

Settlement Name:	Diss (including parts of Roydon and Heywood parishes)
Settlement Hierarchy:	<p>Diss is identified as a Main Town in the Greater Norwich Local Plan, with a wide range of services and facilities available. The town is located to the north west of the junction of the A140 and A143 and is on the main Norwich-Ipswich-London rail line. As such, the town is well located for new development, subject to the constraints identified below. In addition to having a good range of shops and facilities in the town centre, there is a concentration of commercial and industrial businesses to the east of the town (located either side of the railway), with further land allocated for expansion. Further afield, approximately three miles from the town, near Eye, is the Mid Suffolk Business Park which also offers significant employment opportunities.</p> <p>There are particular vehicular pressures on the A1066 Victoria Road and B1077 Denmark Street as they pass through the town, with congestion considered a barrier to significant growth. There is an attractive historic town centre within an extensive conservation area, that extends to Sunnyside at the north and Park Road to the south. The historic core of Diss is formed by the Market Place, Market Hill, and St Nicholas Street and the town includes an exceptional concentration of listed buildings. A number of open spaces are located within the heart of the town, including The Mere and adjacent park, as well as private open land that contributes significantly to the character and which are protected as Important Local Open Spaces.</p> <p>In terms of the environmental and landscape considerations, the River Waveney is to the south and the Frenze Valley landscape lies to the east and southeast; the former marks the administrative boundary with Mid-Suffolk and Suffolk County Council and the latter including a string of County Wildlife Sites. The plan seeks to avoid the coalescence of Diss with the nearby villages, particularly Roydon to the west. As such, the scope for expansion of the town through this plan is constrained. In terms of new housing, amongst the schemes currently under construction is the DIS 4 allocation on Frenze Hall Lane.</p> <p>In 2018 early consultations took place on the Diss & District Neighbourhood Plan. The proposed Diss & District Neighbourhood Plan is a cross boundary plan covering parishes located within both the South Norfolk and Mid-Suffolk districts. The parishes included in the production of the Neighbourhood Plan are: Brome and Oakley, Burston and Shimpling, Diss, Palgrave, Roydon, Scole and Stuston.</p>

	<p>At the base date of the plan there are three carried forward allocations providing for 87 new homes and a total of 256 additional dwellings with planning permission.</p> <p>The Towards a Strategy document identifies Diss as a Town (together with Aylsham, Harleston, Long Stratton and Wymondham) and suggests that circa 900 – 1000+ additional homes should be provided between them. This site assessment booklet looks in detail at the sites promoted in Diss to determine which are the most suitable to contribute towards the overall allocation figure for the Towns.</p>
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STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Diss			
Frontier Agriculture Ltd, Sandy Lane	GNLP0102	3.61	Residential (Unspecified Number)
Land to the South of Prince William Way	GNLP0185	1.01	Residential (Unspecified Number)
Land at Heywood Road	GNLP0250	3.00	Residential (Unspecified Number)
Land between Shelfanger Road and Mount Street	GNLP0341	3.21	35 retirement living units, 5 detached dwellings, and land set aside for future Health Centre expansion.
Land East of Shelfanger Road	GNLP0342	4.76	Approx. 100 dwellings and open space.
Land off Walcot Road, Walcot Green	GNLP0599	3.29	Residential (Unspecified Number)
The Grange, Walcot Green	GNLP1003	2.02	Residential (Unspecified Number)
Land North of Frenze Hall Lane and West of Walcot Green	GNLP1044	10.95	Residential (Unspecified Number)
Land West of Nelson Road and East of Station Road	GNLP1045	0.94	Residential (Unspecified Number)
Heywood			
Boundary Farm, Shelfanger Road	GNLP0606	3.00	Residential (Unspecified Number)
Roydon			

156 Shelfanger Road	GNLP0119	0.68	Residential development (Unspecified number)
Land north of Shelfanger Road	GNLP0291	0.93	Residential development of up to 33 dwellings
Land at Sturgeons Farm, off Farm Close, Louie's Lane, Shelfanger Road	GNLP0362	13.81	Residential use mixed-led development of approx. 413 dwellings
Land North of Brewer Green Lane	GNLP1038	1.06	Residential development of approx. 8 – 12 dwellings
West of Shelfanger Road (Part in Roydon, part in Heywood)	GNLP2104	49.00	Residential (Unspecified Number)
Total area of land		101.27	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
Diss			
Land at Frenze Hall Lane	GNLP0112	0.23	Residential (Unspecified Number)
Roydon			
Land at Sandstone Way	GNLP0104	0.48	Residential development (Unspecified number)

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
Diss			
Victoria Road	GNLP2067	0.42	Commercial

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference														
Diss														
GNLP0102	Amber	Green	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Green	Green	Green	Amber
GNLP0185	Green	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Amber
GNLP0250	Amber	Green	Amber	Green	Green	Green	Green	Amber	Green	Amber	Green	Green	Amber	Green
GNLP0341	Amber	Green	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Amber	Red	Green	Green
GNLP0342	Amber	Green	Amber	Green	Green	Green	Green	Amber	Green	Amber	Green	Green	Amber	Green
GNLP0599	Green	Green	Amber	Green	Green	Green	Green	Amber	Amber	Green	Amber	Green	Amber	Green
GNLP1003	Red	Amber	Amber	Green	Green	Green	Green	Green	Amber	Amber	Amber	Green	Amber	Green
GNLP1044	Amber	Green	Amber	Amber	Green	Amber	Green	Amber	Amber	Amber	Amber	Green	Red	Amber
GNLP1045	Green	Green	Amber	Green	Amber	Amber	Amber	Green	Green	Green	Green	Green	Green	Amber
Heywood														
GNLP0606	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green

Roydon														
GNLP0119	Amber	Green	Green	Green	Green	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Green
GNLP0291	Amber	Green	Green	Green	Green	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Green
GNLP0362	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Green
GNLP1038	Amber	Green	Amber	Amber	Green	Amber	Amber	Green	Amber	Amber	Amber	Green	Amber	Amber
GNLP2104	Amber	Amber	Green	Green	Green	Amber	Green	Green	Amber	Amber	Amber	Green	Amber	Green

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Diss	
GNLP0102	<p>General comments Site is in the middle of Diss' Strategic Employment site and to be designed for business development only.</p> <p>Diss Town Council Inclusion of this and any adjoining sites is considered premature and prejudicial to the Diss & District Neighbourhood Plan which would seek to allocate sites across the NP Area. We comment on this site without prejudice to the above and our comment on this specific site is that the Town Council previously recommended refusal of a planning application for residential use of this site on the grounds of the significant highways impact of this development, the loss of employment land and the lack of sustainability.</p>
GNLP0185	<p>General comments Object to building on Parish Field. Leave some green in Diss. Don't be greedy.</p> <p>Diss Town Council Inclusion of this and any adjoining sites is considered premature and prejudicial to the Diss & District Neighbourhood Plan which would seek to allocate sites across the NP Area. We comment on this site without prejudice to the above and our comment on this specific site is that this site is considered acceptable for housing development.</p>
GNLP0250	<p>General comments One objection raised concerns regarding scale of development, growth of Diss and creation of pressure on local amenities. Other issues include traffic congestion and concerns it will change the landscape.</p> <p>Comment raised in support of site on the grounds the site is the most suitable as they border a road that could be upgraded to become a North Relief Road. A proportion of this land would be needed to expand the Cemetery.</p> <p>Diss Town Council Inclusion of this and any adjoining sites is considered premature and prejudicial to the Diss & District Neighbourhood Plan which would seek to allocate sites across the NP Area. We comment on this site without prejudice to the above and our comment on this specific site is if this site was considered in conjunction with site GNLP0119, 0291 & 0342, with additional land allowed for expansion of Diss Cemetery and a direct link road between Heywood Road, Shelfanger Road and Louie's Lane, then this site would be supported.</p>

GNLP0341	<p>General comments</p> <p>Objections raised regarding potential development. This is a popular green space that is well used throughout the year and should be protected for wildlife and recreation. Rather than reducing its size every effort should be made to improve and protect it from encroaching development. Some support for potential extension to the health centre.</p> <p>Comments submitted in support of site. The site is considered suitable for development as it will address the housing needs of older people and allow for expansion and improvement of the medical centre. Additional information was submitted during stage B consultation.</p> <p>Norfolk Wildlife Trust comments</p> <p>This is an area of green space, which we understand is currently protected, as Local Open Space in the Local Plan and listed as a landscape park in Norfolk heritage record. This area is also likely to have local biodiversity value and could be considered as Priority Habitat Wood-pasture and Parkland, as referenced in the NERC Act and NPPF. In addition, veteran trees may be present on site. In our view, owing to biodiversity constraints and the fact that this area contributes to the green infrastructure of the town, this site should not be allocated.</p> <p>Diss Town Council comments</p> <p>Inclusion of this and any adjoining sites is considered premature and prejudicial to the Diss & District Neighbourhood Plan which would seek to allocate sites across the NP Area. We comment on this site without prejudice to the above and our comment on this specific site is that we accept that this is land in private ownership but it is considered unsuitable for large scale housing / commercial development. A possible extension to the health centre would be supported.</p>
GNLP0342	<p>General comments</p> <p>Objections raised regarding potential development. This is a popular green space that is well used throughout the year and should be protected for wildlife and recreation. Rather than reducing its size every effort should be made to improve and protect it from encroaching development.</p> <p>Comments submitted in support of site. The site is considered suitable for development however, a portion of this land should be considered for the expansion of the cemetery.</p> <p>Diss Town Council comments</p>

	<p>Inclusion of this and any adjoining sites is considered premature and prejudicial to the Diss & District Neighbourhood Plan which would seek to allocate sites across the NP Area. We comment on this site without prejudice to the above and our comment on this specific site is that if these sites were considered in conjunction with site GNLP0250 (east of GNLP0342), with additional land allowed for expansion of Diss Cemetery and a direct link road between Heywood Road, Shelfanger Road and Louie's Lane, then these sites would be supported.</p>
GNLP0599	<p>General comments One objection raised as this site is one of the few areas of open 'greenfield' land left in Diss.</p> <p>Diss Town Council comments Inclusion of this and any adjoining sites is considered premature and prejudicial to the Diss & District Neighbourhood Plan which would seek to allocate sites across the NP Area. We comment on this site without prejudice to the above and our comment on this specific site is that without major improvements to infrastructure and the local road network, development of this land for residential could not be supported. Current adjacent development at Frenze Hall Lane has exacerbated issues with the local road network and resulted in the formation of a local residents group to campaign for better infrastructure.</p>
GNLP1003	<p>General comments Comments submitted in support of site. The site is considered suitable for development as it will have no impact on traffic levels in the village.</p> <p>Norfolk Wildlife Trust comments We support the recognition that constraints regarding to biodiversity need to be addressed.</p> <p>Diss Town Council comments Inclusion of this and any adjoining sites is considered premature and prejudicial to the Diss & District Neighbourhood Plan which would seek to allocate sites across the NP Area. We comment on this site without prejudice to the above and our comment on this specific site is that without major improvements to infrastructure and the local road network, development of this land for residential could not be supported. Current adjacent development at Frenze Hall Lane has exacerbated issues with the local road network and resulted in the formation of a local residents group to campaign for better infrastructure.</p>
GNLP1044	<p>General comments Comments submitted in support of site. The Ordnance Survey extract submitted with the completed call for sites form (on 4th July 2017)</p>

	<p>identified (albeit indicatively) a potential new highway corridor that would facilitate access to Diss High School [in conjunction with site GNLP 0599]. It is anticipated that the landowner of site GNLP 0599 would consider working together with the Thelveton Estate to deliver a development. The proposed highway corridor would link Walcot Green (road) to Walcot Road and this would enable easy access to and from Diss High School and Diss railway station - WITHOUT creating an adverse effect on the Hamlet of Walcot Green. It would also offer an opportunity to link into the northern end of the Persimmon Homes development [Ref: 2016/1566] to the South (the right of connection has been reserved) thereby facilitating improved access by sustainable means to the train station, public transport and the town centre.</p> <p>Plot GNLP1044 is in fact two plots with a road through the middle. They should be designated as two separate plots. The eastern part considered for housing together with plot GNLP1003 providing Walcot Green was upgraded to a more suitable twin track road. Currently because of congestion on Victoria Road, Walcot Green is used as a preferred route into town by many residents.</p> <p>Norfolk Wildlife Trust comments We support the recognition that constraints regarding to biodiversity need to be addressed. Contributions to Green Infrastructure enhancement should be considered. 1004 [sic], 1044 & 1045 may cause recreational impact on CWS 2286 (Frenze Brook) and mitigation will be required. [The representor's reference to site GNLP1004 is assumed to refer to 1003, the former being in Geldeston and not Diss].</p> <p>Diss Town Council comments Inclusion of this and any adjoining sites is considered premature and prejudicial to the Diss & District Neighbourhood Plan which would seek to allocate sites across the NP Area. We comment on this site without prejudice to the above and our comment on this specific site is that without major improvements to infrastructure and the local road network, development of this land for residential could not be supported. Current adjacent development at Frenze Hall Lane has exacerbated issues with the local road network and resulted in the formation of a local residents group to campaign for better infrastructure.</p>
GNLP1045	<p>General comments Comments submitted in support of site. Landowner has received little/no interest from purchasers/developers for employment use over 20+ years. Unsurprising given available land/buildings at Diss Business Park & numerous vacant commercial premises in Diss indicating sufficient employment space. Unlikely any material interest in site for employment forthcoming anytime soon. Further nuisance to residents from the activity of Travellers likely if undeveloped.</p>

	<p>Site not suitable for substantial employment space as small parcel next to housing. Development for housing in sustainable location would contribute to Housing Land Supply and would be of strong interest to housebuilders.</p> <p>Plot GNLP1045 is the last green space in an area surrounded by housing and should be retained as a green area</p> <p>Norfolk Wildlife Trust comments We support the recognition that constraints regarding to biodiversity need to be addressed. Contributions to Green Infrastructure enhancement should be considered. 1004 [sic], 1044 & 1045 may cause recreational impact on CWS 2286 (Frenze Brook) and mitigation will be required.</p> <p>Diss Town Council comments Inclusion of this and any adjoining sites is considered premature and prejudicial to the Diss & District Neighbourhood Plan which would seek to allocate sites across the NP Area. We comment on this site without prejudice to the above and our comment on this specific site is that limited residential development would be supported given its proximity to Diss Railway station.</p>
Heywood	
GNLP0606	<p>General comments Objections raised regarding scale of development, traffic, road safety issues, access and infrastructure. Issues raised around conserving the green space and wildlife. Concern that the form and character of the village would be changed by development.</p> <p>Comment states there are no concerns about this small development.</p> <p>Diss Town Council comments Inclusion of this and any adjoining sites is considered premature and prejudicial to the Diss & District Neighbourhood Plan which would seek to allocate sites across the NP Area. We comment on this site without prejudice to the above and our comment on this specific site is that development in these locations would be supported providing they are integrated with development in 0119, 0291, 0342 & 0250 - see note reference link road for Louie's Lane / Shelfanger / Heywood Road.</p>
Roydon	
GNLP0119	<p>General comments Comments raised in support of site. Site is the most suitable as it borders a road which could be upgraded to become a Northern Relief Road. However a portion would need to expand the Cemetery. It is believed the site has good access and would complement the 0342 Diss site.</p>

	<p>Objections raised concerning the site is adjacent to B1077 while being narrow with bends at this point, providing poor access. Denmark Street and the congested streets of Diss cannot cope with this development safely. Doctors and School are already at too high capacity. The site should be left as greenfield.</p> <p>Roydon Parish Council comments As far as the council can see, development of this site would have no obviously adverse effect on existing residents or amenities. The existing track to the east of this site could possibly be adapted to provide access away from Shelfanger Road.</p> <p>The positive comments made on sites GNLP 0119, 0291 and 0362 by Roydon Parish Council, and any adjacent sites not in Roydon parish, is considered prejudicial and premature to the Diss & District Neighbourhood which would seek to allocate sites across the whole NP area. Comments the Parish Council have made, therefore, are without prejudice to the outcome of the NP.</p>
GNLP0291	<p>General comments Comments received in support of site. It is believed this site has acceptable access while being adjacent to the main northern radial route into the town centre were public transport services are available. They border the road which could be upgraded to become a Northern Relief Road. However, a proportion of the land is needed to expand the cemetery which has not been taken into account.</p> <p>Objections raised concerns regarding site close to main road causing traffic congestion. The local infrastructure would not be able to cope with spaces at Doctors, Dentists and Schools. Frontage of housing to the west of Shelfanger Road deliberately avoids direct B1077 access for good reason. It would need a separate side road and a mini-roundabout.</p> <p>Roydon Parish Council comments As far as the council can see, development of this site would have no obviously adverse effect on existing residents or amenities. The existing track to the east of this site could possibly be adapted to provide access away from Shelfanger Road.</p> <p>The positive comments made on sites GNLP 0119, 0291 and 0362 by Roydon Parish Council, and any adjacent sites not in Roydon parish, is considered prejudicial and premature to the Diss & District Neighbourhood which would seek to allocate sites across the whole NP area. Comments the Parish Council have made, therefore, are without prejudice to the outcome of the NP.</p>
GNLP0362	<p>General comments</p>

	<p>Objections raised regarding concerns the development of open countryside adjacent to Quaker Wood would have serious and detrimental impacts on conservation, educational and recreational value. Other concerns include whether infrastructure and amenities will be able to cope. The area lacks public transport and would have visual impacts significantly from the west. Other reservations include traffic congestion and the number of dwellings proposed.</p> <p>Comments submitted in support of site as the site borders a road that could be upgraded to become a Northern Relief Road. However a proportion of this land would need to be used to expand the cemetery which has not been taken into account.</p> <p>Comment submitted in support of the site by the way of a full representation and supporting technical evidence suggesting the site is suitable, available, achievable and viable and therefore deliverable.</p> <p>Roydon Parish Council comments The council would support a proposal to develop part of this site (up to 40 dwellings) and low density housing but cannot support the proposed large scale development. The positive comments made on sites GNLP0119, 0291 and 0362 by Roydon Parish Council and any adjacent sites not in Roydon parish is considered prejudicial and premature to the Diss & District Neighbourhood which would seek to allocate sites across the whole NP area. Comments the Parish Council have made, therefore, are without prejudice to the outcome of the NP.</p>
GNLP1038	<p>General comments Comments submitted in support of side regarding further information in relation to the HELAA assessment, including distance to Wildlife site, overhead power cables, potential footway improvements, electricity and flooding.</p> <p>Once comment raised no specific concerns but advised it has been suggested the site would be suitable for self-build homes.</p> <p>Objections raised concerns regarding Brewers Green Lane being too narrow, taking away available green space, poor road visibility, impacts on wildlife, infrastructure, traffic congestion, over flowing services such as doctors & dentists and the site was sold with the clause it would not be used for housing development. Other factors include the football club due to noise and lighting.</p> <p>Diss Town Council comments Inclusion of this and any adjoining sites is considered premature and prejudicial to the Diss & District Neighbourhood Plan which would seek to allocate sites across the NP Area. We comment on this site without prejudice to the above and our comment on this specific site</p>

	<p>is that we would support the view of Roydon Parish Council and Roydon residents.</p> <p>Roydon Parish Council comments The Diss and District Local Plan recognises the value to residents of Diss and Roydon of maintaining green space between the two communities. It is particularly important to preserve green areas around the historic Brewers Green, which is a signature landmark in this area. The council also see potential problems with access and with increased traffic flow on what are essentially rural lanes in this area. This site adjoins Diss Football Club ground which may not be ideal for a housing development.</p>
GNLP2104	<p>General comments Objections raised concerns regarding scale of development proposed, lack of infrastructure, unsuitable road network, overused services, road safety, traffic congestion, speed limits, poor access, dangerous junctions, impacts on the environment & wildlife, loss of quietness and the site is in the parish of Roydon not Diss.</p> <p>Norfolk Wildlife Trust comments We note the proximity of this site to Brewers Green County Wildlife Site and are concerned at the potential ecological impacts of housing in this location. Should this site be progressed to the next consultation stage, then we would expect it to be accompanied by further details demonstrating how it would be deliverable without resulting in damage to adjoining areas of ecological value, for example through providing sufficient stand-off between development and priority habitats, and where proportional the provision of green infrastructure to ensure that the site has a net benefit for biodiversity.</p> <p>Diss Town council comments Mainly located in Roydon but with a substantial part of the plot in Heywood. 50.51 hectares for housing, which would have capacity for in excess of 1500 dwellings. This is unacceptable as it would need significant infrastructure changes in Diss and is outside the requirements of the Joint Core Strategy that Diss and District Neighbourhood Plan is working with.</p> <p>Roydon Parish Council comments GNLP2104 is a very large site relative to the size of the settlements of both Roydon and Diss. An approximate estimate for the number of houses on this site is 1250 which is considerably more than the whole of the number of dwellings currently in the parish of Roydon, considered a service village. Notwithstanding this, the number proposed is also considered to be of too great a density for a village parish.</p> <p>Issues raised include infrastructure (transport, healthcare, education), and road access.</p>

A decision on this site is considered prejudicial to the Diss & District Neighbourhood Plan of which Roydon is a part.

South Norfolk Council comments

Current day fluvial flood zones 2 & 3 inside the northern boundary of the site. Surface water flood flow path running west to east through the central part of the site.

Diss Community Woodland Project comments

Quaker Wood, Factory Lane, Roydon adjoins the eastern boundary of GNLP2104 and has been successfully run by our organisation as a fully accessible wildlife and community site since 2008. Any development of adjacent open countryside would have a serious and detrimental impact on its conservation, educational and recreational value.

We request the earliest opportunity to be consulted on the incorporation of wildlife allocation to ensure permanent and adequate links between Quaker Wood and the larger rural environment

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence.

Diss

At the time of writing, the Diss and District Neighbourhood Plan is at an early stage, prior to policy writing. From initial consultation, the Neighbourhood Plan's likely concerns include retaining the identity of each parish and reducing traffic congestion on Diss Town Centre. Of note are the Town Council's comments which imply that allocating sites may be premature to the development of a Neighbourhood Plan.

Sites considered to be reasonable alternatives:

GNLP0102

This site off Sandy Lane, east of the railway line, is currently in use as Frontier Agriculture. Consideration would need to be given to the loss of employment land and if the site were likely to be attractive to another business use. If redeveloped for housing there would be potential for contamination given the current use of the site and there may also be amenity issues given that the surrounding land use is predominantly industrial and commercial. Most of the western boundary and a small part of the rest of the site is at risk of surface water flood risk. The shortest route to the Infant and Junior Schools would be north along Walcot Green and then Frenze Hall Road but there are no footways along Walcott Green up to the railway bridge. Alternative options could be to travel via Nelson Road and over the railway bridge or

via Mission Road or Sawmills Road and then Victoria Road (A1066). This latter route has continuous footpaths to the school but at 2km to the Infant School and 2.1km to the Junior School would be at upper limit of an acceptable walking distance to school. The site is considered to be a reasonable alternative for housing if the current operation by Frontier Agriculture were to cease, subject to further consideration about compatibility with neighbouring industrial uses.

GNLPO185

This site is already allocated as part of DIS1 in the adopted South Norfolk Local Plan. It is within the existing settlement boundary and as such is considered to be a reasonable alternative for reallocation in the emerging Greater Norwich Local Plan for housing. A very small area of the site is at risk of surface water flooding which is unlikely to affect the developable area. There may be potential amenity issues from proximity to the industrial estate to the south and the railway line to the east. The site has a safe route to schools in Diss via Prince William Way, with footpaths in place for the entire route.

GNLPO250

This site off Heywood Road is located to the north of the town. It is separated from the existing settlement boundary on the west side of Heywood Road by a chapel and cemetery although it is opposite housing on the east side of Heywood Road, which is within the settlement boundary. Development here could be seen to round off the existing settlement limit. Small areas of the site on the northern boundary and south east corner are at risk of surface water flooding but these are unlikely to affect the developable area. The cemetery land to the south is designated as a County Wildlife Site, with areas of established trees/vegetation, so the design of any housing would need to consider this. The Town Council would support this site coming forward in conjunction with sites GNLPO119, 0291 and 0342, with additional land allowed for expansion of the cemetery and a direct road link between Heywood Road, Shelfanger Road and Louie's Lane. There are safe pedestrian routes to schools in Diss so therefore the site is considered to be a reasonable alternative.

GNLPO341

This site between Shelfanger Road and Mount Street, is located within the existing settlement limit. It is promoted for 35 retirement units, 5 detached dwellings and land for future Health Centre expansion. The site is completely within the Conservation Area and near to a number of Listed Buildings with many established trees in and around the site. It is identified as an important open space in the adopted South Norfolk Local Plan as it is considered to contribute to the historic character of the town, which led to a red score on the HELAA assessment for Open Space and GI. The site promoter has addressed this by highlighting that their proposed scheme would have the benefit of opening up the currently inaccessible site for public access. There are some small areas of surface water flood risk within the site but these are unlikely to affect the overall developable area of the site. Norfolk Wildlife Trust object to allocation of the site as they consider that this area is likely to have local biodiversity value. They believe the site could be considered as Priority Habitat Wood pasture and parkland as referenced in the Natural Environment and Rural Communities Act and National Planning Policy Framework. Diss Town Council

object to residential development on the site but would support a possible extension to the health centre. This site is centrally located with good access to services and facilities and on balance this site is considered to be a reasonable alternative.

GNLP0342

This site, land east of Shelfanger Road, is located to the north of the town. It is adjacent to St Henry Morse Roman Catholic Church, cemetery and the existing settlement boundary. Development here could be seen to round off the existing settlement limit. The north west corner of the site is at risk of surface water flooding which is unlikely to adversely affect the overall developable area. The cemetery land to the south is designated as a County Wildlife Site, with areas of established trees/vegetation, so the design of any housing would need to consider this. The Town Council would support this site coming forward in conjunction with sites GNLP0119, 0250 and 0291, with additional land allowed for expansion of the cemetery and a direct road link between Heywood Road, Shelfanger Road and Louie's Lane. There are safe pedestrian routes to schools in Diss so therefore the site is considered to be a reasonable alternative.

GNLP0599

This site, land off Walcot Road, Walcot Green, is located to the north of the town adjacent to the existing settlement limit. A small area is at risk of surface water flooding and there seems to be a large established tree in the centre of the site. It appears that access could be taken from either Walcot Road or Walcot Rise and this would need further investigation. If pedestrian access was taken via Walcot Rise then there is a safe route to both the Infant and Junior school so the site is considered to be a reasonable alternative.

GNLP1044

Site GNLP1044, Land North of Frenze Hall Lane and West of Walcot Green, is located to the north of the town near to the hamlet of Walcot Green. This is a large site which is adjacent to the existing settlement boundary and near to the DIS4 allocation in the adopted South Norfolk Local Plan. There are small areas within the site, particularly to the eastern boundary which are at surface water flood risk but these are unlikely to significantly affect the developable area. There is currently no safe route to school along Walcot Green but it may be possible to provide footpaths to link with the existing footway on Frenze Hall Lane through development. Transport and Roads were flagged as constraint in the HELAA so access will need further consideration. Development here would extend Diss further into open countryside and there may be landscape impacts, but the site is considered to be a reasonable alternative subject to highways considerations. It maybe that only part of the site may be suitable for allocation.

GNLP1045

This site is within the existing settlement limit, located to the West of Nelson Road and East of Station Road. It forms part of DIS 8, currently allocated in the adopted South Norfolk Local Plan for employment use, but the promoter is now suggesting

the site for residential. Around half the site is at risk of surface water flooding which may affect the developable area. The remaining area would total approx. 0.36 hectares which in some locations may mean it is too small to consider for allocation but in this location a higher density development may be appropriate to reflect nearby development off Nelson Road. There are potential amenity concerns from the railway and nearby industrial use but development at Viscount Close sets a precedent for residential. The site is considered to be a reasonable alternative subject to the loss of part of the current employment allocation.

Sites not considered to be reasonable alternatives:

GNLP1003

This site at The Grange, is located to the north of Diss in the hamlet of Walcot Green. This site is not considered to be a reasonable alternative as there is no safe route to school via Walcot Green and no likelihood of being able to provide one. Footpath provision may be a possibility if adjacent site GNLP1044 were also allocated but this is not a certainty. It is considered that development in this location would not be well related to the services and facilities in the main part of Diss, it would extend the built up area of Diss further into open countryside and there are more suitable sites to consider for allocation.

Heywood

Sites not considered to be reasonable alternatives:

GNLP0606

This site at Boundary Farm, Shelfanger Road is located to the north of Diss mostly in the parish of Heywood. It is separated from the existing Diss settlement limit by site GNLP0362 and development here would extend the built up area of Diss further into open countryside. Nearly half the site is at risk of surface water flood risk, which would have an effect on the developable area. Around half the site is brownfield land so there is potential for contamination issues given the current use (recycling). There also appears to be some established trees and hedges on the site. The site is more than 2km from the Infant school with no safe pedestrian route, and this coupled with other constraints such as flood risk mean it is not considered to be a reasonable alternative.

Roydon

Sites considered to be reasonable alternatives:

GNLP0119

This site at 156 Shelfanger Road is well related to the existing settlement limit for Diss to the south of the Recreation Ground. The submission proposes demolition of an existing large house. Small areas of the southern boundary are at risk of surface water flooding which would be unlikely to affect the developable area. Consultation comments raise concerns over access so this would need to be further investigated. There are safe pedestrian routes to schools in both Roydon and Diss so therefore the site is considered to be a reasonable alternative.

GNLP0291

This site, land north of Shelfanger Road, is adjacent to site GNLP0119 and the existing settlement limit for Diss. Small areas of the northern boundary are at risk of surface water flooding which would be unlikely to affect the developable area. There appears to be much established vegetation on site. Vehicular access would need further consideration but as there are safe pedestrian routes to schools in both Roydon and Diss the site is considered to be a reasonable alternative.

GNLP0362

This large site, land at Sturgeons Farm, off Farm Close, Louie's Lane, Shelfanger Road, is promoted for mixed use development. It is adjacent to the existing settlement limit for Diss. Large areas of the site are at risk of surface water flooding which would be likely to affect the developable area. Roydon Parish Council would support development on part of the site for approximately 40 homes but do not favour development on the whole of the site proposed. There are safe pedestrian routes to schools in both Roydon and Diss so therefore the site is considered to be a reasonable alternative.

GNLP2104

This is a very large site proposal west of Shelfanger Road which is in both Roydon and Heywood parishes. It is likely that the site as promoted will be too large but smaller sections may be suitable to consider for allocation. The central part of the site and much of the northern boundary is at risk of surface water flooding which would affect the developable area. The northern boundary is also in flood zones 2 and 3. The majority of the site is located some distance from the existing settlement boundary for Diss, with the closest section being at the southern boundary. A small part of the site is next to a County Wildlife Site and also Quaker Wood and there are some pockets of established trees within the site. A number of objections were received to the site through the public consultation. If pedestrian access were taken from the northern end of the site onto Shelfanger Road it would be more than 2km to schools in Roydon and Diss. If pedestrian access were taken from the southern end of the site onto Factory Lane, a pedestrian route could be provided to schools in both Roydon and Diss subject to a small section of footpath to link up with the existing footway on Factory Lane. Vehicular access will need to be investigated. The site is listed as a reasonable alternative, subject to being able to achieve satisfactory vehicular and pedestrian access and on the understanding that it is likely that only the southern section of the site is likely to be suitable for allocation.

Sites not considered to be reasonable alternatives:

GNLP1038

This site is located to the north of Brewer Green Lane, separated from the existing Diss settlement limit by the Diss Town Football Club site. There are also some listed buildings nearby to the west of the site. Both Brewers Green and Factory Lane are narrow, so highways access may not be supported and there is no safe route to either schools in Roydon or Diss. The site is therefore not considered to be a reasonable alternative.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Diss			
Frontier Agriculture Ltd, Sandy Lane	GNLP0102	3.61	Residential (Unspecified Number)
Land to the South of Prince William Way	GNLP0185	1.01	Residential (Unspecified Number)
Land at Heywood Road	GNLP0250	3.00	Residential (Unspecified Number)
Land between Shelfanger Road and Mount Street	GNLP0341	3.21	35 retirement living units, 5 detached dwellings, and land set aside for future Health Centre expansion.
Land East of Shelfanger Road	GNLP0342	4.76	Approx. 100 dwellings and open space.
Land off Walcot Road, Walcot Green	GNLP0599	3.29	Residential (Unspecified Number)
Land North of Frenze Hall Lane and West of Walcot Green	GNLP1044	10.95	Residential (Unspecified Number)
Land West of Nelson Road and East of Station Road	GNLP1045	0.94	Residential (Unspecified Number)
Roydon			
156 Shelfanger Road	GNLP0119	0.68	Residential development (Unspecified number)
Land north of Shelfanger Road	GNLP0291	0.93	Residential development of up to 33 dwellings
Land at Sturgeons Farm, off Farm Close, Louie's Lane, Shelfanger Road	GNLP0362	13.81	Residential use mixed-led development of approx. 413 dwellings

West of Shelfanger Road (Part in Roydon, part in Heywood)	GNLP2104	49.00	Residential (Unspecified Number)
Total		95.19	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0102
Address:	Frontier Agriculture Ltd, Sandy Lane
Proposal:	Residential (Unspecified Number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Employment (Grain Processing and Storage)	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Biodiversity & Geodiversity and Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion This site is in use as a grain processing and storage facility (and has been for decades), and so is a brownfield site. There is therefore the potential for some land contamination. Any potential access constraints and localised highways impacts could probably be overcome through re-development, although improvements to the Sawmills Road/Victoria Road junction may be necessary and general peak-time traffic congestion along the A1066 is acknowledged. The site is well-located to local services, being adjacent to the railway station (which is Grade II-listed) and close to employment opportunities and within easy reach of schools and the town centre. Whilst the site is proximal to the railway line and other employment uses, any noise impacts are thought likely to be able to be mitigated. Some sewerage upgrades are likely to be necessary. Some mitigation measures may be necessary due to the proximity of Frenze County Wildlife Site. There are some likely constraints affecting this site, including potential contamination and highways impacts, but they should be able to be overcome. The site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comment</p> <p>Development Management The GNLP discussion on this site picks up all of the issues. The principle is ok, but loss of employment of concern. We would question whether the site needs allocating or whether should be left for an application to demonstrate loss of the</p>

employment. A key consideration is the highway impact particularly at the Sawmills Road/Victoria Road junction and along the A1066.

If developed, the nature of the site lends itself to a relatively 'self-contained' and architecturally distinctive development, with the potential for a higher density and more urban style of development, appropriate for a site next to the town's railway station.

Constraints:

- The railway line prevents connections and development immediately to the west and will result in an element of noise.
- Employment sites (separated by the road) exist to east and south.
- Frenze Lane bridge/underpass prevents easy vehicle movement further north to the west and direction of vehicle movement will be predominantly to the south along Sawmills Road to connect to the A1066.
- The site significantly narrows at the north end which will create difficulty for development at this end.
- Highways have previously indicated a requirement to contribute to traffic signals at the railway bridge so that one lane can be used for cycling/footpath.
- Frenze Hall (grade II) and St Andrew church (grade I) are approx. 500m to the NE of the site, but there are existing commercial/industrial units to the east of the site. Unlikely to be significant setting issue but depends on height.
- Site may require significant de-contamination from existing industrial use.

Minerals & Waste

No comments

Lead Local Flood Authority

No comments

Children's Services

Diss has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP0185
Address:	Land to the South of Prince William Way
Proposal:	Residential (Unspecified Number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Unused/vacant	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Amber Constraints in HELAA

Utilities Capacity, Flood Risk and Compatibility with Neighbouring Uses.

HELAA Conclusion

The site comprises vacant land immediately south of an existing housing area and is bordered by an industrial estate to the southwest and the main Norwich-London rail line immediately to the east. It falls partly within local plan allocation DIS 1. Diss benefits from the full range of core services and facilities and the site is highly accessible. There are no known constraints from utilities infrastructure on site but the proximity of the rail line may impose a noise constraint. The site has no known constraints from contamination/ground stability and only minimal risk of surface water flooding to a small part. Off-site mains reinforcement and sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally protected landscapes in the immediate vicinity of the site but the locally designated River Waveney Valley protection zone is in close proximity. The site is also within a 3km protection zone around Sites of a Special Scientific Interest and a County Wildlife Site is 300m away which may result in a need for some mitigation. There would be no significant impacts on heritage assets or on townscape. Initial highways evidence has indicated that access constraints could be overcome through development and that any impact on the local road network could be mitigated. The site is considered suitable for the land availability assessment. The site is however subject to an existing allocation for housing, and it will not contribute any additional development capacity for the purposes of the HELAA analysis.

FURTHER COMMENTS

Highways

No comment

Development Management

Already allocated by DIS1

Minerals & Waste

No comments

Lead Local Flood Authority

No comments

Children's Services

Diss has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Already allocated by DIS1

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Environment Agency Statement

Site Reference:	GNLP0250
Address:	Land at Heywood Road
Proposal:	Residential (Unspecified Number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Significant Landscapes, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion This greenfield site is located immediately north of the Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures (perhaps including a buffer zone) would probably be needed. As a location within the Waveney Valley landscape area, development would need to be designed sensitively. Access to the site would probably be from Heywood Road, to the east. Some mitigation measures may be needed to ensure an appropriate highways access, and enhanced footpath provision is probably achievable. However, especially if developed alongside other nearby sites, additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. The site is concluded as being suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comment</p> <p>Development Management GNLP 0250; GNLP0342 GNLP 0119 and GNLP 0291 in our opinion would be a combined preferred site if this would facilitate a link road to connect Heywood Road and Shelfanger Road, although NCC Highways would need to advise.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority No comments</p>

Children's Services

Diss has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP0341
Address:	Land between Shelfanger Road and Mount Street
Proposal:	35 retirement living units, 5 detached dwellings, and land set aside for future Health Centre expansion.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Grazing land	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Townscapes, Biodiversity & Geodiversity and Historic Environment.</p> <p>Red Constraints in HELAA Open Space and Green Infrastructure.</p>
<p>HELAA Conclusion This greenfield site is currently identified as an Important Local Open Space in the South Norfolk Local Plan, and its development for retirement-led residential use would clearly adversely affect the openness of the area. In addition, the site is a very important historic open space within the Conservation Area, with strong historic links to 60 Mount Street (the only detached landscape park in Norfolk) and other listed buildings; development of the site would clearly be damaging in this context too. Whilst the precise access point(s) are unclear, it is thought likely that the highways and footpath impacts could be mitigated satisfactorily. Given the proximity to existing development, sewerage upgrades are likely to be achievable, and the small area of surface water flooding (1 in 100-years) could either be avoided or mitigated. As a site with mature trees, were any to potentially be lost, it might affect the local bat population – further work would need to be done. Clearly, given its location adjacent to the town centre, the site is well-located to shops, with employment opportunities, public transport, a GP surgery and schools close by too. The significance of the Open Space is a major constraint and the site is concluded as being unsuitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highway No comment</p> <p>Development Management Not preferred – important local open space to be maintained.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority</p>

No comments

Children's Services

Diss has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Sketch Masterplan
- Detailed Projections
- Highways and Transportation Summary Note
- Utilities Overview Note
- Flooding Overview Notes
- Landscape Summary Note
- Landscape Design Scheme
- Preliminary Ecological Appraisal Update
- Demographic Report
- Vision Document
- Proposed Masterplan

Site Reference:	GNLP0342
Address:	Land East of Shelfanger Road
Proposal:	Approx. 100 dwellings and open space.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Significant Landscapes, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion Direct access to the site would be very difficult, as it might require the use of a single track road going past the Catholic church to access Shelfanger Road (which, unless widened, would be very unlikely to be acceptable). However, if the site could be developed in conjunction with neighbouring promoted sites then much better access could potentially be secured; with sites 0119 and 0291 to the west, better access to Shelfanger Road might be secured; and/or with site 0250 to the east, better access to Heywood Road could be secured. Especially if developed alongside other nearby sites, additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. This greenfield site is located immediately north of the Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures (perhaps including a buffer zone) would probably be needed. As a location within the Waveney Valley landscape area, development would need to be designed sensitively. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed and there is a small area of surface water flooding (1:100 years) that would need to be avoided or mitigated. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. Subject to an appropriate highways access being deliverable through third-party land, the site is concluded as being suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comment</p> <p>Development Management GNLP 0250; GNLP 0342 GNLP 0119 and GNLP 0291 in our opinion would be a combined preferred site if this would facilitate a link road to connect Heywood Road and Shelfanger Road, although NCC Highways would need to advise.</p>

Minerals & Waste

No comments

Lead Local Flood Authority

No comments

Children's Services

Diss has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP0599
Address:	Land off Walcot Road, Walcot Green
Proposal:	Residential (Unspecified Number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Utilities Capacity, Significant Landscapes, Townscapes, Historic Environment and Transport & Roads.</p>
<p>HELAA Conclusion This greenfield site lies between Diss and Walcot Green. The sewerage system would need upgrading, but this would be likely to be achievable. The site lies within one mile of a range of services, including employment opportunities, schools, shops and the railway station. The site could impact on some listed buildings in Walcot Green but is thought likely to be mitigatable. Particularly in combination with site 0599, pressure would be put on the local road network, but if access would be via a continuation of Walcot Rise (to the south), this would likely be acceptable in highways terms. If access to narrow Walcot Road was considered, some mitigation to the bend (which has poor visibility) would likely be required. There are no significant areas of flood risk on the site, just some minor surface water flooding risks along the eastern boundary with the railway line. The site is concluded as being suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comment</p> <p>Development Management Issues of river valley, erosion of rural character, poor highway and connectivity. Not preferred.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority No comments</p> <p>Children's Services Diss has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.</p>

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP1044
Address:	Land North of Frenze Hall Lane and West of Walcot Green
Proposal:	Residential (Unspecified Number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Utilities Infrastructure, Flood Risk, Significant Landscapes, Townscapes, Biodiversity & Geodiversity, Historic Environment and Compatibility with Neighbouring Uses.</p> <p>Red Constraints in HELAA Transport & Roads.</p>
<p>HELAA Conclusion This greenfield site lies between Diss and Walcot Green. Part of the site is adjacent to the railway line; some noise mitigation may be necessary. The sewerage system would need upgrading, but this would be likely to be achievable. The site lies within one mile of a range of services, including employment opportunities, schools, shops and the railway station. The site could impact on some listed buildings in Walcot Green, and a Grade I-listed church in nearby Frenze. Some mitigation of potential ecological impacts on Frenze Hall County Wildlife Site may be necessary. Particularly in combination with site 0599, pressure would be put on the local road network (Frenze Hall Lane and Walcot Green) and on the basis of current evidence, it appears unlikely that satisfactory highways and footpath improvements are capable of being delivered, due to the constraints (narrow roads). Small parts of the site alongside the railway line, that are vulnerable to surface water flooding, at 1 in 30 and 1 in 100 risk. Due to the significant highways constraints, the site is concluded as being unsuitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comment</p> <p>Development Management Poor road network and capacity issues. Not preferred.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority</p>

No comments

Children's Services

Diss has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Access Plan
- Concept Plan
- Highways and Drainage Technical Note
- Junction Plan

Site Reference:	GNLP1045
Address:	Land West of Nelson Road and East of Station Road
Proposal:	Residential (Unspecified Number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Unused/vacant	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Amber Constraints in HELAA

Utilities Capacity, Contamination and Ground Stability, Flood Risk, Market Attractiveness and Compatibility with Neighbouring Uses.

HELAA Conclusion

This brownfield site (former industrial and railway land) is proposed for residential development. It lies just east of the railway line and is surrounded by existing industrial development to the north and south, with residential development to the east. Given past uses, there may be some contaminated land on the site, and careful mitigation measures would likely be necessary to manage noise from the railway line and adjoining industrial uses. Some 1-in-100 year surface water flooding risks on the southern part of the site would need to be mitigated, and the sewerage and surface water networks would need to be upgraded (which seems possible). Access to the highways network would be unlikely to cause any difficulties. The site lies close to a range of services, including employment opportunities, schools, shops and the railway station. There would be no impact on any designated heritage assets, although some mitigation of recreational impacts on Frenze Brook County Wildlife Site may be necessary. The site is subject to an existing allocation for employment uses, a form of development different from that which is being proposed. Should this proposal be taken forward it would be subject to acceptance of the loss of the existing committed use. Therefore, the site is not considered to offer additional capacity for the land availability assessment.

FURTHER COMMENTS

Highway

No comment

Development Management

Loss of employment to be considered if allocated to residential use, would not rule this out.

Minerals & Waste

No comments

Lead Local Flood Authority

No comments

Children's Services

Diss has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP0119
Address:	156 Shelfanger Road
Proposal:	Residential development (Unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Residential Garden	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Flood Risk, Significant Landscapes, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion This is a current residential garden, proposed for 15-20 dwellings. So long as the site was to be developed alongside site 0291 (immediately to the south), and an appropriate footway could be provided, there would not be any localised highways concerns. Especially if developed alongside other nearby sites, however (such as 0250 and 0349 to the east), additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. This greenfield site is located close to Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures may be needed. As a location within the Waveney Valley landscape area, development would need to be designed sensitively. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. Subject to being developed alongside adjacent site 0291, the site is concluded as being suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comment</p> <p>Development Management GNLP 0250; GNLP 0342 GNLP 0119 and GNLP 0291 in our opinion would be a combined preferred site if this would facilitate a link road to connect Heywood Road and Shelfanger Road, although NCC Highways would need to advise.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority No comments</p>

Children's Services

Diss has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Indicative site layout plan

Site Reference:	GNLP0291
Address:	Land north of Shelfanger Road
Proposal:	Residential development of up to 33 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Part unused, part horticultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Flood Risk, Significant Landscapes, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion This greenfield site is located close to Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures may be needed. As a location within the Waveney Valley landscape area, development would need to be designed sensitively. There may be a need to protect some of the boundary trees and hedges, which are likely to be of some ecological value. So long as the site was to be developed alongside site 0119 (immediately to the north), and an appropriate footway could be provided, there would not be any localised highways concerns. Especially if developed alongside other nearby sites, however (such as 0250 and 0349 to the east), additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. Subject to being developed alongside adjacent site 0119, the site is concluded as being suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comment</p> <p>Development Management GNLP 0250; GNLP 0342 GNLP 0119 and GNLP 0291 in our opinion would be a combined preferred site if this would facilitate a link road to connect Heywood Road and Shelfanger Road, although NCC Highways would need to advise.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority No comments</p>

Children's Services

Diss has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Illustrative Masterplan

Site Reference:	GNLP0362
Address:	Land at Sturgeons Farm, off Farm Close, Louie's Lane, Shelfanger Road
Proposal:	Residential use mixed-led development of approx. 413 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Significant Landscapes, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion This is a large greenfield site proposed for about 400 dwellings. Enhancements to the sewerage and water supply network would be needed, perhaps including the closest Water Recycling Centre. Particularly in combination with nearby sites, additional traffic pressure would be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. Development of the scale of this site would also add to the traffic pressure along the A1066 through Diss. A suitable highways access to the site to Shelfanger Road is probably achievable. A small watercourse runs along the northern boundary of the site, and parts of the site close to this are affected by 1:100-years surface water flooding. There would not be any negative impacts on heritage assets or townscapes from the site's development, although given its current location within the Waveney Valley landscape policy, development would need to be designed appropriately. There are several nearby County Wildlife Sites which might require some mitigation. The watercourse and a small copse in the site would also need protection. Although the site is on the north-west edge of Diss, it still has reasonable access to shops, public transport, employment opportunities and schools. The site is concluded as being suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comment</p> <p>Development Management Issues of landscape character and harm to rural edge – not preferred</p> <p>Minerals & Waste No comments</p>

Lead Local Flood Authority

No comments

Children's Services

Diss has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Highway Report
- Indicative masterplan layout

Site Reference:	GNLP2104
Address:	West of Shelfanger Road (part in Roydon, part in Heywood)
Proposal:	Residential (Unspecified Number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Accessibility to Services, Flood Risk, Townscapes, Biodiversity and Geodiversity, Historic Environment, Transport and Roads
HELAA Conclusion This 50.51 ha site is located west of Shelfanger Road. Initial highway evidence suggest that the local road network is considered to be unsuitable either in terms of road or junction capacity and lack of footpath provision, therefore, mitigation would be required. The centre of the site is at risk of surface flooding, and the northern border of the site is within flood zone 3, which would require mitigation. Other environmental constraints include the adjacent Brewer's Green County Wildlife Site and the southern portion of the site being within the Waveney River valley. The site is also near to numerous Grade II listed buildings, which would need consideration. Although the site has constraints it is considered suitable for the land availability assessment.

FURTHER COMMENTS
Highways No comments
Development Management No comments
Minerals & Waste No comments
Lead Local Flood Authority No comments
Children's Services Diss has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE).

Twelve reasonable alternative sites have been identified in Diss (including part in Roydon parish) at Stage 5 of this booklet. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude development. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children's Services in order to identify preferred sites for allocation and their comments are recorded under Stage 6 above.

Diss is a Main Town and the 'Towards a Strategy' document identifies a requirement for 900 – 1000+ dwellings across this sector of the hierarchy. Through further discussion two locations were identified as the most suitable. Sites GNLP 0250, 0342, 0119, 0291 (combined) form one of these locations as they are well related in form and character terms to the existing built up area of Diss and would enable the provision of a link road to the north of Diss which may alleviate some existing traffic problems. GNLP 0102 is also preferred for allocation as it is a brownfield site close to the railway station.

Overall, highways issues limit the scale of growth in Diss. However, if additional growth is needed in the towns, GNLP 0341 could be acceptable for 35 retirement living units, 5 detached dwellings and land set aside for future Health Centre expansion. Although it is centrally located with good access to services and facilities, it is currently identified as an important open space in the South Norfolk Local Plan. This site is therefore a reasonable alternative. Another site, GNLP 1045 is within the existing settlement limit and is currently allocated for employment use under South Norfolk Local Plan policy DIS8. This is considered to be a reasonable alternative for residential use if it can be shown that the employment allocation is no longer required because of its proximity to Diss railway station.

Sites GNLP0185, GNLP0362, GNLP0599, GNLP0606, GNLP1003, GNLP1038, GNLP1044, GNLP2104 have been dismissed mainly due to highway constraints and landscape impacts, but for some sites the impact on the built form of the town or the distance to the local school ruled out allocation.

In conclusion there are two sites (one of which is made of 4 sites) identified as preferred options in Diss providing for 400 new homes. There are three carried forward allocations providing for 87 new homes and a total of 256 additional dwellings with planning permission. This gives a total deliverable housing commitment for Diss (including part of Roydon) of 743 homes between 2018 – 2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Diss (including part of Roydon)				
Land west of Heywood Road and east of Shelfanger Road	GNLP0250, 0342, 0119, 0291 (combined)	8.91	200 dwellings plus road to link Heywood Road and Shelfanger Road	This combination of sites is preferred for allocation as they are well related in form and character terms to the existing built up area of Diss and would enable the provision of a link road to connect Heywood Road and Shelfanger Road, which may alleviate some existing traffic problems. The allocation would need to be supported by a Transport Assessment.
Frontier Agriculture Ltd, Sandy Lane	GNLP0102	3.61	200 dwellings	This site is preferred for allocation as it is a brownfield site sustainably located close to the railway station. Its location means that medium to high density development is likely to be achievable, although it would need to be relatively self-contained and architecturally distinctive. The timing of development will be dependent on the relocation of existing employment uses.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
Diss (including part of Roydon)				
Land between Shelfanger Road and Mount Street	GNLP0341	3.21	35 retirement living units, 5 detached dwellings and land set aside	This site is considered to be a reasonable alternative if additional growth is needed in the towns, as it is centrally located with good access to

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
			for future Health Centre expansion	services and facilities. It is not preferred for allocation at the current time as it is identified as an important open space in the South Norfolk Local Plan but as the proposed scheme suggests a small number of residential units and opening up and enhancing the currently inaccessible site for public access it is considered to be worthy of further consideration if further housing is needed in Diss. Any allocation would be subject to provision of acceptable visibility, which may require relocation of a utility pole. Overall, highways issues limit the scale of growth in Diss.
Land west of Nelson Road and east of Station Road	GNLP1045	0.94	Residential (unspecified number)	This site is within the existing settlement limit and is currently allocated for employment use under South Norfolk Local Plan policy DIS8. The promoter is now suggesting the site for residential use and due to its proximity to Diss railway station it is considered to be a reasonable alternative if it can be shown that the employment allocation is no longer required. There are potential amenity concerns from the railway and nearby industrial uses but there is also nearby residential development. Highway requirements would include a satisfactory vehicular access into the site, plus walking and cycling links to Diss railway station. Overall, highways issues limit the scale of growth in Diss.

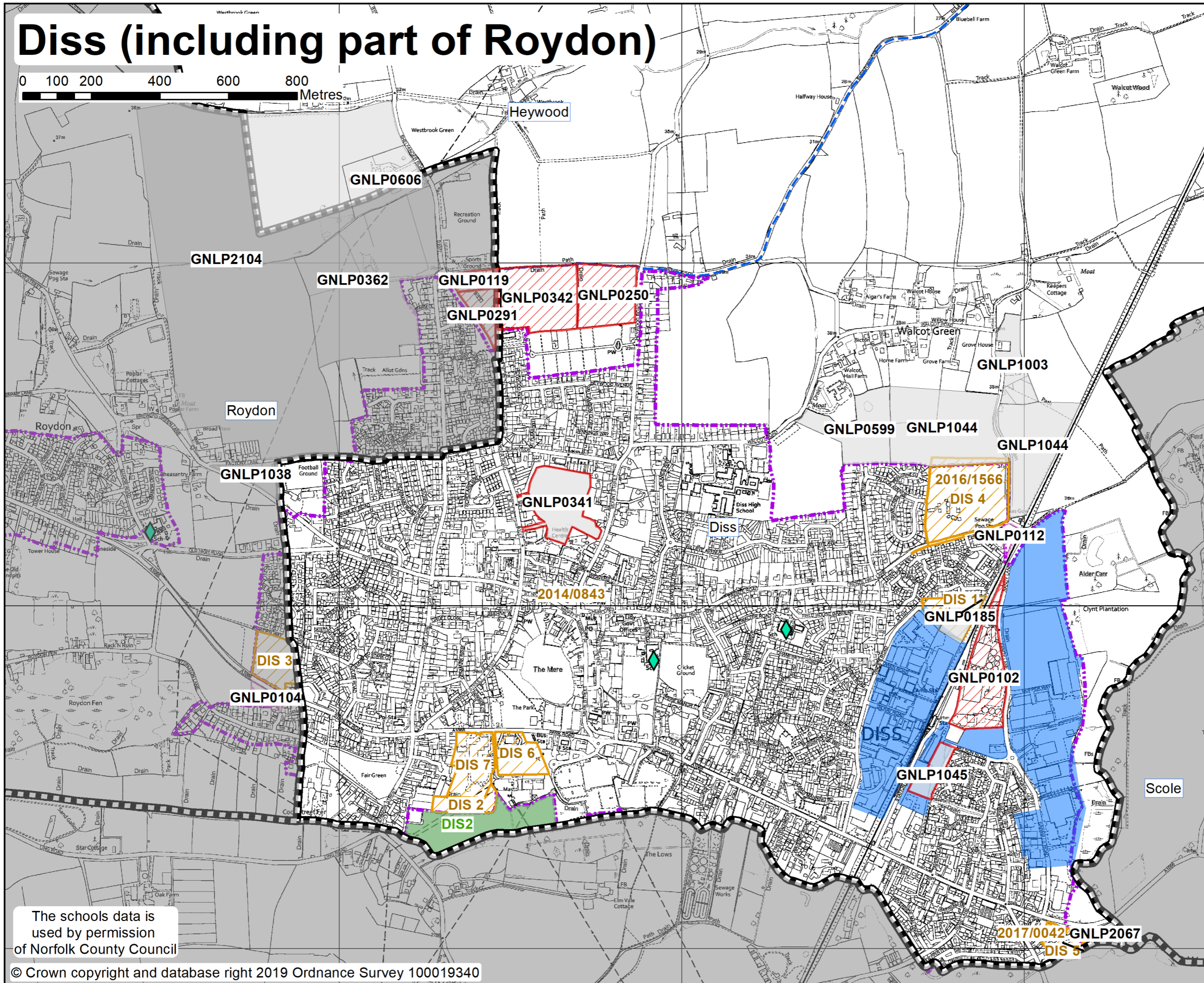
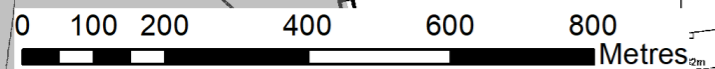
Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Diss (including part of Roydon)				
Land to the south of Prince William Way	GNLP0185	1.01	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is already identified as part of existing allocation DIS1 in the South Norfolk Local Plan and as such is within the existing settlement limit. There are concerns that the estate road does not seem to extend to the site boundary and as such highway access does not seem to be available.
Land at Sturgeons Farm, off Farm Close, Louies Lane, Shelfanger Road	GNLP0362	13.81	Residential use mixed led development of approx. 413 dwellings	Although this site is adjacent to the existing settlement limit for Diss with safe pedestrian routes to schools in both Roydon and Diss it is considered to be an unsuitable site for allocation because residential development in this location would extend Diss further into the open countryside with consequential landscape impacts.
Land off Walcott Road, Walcott Green, Diss	GNLP0599	3.29	Residential (unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. Residential development in this location would require road realignment and widening that does not appear achievable, along with provision of a footway at Walcot Road to the west. Development of this site would impact on the river valley and lead to an erosion of rural character.
Boundary Farm, Shelfanger Road, Heywood	GNLP0606	3.00	Residential (unspecified number)	This site is not considered to be suitable for allocation as there is no safe walking route to schools in Diss and residential development in this location would extend the built-up area of Diss further into the open countryside with consequential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				landscape impacts. Nearly half the site is at risk of surface water flooding which would significantly affect the developable area.
The Grange, Walcot Green, Diss	GNLP1003	2.02	Residential (unspecified number)	This site is not considered to be suitable for allocation as there is no safe walking route to local primary schools and no likelihood of being able to provide one. Residential development in this location would not be well related to the services and facilities in Diss and would extend the built-up area further into open countryside with consequential landscape impacts.
Land north of Brewer Green Lane, Roydon	GNLP1038	1.06	Residential development of approx. 8-12 dwellings	This site is not considered to be suitable for allocation as it is separated from the existing settlement limit by Diss Town Football Club. Roads in the vicinity of the site are narrow and there is no safe walking route to schools in either Roydon or Diss.
Land north of Frenze Hall Lane and west of Walcott Green, Diss	GNLP1044	10.95	Residential (unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. Development would require Walcot Green to be widened to a minimum of 5.5 metres along with provision of a 2-metre wide footway between the access and Frenze Hall Road and this does not appear achievable due to land constraints at the southern end of the road. Residential development in this location would also extend the built-up area of Diss further into the open countryside with consequential landscape impacts.
West of Shelfanger Road (part in Roydon, part in Heywood)	GNLP2104	50.51	Residential development (unspecified number)	This site is not considered to be suitable for allocation because if it was developed in its entirety it would be too large for the scale of development needed in Diss. Consideration was given to

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				whether a smaller section towards the southern end of the site may be more acceptable but there are concerns about achieving satisfactory vehicular and pedestrian access.

Diss (including part of Roydon)



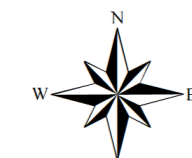
Greater Norwich Local Plan

Promoted Sites by School Catchment Areas

- Primary School
- Primary School Catchment
- Preferred Housing Allocation
- Reasonable Alternative Site
- Unreasonable Site
- Small Site
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites
- Green Infrastructure & open space commitments
- Existing Settlement Boundary
- Parish Boundary

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