

22 March 2018



Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

By email to: gnlp@norfolk.gov.uk

Dear Sir/Madam,

Greater Norwich Local Plan Regulation 18 Consultation – Land at Shefhanger Road, Diss

I write to set out Scott Properties representations on the Regulation 18 Consultation of the Greater Norwich Local Plan in relation to the above referred site in Diss. To this end a Vision Document for the site is enclosed, which promotes allocation of the site for specialist accommodation for older people, the expansion of the medical centre, and the creation of public open space.

The site was considered at the previous stage of the Local Plan process, under reference GNLP0341, where it was assessed thus:

Near the centre of the town, GNLP0341 has several advantages of location but it could be to the detriment of Mount Street Gardens, considered an Important Local Open Space in South Norfolk planning policies.

Notwithstanding the foregoing assessment, it should be noted that the site is not currently publically accessible – at odds with its identification as an Important Local Open Space. The attached Vision Document demonstrates, categorically, that allocation of the site will facilitate the creation of a publically accessible green heart for Diss, whilst addressing the housing needs of older people and allowing for expansion and improvement of the medical centre.

Alongside the current Regulation 18 Consultation the councils have published six strategic growth options encompassing ‘Concentration Close to Norwich’, ‘Transport Corridors’, ‘Supporting the Cambridge to Norwich Tech Corridor’, plus three ‘Dispersal’ options.

All of the options for growth would identify Diss as a suitable geographical focus for development.

Scott Properties endorse this conclusion. The settlement in general terms, and the site in particular, is suitable, available and deliverable for development.

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I hope that this helps but should you require any additional information regarding the site then please do not hesitate to contact either Richard Martin or myself.

Yours faithfully

Paul Webster MRTPI
Director

