road, Stratford E20 1EJ
E: Bhavik.Parmar@networkrail.co.uk M: 07739775734

From: Phil Tilby <Phil.Tilby@vectos.co.uk>
Sent: 29 October 2020 14:36
To: Parmar Bhavik <Bhavik.Parmar@networkrail.co.uk>
Subject: RE: Diss Station, Norfolk - Pedestrian Footbridge Query

Hi Bhavik

I was wondering if you have been able to review my questions about Diss Station yet?

Kind regards

Phil

Phil Tilby
Associate
-
0161 228 1008
07375 670 904
-

4th Floor Oxford Place, 61 Oxford Street
Manchester, M1 6EQ

vectos.

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From: Parmar Bhavik <Bhavik.Parmar@networkrail.co.uk>
Sent: 22 October 2020 16:42
To: Lazenby Mark <Mark.Lazenby@networkrail.co.uk>; Phil Tilby <Phil.Tilby@vectos.co.uk>
Cc: Nowell Stephen <Stephen.Nowell@networkrail.co.uk>
Subject: RE: Diss Station, Norfolk - Pedestrian Footbridge Query

OFFICIAL

Thanks Mark.

Phil – I shall get back to you on your questions shortly.

Many thanks,

Bhavik



Bhavik Parmar
Station Portfolio Surveyor

One Stratford Place, Montfichet Road, Stratford E20 1EJ
E: Bhavik.Parmar@networkrail.co.uk M: 07739775734

From: Lazenby Mark <Mark.Lazenby@networkrail.co.uk>
Sent: 20 October 2020 11:06
To: Phil Tilby <Phil.Tilby@vectos.co.uk>
Cc: Parmar Bhavik <Bhavik.Parmar@networkrail.co.uk>; Nowell Stephen <Stephen.Nowell@networkrail.co.uk>
Subject: RE: Diss Station, Norfolk - Pedestrian Footbridge Query

OFFICIAL

Hi Phil,

The Station Portfolio Surveyor for Diss is Bhavik Parmar (copied in).

Bhavik will be able to help you or point you in the right direction.

Mark

Mark Lazenby
Station and Depot Portfolio Surveyor
Network Rail
Phone: 07920 155864

From: Phil Tilby <Phil.Tilby@vectos.co.uk>
Sent: 20 October 2020 10:47
To: Lazenby Mark <Mark.Lazenby@networkrail.co.uk>; Nowell Stephen <Stephen.Nowell@networkrail.co.uk>
Subject: RE: Diss Station, Norfolk - Pedestrian Footbridge Query

Hi Mark, Stephen

I would be grateful if you can assist with this query in relation to Diss Station in Norfolk.



I would like to understand the status of the footbridge and the pedestrian route that is possible between Station Road and Gilray Road at either side of the station from Network Rail's perspective (indicated on the above screenshot and a photo of the bridge is attached), and whether general pedestrian access across the station for through pedestrian movements is accepted?

There appears to be no official Right of Way across the footbridge, but there are no signs on the railway bridge about restricted access or private ownership. There are signs for 'Boudicca Way', which is a strategic footpath that starts on the west side of the station and there is signage at the east side of the footbridge for Boudicca Way too. There are also no ticket barriers either side of the footbridge at the car park entrance and from the footpath at the end of Gilray Road to restrict general access.

Thank you in advance and I look forward to hearing from you.

Kind regards

Phil

Phil Tilby
Associate
-
0161 228 1008
07375 670 904
-

4th Floor Oxford Place, 61 Oxford Street
Manchester, M1 6EQ



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From: Webster Dylan <Dylan.Webster@networkrail.co.uk>
Sent: 20 October 2020 10:30
To: Phil Tilby <Phil.Tilby@vectos.co.uk>
Cc: Lazenby Mark <Mark.Lazenby@networkrail.co.uk>; Nowell Stephen <Stephen.Nowell@networkrail.co.uk>
Subject: RE: Query about Access Rights on a Station Footbridge

Hi Phil

Which station? I would suggest either Mark Lazenby or Stephen Nowell (cc'd)

Dylan Webster MRICS
Property Services Manager
Network Rail Property (North West & Central)
Baskerville House, Centenary Square, Birmingham B1 2ND
07710 959279



From: Phil Tilby <Phil.Tilby@vectos.co.uk>
Sent: 20 October 2020 10:28
To: Webster Dylan <Dylan.Webster@networkrail.co.uk>
Subject: Query about Access Rights on a Station Footbridge

Hi Dylan

I trust all is well.

I need assistance with a query about access rights on a station footbridge. Do you know a good contact at NR who I could ask please?

Kind regards

Phil

Phil Tilby
Associate
-
0161 228 1008
07375 670 904
Phil.Tilby@vectos.co.uk
-
4th Floor Oxford Place, 61 Oxford Street
Manchester, M1 6EQ



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