

DISS (including part of Roydon)

Diss is identified as a Main Town in the GNLP, 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.

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.

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.

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.

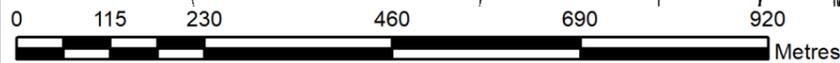
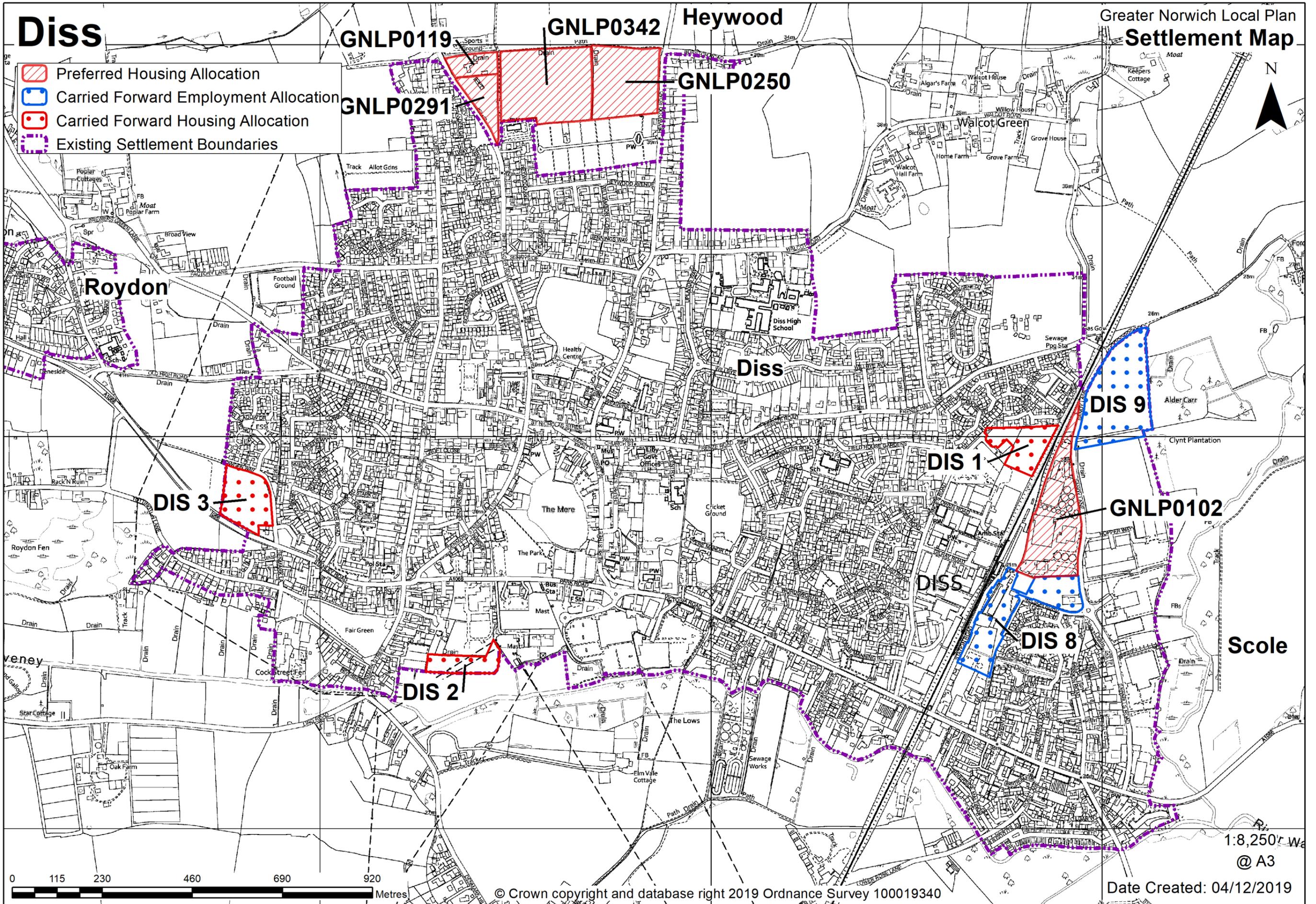
There are two sites identified as preferred options in Diss providing for 400 new homes. There are three carried forward allocations providing for 87 new homes and a total of 256 additional dwellings with planning permission. This gives a total deliverable housing commitment for Diss (including part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

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Diss

Greater Norwich Local Plan Settlement Map

-  Preferred Housing Allocation
-  Carried Forward Employment Allocation
-  Carried Forward Housing Allocation
-  Existing Settlement Boundaries



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Date Created: 04/12/2019

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New allocations are proposed

POLICY GNLP0102 Land at Frontier Agriculture Ltd, Sandy Lane, Diss (approx. 3.61 ha) is allocated for residential development. The site is likely to accommodate at least 200 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout being achieved.

The development will be expected to address the following specific matters:

- Assessment of site contamination with subsequent mitigation if required.
- Assessment and mitigation measures to address adverse impacts from the railway and neighbouring employment uses on residential amenity.
- Consider and mitigate surface water flood risk.
- In liaison with relevant rail companies and the highways authority, safeguard land to expand the car parking facility at the train station.
- Road widening of Sandy Lane to a minimum of 5.5 metres for the extent of frontage.
- Provision of a 2.0 metre wide footway at the site frontage, extending northwards to connect with existing facility at Frenze Hall Lane.
- The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
- Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.

Notes

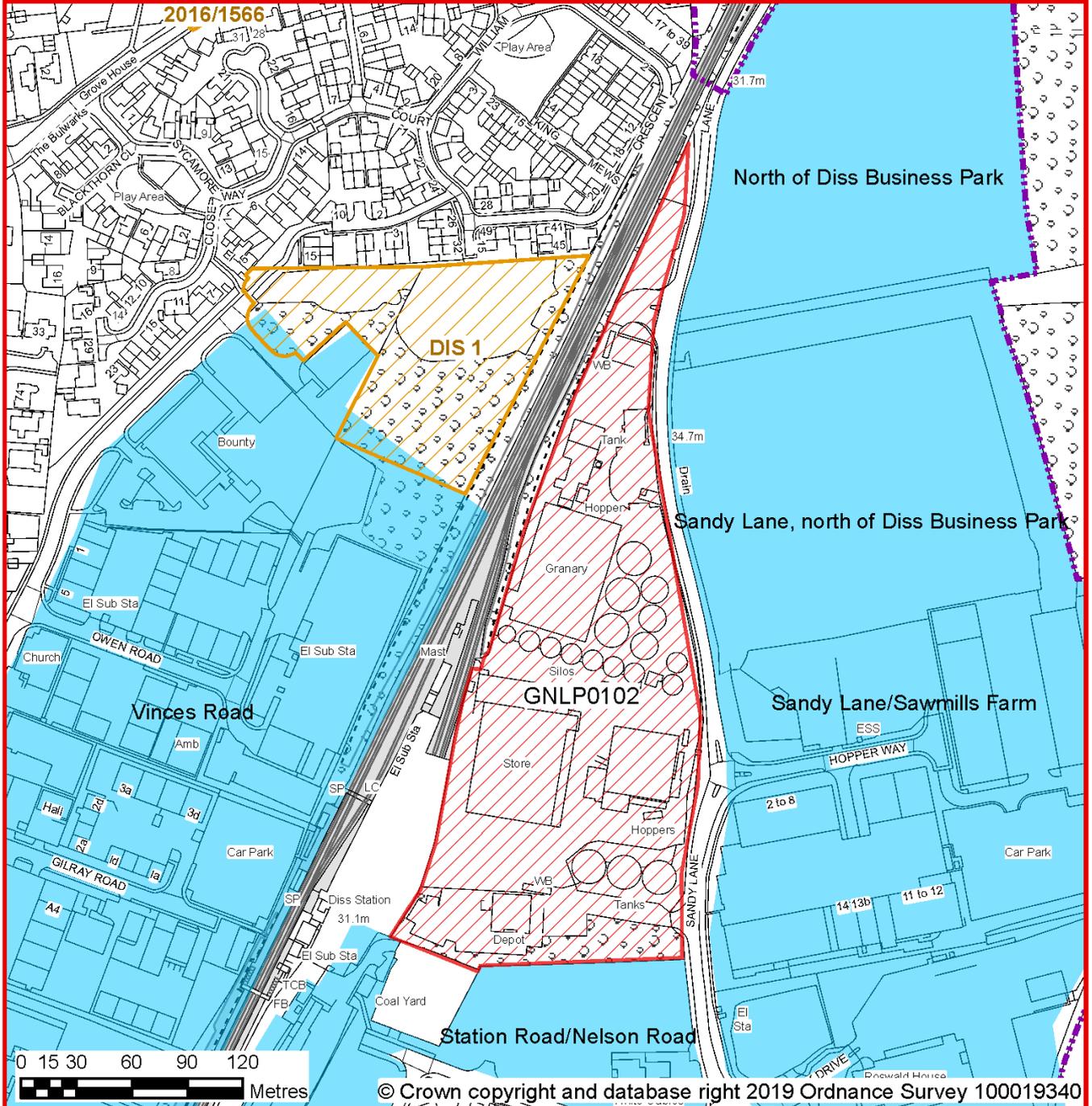
GNLP0102: This site is preferred for allocation as it is a brownfield site close to the railway station. Its location means that medium to high density development is likely to be achievable. The timing of site development will be dependent on the relocation of existing employment uses.

DISS

Site Reference: GNLP0102
 Location: Frontier Agriculture Ltd, Sandy Lane
 Allocation: Residential Development (200 dwellings)
 Area: 3.61 ha

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Date Created: 24/10/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites

POLICY GNLP0250/0342/0119/0291, land north of the Cemetery, west of Shelfanger Road and East of Heywood Road, Diss (approx. 8.91 ha) is allocated for residential development. The site is likely to accommodate at least 200 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout being achieved and relevant infrastructure issues being addressed.

The development will be expected to address the following specific matters:

- Four individual sites are included in this allocation and will need a co-ordinated approach to design, layout, landscaping, infrastructure provision and delivery. This may require a masterplan to demonstrate how this will be achieved.
- Provision of a road linking Shelfanger Road with Heywood Road, including frontage footways to connect with existing facilities and connection with/improvements to the existing public right of way.
- Submission of a Transport Assessment for the whole allocation and provision of any identified mitigation measures.
- At nil cost to the town council, safeguard land for an extension to the cemetery.
- Consider and mitigate surface water flood risk.
- The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
- Design of development to take into account the presence of a high-pressure pipeline located adjacent to the northern boundary of the site.
- Protection of the existing Public Rights of Ways (PROWs) located to the north and west of the site.

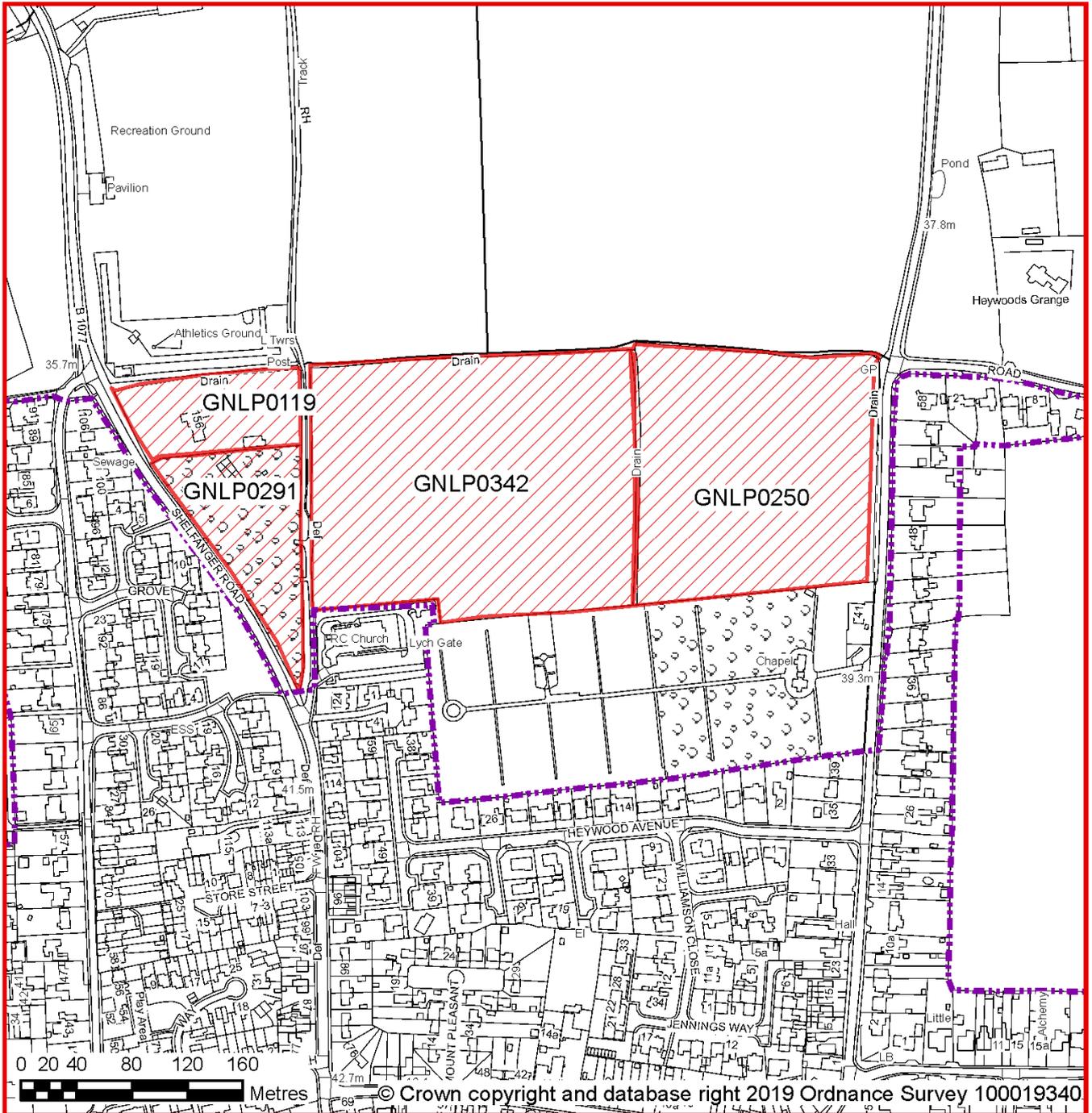
Notes

GNLP0250/0342/0119/0291: 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. Development would need to be supported by a Transport Assessment.

DISS

Site Reference GNL0250, GNL0342, GNL0119 and GNL0291
Location Land West of Heywood Road and East of Shelfanger Road
Allocation Residential Development (200 dwellings plus road to link Heywood Road and Shelfanger Road)
Area 8.91 ha


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Date Created: 24/10/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries

Existing allocation to be carried forward

POLICY DIS 1 Land north of Vince's Road, Diss (approx. 1.18 ha) is allocated for residential development. The site will accommodate approximately 35 homes.

The development will be expected to address the following specific matters:

- Deliver an access from Frenze Hall Lane through the adjacent housing development to the north of the site.
- Provide appropriate landscaping along the boundary to Vince's Road employment area.
- Contribute towards protection and enhancement of green infrastructure along Frenze Brook, including enhancement of the County Wildlife Sites and adjacent land currently used for informal access.
- Wastewater infrastructure capacity must be confirmed prior to development taking place.

Notes

DIS 1: The site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The site is considered in the calculation of the housing requirement, providing at least 35 homes, but more may be accommodated, subject to an acceptable design and layout, etc. being achieved.

DISS

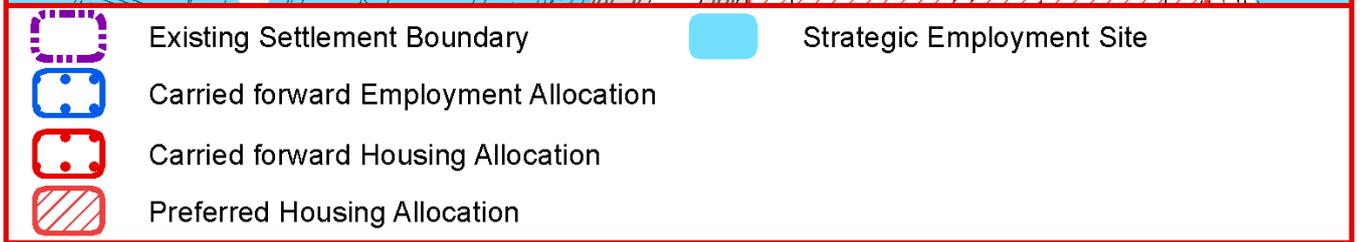
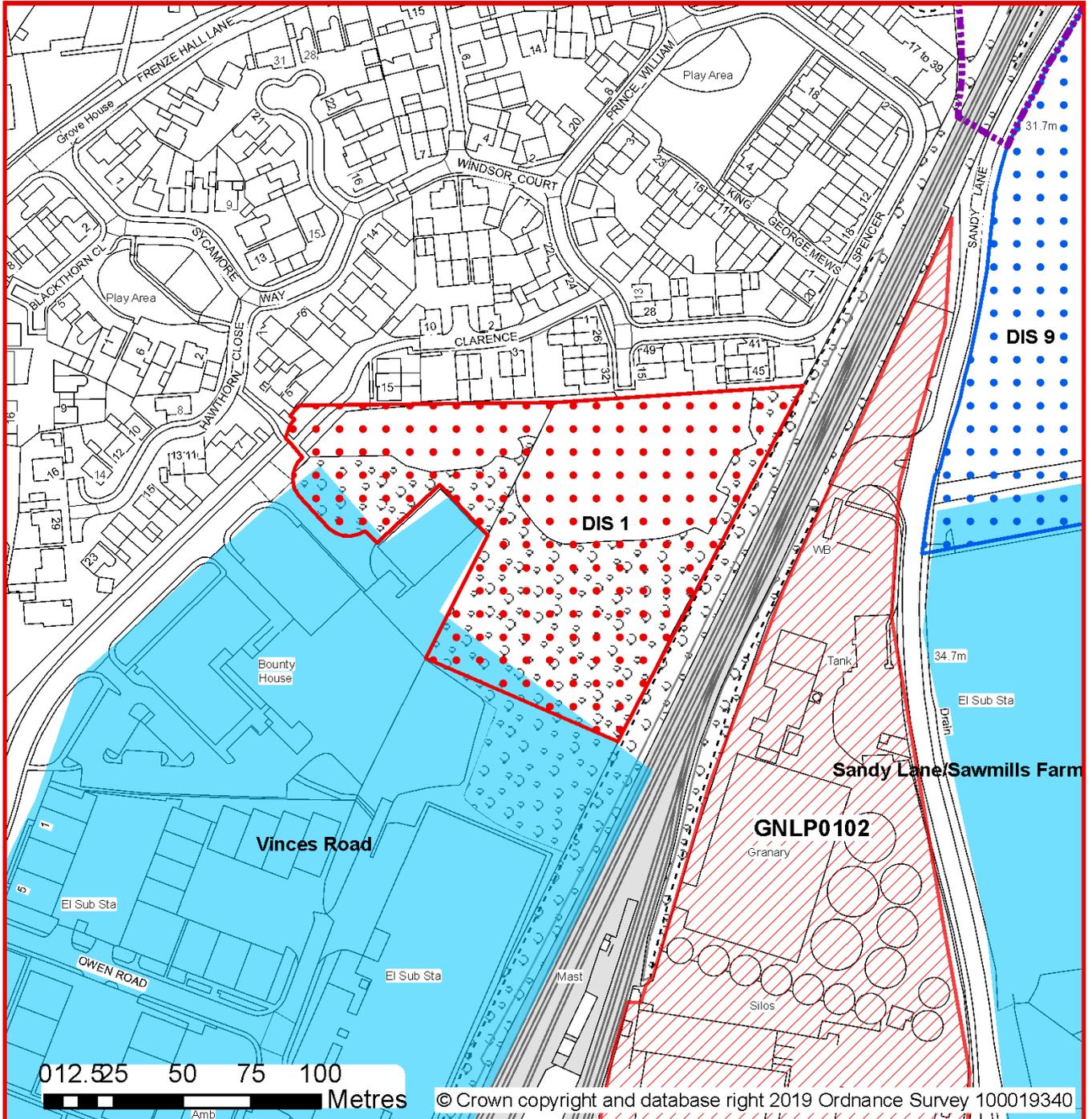
Greater Norwich Local Plan Carried Forward Allocation

Site Reference DIS1
 Location Land north of Vince's Road
 Allocation Residential Development (Approx. 35 homes)
 Area 1.18 ha

(Also shown as commitments
on other maps)

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Date: 30/10/2019



POLICY DIS 2 Land off Park Road, Diss (approx. 4.6 ha) is allocated for open space and residential development. This will accommodate approximately 10 homes.

The development will be expected to address the following specific matters:

- Provide a small number of homes sufficient to enable the rest of the site to deliver open space, natural green space and a riverside walk. The homes must be located in Flood Zone 1 (taking into account reprofiling of the site), must be well-related to existing development and must be closely related to each other (i.e. isolated properties will not be permitted). These homes must be designed and sited sensitively to reflect their position in the river valley.
- Include some natural green space (such as trees, grassland, reedbeds etc).
- The river corridor should be protected and buffered with habitat creation along the river.
- Facilitate the provision of a riverside walk to join the existing riverside walk which currently runs as far as Morrisons supermarket.

Notes

DIS 2: The site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The site is considered in the calculation of the housing requirement, providing at least 10 homes, but more may be accommodated, subject to an acceptable design and layout, etc. being achieved.

DISS

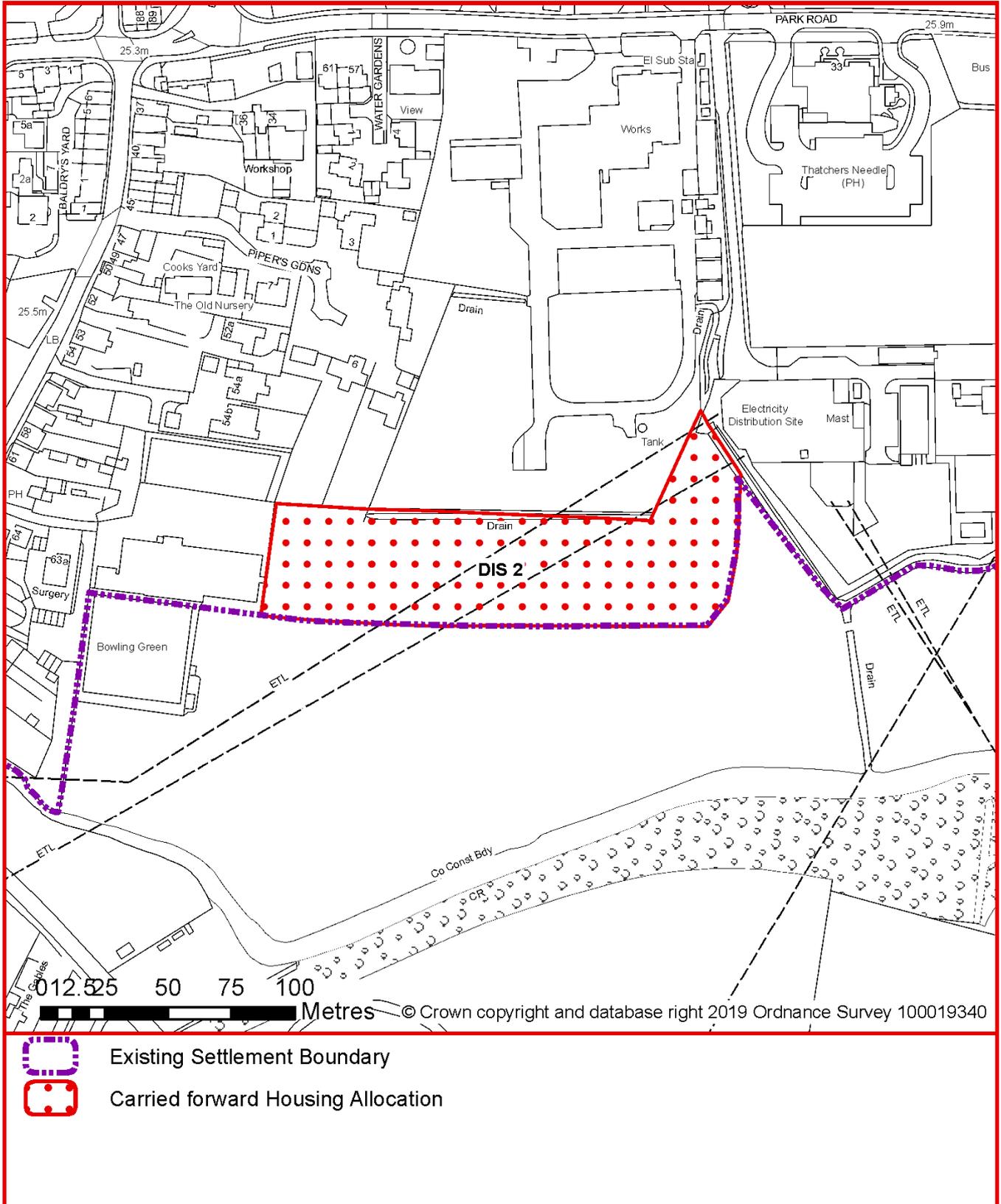
Greater Norwich Local Plan Carried Forward Allocation

Site Reference DIS2
 Location Land off Park Road
 Allocation Residential Development & Open Space (Approx. 10 homes)
 Area 4.60 ha

(Also shown as commitments
on other maps)


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 @ A4

Date: 30/10/2019



POLICY DIS 3 Land off Denmark Lane, Roydon, Diss (approx. 1.6 ha) is allocated for residential development. This will accommodate approximately 42 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Make appropriate footway improvements and provide road access from Denmark Lane.
- Provide approximately 10m landscape belt to western boundary to provide a soft edge to the development.
- Wastewater infrastructure capacity must be confirmed prior to development taking place.
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.

Notes

DIS 3: The site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The site is considered in the calculation of the housing requirement, providing at least 42 homes, but more may be accommodated, subject to an acceptable design and layout, etc. being achieved.

DISS

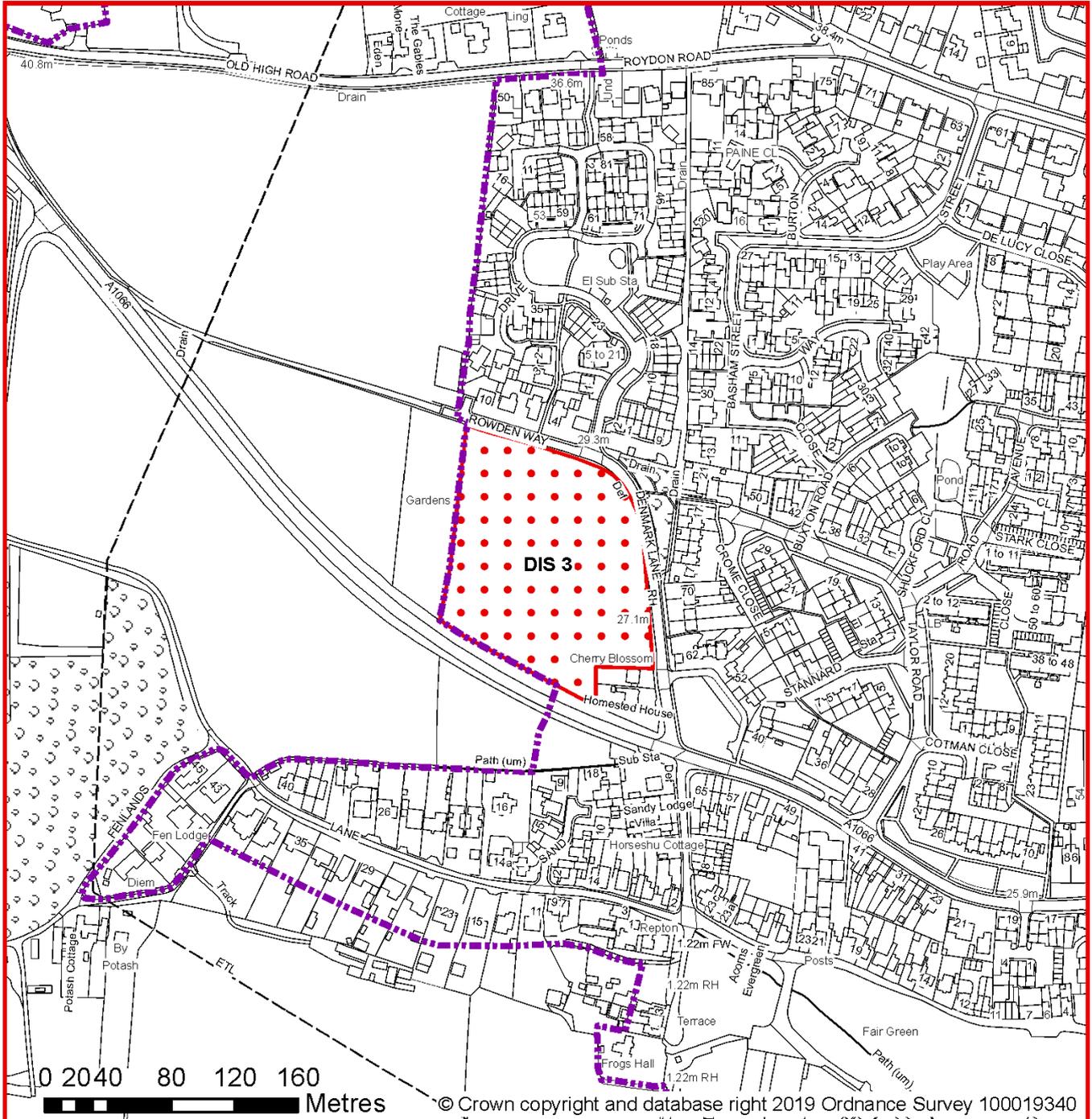
Greater Norwich Local Plan Carried Forward Allocation

Site Reference DIS3
 Location Land off Denmark Lane, Roydon Residential
 Allocation Development (Approx. 42 homes)
 Area 1.6 ha

(Also shown as commitments
on other maps)

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Date: 30/10/2019



-  Existing Settlement Boundary
-  Carried forward Housing Allocation

POLICY DIS 8 Land at Station Road/Nelson Road, Diss (approx. 2.89 ha) is allocated for employment uses in Class B1.

The development will be expected to address the following specific matters:

- Restrict uses to those compatible with adjacent housing and the outline planning permission for the site (B1 uses).
- Redevelop the Station Road coal depot (located to the west of the Nelson Road) to include completion of link road to Diss railway station from Nelson Road.
- Assess the potential for contaminated land on the site (and manage appropriately any contamination found).
- Make local footpath improvements and safe access, plus high-quality footway/cycleway links to Diss railway station.
- Provide appropriate landscaping on boundaries to adjacent housing.
- Contribute towards protection and enhancement of green infrastructure along Frenze Brook, including enhancement of the County Wildlife Sites and adjacent land currently used for informal access.
- Wastewater infrastructure capacity must be confirmed prior to development taking place.
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.
- Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.

Notes

DIS 8: The site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The site is re-allocated for employment/commercial development.

DISS

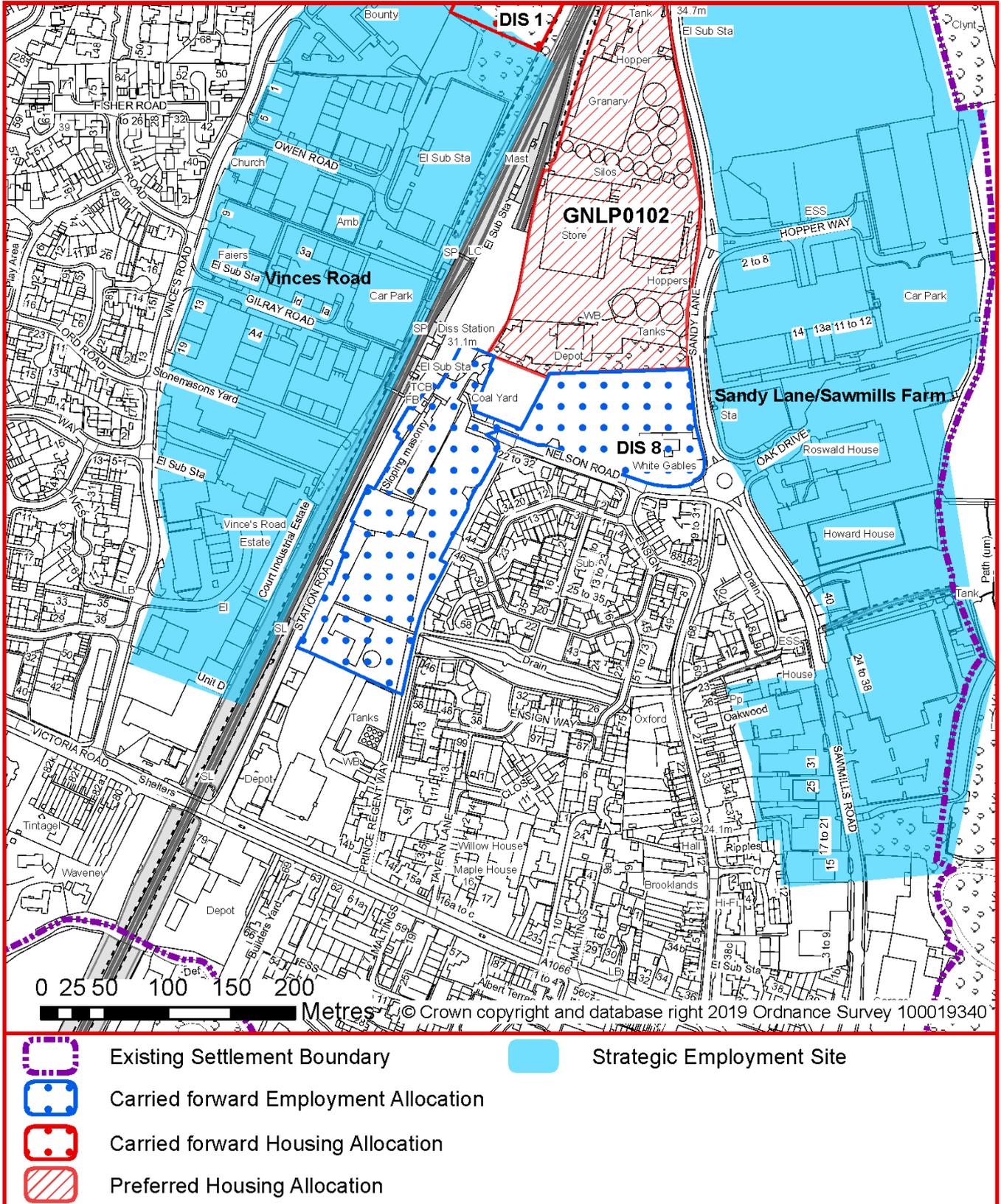
Greater Norwich Local Plan Carried Forward Allocation

Site Reference DIS8
 Location Land at Station Road/Nelson Road
 Allocation Employment use in Class B1
 Area 2.89 ha

(Also shown as commitments
 on other maps)

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Date: 30/10/2019



POLICY DIS 9 Land at Sandy Lane (north of Diss Business Park), Diss (approx. 4.22 ha) is allocated for employment uses un Classes B2 and B8.

The development will be expected to address the following specific matters:

- Restrict uses to B2/B8.
- Ensure safe access and deliver improved footpath links to the town centre and railway station.
- Take account of the constraints caused by a gas pipeline within the northern part of the site.
- Provide appropriate landscaping to the eastern boundary and retain trees along the northern and southern boundaries of the site.
- Protect the adjacent County Wildlife Site to the east from unacceptable impacts by implementing an effective ecological buffer.
- Contribute towards protection and enhancement of green infrastructure along Frenze Brook, including enhancement of the County Wildlife Sites and adjacent land currently used for informal access. All green infrastructure should be integrated with that of surrounding sites.
- Wastewater infrastructure capacity must be confirmed prior to development taking place.
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.

Notes

DIS 9: The site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The site is re-allocated for employment/commercial development.

DISS

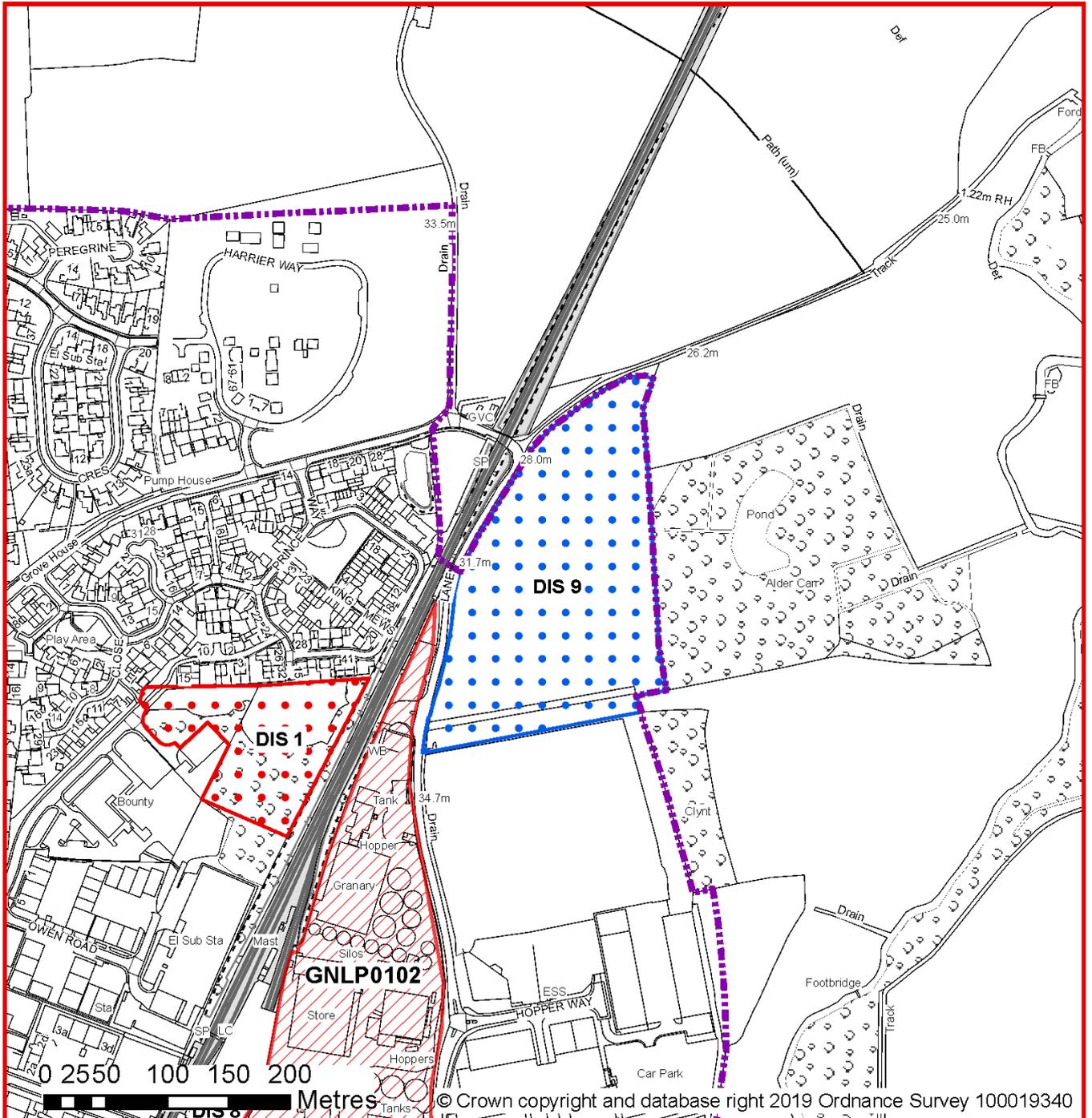
Greater Norwich Local Plan Carried Forward Allocation

Site Reference DIS9
 Location Land at Sandy Lane (north of Diss Business Park)
 Allocation Employment use in Classes B2 and B8
 Area 4.22 ha

(Also shown as commitments
on other maps)

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Date: 30/10/2019



-  Existing Settlement Boundary
-  Carried forward Employment Allocation
-  Carried forward Housing Allocation
-  Preferred Housing Allocation

Reasonable Alternatives

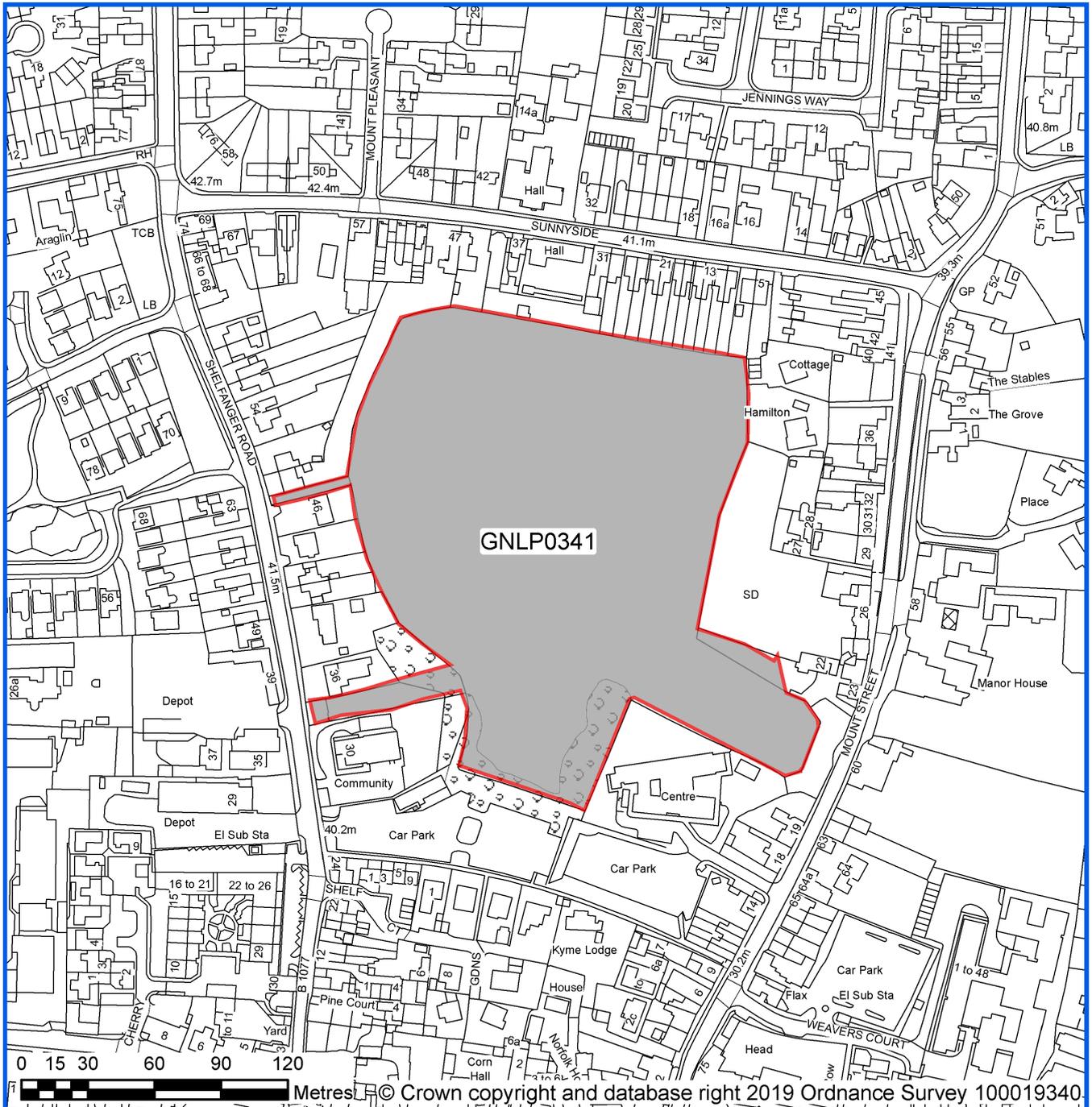
Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
Diss (including part of Roydon)				
Land between Shelfanger Road and Mount Street	GNL0341	3.21	35 retirement living units, 5 detached dwellings and land set aside for future Health Centre expansion	This site is considered to be a reasonable alternative if additional growth is needed in the towns, as it is centrally located with good access to 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	GNL0145	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.

DISS

Site Reference GNL0341
Location Land between Shelfanger and Mount Street
Allocation Residential Development and Healthcare expansion
Area 3.21 ha

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Date Created: 24/10/2019



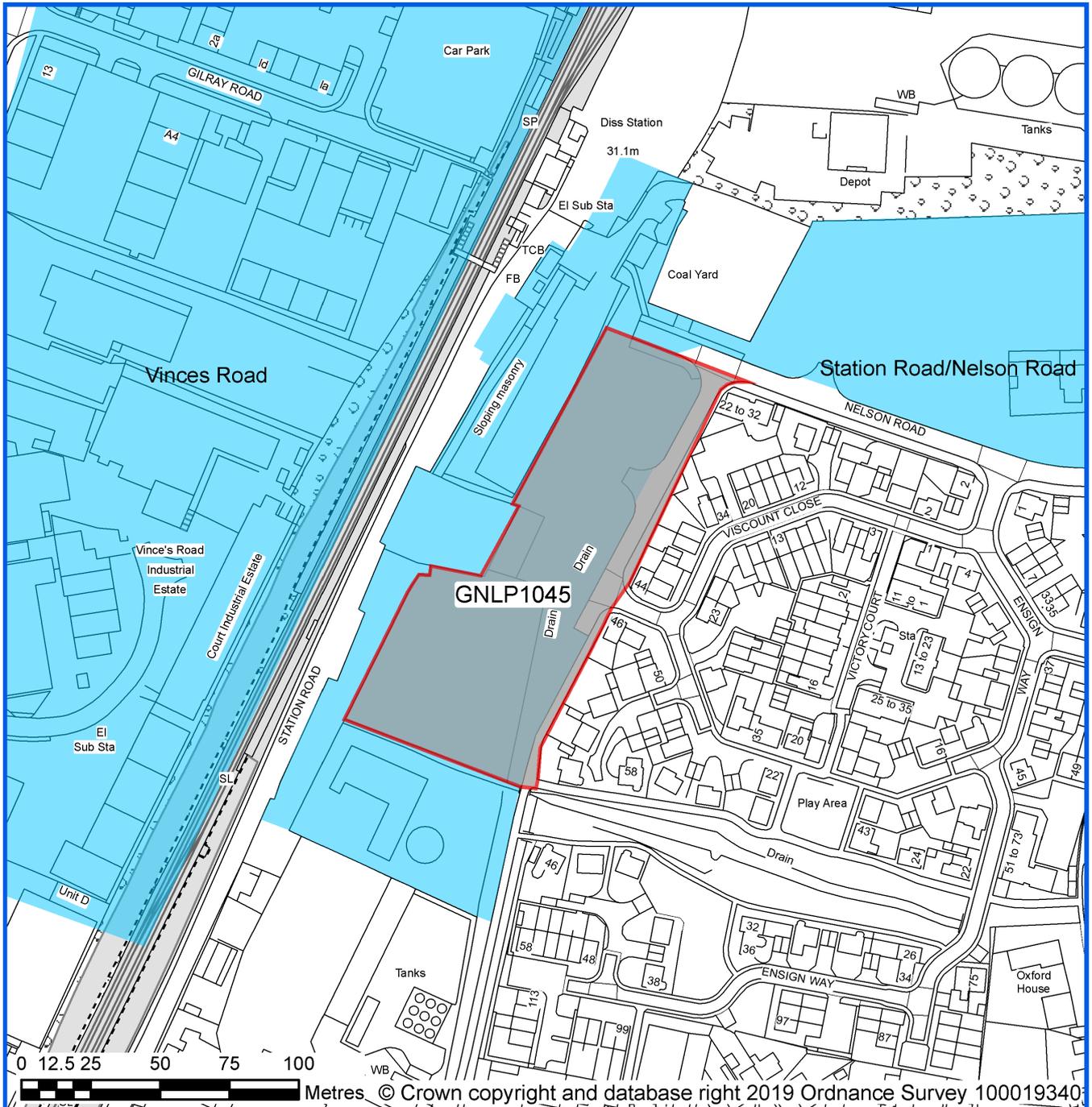
-  Reasonable Alternative
-  Existing Settlement Boundaries

DISS

Site Reference GNL1045
 Location Land west of Nelson Road
 Allocation Residential Development
 Area 0.94 ha

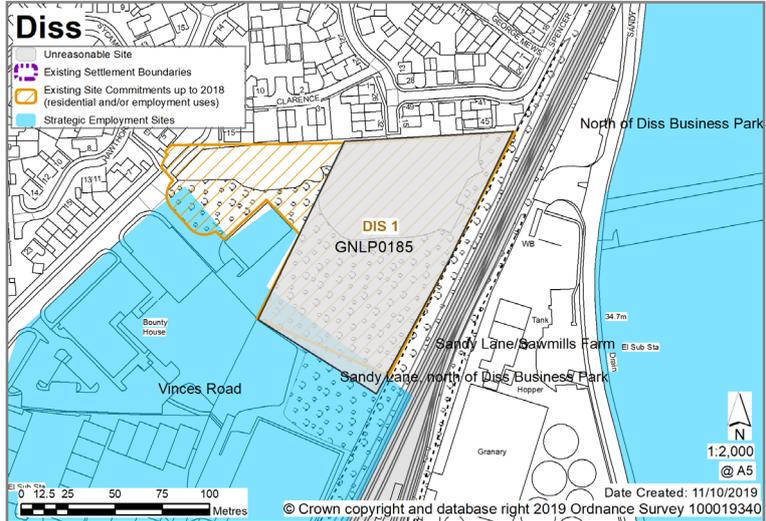
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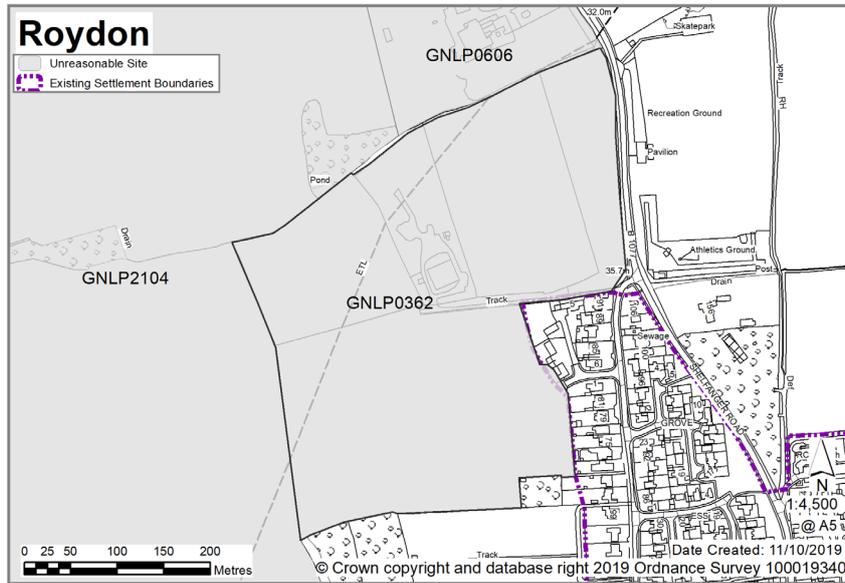


- Reasonable Alternative
- Existing Settlement Boundaries
- Strategic Employment Sites

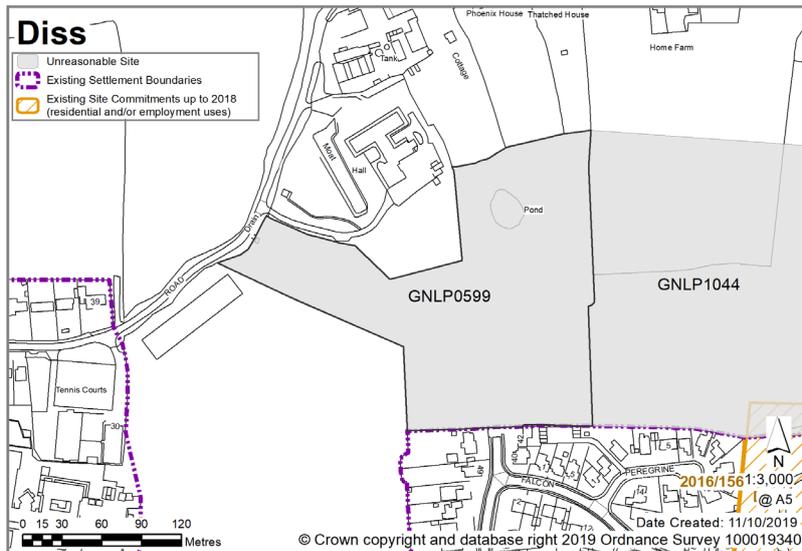
Unreasonable Sites - Residential

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.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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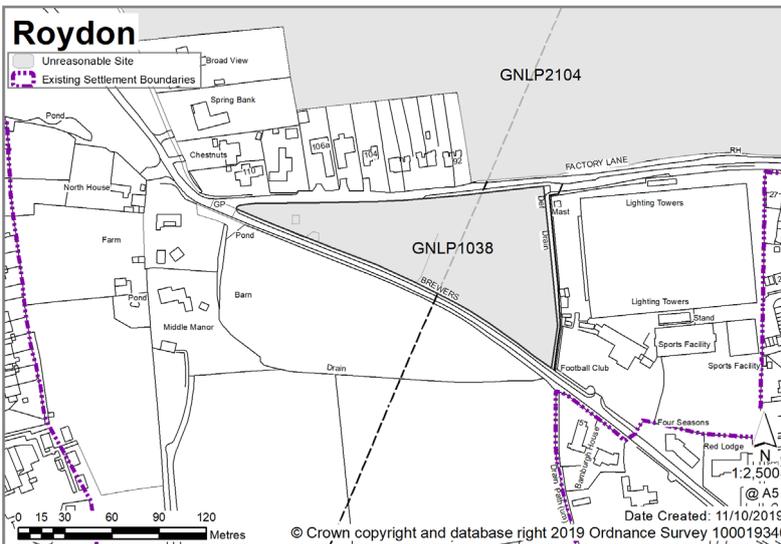
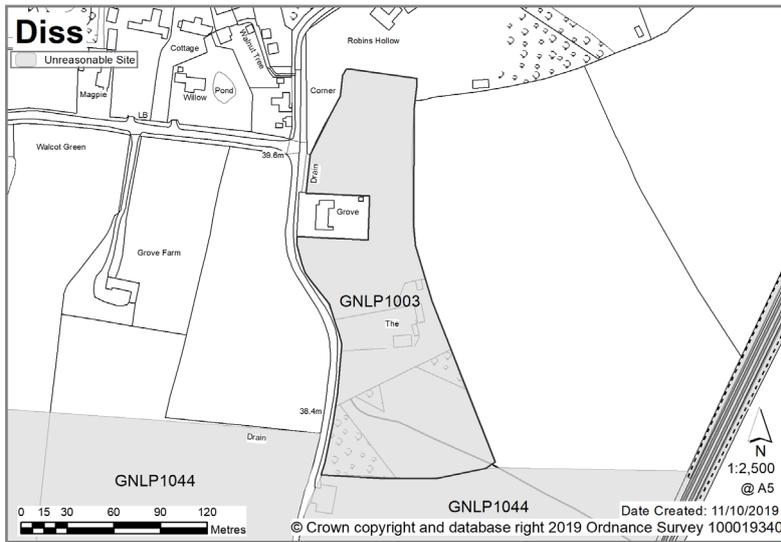


Land off Walcott Road, Walcott Green, Diss	GNLP0599	3.29	Residential (unspecified number)	This site is not considered to be suitable for allocation due to highways constraints. Residential development in this location would require road realignment and widening that does not appear achievable, along 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.
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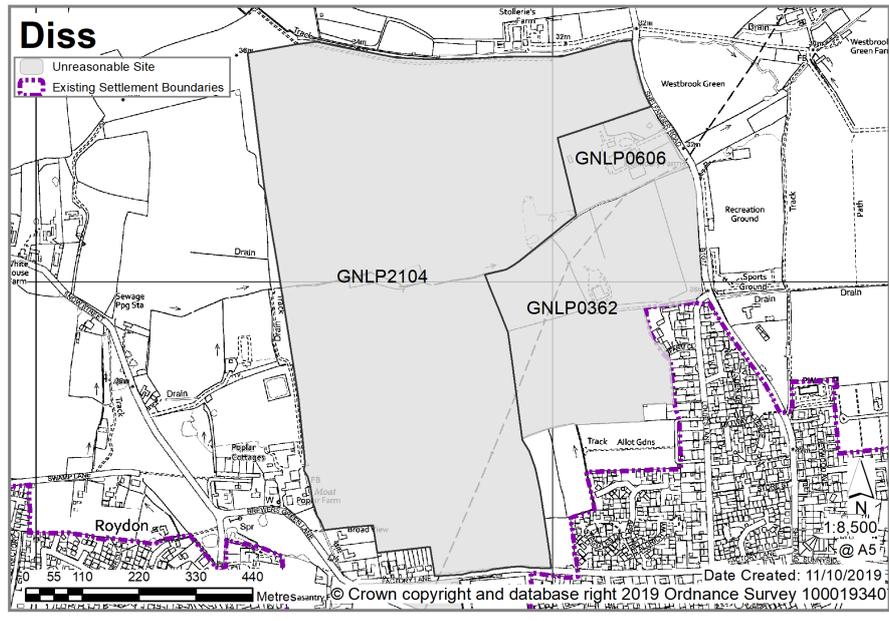
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Boundary Farm, Shelfanger Road, Heywood	GNLP0606	3.00	Residential (unspecified number)	This site is not considered to be suitable for allocation as there is no safe walking route to schools in Diss and residential development in this location would extend the built-up area of Diss further into the open countryside with consequential landscape impacts. Nearly half the site is at risk of surface water flooding which would significantly affect the developable area.
<p>The map shows the Heywood area with several sites marked. Site GNLP0606 is highlighted as an 'Unreasonable Site' and is located near a farm and a pond. Other sites shown include GNLP2104 to the west and GNLP0362 to the south. Local features include Westbrook Green, ED & Ward Way, and a Recreation Ground with a pavilion. The map includes a scale bar (0-120 metres), a north arrow, and a legend for 'Unreasonable Site'. The date created is 11/10/2019 and the scale is 1:2,500 @ A5.</p>				
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.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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



Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>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.</p>
<p>West of Shelfanger Road (part in Roydon, part in Heywood)</p>	<p>GNLP2104</p>	<p>50.51</p>	<p>Residential development (unspecified number)</p>	<p>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 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.</p>

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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Unreasonable Sites - Non-residential

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
Diss				
Victoria Road, Diss	GNLP2067	0.42	Repair and retail warehouse, business and offices	The site is not preferred for allocation as it is subject to flood risk constraints and it is considered that there is already sufficient employment land allocated in Diss in the current South Norfolk Local Plan still to be developed.

