

Diss and District Neighbourhood Plan

Site Options and Assessment

Diss Town Council

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Quality information

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This document is intended to aid the preparation of the Neighbourhood Development Plan (NDP) and can be used to guide decision making and as evidence to support NDP policies, if the Qualifying Body (QB) so chooses. It is not a neighbourhood plan policy document. It is a ‘snapshot’ in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence from elsewhere conflicts with this report, the QB should decide what policy position to take in the NDP and that judgement should be documented so that it can be defended at the Examination stage.

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Abbreviations used in the report

Abbreviation

BMSJLP	Babergh and Mid Suffolk Joint Local Plan
DDNP	Diss and District Neighbourhood Plan
DPD	Development Plan Document
Dph	Dwellings per hectare
DTC	Diss Town Council
GNLP	Greater Norwich Local Plan
Ha	Hectare
HELAA	Housing and Economic Land Availability Assessment
HELAA	Housing and Economic Land Availability Assessment
JCS	Joint Core Strategy
LP	Local Plan
MHCLG	Ministry of Housing, Communities and Local Government
MSDC	Mid Suffolk District Council
NP	Neighbourhood plan
NPA	Neighbourhood Plan Area
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SAC	Special Areas for Conservation
SG	Steering Group
SHELAA	Strategic Housing and Economic Land Availability Assessment
SNC	South Norfolk Council
SPA	Special Protection Areas
SPD	Supplementary Planning Document
TPO	Tree Preservation Order

Executive Summary

AECOM has been commissioned to undertake an independent site appraisal for the Diss and District Neighbourhood Plan (DDNP) on behalf of Diss Town Council (DTC). The work was agreed with the Town Council and the Ministry of Housing, Communities and Local Government in April 2019.

The DDNP is being prepared for seven parishes spread over two different local authority areas and in the context of the development plans for two local authorities, including the adopted Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (adopted 2011 with amendments adopted in 2014); the emerging Greater Norwich Local Plan (GNLP); the adopted Mid Suffolk Core Strategy (2008); and the emerging Babergh and Mid Suffolk Joint Local Plan (BMSJLP).

Diss itself is a major centre, with the surrounding parishes largely relying on it for facilities and services. The six other parishes are Burston and Shimpling, Brome and Oakley, Palgrave, Roydon, Scole and Stuston. The parishes of Brome and Oakley, Stuston and Palgrave are located in Mid Suffolk. Diss, Burston and Shimpling, Roydon and Scole are located in South Norfolk.

The Neighbourhood Plan Area (NPA) does not currently have a set housing target, as both local authorities are in the process of preparing new local plans. However, based on the information available to AECOM at the time of writing this assessment, the estimated total draft housing target for the NPA adds up to 434 homes to 2036. This total derives from 300 dwellings for Diss and Roydon, 35 dwellings in Burton and Shimpling, 35 in Scole (as per advice from South Norfolk Council) and from 64 dwellings for the Mid Suffolk part of the NPA including the parishes of Brome and Oakley, Stuston and Palgrave (based on the draft target contained in the emerging BMSJLP Regulation 18 Preferred Options Draft). This is made up of 49 dwellings for Palgrave which already have planning permission and 15 in Brome. There is no expectation in Stuston although some windfall sites may emerge. However, this total figure is indicative only at this point, and may still change subject to changes to either of the emerging Local Plans as they continue to evolve.

35 sites have been identified in total by the DDNP Steering Group (SG) for this site assessment. This includes 31 sites identified in the GNLP 'Call for Sites', 30 of which have already been subject to a Housing and Economic Land Availability Assessment (HELAA) process (sites larger than 0.25ha or capable of accommodating 5 units or more). However, smaller sites were also submitted as potential amendments to development boundaries during this call for sites. One of these smaller sites is located in the NPA and therefore was included in the site assessment. Whilst this smaller site has not been subject to the HELAA site assessment process, it was included in the GNLP consultation to enable comments to be made. Finally, the Neighbourhood Group also submitted an additional 4 sites known to them to this list of sites, which were not included in the 'Call for Sites' exercise. These are sites identified by the SG as having potential for future development, despite not yet being submitted as available for development by the owners at the time of writing. The AECOM site assessment report rates all 35 sites on the basis of their availability and their suitability.

All of the sites identified for the assessment are located within the area covered by the adopted JCS for Broadland, Norwich and South Norfolk (2011 with amendments adopted in 2014). This Core Strategy designates Diss as a major centre and "Main Town" (Policy 13), which therefore is one of the "focal points for communities to have better access to quality jobs, healthcare, education and community facilities and shops". "Subject to resolution of servicing constraints, Diss will accommodate a minimum of 300 additional dwellings, significant expansion in and adjacent to the town centre and employment growth to meet the needs of town and large rural catchment". The surrounding rural area "will retain its distinctive Norfolk character and will continue to be working and tranquil, recognising the Broadlands, and other locally and nationally important habitats", while the Main Town Diss will, amongst other things, accommodate moderate new housing allocations and local employment locations. Roydon and Scole are designated as "Service Villages" (Policy 15) where land will be allocated for small-scale housing development subject to form and character considerations and small-scale employment or service development appropriate to the scale and needs of the village and its immediate surroundings will also be encouraged. Burston is designated as an "Other Village" (Policy 16), which should retain defined development boundaries to accommodate infill or small groups of dwellings and small-scale business or services, subject to form and character considerations.

The remaining settlements in the NPA are not located in South Norfolk and therefore are not mentioned in the Joint Core Strategy and also have no sites identified in them for assessment.

The adopted and emerging Local Plans for South Norfolk and Mid Suffolk set the framework for the development of neighbourhood plans and provide an overall strategic direction for development, whilst enabling finer detail to be determined through the neighbourhood planning process, where appropriate. Allocations for housing are to be undertaken by Neighbourhood Plans (NPs), following Local Plan policies and allocating sites to meet the identified development requirements.

The report concludes that there are three sites within the NPA which are suitable and available for housing allocation in the DDNP, as they are either free from constraints or have only minor constraints which appear likely to be mitigatable. These are sites GNLP0338, GNLP0349 and GNLP0104.

21 of the 35 identified sites are available as well as potentially suitable for allocation within the DDNP, subject to the mitigation of constraints (sites GNLP0527, GNLP0339, GNLP2066, GNLP1028, GNLP0386, GNLP0561, GNLP0562, GNLP0291, GNLP0342, GNLP0362, GNLP0119, GNLP0250, GNLP0606, GNLP2104, GNLP0526, GNLP1038, GNLP0599R, GNLP0112, GNLP0102, GNLP2067 and GNLP0005). The significance of these constraints varies from site to site.

Seven sites were deemed to be available but unsuitable for allocation, either due to insurmountable constraints or because they were already allocated in the Local Plan (GNLP0511, GNLP0560, GNLP0341, GNLP1044, GNLP1003, GNLP0185 and GNLP1045).

Finally, of the four sites identified by the SG without confirmation of availability, two are suitable (DISS0001 and DISS0002) and two are potentially suitable subject to mitigation of constraints (DISS0003 and DIS2/DIS7). The SG may wish to put some of these sites forward as aspirations for development within the NP. However, these 'unavailable' sites cannot be allocated unless they become available as the NP progresses.

Together, the 24 sites that are judged to be available as well as suitable or potentially suitable should have sufficient combined indicative capacity (based on an indicative density of 25 dwellings per hectare, to be consistent with the Greater Norwich HELAA) to meet the draft housing target for the NPA. However, the majority of these sites (21 out of 24) are only potentially and/or partially suitable for allocation subject to mitigation of constraints.

Constraints relate to a number of potential issues including access, visual and landscape sensitivity, screening, ecology, flood risk, heritage, site layout, distance to local shops and services and impact on adjacent properties. Constraints will need to be fully assessed and mitigated as part of any future development on these sites.

In many cases, only parts of identified sites are found to be potentially suitable for allocation. This is either due to the threat of coalescence, visual sensitivity or other constraints, remoteness to services or due to the fact that certain sites, if developed in their entirety, would significantly alter the character of the settlement, due to their size. The latter is particularly true for those smaller settlements, that are assessed in the GNLP as being able to accommodate only limited development. Because of this, the appropriate capacities of many of the identified sites will be significantly lower than their full indicative capacity. An appropriate capacity will therefore need to be determined by the SG in more detailed design work and engagement with landowners and other stakeholders. Landowners should also be contacted to ascertain whether they would be willing to bring forward parts of a site for development rather than the whole site, as this may affect the viability of a potential scheme.

Where the SG wishes to allocate only part of a site, AECOM recommends focusing on allocating those parts of the sites that have the least constraints, that facilitate site access and that are located closest to the existing settlement and to services. This should be ascertained in cooperation with landowners.

Subject to further information from both relevant local authorities, regarding the combined draft housing target for the NPA, the SG should produce a shortlist of potentially suitable sites, either based on the conclusions of this report or amended in line with the conclusions of this report and other evidence available to the SG. It should engage with Mid Suffolk District and South Norfolk Councils and the community to select a site, sites or parts of sites from the list presented in this report for allocation. Site selection should take into account which sites or parts of sites best meet the overall objectives of the NP as well as helping to meet the local housing requirement. The chosen site, sites or parts of sites can then be included as allocations in the draft DDNP.

1. Introduction

Background

- 1.1 This report is an independent site assessment for the Diss and District Neighbourhood Plan (DDNP) on behalf of Diss Town Council (DTC). The work undertaken was agreed with the Town Council and the Ministry of Housing, Communities and Local Government (MHCLG) in April 2019 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thorough process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties, to ensure that the approach is transparent and defensible.
- 1.3 The Neighbourhood Plan (NP) preparation is led by DTC in partnership with six other parishes, spanning two local authority areas. The six other parishes are Burston and Shimpling, Brome and Oakley, Palgrave, Roydon, Scole and Stuston, who have all joined Diss to create a joint NP. Together they have a combined population of approximately 18,600¹.
- 1.4 Diss itself is a major centre, one of four main towns in the area, with a population of 8,362², and it has a number of villages and surrounding rural areas relying on it for key facilities and services. The A140 links Diss to Norwich and mainline rail services connect Diss to Norwich, Cambridge and London. Services and facilities in Diss include a number of schools, doctors, sporting clubs, restaurants, bars, pubs and shops.
- 1.5 Demographic issues which impact on the need for housing include an aging population and a need of affordable homes to keep families in the area. The area is one of the more deprived in Norfolk, with ten percent experiencing fuel poverty and ten percent of children living in low income families.
- 1.6 Two major problems restricting development in the area, as communicated by the DDNP Steering Group (SG), are road congestion and infrastructure capacity issues. The Local Authority have commissioned a currently ongoing study of the local road infrastructure, which was not available at the time of writing. Further constraints on growth, articulated by DTC, relate to social infrastructure capacity issues (such as health and education). However, at the time of writing, no independent assessment has been made available. Any future assessments or other evidence of constraints such as infrastructure and transport capacity should be taken into account by the SG as it becomes available, when making allocations and progressing the NP.
- 1.7 There are many Listed Buildings within Diss and the surrounding villages, with a large quantity clustered in the centre of Diss. **Figure 1-1** shows the location of Listed Buildings in the Parish, with the majority being Grade II Listed Buildings at Mere Lake. In addition, Scole contains the historic site of a Roman settlement. These heritage assets will pose significant constraints to sites in their proximity.

¹ Norfolk Insight, Norfolk County Council (2017)

² Norfolk Insight, Norfolk County Council (2017)

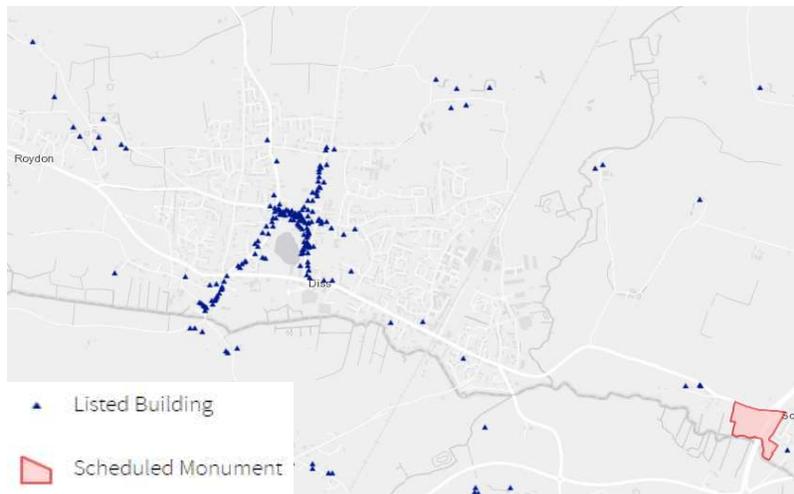


Figure 1-1: Map of Listed Buildings in Diss and District Neighbourhood Plan Area.

Source: Historic England.³

- 1.8 Two of the primary environmental assets which have to be taken into account when assessing sites for development in the NPA are the River Waveney and Diss' proximity to the Broads. The River Waveney flows through Diss and is adjacent to the other settlements in the NPA and continues directly into the Broads.
- 1.9 The improvement to the river in terms of ecology and the environment, as well as links to designated sites and the possibility for improved amenity and community access, are some of the aspirations of the grouping of parishes. As well as acting as an asset, the river may provide minor constraints for development in the area.
- 1.10 **Figure 1-2** shows the extent to flooding issues in the NPA. Some of the sites in this assessment are subject to increased flood risk themselves, and on other sites access roads may be affected by flooding.

³: <http://historicengland.org.uk/listing/the-list/map-search?clearresults=true>

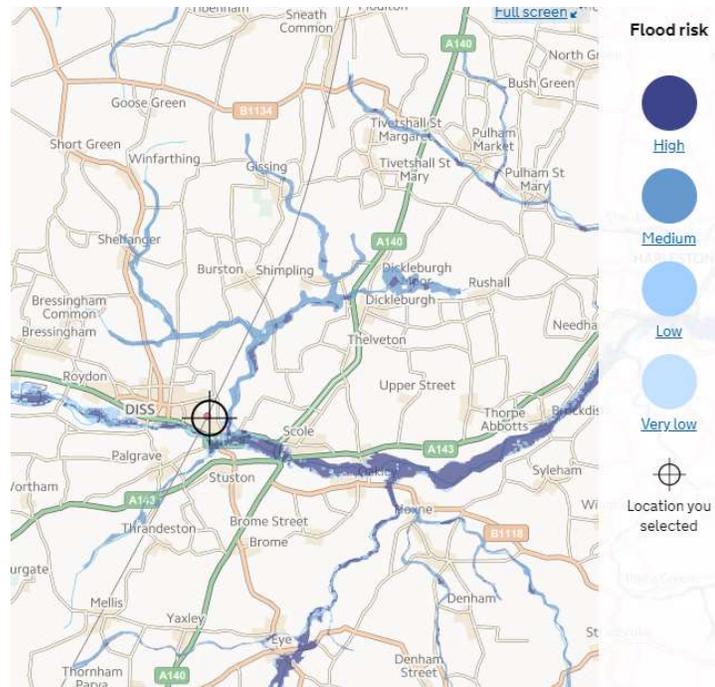


Figure 1-2: Map of flood risk in Diss and District Neighbourhood Plan Area.

Source: *Flood map for planning*⁴

- 1.11 The local authorities relevant to the neighbourhood area are South Norfolk Council, which is responsible for the larger part of the NPA, and Mid Suffolk District Council, which includes the three parishes of Brome and Oakley, Stuston, and Palgrave. The DDNP is therefore prepared in the context of the development plans for two authorities. Both local authorities also identify a housing target for their respective parishes in the NPA.
- 1.12 The relevant development plan documents include:
 - the adopted Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (adopted 2011 with amendments adopted in 2014);
 - the emerging Greater Norwich Local Plan (GNLP);
 - the adopted Mid Suffolk Core Strategy, 2008 (MDCS); and
 - the emerging Babergh and Mid Suffolk Joint Local Plan (BMSJLP).
- 1.13 NPs are required to be in conformity with the adopted Local Plans as well as with the strategic policies of an emerging Local Plan. NPs can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the two Local Plans to provide a clear overall strategic direction for development in the NPA, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 1.14 The new GNLP will plan for development across South Norfolk, Broadland and Norwich to 2036. To inform the plan the authorities jointly conducted a Call for Sites in 2016 and two consultations on Growth Options and Site Proposals, as well as on New, Revised and Small Sites in 2018. The publication of the Regulation 18 Draft Local Plan is expected later in 2019, with a Regulation 19 publication expected for 2020.

⁴ <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=612716&northing=279557>

- 1.15 The adopted Joint Core Strategy for Broadland, Norwich and South Norfolk has a requirement of 300 new homes to 2026 for Diss, as well as plans for a significant town centre expansion and employment growth. Housing development has however exceeded these requirements already.
- 1.16 As no draft has yet been published of the emerging Great Norwich Local Plan, the Neighbourhood Plan does not yet have an official new housing target from South Norfolk. However, South Norfolk Council advised in October 2018 that the Diss Ward in the Diss and District Neighbourhood Plan should seek to accommodate at least a further 300 dwellings in Diss and Roydon for the period through to 2036. South Norfolk Council further advised that Burton and Shimpling should accommodate 35 dwellings, and Scole also a further 35.
- 1.17 The emerging Babergh and Mid Suffolk Joint Local Plan Regulation 18 Preferred Options Draft was published in July 2019 and contains a draft target for the Mid Suffolk part of the Diss Neighbourhood Plan, of 64 dwellings. The total estimated housing need for the whole Neighbourhood Plan area therefore adds up to 434 dwellings. However, this figure is indicative only and may still change, subject to changes to either of the emerging Local Plans as they continue to evolve.
- 1.18 The purpose of this site assessment is to consider a number of identified potential sites in the Diss and District Neighbourhood Plan Area, to determine whether they would be appropriate to allocate for housing in the Neighbourhood Plan. This assessment in itself does not allocate sites. It is the responsibility of the SG to decide, guided by this assessment and other relevant information, which sites to select for allocation, to best meet the housing requirement and Neighbourhood Plan objectives.
- 1.19 The 35 sites identified by the Neighbourhood Group for assessment include 31 sites identified in the Greater Norwich 'Call for Sites', 30 of which were subject to a Housing and Economic Land Availability Assessment process (sites larger than 0.25ha or capable of accommodating 5 units or more). However, smaller sites were also submitted as potential amendments to development boundaries during this call for sites. One of these smaller sites is also included in our site assessment. Whilst the latter have not been subject to the HELAA site assessment process, they were included in the Greater Norfolk consultation to enable comments to be made. Finally, the Neighbourhood Group also submitted an additional four sites known to them, which were not included in the 'Call for Sites' exercise. These are sites identified by the Neighbourhood Group as having potential for future development, despite not yet being submitted as available for development by the owners at this point in time.
- 1.20 **Figure 1-2** provides a map of the designated Diss and District Neighbourhood Plan Area, which covers the town of Diss and the parishes of Burston and Shimpling, Brome and Oakley, Palgrave, Roydon, Scole and Stuston.

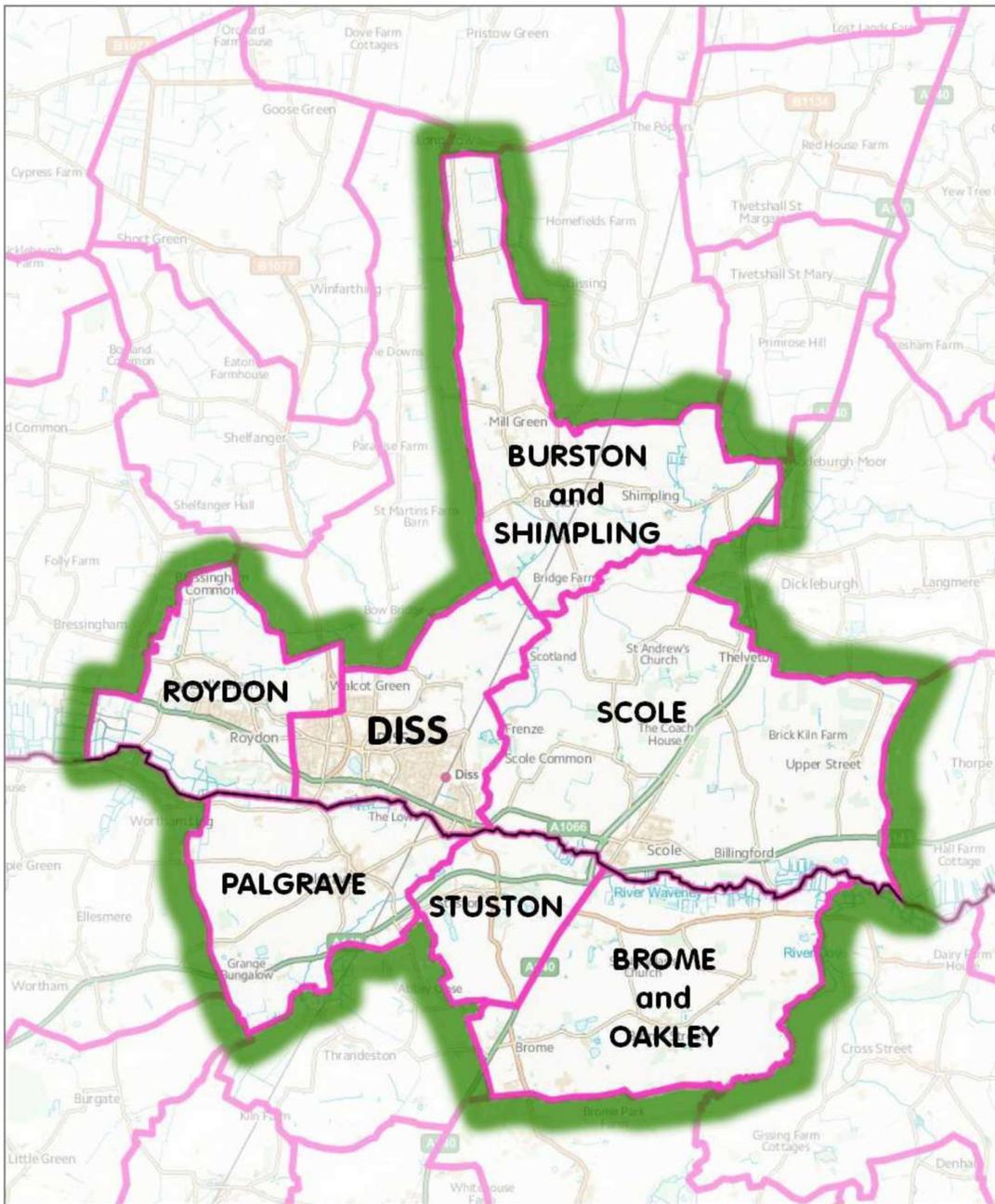


Figure 1-2: Diss and District Neighbourhood Plan Designated Area (2017)

Source: Extract from South Norfolk Website⁵

⁵ <https://www.south-norfolk.gov.uk/sites/default/files/Diss%20%26%20District%20Neighbourhood%20Plan%20-%20Proposed%20Area%20Map.pdf>

2. Planning Policy and Evidence Base

- 2.1 The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the adopted and the emerging development plan documents as well as with the National Planning Policy Framework.
- 2.2 The key local development plan documents for the Diss and District Neighbourhood Plan are:
- the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (2011 with amendments adopted in 2014⁶);
 - the emerging Greater Norwich Local Plan⁷;
 - the adopted Mid Suffolk Core Strategy (2008 with focused review adopted in 2012⁸); and
 - the emerging Babergh and Mid Suffolk Joint Local Plan (Regulation 18 Preferred Options Document published July 2019)⁹.

National Planning Policy Framework (2019)

- 2.3 The National Planning Policy Framework (NPPF) sets out the government's framework for planning policies across the country. NPPF (2019) paragraph 69 states that neighbourhood planning groups should consider the opportunities for allocating small and medium sized sites (paragraph 68a states that 10% of housing requirement should be located on sites smaller than 1 hectare) suitable for housing in their area.
- 2.4 Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 2.5 Paragraph 79 states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- there is an essential need for a rural worker;
 - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
 - the development would re-use redundant or disused buildings and enhance its immediate setting;
 - the development would involve the subdivision of an existing residential dwelling; or
 - the design is of exceptional quality.

Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (2011 with amendments adopted in 2014)

- 2.6 The adopted Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk as amended in January 2014 sets out the overarching strategy for growth across the three districts to 2026. It identifies key locations for housing and employment growth and sets out policies to ensure that future development is sustainable. It plans for 36,820 new homes and 27,000 jobs between 2008-2026.
- 2.7 It designates Diss as a major centre, which therefore is one of the “focal points for communities to have better access to quality jobs, healthcare, education and community facilities and shops”.

⁶ https://www.south-norfolk.gov.uk/sites/default/files/JCS_Adopted_Version_Jan_2014.pdf

⁷ <https://www.south-norfolk.gov.uk/residents/planning/planning-policy/emerging-local-plan-and-new-evidence>

⁸ <https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/core-strategy/>

⁹ <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLP-Reg18-2019/Council-v1-BMSDC-Joint-Local-Plan-Preferred-Options-Reg-18.pdf>

The surrounding rural area “will retain its distinctive Norfolk character and will continue to be working and tranquil, recognising the Broads, and other locally and nationally important habitats”, while the Main Town Diss will:

- provide for a safe and healthy quality of life;
 - retain an attractive historical centre as a focus for continued success serving the rural catchments;
 - enjoy greater economic prosperity with new opportunities for business;
 - accommodate moderate new housing allocations of 300 new homes, to be developed in a sustainable manner complementing the town’s form, function, historic character and quality, and incorporating good sustainable transport links to town centres, local employment locations and good recreation, leisure and community facilities;
 - be enhanced by cultural activities including those arising from Diss’ former ‘Cittaslow’ (slow town) status.
- 2.8 Parts of JCS policies which are relevant to this site assessment and to the NPA include the following (please note that where only parts of a policy were relevant, only these parts are included below):

Policy 1 on Addressing climate change and protecting environmental assets

2.9 Development will

- be located to minimise flood risk;
- make the most efficient appropriate use of land, with the density of development varying according to the characteristics of the area, with the highest densities in centres and on public transport routes;
- minimise the need to travel.

2.10 The environmental assets of the area will be protected, maintained, restored and enhanced and the benefits for residents and visitors improved.

2.11 All new developments will ensure that there will be no adverse impacts on European and Ramsar designated sites¹⁰ and no adverse impacts on European protected species in the area and beyond.

2.12 Development likely to have any adverse effect on nationally designated sites and species will be assessed in accordance with national policy and legislation.

2.13 In areas not protected through international or national designations, development will:

- minimise fragmentation of habitats and seek to conserve and enhance existing environmental assets of acknowledged regional or local importance. Where harm is unavoidable, it will provide for appropriate mitigation or replacement with the objective of achieving a long-term maintenance or enhancement of the local biodiversity baseline.
- protect mineral and other natural resources identified through the Norfolk Minerals and Waste Development Framework

2.14 The built environment, heritage assets, and the wider historic environment will be conserved and enhanced through the protection of buildings and structures which contribute to their surroundings and the protection of their settings.

Policy 2 on Promoting good design

2.15 Development proposals will respect local distinctiveness including as appropriate:

- the historic hierarchy of the city, towns and villages, maintaining important strategic gaps;

¹⁰ Ramsar Site is a European designation that protects areas of wetland.

- the landscape setting of settlements including the urban/rural transition and the treatment of 'gateways';
- the landscape character and historic environment, taking account of conservation area appraisals and including the wider countryside and the Broads area;
- townscape, including the city and the varied character of our market towns and villages;
- the need to increase the use of public transport; and
- the need to design development to avoid harmful impacts on key environmental assets and, in particular SACs, SPAs and Ramsar sites.

Policy 3 - Energy and water

2.16 The second part on water states that:

The release of land for development will be dependent on there being sufficient water infrastructure to meet the additional requirements arising from the new development and to ensure that water quality is protected or improved, with no significant detriment to areas of environmental importance.

Policy 4 on Housing Delivery

2.17 Allocations will be made to ensure at least 36,820 new homes can be delivered between 2008 and 2026, of which approximately 33,000 will be within the Norwich Policy Area (defined in Appendix 4), distributed in accordance with the Policies for places. On affordable housing, the policy states that: At appropriate settlements, sites that would not normally be released for housing will be considered for schemes that specifically meet an identified local need for affordable homes. Such schemes must ensure that the properties are made available in perpetuity for this purpose.

Policy 5 on the Economy

2.18 Sufficient employment land will be allocated in accessible locations consistent with the 'Policies for places' in this strategy to meet identified need and provide for choice. In particular:

- the needs of small, medium and start-up businesses will be addressed through the allocation of new smaller scale employment sites and the retention of, and the potential expansion of, a range of existing small and medium employment sites across the area and by requiring the provision of small-scale business opportunities in all significant residential and commercial developments.
- larger scale needs will be addressed through the allocation of sufficient land to provide a choice and range of sites. Development Plan Documents and investment strategies will ensure that a readily available supply of land is maintained throughout the Joint Core Strategy period.
- land identified for employment uses on proposals maps will only be considered for other uses that are ancillary and supportive to its employment role. Employment land with potential for redevelopment for other uses will be identified in supporting DPDs or SPDs.

2.19 The rural economy and diversification will also be supported by (amongst others named): a preference for the re-use of appropriate redundant non-residential buildings for commercial uses, including holiday homes to support the tourism industry (affordable housing may be an acceptable alternative use).

Policy 6 on Access and transportation

2.20 The transportation system will improve access to rural areas. This will be achieved by: (amongst others named) ...

- concentration of development close to essential services and facilities to encourage walking and cycling as the primary means of travel with public transport for wider access; and
- continuing to recognise that in the most rural areas the private car will remain an important means of travel.

Policy 13 on Main Towns

- 2.21 Subject to resolution of servicing constraints, Diss will accommodate a minimum of 300 additional dwellings, significant expansion in and adjacent to the town centre and employment growth to meet the needs of town and large rural catchment.
- 2.22 Supporting text states that new school places and a new water supply will need to be provided for this level of housing growth.

Policy 15 on Service Villages

- 2.23 This policy forms another part of the settlement hierarchy, relevant to Roydon and Scole. These two parishes are designed as 'Service Villages', in which land will be allocated for small-scale housing development subject to form and character considerations. Small-scale employment or service development appropriate to the scale and needs of the village and its immediate surroundings will also be encouraged. Existing local shops and services will be protected.

Policy 16 on Other Villages

- 2.24 This designates Burston as one of the 'Other Villages', which are to have defined development boundaries to accommodate infill or small groups of dwellings and small-scale business or services, subject to form and character considerations.
- The supporting text elaborates that these villages are defined by their limited or non-existent local service levels and would not provide a sustainable location for significant new development. While significant expansion is termed unsustainable by the JCS in settlements such as Burston, and no allocations are proposed, some of those places with basic essential services would be capable of accommodating very limited windfall infill development without affecting the form and character of the villages. Housing to provide for local needs may also be suitable. In exceptional circumstances, a larger scale of development may be permitted where it would bring local facilities up to the level of those in a Service Village, and is acceptable having regard to other policies in the development plan.
- 2.25 The remaining settlements in the Neighbourhood Plan Area are not located in South Norfolk and therefore are not mentioned in the JCS.

Policy 17 on Smaller rural communities and the countryside

- 2.26 In the countryside (including villages not identified in one of the above categories), affordable housing for which a specific local need can be shown will be permitted in locations adjacent to villages as an exception to general policy. Farm diversification, home working, small-scale and medium-scale commercial enterprises where a rural location can be justified, including limited leisure and tourism facilities to maintain and enhance the rural economy, will also be acceptable. Other development, including the appropriate replacement of existing buildings, will be permitted in the countryside where it can clearly be demonstrated to further the objectives of this Joint Core Strategy.

Policy 19 on the hierarchy of centres

- 2.27 The development of new retailing, services, offices and other town centre uses as defined by government guidance will be encouraged at a scale appropriate to the form and functions of the Core Strategy hierarchy of defined centres, which has Norwich at the top, followed by the town and large district centres such as Diss, followed by the large village and district centres, and finally finishing with local centres.

Emerging Greater Norwich Local Plan

- 2.28 The new Greater Norwich Local Plan will plan for development across South Norfolk, Broadland and Norwich to 2036. The authorities jointly conducted a Call for Sites in 2016 and two consultations on Growth Options and Site Proposals, as well as on New, Revised and Small Sites in 2018. The publication of the Regulation 18 Draft Local Plan is expected later in 2019 with a Regulation 19 publication expected for 2020. Therefore, there is currently no draft available of this emerging plan and its policies. However, the local authorities have undertaken a number of

evidence base studies. This includes a Housing and Economic Land Availability Assessment (HELAA), which is reviewed below.

Adopted Mid Suffolk Core Strategy

- 2.29 The adopted Mid Suffolk Core Strategy is the adopted development plan for the villages of Brome and Oakley, Stuston and Palgrave. As the plan makes no housing allocation to these villages and the villages contain no sites included in this assessment, the individual policies of the Core Strategy were not reviewed in detail. However, the Diss and District Neighbourhood Plan will have to take relevant policies into account where the plan affects these villages.

The emerging Babergh and Mid Suffolk Joint Local Plan

- 2.30 The emerging Babergh and Mid Suffolk Joint Local Plan Regulation 18 Preferred Options Draft was published in July 2019. The emerging Local Plan is supportive of neighbourhood plans and specifically states that “Neighbourhood Plan groups have an opportunity to work with the relevant District Council in order to share information and bring sites forward for allocation where they would assist to meet the levels of growth in the Joint Local Plan.”
- 2.31 The Plan designates Palgrave, Brome and Stuston as “Hinterland Villages” and Oakley as a “Hamlet Village”. The plan makes a housing allocation to these villages in draft Policy SP04. However, as the Mid Suffolk villages contain no sites included in this assessment, the remaining policies of the emerging Local Plan were not reviewed in detail. However, the Diss and District Neighbourhood Plan will have to take relevant policies into account where the plan affects these villages and monitor the progress of the Joint Local Plan as the Neighbourhood Plan advances.

Policy SP04 on Housing Spatial Distribution

- 2.32 To assist with delivery of the overall district housing need requirements, designated Neighbourhood Plan areas will be expected to plan to deliver the minimum housing requirements. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable so.
- 2.33 The minimum requirement housing figure shown for the Diss and District Neighbourhood Plan for the Mid Suffolk part of the Diss Neighbourhood Plan including Palgrave parish, is 64 dwellings including 49 in Palgrave which already have planning permission and 15 in Brome. There is no expectation from Stuston although some windfall sites may emerge.

Emerging Diss and District Neighbourhood Plan

- 2.34 Diss Town Council have begun the process of preparing a multi-parish, cross-county boundary Neighbourhood Development Plan. When complete, the Neighbourhood Plan can:
- Contain planning policies for the development and use of land;
 - Allocate sites for new homes, employment and community land uses; and
 - Provide further guidance on the appearance and design of any new buildings.
- 2.35 This AECOM site assessment will be one of the evidence base documents commissioned to underpin the Neighbourhood Plan.
- 2.36 The Vision and Themes for the Neighbourhood Plan were consulted on by DTC in 2018¹¹. The Vision is stated as “*A vibrant community centred around a thriving market town*”. The themes and aims were stated as follows:
- **Theme:** *Getting about* – **Aim:** *To reduce congestion and rat-running and to improve all types of transport links*
 - **Theme:** *A place to live* – **Aim:** *To provide the right type of housing in the right places to meet differing needs in each community*

¹¹ http://www.dndneighbourhoodplan.co.uk/wp-content/uploads/2018/02/NP_brochureconsultationmarch2018.pdf

- **Theme:** *Business and Employment* – **Aim:** *To create a favourable environment for current and future businesses through improved infrastructure and relevant education and training*
- **Theme:** *Shopping* – **Aim:** *To improve the local 'high street shopping' experience and offer greater choice and better access*
- **Theme:** *Sustain Local Identities* – **Aim:** *To retain the individuality of each community within the Neighbourhood Plan Area*
- **Theme:** *Digital Connectivity* – **Aim:** *To provide digital connectivity that supports all future businesses and homes across the Area*
- **Theme:** *Community, Leisure and Wellbeing* – **Aim:** *To ensure adequate education and healthcare provision and deliver state-of-the-art sports and leisure facilities for the whole community*
- **Theme:** *Environment, Heritage and Landscape* – **Aim:** *To protect, preserve and enhance our natural and built heritage.*
- **Theme:** *The Bigger Picture* – **Aim:** *To ensure that future development will deliver the infrastructure needed for our communities.*

2.37 The consultation document also lists Local Issues by settlement as follows:

Diss:

- *Develop a plan for the land between The Mere and the River Waveney to include community uses for the benefit of the whole Area;*
- *Develop a sustainable long-term use for the old Infant School site;*
- *Agree acceptable development proposals to 'unlock' the Parish Fields site for public access.*

Burston and Shimpling:

- *Reduce the amount of traffic using the villages as a 'rat-run' to avoid Diss*
- *Provide more safe routes for pedestrians and cyclists with integrated public transport links*
- *Ensure housing growth is sustainable and suits the needs of local people*

Roydon:

- *Provide a Pedestrian crossing on the A1066. Remove A1066 through traffic with a by-pass;*
- *Protect Brewers Green and other common land from development;*
- *Provide further open space, both formal and for wildlife.*

Scole:

- *Deliver a Parish meeting place for over 50 people on land opposite St. Andrew's Church;*
- *Reduce/eliminate 'rat running' traffic including HGVs by access and weight restrictions in Scole;*
- *Facilitate safe access to and from Diss by developing a new footpath/cycle route;*
- *Conserve and manage the River Waveney environment by developing Scole Pocket Park and creating a River Walk, possibly in conjunction with the new footpath/cycle route noted above;*
- *Ensure housing developments are in keeping with a rural community by adopting policies setting space, density and parking minimum standards.*

Brome and Oakley:

- *Improve junctions with the A140 to make them safer for turning traffic. Reduce 'rat-running' traffic on minor roads including between A140 in Brome at Eye Airfield and A143 in Palgrave. Press for lorry routing to eliminate HGV traffic through Lower and Upper Oakley;*
- *Assess the impact of planned growth at Eye Airfield and in Eye and respond accordingly;*
- *Ensure housing growth is limited in proportion to the size of the settlements, sustainable, suits the needs of local people and includes affordable starter homes;*
- *Provide better public transport links to sustain employment opportunities in rural locations.*

Palgrave:

- *Substantially reduce traffic 'rat-running' through the village. A new link between the A1066 and A143 would allow closure of Crossing Road level crossing and of Priors Road by Job's Lane;*
- *Identify a site for an expanded Primary School with an option for providing pre-school facilities;*
- *Manage and contain the growth of Palgrave village itself.*

Stuston:

- *Reduce volume and speed of traffic using the B1077 through Stuston. Prohibit the southbound right turn from the B1077 from Stuston onto the A140;*
- *Provide footpaths and cycle paths from Stuston village to the Church and to Victoria Road, Diss;*
- *Provide a small sustainable development of houses suitable and affordable for young families.*

2.38 The drafting of policies for the Neighbourhood Plan has commenced, but draft policies were not yet available to AECOM at the time of writing.

3. Methodology

- 3.1 The approach undertaken in the site appraisal is based on the Government's National Planning Policy Framework¹² (2019) and associated National Planning Practice Guidance (NPPG)¹³ published in 2014 with ongoing updates, which includes guidance on the assessment of land availability and the production of Neighbourhood Plans.
- 3.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.
- 3.3 In this context, the methodology for carrying out the site appraisal is presented below. This methodology was agreed with Locality as appropriate for Diss and District.

Task 1: Identify Sites to be included in the Assessment

- 3.4 The first task is to identify which sites should be considered as part of the assessment. This included sites identified in the Diss and District Neighbourhood Plan Area through:
 - The HELAA 2017 and HELAA Addendum 2018;
 - Planning applications with planning permission;
 - Planning applications pending consideration; and
 - Sites identified by the Neighbourhood Plan Group.

Task 2: Sifting Process

- 3.5 In task 2, sites that are clearly not suitable for development are screened out. This includes sites where there is evidence that development would directly conflict with a national planning policy objective or statutory environmental designation.
- 3.6 The criteria against which sites will be assessed at this stage are based on the following:
 - Sites assessed as unsuitable within the SHELAA/HELAA or a planning application, and are considered to be unsuitable for allocation in the Neighbourhood Plan following AECOM's review of the conclusions in the context of Neighbourhood Planning;
 - National planning policy, e.g. avoiding isolated development in the open countryside;
 - Avoidance of areas identified as having a high risk of flooding; and
 - National environmental designations (both statutory and non-statutory).
- 3.7 Following the completion of the initial sift, sites are assigned one of three categories:
 - a) Not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan, based on the sifting stage.
 - b) Sites previously assessed through the HELAA - a detailed review of the HELAA information and conclusions is undertaken.
 - c) To be taken forward for a detailed site proforma assessment – for sites that have not been ruled out at the sifting stage and have not been assessed through the HELAA or a planning application.

¹² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹³ <https://www.gov.uk/government/collections/planning-practice-guidance>

- 3.8 Points a) and b) relate to sites that have previously been assessed in the HELAA or a planning application and therefore their suitability does not need to be fully re-assessed. Instead the HELAA and/or planning application conclusions will be reviewed in detail, alongside any other relevant material considerations such as planning history, to understand how the data and findings apply to the neighbourhood plan site assessment and selection process.
- 3.9 When reviewing the HELAA results, to ensure that the HELAA sites are tested under a consistent methodology and criteria compared to all other sites in our assessment, we seek evidence to support the conclusions on each of the three 'tests' of whether a site is appropriate for allocation (i.e. whether the site is suitable, available and achievable):
- For suitability, we check that all environmental, physical and policy constraints have been identified. Where a judgement has been made by the HELAA, for example on the impact on a heritage asset or on access issues, we test this judgement and the evidence for it against our own professional judgement, based on our site visits and satellite maps.
 - Availability is either established or not, with this information taken straight from the HELAA, based on the submission of the site for development.
 - On achievability we will question whether there is evidence to support the HELAA's judgement on the site's viability (so for example if there would be significant abnormal costs through demolition or contamination a site may not necessarily be viable).
- 3.10 Point c) is for sites that have yet to be assessed through the planning system. These sites will be assessed to establish whether they are potentially suitable for development and if so, whether they are appropriate for allocation in the Neighbourhood Plan.

Task 4: Site Assessment

- 3.11 Sites are assessed according to which of the categories they fell into in Task 2.
- 3.12 For sites that have previously been assessed through the HELAA or a planning application, the data, findings and conclusions will be reviewed to understand how they apply at the neighbourhood level.
- 3.13 Sites that have not previously been assessed through a HELAA or a planning application will be assessed in more detail using an assessment proforma. HELAA sites are assessed in more detail using an assessment table with a methodology consistent with the three 'tests', reviewing the HELAA conclusions and relevant evidence.
- 3.14 A site appraisal proforma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)¹⁴ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.15 The proforma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history.
 - Suitability:
 - Site characteristics;

¹⁴ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability
- 3.16 As stated above, a site proforma (Appendix A) was completed for those sites not already assessed through the HELAA and/or a planning application. For those sites previously assessed by the HELAA an assessment table is provided, showing the results of the HELAA and our detailed review of said results (Appendix B).

Task 5: Consolidation of Results

- 3.17 Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.
- 3.18 All the site assessment information is drawn together into a summary table (Figure 5-1: Diss and District Neighbourhood Plan Site Assessment Ratings
- 3.19 Table 5-1) which ranks sites as more or less appropriate for allocation in the Neighbourhood Plan, based on the level of constraints and issues identified which would need to be resolved or mitigated.
- 3.20 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**:
- **'Green'** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable).
 - **'Amber'** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable) for proposed use in a neighbourhood plan.
 - **'Red'** sites are either unsuitable for development or already allocated in the Local Plan and therefore not appropriate to allocate for proposed use in the neighbourhood plan.
- 3.21 A site being assessed as appropriate for allocation does not constitute an allocation or grant planning permission. While the assessment indicates whether a site is appropriate for allocation or not, it is important to note that there is also no obligation on the Neighbourhood Group to allocate any of the sites, based on the results of this assessment.

Task 6: Indicative Housing Capacity

- 3.22 Where sites were previously included in the HELAA, indicative housing capacity shown in this document has been used as a starting point. The HELAA states that capacity figures for South Norfolk are estimated using a density of 25 dwellings per hectare (dph).
- 3.23 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used. Where a site was neither included in the HELAA, nor assessed in a planning application and the landowner or developer did not submit a capacity figure, the indicative density of 25dph has been used as for the HELAA sites, to make the assessment as consistent as possible.
- 3.24 The indicative densities and capacities stated for each site in this assessment (and shown in table 5-1) should however be considered as a starting point only and are only relevant if the entire site was developed. Different densities than suggested in this report may be appropriate to apply to the sites in the Neighbourhood Plan Area (resulting in different capacities) based on site specific circumstances. It is recommended that the number of homes allocated per site is

consistent with the existing density of the village's built up area and appropriate for the context and setting of the site, considering site-specific characteristics and constraints. Therefore, the densities designated as appropriate by DTC in the Diss and District Neighbourhood Plan may well differ from the indicative densities as set out in this report.

- 3.25 Some larger sites, if they were fully developed, would significantly alter the character of the settlement within or adjacent to which they are located. In many cases, even if part of a larger site may be potentially appropriate for allocation, it may yet be inadvisable to allocate the entire site, due to threats of coalescence or other constraints. Where this is the case it has been clearly stated in our summary table (table 5-1) and recommendations. Table 5-1 always shows an indicative capacity for the entire site.
- 3.26 In these cases, AECOM recommends that DTC, at most, only allocate part of the larger site for a more limited number of new homes. This process should be undertaken in discussion with the relevant landowners. For viability and other reasons, a landowner who has submitted a larger site as available for development, may chose not to make a smaller portion of it available on its own. Where DTC wishes to allocate part of a site, AECOM recommend focusing on those parts of the site which have the least constraints, which facilitate site access, and which are located closest to the existing settlement and to services. This should be ascertained in cooperation with landowners.

4. Site Assessment

Identified sites

- 4.1 The Town Council produced a list of 35 sites to be assessed by AECOM's assessment.
- 4.2 31 sites had come from the Greater Norwich Call for Sites and 30 of these sites had been previously assessed in the Greater Norwich HELAA. The remaining one site was a smaller site and therefore not assessed in the HELAA.
- 4.3 The list of Diss Town Council sites was checked against the 'submitted sites' and HELAA evidence base to ensure that all known sites were included. DTC also added a further four sites known to them to the assessment. These sites are judged by the group to have future development potential, even though they are not currently submitted as available by their owners. These sites have been included in the assessment at the request of DTC, to aid the development of the Neighbourhood Plan. However, these sites, marked as unavailable in the tables below, cannot currently be allocated by the Neighbourhood Plan, regardless of their suitability, unless they become available for development as the Neighbourhood Plan progresses.
- 4.4 A map of all of the sites identified and assessed is shown in Figure 4-1 (with settlement boundaries in blue). Insets showing greater detail are shown on the following page.





Figure 4-1: Sites assessed in the Diss and District Neighbourhood Plan Site Assessment

4.5 **Table 4-1** below lists the ‘submitted sites’ against their HELAA Site reference and Neighbourhood Plan site assessment reference number.

Table 4-1: Sites assessed in the Diss and District Neighbourhood Plan Site Assessment

Site Ref.	Site source	Site name/ address Settlement	HELAA Ref. / Conclusion	Gross Site Area (ha)	Relevant planning history
DISS0001	Identified by NP group	Mavery House Diss	N/A	0.67	2007/0584 (approved); 2006/2374 Related to school extensions.
DISS0002	Identified by NP group	“The Entry”, Diss	N/A	1.75	2017/1500; 2015/1126; 2004/2097; 2001/2067. Related to school extensions and temporary classrooms. All approved.
DISS0003	Identified by NP group	The Old School, Causeway Close, Diss	N/A	0.18	No relevant planning applications found.
DIS2/DIS7	Identified by NP group	Land south of Park Road, Diss	N/A	6.72	2001/0830. Change of use application. Approved.
GNLPS0005	Identified by NP group	Land south east of Diss Road, Burston	N/A	0.1	No relevant planning applications found.
GNLP0338R	HELAA (2018 addendum)	Land at Rose Farm off Bungay Road, Scole	GNLP0338R Suitable	0.59	No relevant planning applications found.
GNLP0511	HELAA (2017)	Land to the east of Norwich Road, north of Ransome Avenue, Scole	GNLP0511 Not suitable	1.02	No relevant planning applications found.
GNLP0527	HELAA (2017)	Land to south of Bungay Road, Scole	GNLP0527 Suitable	1.75	No relevant planning applications found.
GNLP0339	HELAA (2017)	Land at Street Farm, west of Low Road, Scole	GNLP0339 Suitable	0.34	No relevant planning applications found.
GNLP2066	HELAA (2018 addendum)	1 Bridge Road	GNLP2066 Suitable	0.5	No relevant planning applications found.
GNLP0349	HELAA (2017)	Land west of Gissing Road, Burston	GNLP0349 Suitable	1.54	No relevant planning applications found.
GNLP0560	HELAA (2017)	Land at Diss Road, (north of Willow End), Burston	GNLP0560 Suitable	1.51	No relevant planning applications found.
GNLP1028	HELAA (2017)	Land east of Mill Road, Crown Farm Barn, Burston	GNLP1028 Suitable	0.3	No relevant planning applications found.
GNLP0386	HELAA (2017)	Land at Rectory Road, Burston	GNLP0386 Suitable	2.44	No relevant planning applications found.
GNLP0561	HELAA (2017)	Land at Diss Road (West of Willow End), Burston	GNLP0561 Suitable	0.88	No relevant planning applications found.
GNLP0562	HELAA (2017)	Land at Diss Road (East of Hill Farmhouse and Hill Farm Barn) Burston	GNLP0562 Suitable	0.75	No relevant planning applications found.
GNLP0291	HELAA (2017)	Land north of Shelfanger Road, Roydon	GNLP0291 Suitable	0.93	No relevant planning applications found.

Site Ref.	Site source	Site name/ address Settlement	HELAA Ref. / Conclusion	Gross Site Area (ha)	Relevant planning history
GNLP0342	HELAA (2017)	Land east of Shelfanger Road, Diss	GNLP0342 Suitable	4.76	No relevant planning applications found.
GNLP0362	HELAA (2017)	Sturgeons Farm, off Farm Close, Louie's Lane, Shelfanger Road, Diss	GNLP0362 Suitable	13.81	No relevant planning applications found.
GNLP0119	HELAA (2017)	Shelfanger Road, Diss	GNLP0119 Suitable	0.68	No relevant planning applications found.
GNLP0250	HELAA (2017)	Heywood Road, Diss	GNLP0250 Suitable	3.00	No relevant planning applications found.
GNLP0606	HELAA (2017)	Boundary Farm on Shelfanger Road, Diss	GNLP0606 Suitable	3.08	No relevant planning applications found.
GNLP0341	HELAA (2017)	Parish Fields, Diss	GNLP0341 Not suitable	3.21	No relevant planning applications found.
GNLP2104	HELAA (2018 addendum)	Diss	GNLP2104 Suitable	50.51	No relevant planning applications found.
GNLP0526	HELAA (2017)	South of High Road, Roydon	GNLP0526 Suitable	3.66	No relevant planning applications found.
GNLP1038	HELAA (2017)	Brewers Green, Diss	GNLP1038 Suitable	1.06	2014/1872 Erection of small storage building. Approved.
GNLP0599	HELAA (2017)	Walcot Road and Walcot Green, Diss	GNLP0599 Suitable	3.29	2019/1555 Outline application for up to 94 residential dwellings. Pending consideration.
GNLP1044	HELAA (2017)	Walcot Green, Diss	GNLP1044 Not suitable	10.95	No relevant planning applications found.
GNLP1003	HELAA (2017)	Frenze Hall Lane, Diss	GNLP1003 Not suitable	2.02	No relevant planning applications found.
GNLP0112	HELAA (2017)	Frenze Hall Lane, Diss	GNLP0112 Suitable	0.23	No relevant planning applications found.
GNLP0185	HELAA (2017)	Prince William Way, Diss	GNLP0185 Not suitable	1.01	No relevant planning applications found.
GNLP0102	HELAA (2017)	Land at Frontier Agriculture on Sandy Lane, Diss	GNLP0102 Suitable	3.61	2015/2816. Demolition of existing buildings on site and outline planning application for up to 90 dwellings. Withdrawn.
GNLP1045	HELAA (2017)	Diss	GNLP1045 Not suitable	0.94	No relevant planning applications found.
GNLP2067	HELAA (2017)	Diss	GNLP2067 Suitable	0.42	No relevant planning applications found.
GNLP0104	HELAA (2017)	Sandstone Way	GNLP0104 Suitable	0.48	

Source: GNLP HELAA (Dec 2017), information submitted by the neighbourhood group, AECOM

5. Site Assessment Summary

- 5.1 All 35 sites were assessed by AECOM to consider whether they would be appropriate for allocation in the Diss and District Neighbourhood Plan.
- 5.2 Table 5-1 sets out a summary of the HELAA (where relevant) and the AECOM site assessments. For those sites not already assessed in the local authority's HELAA (5 of the 35 sites), this table should be read alongside the more detailed information available in the proformas in 0 and for those sites included in the HELAA, more detailed information is available in Appendix B.
- 5.3 The final column within the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation in the Neighbourhood Plan. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan (this can be because it is unsuitable for development or because it is already allocated in the Local Plan) and Green indicates the site is appropriate for allocation. Amber indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 5.4 Not all sites are considered to be available for development, as some sites were identified by Diss Town Council without definite knowledge of availability for future development. For these sites, if they have been found to be suitable, we have suggested that they could be put forward as aspirations for development within the Neighbourhood Plan instead of allocations. If the availability is confirmed before the Neighbourhood Plan is submitted, then these sites can be changed to allocations within the Plan. Availability is indicated in the final column of the table on the right, next to the suitability column. Availability is rated as green for available and red for not available. 4 of the 35 sites are not currently confirmed as available by the relevant landowners.
- 5.5 A plan showing all of the sites assessed and their traffic light rating is shown in **Figure 5-1**.

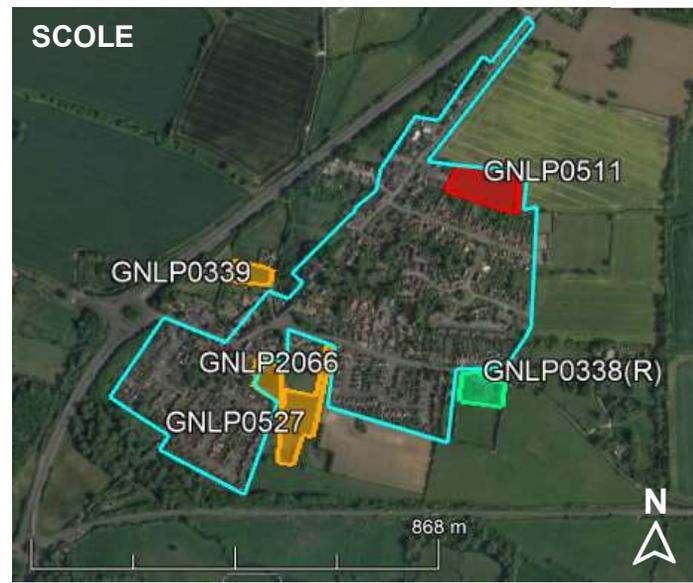
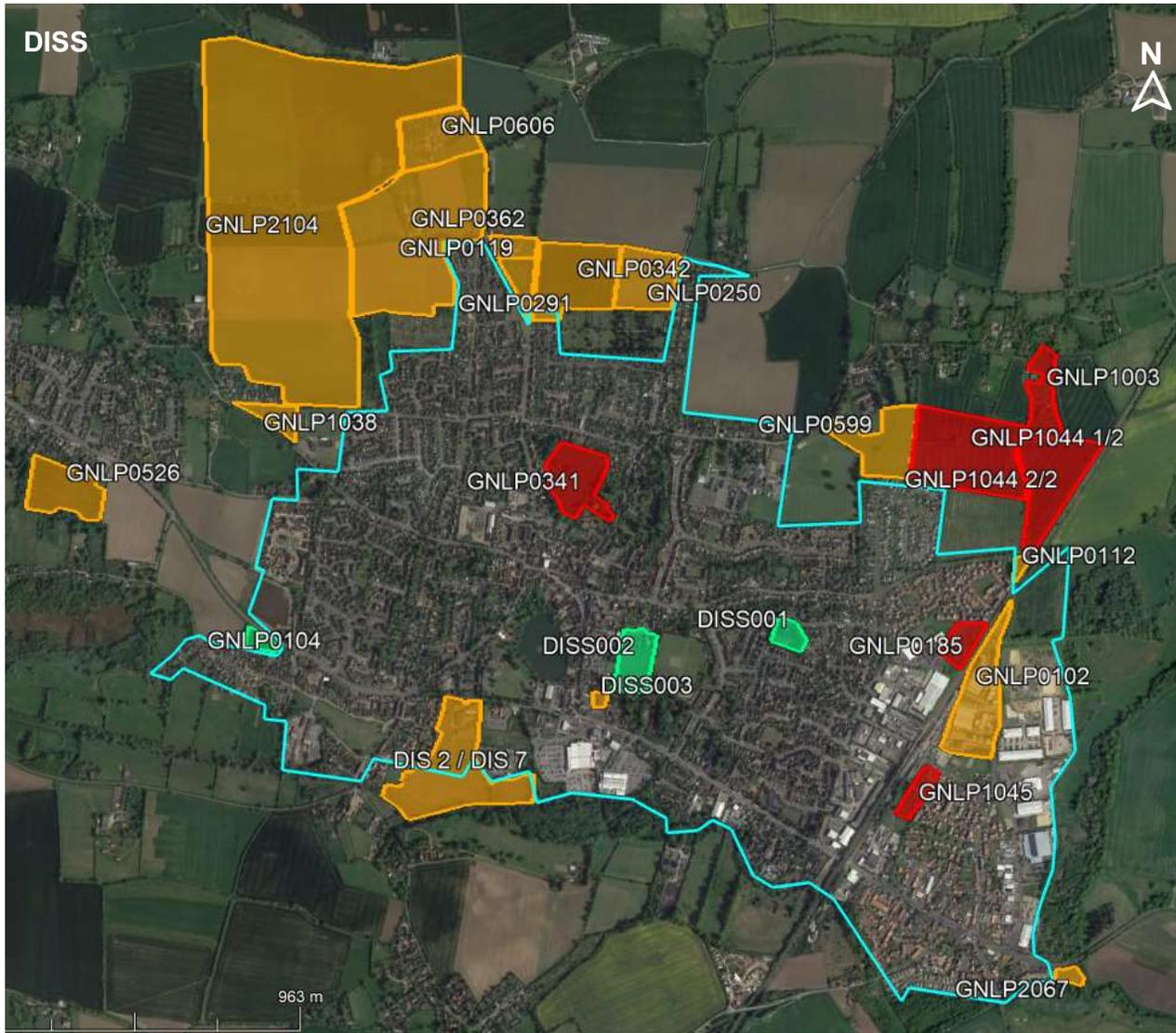


Figure 5-1: Diss and District Neighbourhood Plan Site Assessment Ratings

Table 5-1: Site Assessment Summary table

Site Ref.	Site Source	Site Address	Settlement	Proposed For	Gross Site Area (ha)	Indicative Capacity ¹⁵	HELAA Conclusion	AECOM Site Assessment Summary	RAG rating	Availability
DISS 0001	Identified by NP group	Mavery House	Diss	Housing	0.67	13	N/A	Current site of infant and nursery school which was indicated by NP group to be at/near capacity; site not currently available but could become available in future if school relocated; fits in well with settlement between existing dwellings; low visual sensitivity; brownfield site within settlement boundary; existing access available; no significant biodiversity or heritage concerns.	Green	Red
DISS 0002	Identified by NP group	"The Entry"	Diss	Housing	1.75	35	N/A	Mixed site; Current use school and playing field; Site not currently available for development but school may move if capacity is exceeded at future date; if available, site would potentially be very suitable for housing or other use; located in settlement centre; low to medium visual sensitivity, provided additional screening would be added towards adjacent cricket ground, but this should be reasonable to achieve.	Green	Red
DISS 0003	Identified by NP group	The Old School, Causeway Close	Diss	Housing	0.18	4	N/A	Brownfield site; derelict school; building not listed but appears to be of some heritage value; situated in centre of Diss; low visual sensitivity; some mitigation required subject to surrounding heritage and heritage aspect of derelict building itself; development would need to be sensitive to historic character of area; site is currently overgrown/derelict; availability currently not confirmed but site could be considerable asset to community or housing use if restored or redeveloped if it becomes available.	Yellow	Red
DIS2/ DIS7	Identified by NP group	Land south of Park Road	Diss	Housing	6.72	126	N/A	Mixed site; Current use of majority of site is factory, with most of the site now disused; some part of the site is overgrown and stretches to river so some biodiversity possible (visibility restricted so could not confirm); good location close to centre; low visual	Yellow	Red

¹⁵ From 2017/2018 HELAA where applicable. For sites submitted by the neighbourhood group and where the HELAA did not contain an approximate capacity, an indicative capacity was calculated by AECOM at 25dph. Where marked, certain sites are also not suitable to be developed at their full capacity / in their entirety, either due to their location or other constraints.

									sensitivity; existing access available; likely to be some contamination due to previous industrial use; existing buildings would likely require demolition; location could be suitable to housing, employment or open space.		
GNL PS0005	Identified by NP group	Land south east of Diss Road	Burston	Housing	0.1	2	N/A		Outside of the settlement boundary of Burston. Residential garden surrounded by hedges; very small and narrow site; on bend in road; no pavement; eastern side of site may be suitable for 2 dwellings adjacent to existing dwelling as this side has lower visual sensitivity; policy 16 states only very limited infill development or housing to provide for local needs is acceptable; western side of site is less suitable as projects outside of settlement boundary into open countryside with higher visual sensitivity; visibility into site limited; likely to be low biodiversity as is residential garden.		
GNL P0338R	HELAA (2018 addendum)	Land at Rose Farm off Bungay Road	Scole	Housing	0.59	10-14 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower	Suitable. The site is a farmhouse, lying to the south-east of Scole, south of Bungay Road, adjacent to the built-up area and within the designated river valley. Being well-related to the village, the site has walkable access to bus routes, employment, retail and Scole Primary School, but it is also close to listed buildings and the conservation area, which may require mitigation. Initial evidence suggests that the access and lack of footpath cause the Highways Authority concern. There is some risk of surface water flooding on the road (which may affect access decisions) and within the site at the pond – which may itself indicate the need for an ecological assessment. There is also a SSSI within 3km of the site. There are no concerns over contamination, ground stability or loss of open space. Although the site has some constraints, it is considered suitable for the land availability assessment.	Site located in Scole, which, as per local plan, should only accommodate small scale development (policy 15). The site as a whole is too large and if fully developed would significantly change the character of settlement. AECOM would only recommend at most allocating only part of the site for a smaller number of dwellings; the site itself is well related to settlement; it has low visual sensitivity; potential impact on listed buildings and the conservation area; is well screened by hedgerows and mature trees; it's current use is derelict farm buildings and field; the house adjacent would remain; it is considered that the site is suitable for allocation, however only provided that only part of the site is allocated for a smaller number of dwellings.			
GNL P0511	HELAA (2017)	Land to the east of Norwich Road, north of Ransome Avenue	Scole	Housing	1.02	35	Suitable. This is a large greenfield site currently allocated in the adopted local plan for housing. It is well related to services and character of the village. The proposal is to increase the density from 15 to 35 dwellings. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. There are no concerns over contamination, ground stability, loss of open space, or landscape character issues other than scale of development proposed. There are number of constraints, but these may be possible to mitigate. However, the site is subject to an existing allocation for a similar form of development, consequently it will not contribute any	Current use of site is field adjacent to Scole; site is already allocated in Local Plan, therefore there is no need to allocate in neighbourhood plan and no need to include in this site assessment.			

							additional development capacity for the purposes of the HELAA analysis.		
GNL P052 7	HELAA (2017)	Land south of Bungay Road	Scole	Housing	1.75	53 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower	Suitable. This is a large greenfield site south of Bungay Road in close proximity to the A143. It is adjacent to the built up area therefore, well related to services and character of the area. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. However subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include proximity to sewerage works, where odour may be an issue. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.	Access needs to be made which may require some removal of hedgerows; Current use is paddock/field; no mature trees; foul drainage underneath site; low visual sensitivity; local plan states that Scole should accommodate only small scale development (policy 15) - therefore AECOM recommend at most allocation of only part of site for smaller number of dwellings, possibly on the north/west side adjacent to settlement boundary. It is considered that this site is potentially suitable, subject to mitigation of constraints and subject to only part of the site being allocated for a smaller number of dwellings.	
GNL P033 9	HELAA (2017)	Land at Street Farm, west of Low Road	Scole	Housing	0.34	10-15	Suitable. This is a greenfield site off Low Road which is a narrow road in close proximity to the A140. It is situated between two properties, therefore well related to the form and character of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over contamination, ground stability, loss of high quality agricultural land, loss of open space or ecological impacts. The site is within Waveney River Valley and conservation area and other constraints include proximity to scheduled ancient monument, listed buildings, and potential noise from the A140. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.	Current use is field surrounded by hedgerows; one dwelling adjacent on each side; small site so meets policy 15; Some highways concerns present around narrow access road which is affected by flooding; screened by hedgerows on all sides except at access point; access already available; no mature trees; is in a conservation area; low visual sensitivity; It is considered that the site is potentially suitable for allocation, subject to mitigation of constraints.	
GNL P206 6	HELAA (2018 addendum)	1 Bridge Road	Scole	Housing	0.5	11	Suitable. The site lies to the south of Scole, adjacent to the built up area and taking a narrow access off Bridge Road. Being close to the village, the site is accessible to bus services, employment, retail and Scole Primary School, but is also close to listed buildings and adjacent to the conservation area. Initial evidence from the Highway Authority suggests that a suitable access cannot be achieved. The eastern part of the site is at risk of surface water flooding, and at 1:1000 extent this covers approximately half the site. There is a scheduled ancient monument within 400m of the site, and the site is in the designated river valley. However, there are no concerns over biodiversity, contamination, ground stability or loss of open space. The site has some constraints but subject to	Adjacent to settlement boundary south of Scole; small site so meets policy 15; current use is paddock and mechanical equipment storage; narrow site; large number of mature trees; potential difficulties in achieving access unless site GNLP0527 is developed also; very narrow, difficult potential entrance to site if not; low visual sensitivity due to screening; medium biodiversity concerns due to designation and mature trees; potential heritage impacts; therefore development of the site would only be possible in combination with GNLP0527 or if the boundary is revised to provide suitable access. It is considered that the site is potentially suitable for allocation, subject to mitigation of constraints.	

being able to achieve satisfactory access, it is considered suitable for the land availability assessment.

GNL P034 9	HELAA (2017)	Land west of Gissing Road	Burston	Housing	1.54	15-20 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower	Suitable. This is a large greenfield site west of Gissing Road, adjacent to the development boundary and housing on the opposite side of the road. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, nor ecology. Other constraints include SSSI within 3,000m, possible impact to listed building and conservation area. Anglian Water has advised of major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.	Large open greenfield site with current use as field, adjacent to settlement boundary of Burston; low visual sensitivity as well screened on three sides by mature trees and hedges; low likelihood of biodiversity concerns; some heritage concerns; visible from existing dwellings; access would need to be made but should be possible; some pavement and walkable verge already exists; the site is large and as such, if fully developed, this would significantly alter the character of the settlement; policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. AECOM therefore recommend that if this site is allocated, the group should, at most, only allocate part of the site for a smaller number of dwellings adjacent to existing dwellings and to cater for local need, to avoid extending development into the open countryside. It is considered that this site is suitable for allocation, provided that only part of the site is allocated for a smaller number of dwellings, adjacent to existing dwellings.
GNL P056 0	HELAA (2017)	Land at Diss Road, (north of Willow End)	Burston	Housing	1.51	5 proposed	Suitable. The site is large greenfield site beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, nor ecology. However, other constraints include landscape sensitivities, SSSI buffer, county wildlife site opposite, and proximity to conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.	This large agricultural greenfield site outside of the settlement boundary of Burston appears significantly constrained, with similar concerns as on sites GNLP0561 and 0562; cumulative risk of coalescence; high visual sensitivity; site would only become connected to settlement if developed with 0561, in which case it would cause cumulative impact on size and character of settlement, views and landscape; policy 16 states that only very limited infill development or housing to provide for local needs is acceptable; Landscape sensitivity noted by HELAA. Site is very remote from the centre (4km from Diss centre) and insufficiently related to the existing village. Access and infrastructure constrained due to remote location; it is considered that this site is unsuitable for allocation in the neighbourhood plan.
GNL P102 8	HELAA (2017)	Land east of Mill	Burston	Housing	0.3	5	Suitable. This is a greenfield site outside the development boundary and adjacent to the conservation area. It is well related to services and character of the area. Initial	This greenfield site is outside of but close to the settlement boundary of Burston, especially at its south-eastern end. Current use is as an orchard;

Road,
Crown
Farm
Barn

highway evidence has highlighted concerns that there is no possibility of creating suitable access to the site based on current evidence. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over potential contamination, ground stability, loss of open space, loss of high quality agricultural land. However, other constraints include potential impacts on the setting of heritage assets, listed buildings, pond and ecology. The Crown PH is immediately to the south and is known as a music venue, so noise may be an issue. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

The location relates well to services and the existing settlement; policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. The site is well screened by hedges; there is a small pond in the corner of the site and another pond/wide ditch between this site going towards the Crown pub; PROW opposite; potential for biodiversity; some heritage concerns; access is also potentially an issue as may not be able to create pavement without removing hedgerows and access onto Mill Road is problematic. It is considered that this site is potentially suitable for allocation, subject to constraints being addressed.

GNL HELAA
P038 (2017)
6

Land at
Rectory
Road

Burston

Housing

2.44

46 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower

Suitable. This is a large scale proposal on greenfield site off Rectory Road adjacent to the built-up area. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, or ecology. Other constraints include SSSI within 3000m, potential impact to listed building and conservation area. Anglian Water has advised that there are major constraints to provision of sewerage infrastructure and substantial off-site sewerage is required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

Large greenfield site; field opposite another field; majority of the site is clearly outside settlement boundary of Burston with only the northern edge adjacent; site has very rural appearance; if fully developed there would be risk of coalescence of Burston with Audley End; site is screened on two side with hedgerows and trees, some of which are mature; adjacent to ford and therefore the access road is subject to flooding; currently there is no pavement; access could be made but could be problematic as the site is located on a bend; If the whole site was all developed it would extensively change the character of the settlement; visible from adjacent properties where there is no screening; medium to high visual sensitivity; potential impact to listed building and conservation area; policy 16 states that only very limited infill development or housing to provide for local needs is acceptable; If allocated, would therefore recommend at most allocating part of site for a smaller number of dwellings at north western end of site where adjacent to settlement, within walking distance of school, catering for local needs; it is considered that this site is potentially suitable for allocation for a limited number of dwellings only, subject to mitigation of constraints.

GNL HELAA
P056 (2017)
1

Land at
Diss
Road
(West of

Burston

Housing

0.88

30 (full capacity of site) - however

Suitable. This is a large greenfield site off Diss Road and beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that

This site is a large open agricultural field outside of but close to the settlement boundary of Burston; it is highly constrained, similarly to site GNL P0560, with a potential cumulative risk of coalescence and high

Willow
End)

only part of site is suitable, therefore actual capacity will be lower

there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, nor ecology. However, other constraints include landscape sensitivities, SSSI buffer, county wildlife site opposite, and proximity to conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure exist and that substantial off-site sewerage is required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

visual sensitivity; Landscape sensitivity noted by HELAA; policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. At most it may be suitable for smaller allocation on eastern edge closer to existing dwellings to cater for local need; An allocation of the entire site would have an unacceptable impact on the character of the village and extend into open countryside, especially if developed with GNLPO560. The site is remote from and not well related to the remainder of the village and its services and development here is therefore unlikely to be very sustainable. It is considered that the site is potentially suitable for development, however only subject to mitigation of constraints and for a very limited number of dwellings close to the existing dwellings on the south eastern side of the site and not extending further than dwellings opposite.

GNL P056 2	HELAA (2017)	Land at Diss Road (East of Hill Farmhouse and Hill Farm Barn)	Burston	Housing	0.75	1 dwelling proposed	Suitable. This is a large greenfield site off Diss Road and beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space. However, other constraints include landscape sensitivities, SSSI buffer, and proximity to listed building and conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.	Similarly to sites GNLPO560 and 0561, this site is a large open greenfield site beyond the settlement boundary of Burston which is very highly constrained; It has high visual sensitivity; also, landscape sensitivity noted by HELAA. Screening only exists to one side and there is no screening to the existing farm building adjacent; site is located on higher ground; disconnected from centre and its services; no pavement; potential impact on listed building and conservation area; cumulatively, these three sites, with GNLPSL00005 could close the gap between the settlements of Burtson and Haywood. policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. AECOM would strongly recommend against allocating these sites together and also against allocating the whole site of GNLPO562, due to the risk of coalescence between the distinct Hilltop properties and the rest of Burston. It is considered that this site could be potentially suitable for development, however only subject to mitigation of constraints and at most, only for a very limited number of dwellings on the western corner of the site, adjacent to the existing farm buildings, catering for local need.
GNL P029 1	HELAA (2017)	Land north of	Diss	Housing	0.93	33	Suitable. 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	This is a very overgrown greenfield site, located close to and well related to the settlement and its services. Site contains hedges and a number of mature trees; visibility was restricted so could not

Shelfanger Road

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 0342 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.

view entire site; located in Waveney Valley landscape area; high voltage electricity on site; access would need to be established and is likely to encounter difficulties. 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. However, if developed alongside further nearby sites (such as 0250 and 0342 to the east), additional cumulative traffic pressure could be put on Shelfanger Road and the surrounding area. In this case, some wider traffic mitigation measures may be necessary and should be discussed with the highways authority. There are potential biodiversity issues; it is considered that this site is potentially suitable for development, subject to mitigation of constraints.

GNL HELAA
P034 (2017)
2

Land east of Shelfanger Road

Diss

Housing

4.76

100

Suitable. 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 119 and 291 to the west, better access to Shelfanger Road might be secured; and/or with sites 250 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

This is a large open field; just outside the settlement boundary of Diss but next to church/cemetery and well related to the settlement and its services; partial screening on edges by mature trees; very open to adjacent field with medium and long range views into the site and out to Haywood and med-high visual sensitivity; located in the Waveney Valley landscape area on slightly raised ground; access would have to be made and could be problematic. Access could potentially be secured through sites 119 and 291 to the west and better access to Shelfanger Road might be secured. If developed with site 250 to the east, better access to Heywood Road could be secured. There are no dwellings adjacent but church and cemetery adjacent; PRoW on boundary. It is considered that the site is potentially suitable for allocation, subject to mitigation of constraints.

deliverable through third-party land, the site is concluded as being suitable for the land availability assessment.

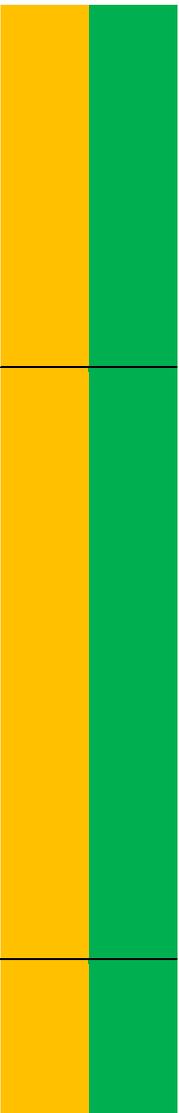
GNL P036 2	HELAA (2017)	Sturgeons Farm, Louie's Lane, Shelfanger Road	Diss	Housing	13.81	413 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower	<p>Suitable. This is a large greenfield site proposed for about 400 dwellings. Enhancements to the sewerage 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-year 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>	<p>Large site consisting of multiple fields on edge of settlement of Diss; some screening but not to whole site; located in Waveney Valley landscape policy area; visible from sports pitches adjacent and from some existing dwellings; mature trees and hedges on site edge; access needs to be made; Copse and water on site mean medium biodiversity concerns; medium visual sensitivity; if whole site was developed, this would significantly alter the character of the settlement; It is therefore considered that this site may be potentially suitable for some development, however strongly recommend against allocating the whole site. At most, only part of the site could be suitable for allocation, adjacent to existing dwellings in south/east of site, which would also ensure a reasonable distance to shops and services. Whilst it is at the discretion of the SG, the recommended level of development would be approximately one quarter of the site for 100 dwellings.</p>
GNL P011 9	HELAA (2017)	Shelfanger Road	Diss	Housing	0.68	14	<p>Suitable. 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</p>	<p>This site is a residential garden in Diss, located at back of site GNLP0291; Location relates well to settlement and is reasonable distance from centre and services; access would have to be established, possibly in conjunction with 0291 (immediately to the south) and if an appropriate footway could be provided, there would not be any localised highways concerns. If developed alongside other nearby sites however (such as 0250 and 0349 to the east), additional cumulative traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary and should be discussed with the highways authority.; medium visual sensitivity; located in Waveney Valley landscape area. It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints.</p>

							developed alongside adjacent site 0291, the site is concluded as being suitable for the land availability assessment.			
GNL P0250	HELAA (2017)	Heywood Road	Diss	Housing	3.00	56	Suitable. 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 (950m to centre of Diss), and has good access to shops, public transport, employment opportunities and schools. The site is concluded as being suitable for the land availability assessment.	This site is a large open field just outside of the settlement of Diss but next to a church and cemetery; screening on one side by mature trees; very open to adjacent field with medium and long range views into the site and out to Haywood and med-high visual sensitivity; located in Waveney Valley landscape area and on slightly raised ground; access would have to be made. Access to the site would probably be from Heywood Road, to the east. Some mitigation measures may be needed to ensure appropriate highways access, and enhanced footpath provision is likely to be achievable. However, especially if developed alongside other nearby sites, additional cumulative traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary and should be discussed with the highways authority. There are some dwellings adjacent; PROW on boundary; It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints.		
GNL P0606	HELAA (2017)	Boundary Farm on Shelfanger Road	Diss	Housing	3.08	58 (full capacity of site) - however only part of site is located in the NPA, therefore actual capacity may be lower	Suitable. This is a greenfield site immediately north of site 0362, to the north of Diss. It lies opposite Diss Sports Ground to the east. Although the site is on the north-west edge of Diss, it still has reasonable access to shops, public transport, employment opportunities and schools. Enhancements to the sewerage and water supply network would be needed, perhaps including the closest Water Recycling Centre. Parts of the site close to this are affected by 1:100-year and 1:30-year surface water flooding, including the current access (which serves the farm). Particularly in combination with nearby sites (and especially the large site 0362 to the south), additional traffic pressure would be put on Shelfanger Road and the surrounding area; wider traffic mitigation measures would likely be necessary. Development of this site would also add to the traffic pressure along the A1066 through Diss. 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.	Largest part of this site is outside of the neighbourhood area and all of it is outside the settlement boundary of Diss; mixed site with some existing buildings and part of it overgrown meadow/disused field; a lot of mature trees; existing buildings currently accommodate waste paper recycling facility; some biodiversity likely; well screened on three sides; 2 thirds of site is in Haywoods; views of fields opposite; low to medium visual sensitivity due to screening; located in Waveney Valley landscape policy area; It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints. However, Those parts of the site outside the Neighbourhood Plan boundary cannot be allocated in the Neighbourhood Plan. Allocation of the remainder of the site would need to be discussed with the relevant planning authority (Parish Council or LPA), who may wish to allocate it in their plan.		

The site is concluded as being suitable for the land availability assessment.

GNL P034 1	HELAA (2017)	Parish Fields	Diss	Housing	3.21	35 retirement living units, 5 dwellings, Health Centre expansion	<p>Not suitable. 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-year) 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>	<p>This site is a designated open space in the local plan and has historic significance. It is located within the Diss settlement boundary. The Neighbourhood Group are aiming to achieve increased public access. Location close to centre is very positive but due to open space designation the site cannot be allocated for housing.. It is therefore considered that this site is unsuitable for allocation.</p>
GNL P210 4	HELAA (2018 addendum)		Diss	Housing	50.51	631 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower	<p>Suitable. This 50.51 ha site is located west of Shelfanger Road. Initial highway evidence suggests 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.</p>	<p>This site is a very large open field; if fully developed this would significantly alter the character of the settlement and result in coalescence of currently distinct settlements of Diss and Roydon; Small-scale development only acceptable, in line with draft Policy 15; at most, AECOM recommend only allocating part of site; screening is on edge of site only so only effective if whole site is developed; if only part of site developed then extra screening would be required; medium to long range views; potential impact on listed buildings; high visual sensitivity; site appears very rural and remote; a large part of site outside Diss; it is therefore considered that this site could potentially be suitable for allocation, however only subject to mitigation of constraints and subject to only part of the site being allocated, adjacent to existing dwellings and not extending into the settlement gap or outside of the neighbourhood plan boundary.</p>

GNL P052 6	HELAA (2017)	South of High Road	Roydon	Housing	3.66	89 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower	Suitable. This is a 2.7 ha site that is well-related to services in the Village. A concern about the site is the adequacy of its access. There appears to be reliance on a narrow track between existing frontage development along Rectory Road, unless access is via adjacent land that is also promoted. Being central to the Village means there are considerations for the impact on listed buildings and the conservation area, but these factors are thought mitigatable. Other constraints, but also thought mitigatable, are constraints on the road network through the Village; and, the compatibility of neighbouring uses given that the sewerage treatment works is less than 100 metres to the north. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.	This site is open farmland on the edge of the settlement of Roydon but well related to it; it is well screened from road but access may be difficult to establish as it is located behind existing dwellings; potential impact on listed buildings and the conservation area; visibility limited for same reason; Small-scale development only acceptable, in line with draft Policy 15; It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints, however only part of the site should be allocated.
GNL P103 8	HELAA (2017)	Brewers Green	Diss	Housing	1.06	8-12 (full capacity of site) - however only part of site is suitable, therefore actual capacity will be lower	Suitable. This greenfield site adjoins existing residential development to the north, and Diss Football Club's floodlit ground to the east. There is potential for noise and light nuisance from the ground, but this is probably capable of being mitigated. Some overhead cables cross the middle of the site, which are a constraint. There are two listed buildings close to the west of the site, which would need consideration. Development of the site would also "close the gap" between the built-up parts of Diss and Roydon, which would have negative townscape impacts. In terms of access, an appropriate visibility splay appears achievable although both potential access roads are narrow and could be a constraint and mitigation would be required. Some surface water flooding on parts of Brewers Green and Factory Lane may affect access decisions. Enhancements to the sewerage and water supply network would be needed, but given the proximity to existing connected areas, this should not be a problem. Some mitigation may be required due to the proximity of Brewers Green County Wildlife Site 25m to the west. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. There are constraints that will require mitigation however, based on current evidence, the site is concluded as being suitable for the land availability assessment.	This site is smaller than GNL P2104 but in a similar location and therefore creates a potential risk of coalescence; if fully developed it would close the settlement gap between Diss and Roydon; also small-scale development only acceptable, in line with draft Policy 15; therefore AECOM strongly advise against allocating the part of the site which is adjacent to the sports field; site is well screened all around with hedges; potential impact on listed buildings; mature trees on boundary; access would need making; It is considered that the site is potentially suitable for allocation, however only subject to allocating only the western end of the site adjacent to existing dwellings for a limited number of homes. It is important to be aware that there are two listed buildings close to the west of the site which would need consideration, as well as Brewers Green County Wildlife Site 25m to the west. Planning permission was granted in 2014 for the erection of a small storage building on the site (reference: 2014/1872, indicating that the principle of development on this site has been established although not for residential development.
GNL P059 9	HELAA (2017)	Walcot Road and Walcot Green	Diss	Housing	3.29	62 Planning app 2019/1555 proposes	Suitable. 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	This large rural site is adjacent to existing dwellings and the settlement boundary of Diss at its southern end but otherwise very rural and remote from existing services and very highly constrained; would have visual impact on adjacent nursing home; single very large tree on edge of site which may require



94 dwellings	Walcot Green, but is thought likely to be mitigatable. Particularly in combination with site 599, 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	protection; location near high school positive; potential impact on listed buildings and conservation area; no pavement and no possibility to add a pavement without removal of mature trees/hedgerows; hedges screening on one side but no screening on other sides; medium visual sensitivity; HELAA notes likelihood of some landscape impacts; restricted visibility as site between two bends in road, therefore access concerns regarding safety unless alternative access possible via residential area to south of site (Walcot Rise); alternative safe access could be created if site developed as high school expansion rather than residential; It is considered that the site is potentially suitable for partial allocation, however only if constraints can be mitigated; site is not a very sustainable location for development at present. An outline planning application for up to 94 dwellings was submitted for this site in 2019 (reference 2019/1555) and is pending consideration. If permission is granted the site would not need to be allocated in the NP (although support for development at this location could be demonstrated through an allocation)
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GNL P104 4	HELAA (2017)	Walcot Green	Diss	Housing	10.95	137	<p>Not suitable. 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.</p> <p>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.</p> <p>Particularly in combination with site 599, 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>	<p>Site is greenfield adjacent to railway; visible from new built housing; large site on narrow road which can't be widened due to gas mains, property issues etc; mature trees on corner; potential impact on listed buildings; screening is only present at edge of field, therefore only if whole site was developed; medium visual sensitivity; appearance of site is separate from settlement and very rural; adjacent to settlement boundary of Diss on western side; rest outside of settlement boundary; it is considered that this site is currently unsuitable for allocation due to significant highways concerns.</p>
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GNL HELAA Frenze Diss
P100 (2017) Hall Lane
3

Housing 2.02 38

Not suitable. This greenfield site lies on the eastern edge of Walcot Green beyond the edge of Diss, which benefits from a wide range of core services and facilities, but the site is at some distance from the town and a limited number of services would be in reasonable walking distance. There are no known constraints in relation to utilities infrastructure or contamination/ground stability and only small parts of the site and the adjoining roadway are subject to surface water flooding. Anglian Water have not commented specifically on this site in relation to water infrastructure but on the basis of other sites in Diss it is likely that off-site mains reinforcement and sewerage upgrades would be necessary. The site adjoins the locally identified Waveney River Valley protection zone and is within 150m of a County Wildlife Site at Frenze Brook: some mitigation is likely to be necessary. Development would not result in the loss of any locally protected open space or high quality agricultural land. There could be potentially harmful impacts on heritage assets in Walcot Green and the setting a Grade I-listed church in nearby Frenze. Particularly in combination with sites 0599 and 1044, 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 imposed by the unsuitable road network. Due to the significant highways constraints, the site is concluded as being unsuitable for the land availability assessment.

This site is garden land wrapped around an existing dwelling outside of the Diss settlement boundary; There are a large number of mature trees present on southwestern corner of site, as well as mature hedges; potential impact on heritage assets and listed building; site is located opposite a field on bend in road with no safe walking access and it is unclear how safe pedestrian and vehicular access could be ensured. It is therefore considered that this site is currently unsuitable for allocation due to significant highways concerns similar to site GNLP1044.

GNL HELAA Frenze Diss
P011 (2017) Hall Lane
2

Housing 0.23 9

Suitable. This is a small greenfield site for about 4-8 dwellings. The sewerage system would need upgrading, but this would be likely to be achievable, given the proximity of existing development. The site lies within one mile of a range of services, including employment opportunities, schools, shops and the railway station. There are no significant areas of flood risk on the site, just a small area of surface water flooding risks along the northern boundary. The site would not affect the setting of any heritage assets, and any noise impacts (from the railway line and Diss Business Park) would be limited and likely to be mitigatable. Some mitigation of potential ecological impacts on Frenze Hall County Wildlife Site may be necessary. Appropriate access to the site may not be easy to secure, as it would inevitably be close to the junction of Frenze Hall Lane and Walcot Green. Walcot Green to the east passes underneath the railway line, and this link would need to be maintained appropriately. Whilst appropriate highways mitigation work would need to be

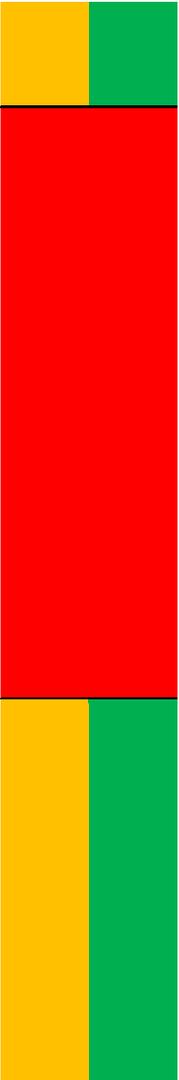
Small and very narrow greenfield site at edge of Diss settlement boundary with potential difficulties creating access; area best suited for access is adjacent to pond with protected newts on site; screening on two sides by mature trees and hedgerows; next to railway bridge; access on bend in road near traffic lights; biodiversity concerns due to pond on site; site overgrown; opposite high pressure gas station and protected tree, which is reason why road can't be widened. It is considered that this site could be potentially suitable for allocation, however only subject to mitigation of constraints.

demonstrated, the site is concluded as being suitable for the land availability assessment.

GNL P018 5	HELAA (2017)	Prince William Way	Diss	Housing	1.01	20	<p>Not suitable. The site comprises vacant land immediately south of an existing housing area and is bordered by an industrial estate to the south-west 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 SSSIs 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.</p>	Site is already allocated in local plan therefore not required for allocation in neighbourhood plan.
GNL P010 2	HELAA (2017)	Land at Frontier Agriculture on Sandy Lane	Diss	Employment	3.61	68	<p>Suitable. 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.</p>	Site currently in employment use as grain storage; site and area clearly industrial in character; part of business park within Diss settlement boundary; could be suitable for residential due to location close to centre but may be better suited for continued employment use; low visual sensitivity; potential contamination; potential impact on adjacent listed station; close proximity to railway and town centre and within settlement boundary; It is considered that this site could be potentially suitable for allocation, however may be better suited to allocation as employment rather than housing site. A planning application (reference: 2015/2816) was submitted in 2015 for demolition of existing buildings on site and outline planning application for up to 90 dwellings but was later withdrawn.

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.

GNL P104 5	HELAA (2017)	Diss	Housing	0.94	19	<p>Not suitable. 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.</p>	Site is currently allocated as employment land in the local plan and therefore does not require allocation through the neighbourhood plan.
GNL P206 7	HELAA (2017)	Diss	Employment	0.42	8	<p>Suitable. This 0.42 ha site is located south of Victoria Road suggested for warehousing, business and offices. The adjacent building is a C2 residential care home which could conflict with the proposed use. The site is wholly within flood zone 2 and the boundary of the site is within flood zone 3. Other environmental considerations are that the site is adjacent to Stuston Common and is within the Waveney river valley. Although the site has constraints it is considered suitable for the land availability assessment.</p>	This is a small scale site on the edge of the settlement of Diss; its western edge is adjacent to the settlement boundary; it is screened on three side by trees/ hedgerows, including some mature trees; not screened on side adjacent to road; existing access; site is relatively far from town centre and near to land used for employment as well as adjacent to a nursing home; The edges of the site are on the boundary with Mid Suffolk and with Scole Parish but due to its small scale, development would not lead to coalescence with Scole; the site has been proposed for employment uses; It is considered that the site is potentially suitable for allocation, however may be more suited to allocation as an employment site, subject to mitigation of constraints.



GNL P010 4	HELAA (2017)	Sandston Diss e Way	Housing	0.48	10
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Suitable. This greenfield site is proposed for 6-10 residential dwellings and is sandwiched between existing residential development to the south and the A1066 to the north. If highways access can be secured to Sandstone Way, then the highways impacts maybe acceptable; but if a direct access to the A1066 was needed instead, it would be more problematic. Either way, noise mitigation measures may be necessary as the A1066 is a 40mph zone adjacent to the site. Given its location not far from the town centre (1.2km from the centre of Diss), the site is well-located to shops, with employment opportunities, public transport, and schools close by too. There are no flooding constraints, and as a relatively small site adjacent to existing development, some modest sewerage upgrades are likely to be deliverable. No heritage assets would be affected adversely. The site is fairly close to the River Waveney, and within 200m of Roydon Fen Local Nature Reserve; some mitigation measures may be necessary. A number of constraints are identified but subject to being able to overcome these the site is concluded as being suitable for the land availability assessment.

This is a small greenfield site, which is adjacent to the settlement boundary on two sides, on the side of Diss which faces Roydon; meets policy 15; it is too small to threaten coalescence; it is well related to the settlement and a reasonable distance to shops and services; potential access through existing residential area may be possible to establish; visible to road and to existing dwellings with no screening to that side so may require some screening; currently the site has some trees on its edge and almost no hedges; medium visual impact / sensitivity as close to existing dwellings; It is considered that this site is suitable for allocation and only subject to minor constraints.

Source: GNL HELAA (Dec 2017), information submitted by the neighbourhood group, AECOM

6. Conclusions

Site assessment conclusions

6.1 The site assessment has found that of the 35 sites considered, 3 sites are considered suitable and available for housing allocation and, if found to be viable for the proposed development, would be recommended as the start of a shortlist from which the Town Council could select sites to allocate for housing in the Neighbourhood Plan. These sites are free from constraints or have minor constraints that are likely to be possible to resolve. These are:

SITE GNLP0338R (provided that only part of the site is allocated for a smaller number of dwellings) - This site of derelict farm buildings and a field is located in Scole. The site as a whole is too large and if fully developed would significantly change the character of settlement. There is also potential for impact on nearby listed buildings and the conservation area. The site itself is well related to settlement, has low visual sensitivity and is well screened by hedgerows and mature trees. The site assessment recommends the site as suitable for allocation, provided that only part of the site is allocated for a smaller number of dwellings and that the impact on heritage assets is assessed and if necessary mitigated.

SITE GNLP0349 (provided that only part of the site is allocated for a smaller number of dwellings) - This large open greenfield, adjacent to settlement boundary of Burston is well screened on three sides by mature trees and hedges, has a low likelihood of biodiversity concerns. The site requires some access improvements and investigation of potential impact to listed building and conservation area. Similarly to GNLP0338R above, the site is too large for its location to allocate in its totality and AECOM therefore recommend partial allocation for a lower number of dwellings adjacent to existing dwellings, to avoid extending development into the open countryside. Potential constraints need to be assessed and mitigated.

SITE GNLP0104 - This small greenfield site is adjacent to the settlement boundary of Diss on two sides and is too small to threaten coalescence. It is well related to the settlement and a reasonable distance to shops and services, access appears feasible to establish, may require some screening, has medium visual impact / sensitivity. AECOM's assessment deems this site as suitable for allocation, subject to only minor constraints which need to be assessed and mitigated.

6.2 A further 21 sites are potentially suitable and available (i.e. have not been ruled out entirely) but have constraints – some less and some very significant – which mean they are less likely to be suitable for development. If constraints could not be resolved or mitigated, they would not be appropriate for allocation. Please note that the below details are summaries only. For full details of the sites, please see table 5.1, which includes conclusions of the AECOM and the HELAA assessments. These potentially suitable sites subject to mitigation, are:

- **SITE GNLP0527** – At most potentially only suitable for partial allocation for smaller number of dwellings, possibly on the north/west side adjacent to Scole settlement boundary, subject to mitigation of constraints, which include need for access improvements and foul drainage underneath site.
- **SITE GNLP0339** – This site in Scole is potentially suitable subject to mitigation of highways concerns on narrow access road affected by flooding and location in a conservation area.
- **SITE GNLP2066** – This site adjacent to the Scole settlement boundary is potentially suitable, subject to mitigation of a number of constraints relating to narrow layout of site, potential difficulties in achieving access, medium biodiversity concerns due to designation and large number of mature trees and potential for heritage impacts.
- **SITE GNLP1028** – This greenfield site (orchard) is outside of but close to the settlement boundary of Burston, relating well to services and the existing settlement. It is potentially suitable subject

to mitigation of constraints including biodiversity potential due to pond on site, potential heritage concerns and potential issues creating safe access.

- **SITE GNLP0386** – At most suitable for partial allocation for smaller number of dwellings adjacent to settlement boundary of Burston, subject to mitigation of a number of constraints including risk of coalescence, potential impact to listed building and conservation area, significant access issues as access road subject to flooding and lack of safe pedestrian access on a bend in road, need for screening to adjacent properties and medium to high visual sensitivity.
- **SITE GNLP0561** - Located outside of but close to the settlement boundary of Burston and only potentially suitable for partial allocation for smaller number of dwellings closer to existing housing, subject to mitigation of a number of constraints including cumulative risk of coalescence, medium to high visual sensitivity and remote location from the settlement centre.
- **SITE GNLP0562** – Located beyond the settlement boundary of Burston and only potentially suitable for partial allocation for limited dwellings near existing dwellings, subject to mitigation of a number of constraints including high visual sensitivity, potential impact on listed building and conservation area, lack of screening except on one side of site, distance from centre and its services, no pavement and cumulative risk of coalescence with other adjacent sites in assessment, which together could close the gap between the settlements of Burston and Heywood. AECOM would strongly recommend against allocating sites GNLP0561, 0562 and SL0005 and together and also against allocating the whole site of GNLP0562, due to the risk of coalescence.
- **SITE GNLP0291** - Located close to and well related to the settlement of Diss and its services, this site is potentially suitable subject to mitigation of constraints including high voltage electricity on site, need for access improvements and potential biodiversity concerns.
- **SITE GNLP0342** – Located just outside the settlement boundary of Diss but well related to the settlement and its services, this site is potentially suitable for allocation, subject to mitigation of a number of constraints including potential need for increased screening, medium to high visual sensitivity, and potential issues establishing access.
- **SITE GNLP0362** - Large greenfield site on the edge of the settlement of Diss, potentially suitable for partial allocation for limited dwellings near existing dwellings, subject to mitigation of a number of constraints including potential need for some additional screening, need for a new access to be established, medium visual sensitivity and need for assessment of biodiversity due to copse and water present on site.
- **SITE GNLP0119** - Residential garden located at back of site GNLP0291, relating well to the settlement of Diss and at a reasonable distance from centre and services, is potentially suitable for allocation, subject to mitigation of constraints including the need to establish access, possibly in conjunction with 0291 and medium visual sensitivity.
- **SITE GNLP0250** - This large open field just outside of the settlement of Diss is potentially suitable subject to mitigation of constraints including potential need for additional screening, medium to high visual sensitivity, and need for access to be made.
- **SITE GNLP0606** – This site is located outside of and at a distance to the settlement boundary of Diss. The majority of this mixed site is also located outside of the neighbourhood plan area. Those parts of the site located within it are potentially suitable, subject to mitigation of constraints including potential biodiversity, a large number of mature trees, low to medium visual sensitivity (due to existing screening this is limited).
- **SITE GNLP2104** - This very large open field extends to outside of the neighbourhood plan area into the open countryside. If fully developed it would significantly alter the character of the settlement and result in coalescence of currently distinct settlements of Diss and Roydon. It is potentially suitable for partial allocation for a lower number of dwellings adjacent to existing dwellings, subject to mitigation of constraints including need for screening, potential impact on listed buildings and high visual sensitivity. AECOM recommend against allocating those parts of

the site extending into the settlement gap. Those parts of the site outside the neighbourhood plan boundary cannot be allocated in the Diss District Neighbourhood Plan, although the relevant planning authority (Parish Council or LPA) may wish to allocate it in their plan.

- **SITE GNLP0526** - This site is located on the edge of the settlement of Roydon but well related to it. It is potentially suitable for partial allocation, subject to mitigation of constraints including lack of access which may be difficult to establish due to its location behind existing dwellings and potential impact on listed buildings and the conservation area.
- **SITE GNLP1038** - If fully developed, this site would close the settlement gap between Diss and Roydon. The site is potentially suitable for partial allocation for a limited number of homes adjacent to existing dwellings, subject to mitigation of constraints including the need to establish access and potential impact on listed buildings. AECOM strongly advise against allocating the part of the site adjacent to the sports field, as this would result in coalescence.
- **SITE GNLP0599** - This large rural site is adjacent to existing dwellings and the settlement boundary of Diss at one end and a school at another but otherwise remote from existing services, very highly constrained and not a very sustainable location for development at present. The site is potentially suitable for allocation, however only if significant constraints can be mitigated, including visual impact on the adjacent nursing home, potential impact on listed buildings and conservation area, the presence of a single very large tree on the edge of site which may require protection, the need to establish safe pedestrian access which may not be possible without removal of mature trees and/or hedgerows, the need for more screening, medium visual sensitivity, restricted visibility as site is located between two bends in road and the potential need to establish an alternative vehicular access. An outline planning application for up to 94 dwellings was submitted for this site in 2019 (reference: 2019/1555) and is pending consideration.
- **SITE GNLP0112** – This small and narrow greenfield site on the edge of the settlement of Diss is potentially suitable subject to mitigation of constraints, including the need to establish safe access which may encounter difficulties, as the area best suited for access is adjacent to a pond with protected newts, on a bend in road near traffic lights and opposite a high pressure gas station and a protected tree, as well as biodiversity concerns due to the pond on site.
- **SITE GNLP0102** – This current employment site is located in an area clearly industrial in character and part of a business park within the Diss settlement boundary. It could be potentially suitable for a residential allocation, due to its location in close proximity to the railway and town centre and within the settlement boundary, subject to mitigation of constraints including possible contamination and potential impact on adjacent listed station. However, it may be better suited for an employment allocation. An outline planning application (reference: 2015/2816) was submitted in 2015 for up to 90 dwellings on this site but was later withdrawn.
- **SITE GNLP2067** - This small site adjacent to the settlement boundary of Diss is located relatively far from the town centre (1.9km from the centre of Diss) and near to land used for employment purposes. It is potentially suitable for a housing allocation subject to mitigation of constraints including the potential need for more screening and the impact on the adjacent nursing home. However, it may be more suited to allocation as an employment site.
- **SITE GNLP0005** – This narrow residential garden site is just outside of the settlement boundary of Burston. It is potentially suitable for partial allocation for a very limited number of dwellings adjacent to existing dwellings, subject to mitigation of constraints including the need to establish safe pedestrian access which may be difficult due to its location on a bend in the road, as well as visual sensitivity which varies across the site. The eastern side of site may be suitable as this has lower visual sensitivity. However, the western side of the site is less suitable as it projects outside of the settlement boundary into open countryside with higher visual sensitivity.

6.3 It appears unlikely that the entirety of the draft housing requirement for Diss and District can be met through the more immediately suitable and available sites further above. Therefore, it is likely that some or some parts of the potentially suitable sites should also be allocated in the Neighbourhood Plan, subject to mitigation of constraints.

- 6.4 Of the remaining sites, three sites are available but deemed as not suitable for residential development due to significant constraints and four sites are already subject to allocations in the local plan for housing, green space or employment. These seven sites (**GNLP0511, GNLP0560, GNLP0341, GNLP1044, GNLP1003, GNLP0185 and GNLP1045**) are therefore not appropriate for allocation in the neighbourhood plan.
- 6.5 Of the 4 sites marked as not available (those sites put forward by DTC), 2 are suitable (**DISS0001 and DISS0002**) and 2 are potentially suitable subject to mitigation of constraints (**DISS0003 and DIS2/DIS7**). DTC may wish to put some of these sites forward as aspirations for development within the Neighbourhood Plan instead of allocations, unless the sites become available as the Neighbourhood Plan progresses, in which case they could also be allocated.

Next Steps

- 6.6 The total estimated housing need for the whole Neighbourhood Plan area adds up to 434 dwellings:
- Diss and Roydon: 300 dwellings (Source: South Norfolk Council advice to DTC)
 - Burton and Shimpling: 35 dwellings (Source: South Norfolk Council advice to DTC)
 - Scale: 35 dwellings (Source: South Norfolk Council advice to DTC)
 - Brome and Oakley, Stuston and Palgrave: 64 dwellings as assigned to Diss and District Neighbourhood Plan covering Palgrave parish (Source: Emerging Babergh and Mid Suffolk Joint Local Plan Regulation 18 Preferred Options Draft).
- 6.7 However, these figures are indicative only and may still change, subject to changes to either of the emerging Local Plans, as they continue to evolve. DTC should maintain contact with South Norfolk and Mid Suffolk councils, to stay abreast of potential changes in their draft housing target, as both local plans progress.
- 6.8 Should Diss Town Council decide to allocate a site or sites in the Diss and District Neighbourhood Plan, the next steps will be for the Town Council to select the sites for allocation in the Neighbourhood Plan, based on:
- The findings of this site assessment;
 - An assessment of viability;
 - Community consultation;
 - Discussions with South Norfolk and Mid Suffolk District Councils;
 - Local criteria that can be applied to differentiate between the suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan;
 - Any other evidence that becomes such available, such as assessments of constraints such as local transport or infrastructure capacity; and
 - Other considerations such as the appropriate density of the proposed sites to reflect local character.

Viability

- 6.9 As part of the site selection process, it is recommended that the Neighbourhood Group discusses site viability with South Norfolk and Mid Suffolk District Councils and with landowners and site developers. The Local Plan evidence bases may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Appendix A: Proformas for those sites not already assessed in the HELAA

Site Details

Topic	Details
Site Reference / Name	DISS0001
	
Site Address / Location	Mavery House, Diss, IP 22 4EX
Gross Site Area (Hectares)	0.67
SHLAA/SHELAA Reference (if applicable)	N/A
SHLAA/SHELAA Conclusions (if applicable)	N/A
Existing land use	Infant/ Nursery School
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	13
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Identified by NP group
Planning history (Live or previous planning applications/decisions)	2007/0584 (approved) 2006/2374 Related to extensions on the school.
Neighbouring uses	Residential

Assessment of Suitability Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent</p> <p><i>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI)* Special Area of Conservation (SAC) Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown</p> <p><i>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other</i></p>	<p>No</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes: <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></p>	<p>Low/ Very low risk</p>

Indicator of Suitability	Assessment
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</i></p> <p>Yes / No / Unknown</p>	<p>3a Yes. However, while the map shows the site as Grade 3a, AECOM note that this may not be entirely correct as it is largely a brownfield site.</p>
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <p><i>UK BAP Priority Habitat; a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></p> <p>Yes / No / Unknown</p>	<p>No - predominately brownfield site</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	Yes Yes
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	No PRoW
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	No No No
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown. An assessment would need to be undertaken.
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	Yes - School grounds / playfields.

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	729m to town centre
Bus /Tram Stop	<400m 400-800m >800m	85m
Train station	<400m 400-1200m >1200m	1587m
Primary School	<400m 400-1200m >1200m	523m
Secondary School	<1600m 1600-3900m >3900m	1250m
Open Space / recreation facilities	<400m 400-800m >800m	247m (to Cricket Club)
Cycle Route	<400m 400-800m >800m	N/A

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site is within the built up area surrounded by development therefore likelihood of low impact. However no detailed / specialist landscape assessment evidence available.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Likelihood of low impact as the site is within the built up area surrounded by development. However no detailed / specialist landscape assessment evidence available.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	No heritage assets present.
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	No

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	No
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	Mixed
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	Within

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	Within
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p>Is the site available for development?</p> <p>Yes / No / Unknown.</p>	No
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown.</p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Unknown

Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</p> <p>Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	13
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Potentially suitable but not currently available.</p> <p>Yes, potential viability issues as it includes brownfield land.</p>
Summary of justification for rating	Current site of infant and nursery school which was indicated by NP group to be at/near capacity; site not currently available but could become available in future if school relocated; fits in well with settlement between existing dwellings; low landscape and visual sensitivity; brownfield site within settlement boundary; existing access available; low biodiversity or heritage concerns.

Site Details

Topic	Details
Site Reference / Name	DISS0002
	
Site Address / Location	"The Entry", Diss, IP22 4NT
Gross Site Area (Hectares)	1.75
SHLAA/SHELAA Reference (if applicable)	N/A
SHLAA/SHELAA Conclusions (if applicable)	N/A
Existing land use	School and playing field
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	35
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Identified by NP group
Planning history (Live or previous planning applications/decisions)	2017/1500 2015/1126 2004/2097 2001/2067 Related to extensions to the school and temporary classrooms. All approved.
Neighbouring uses	Residential, open space.

Assessment of Suitability Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes: <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></p>	<p>Low risk at north of site.</p>

Indicator of Suitability	Assessment
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p>	<p>Unknown. While map shows site as Grade 3a, AECOM note that this may not be entirely correct as it is largely a brownfield site.</p>
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <p><i>UK BAP Priority Habitat; a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat or relatively flat</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>PRoW adjacent to the west of the site (Diss FP34)</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>TPO adjacent to east of site SN280 TPO (Not on Site).</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>No</p> <p>No</p> <p>No</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown. An assessment would need to be undertaken.</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>Yes - School grounds / playfields.</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	263m
Bus /Tram Stop	<400m 400-800m >800m	380m
Train station	<400m 400-1200m >1200m	1738m
Primary School	<400m 400-1200m >1200m	0m
Secondary School	<1600m 1600-3900m >3900m	842m
Open Space / recreation facilities	<400m 400-800m >800m	50m (to Cricket Club)
Cycle Route	<400m 400-800m >800m	N/A

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site <i>low</i>, <i>medium</i> or <i>high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Site is in built up area surrounded by development. Likelihood of low impact. However no detailed / specialist landscape assessment evidence available.</p>
<p>Is the site <i>low</i>, <i>medium</i> or <i>high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Likelihood of <i>low</i> to <i>medium</i> impact. While the site is in the built up area of Diss, it is adjacent to open space and not fully enclosed with some intervisibility with the surrounding area. However no detailed / specialist landscape assessment evidence available.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Two heritage assets are adjacent to the site: 6 and 7, The Entry Grade II Listed Building Franwin Grade II Listed Building</p> <p>Within Diss Conservation Area</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Mixed</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Within</p>

Indicator of Suitability	Assessment
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	Within
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p>Is the site available for development?</p> <p>Yes / No / Unknown.</p>	No
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown.</p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Unknown

Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</p> <p>Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	35
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Potentially suitable, but not currently available.</p> <p>Yes, potential viability issues as the site includes brownfield land.</p>
Summary of justification for rating	Mixed site; Current use school and playing field; Site not currently available for development but school may move if capacity is exceeded at future date; if available, site would potentially be very suitable for housing or other use; located in settlement centre; low landscape sensitivity; low to medium visual sensitivity, provided additional screening would be added towards adjacent cricket ground, but this should be reasonable to achieve.

Site Details

Topic	Details
Site Reference / Name	DISS0003
	
Site Address / Location	The Old School, Causeway close
Gross Site Area (Hectares)	0.18
SHLAA/SHELAA Reference (if applicable)	N/A
SHLAA/SHELAA Conclusions (if applicable)	N/A
Existing land use	Derelict school site
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Community Use/ Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	4
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Identified by NP group
Planning history (Live or previous planning applications/decisions)	None.
Neighbouring uses	Church, open space, residential

Assessment of Suitability Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes: <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></p>	<p>Medium Risk</p>

Indicator of Suitability	Assessment
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p>	<p>Agricultural land quality was shown on the map as grade 3. However, while the map shows site as Grade 3, AECOM note that it is largely a brownfield site in an urban area.</p> <p>Therefore, this is marked as <i>Unknown</i></p>
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <p><i>UK BAP Priority Habitat; a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	Yes Yes
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	PRoW adjacent to the east of the site (Diss FP34).
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	No No Unknown
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown. An assessment would need to be undertaken.
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	No.

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	309m
Bus /Tram Stop	<400m 400-800m >800m	217m
Train station	<400m 400-1200m >1200m	1274m
Primary School	<400m 400-1200m >1200m	690m
Secondary School	<1600m 1600-3900m >3900m	1373m
Open Space / recreation facilities	<400m 400-800m >800m	753m (to Cricket Club)
Cycle Route	<400m 400-800m >800m	N/A

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site <i>low</i>, <i>medium</i> or <i>high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Likelihood of low impact due to location. However no detailed / specialist landscape assessment evidence available.</p>
<p>Is the site <i>low</i>, <i>medium</i> or <i>high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Likelihood of low visual impact. However no detailed / specialist landscape assessment evidence available.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>5 heritage assets are adjacent to the site: 33-35, Mere Street Grade II Listed Building Congregational Church Grade II Listed Building Park House Grade II Listed Building 36, 36A, 36B, Mere Street Grade II Listed Building 2 Victoria Road Grade II Listed Building 25-27, Mere Street Grade II Listed Building</p> <p>Within Diss Conservation Area</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Brownfield</p>

Indicator of Suitability	Assessment
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	Within
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	Within
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p>Is the site available for development?</p> <p>Yes / No / Unknown.</p>	No
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown.</p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Unknown

Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</p> <p>Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	4
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Potentially suitable, but not currently available.</p> <p>Potential viability issues as the site is brownfield land.</p>
Summary of justification for rating	Brownfield site; derelict school; building not listed but appears to be of some heritage value; situated in centre of Diss; low visual or landscape sensitivity; some mitigation required subject to surrounding heritage and heritage aspect of derelict building itself; development would need to be sensitive to historic character of area; site is currently overgrown/derelict; availability currently not confirmed but site could be considerable asset to community or housing use if restored or redeveloped if it becomes available.

Site Details

Topic	Details
Site Reference / Name	DIS2/DIS7
	 
Site Address / Location	Land south of park road
Gross Site Area (Hectares)	6.72
SHLAA/SHELAA Reference (if applicable)	N/A
SHLAA/SHELAA Conclusions (if applicable)	N/A
Existing land use	Factory (mostly disused)/ Greenfield.
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Leisure and Health centre. Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	126
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Identified by NP group
Planning history (Live or previous planning applications/decisions)	2001/0830 Change of use application.
Neighbouring uses	Residential, hotel, commercial

Assessment of Suitability Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>High Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes: <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></p>	<p>Low Risk</p>

Indicator of Suitability	Assessment
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p>	<p>Yes. The land is shown as grade 3 on the map, however it is unknown whether 3a or 3b.</p>
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <p><i>UK BAP Priority Habitat; a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat or relatively flat</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No PRoW</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>To the northern boundary of the site is TPO SN086 (Row of trees along Park Road).</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Potentially yes / visibility restricted</p> <p>Potentially yes / visibility restricted</p> <p>Yes</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown. An assessment would need to be undertaken.</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Potentially yes / visibility restricted</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No.</p>

Accessibility

Factor	Guidance																
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps																	
What is the distance to the following facilities (measured from the edge of the site)	<table border="1"> <thead> <tr> <th data-bbox="621 401 997 495">Distance (metres)</th> <th data-bbox="997 401 1357 495">Comments</th> </tr> </thead> <tbody> <tr> <td data-bbox="621 495 997 583"> <400m 400-1200m >1200m </td> <td data-bbox="997 495 1357 583"> 642m </td> </tr> <tr> <td data-bbox="621 583 997 678"> <400m 400-800m >800m </td> <td data-bbox="997 583 1357 678"> 116m </td> </tr> <tr> <td data-bbox="621 678 997 772"> <400m 400-1200m >1200m </td> <td data-bbox="997 678 1357 772"> 1590m </td> </tr> <tr> <td data-bbox="621 772 997 867"> <400m 400-1200m >1200m </td> <td data-bbox="997 772 1357 867"> 897m </td> </tr> <tr> <td data-bbox="621 867 997 961"> <1600m 1600-3900m >3900m </td> <td data-bbox="997 867 1357 961"> 1538m </td> </tr> <tr> <td data-bbox="621 961 997 1056"> <400m 400-800m >800m </td> <td data-bbox="997 961 1357 1056"> 73m (play park) </td> </tr> <tr> <td data-bbox="621 1056 997 1136"> <400m 400-800m >800m </td> <td data-bbox="997 1056 1357 1136"> N/A </td> </tr> </tbody> </table>	Distance (metres)	Comments	<400m 400-1200m >1200m	642m	<400m 400-800m >800m	116m	<400m 400-1200m >1200m	1590m	<400m 400-1200m >1200m	897m	<1600m 1600-3900m >3900m	1538m	<400m 400-800m >800m	73m (play park)	<400m 400-800m >800m	N/A
Distance (metres)	Comments																
<400m 400-1200m >1200m	642m																
<400m 400-800m >800m	116m																
<400m 400-1200m >1200m	1590m																
<400m 400-1200m >1200m	897m																
<1600m 1600-3900m >3900m	1538m																
<400m 400-800m >800m	73m (play park)																
<400m 400-800m >800m	N/A																
Town / local centre / shop																	
Bus /Tram Stop																	
Train station																	
Primary School																	
Secondary School																	
Open Space / recreation facilities																	
Cycle Route																	

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site <i>low</i>, <i>medium</i> or <i>high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Likelihood of low sensitivity. Site is large and could accommodate some change. However no detailed / specialist landscape assessment evidence available.</p>
<p>Is the site <i>low</i>, <i>medium</i> or <i>high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Likelihood of low sensitivity as site is not highly visible from surrounding area and any potential development would not adversely impact any identified views. However no detailed / specialist landscape assessment evidence available.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>10 heritage assets are adjacent to the site to the western boundary along Denmark Street:</p> <p>47-49 Denmark Street Grade II 53-54 Denmark Street 65-67 Denmark Street K6 Telephone Kiosk 50 Denmark Street 55-56 Denmark Street 62-63 Denmark Street 51-52 Denmark Street 60-61 Denmark Street</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Mixed</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	Adjacent
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	Half of the site is within and half of the site is outside of and adjacent to the settlement boundary
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	Yes - If the whole site was developed this would significantly change the size and character

Assessment of Availability

Indicator of Availability	Assessment
<p>Is the site available for development?</p> <p>Yes / No / Unknown.</p>	No
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown.</p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Unknown

Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</p> <p>Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	126
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Potentially suitable but not currently available.</p> <p>Yes, potential viability issues as it includes brownfield land.</p>
Summary of justification for rating	Mixed site; Current use of majority of site is factory, with most of the site now disused; some part of the site is overgrown and stretches to river so some biodiversity possible (visibility restricted so could not confirm); good location close to centre; low landscape or visual sensitivity; existing access available; likely to be some contamination due to previous industrial use; existing buildings would likely require demolition; location could be suitable to housing, employment or open space.

Site Details

Topic	Details
Site Reference / Name	GNLPS0005
	
Site Address / Location	Land south east of Diss Road
Gross Site Area (Hectares)	0.1
SHLAA/SHELAA Reference (if applicable)	N/A
SHLAA/SHELAA Conclusions (if applicable)	N/A
Existing land use	Covered in trees
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Neighbourhood group Greater Norfolk Local Plan - Call for sites
Planning history (Live or previous planning applications/decisions)	None.
Neighbouring uses	Residential

Assessment of Suitability Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>Adjacent to the south of the site is National Forest Inventory (GB) Woodland Conifer.</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes: <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></p>	<p>Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is shown as grade 3 on the map, however it is unknown whether 3a or 3b</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <p><i>UK BAP Priority Habitat; a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Adjacent to existing pond</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	No pavement
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	No PRoW
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>No</p> <p>Yes</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown. An assessment would need to be undertaken.
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	No

Accessibility

Factor	Guidance				
	Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps				
What is the distance to the following facilities (measured from the edge of the site)	<table border="1"> <thead> <tr> <th>Distance (metres)</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Distance (metres)	Comments		
Distance (metres)	Comments				

Factor		Guidance
Town / local centre / shop	<400m 400-1200m >1200m	3,961m (Diss town centre)
Bus /Tram Stop	<400m 400-800m >800m	513m
Train station	<400m 400-1200m >1200m	5702m
Primary School	<400m 400-1200m >1200m	560m
Secondary School	<1600m 1600-3900m >3900m	398m
Open Space / recreation facilities	<400m 400-800m >800m	Adjacent to open space
Cycle Route	<400m 400-800m >800m	N/A

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site <i>low</i>, <i>medium</i> or <i>high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Overall low likelihood of sensitivity but western side of site has higher likelihood of sensitivity. However no detailed / specialist landscape assessment evidence available.</p>
<p>Is the site <i>low</i>, <i>medium</i> or <i>high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Low overall likelihood of sensitivity but western side of site has higher likelihood. However no detailed / specialist landscape assessment evidence available.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	No
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	No

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i></p>	No
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	Greenfield
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	Outside

Indicator of Suitability	Assessment
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	Outside
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
<p>Is the site available for development?</p> <p>Yes / No / Unknown.</p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown.</p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Unknown

Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</p> <p>Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Potentially suitable, but not currently available.</p> <p>No</p>
Summary of justification for rating	<p>Outside of the settlement boundary of Burston. Residential garden surrounded by hedges; very small and narrow site; on bend in road; no pavement; eastern side of site may be suitable for 2 dwellings adjacent to existing dwelling as this side has lower landscape and visual sensitivity; however western side of site is less suitable as projects outside of settlement boundary into open countryside with higher landscape/visual sensitivity; visibility into site limited; likely to be low biodiversity as is residential garden.</p>

Appendix B: Assessment table for HELAA sites

Site Reference	HELAA Reference	HELAA conclusions (Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?)	How can these conclusions be applied to the Neighbourhood Planning Site Assessment			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	In the Neighbourhood Plan context, is the site suitable (Y/N); is the site available (Y/N); is the site achievable (Y/N)	What is the justification for this judgement?
			<i>Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</i>	<i>Does more recent or additional information now exist which could change the HELAA findings?</i>	<i>Are there any concerns that the SHLAA conclusion is reasonable and defensible?</i>			
GNL PO338R	HELAA (2018 addendum)	Suitable – being well-related to the village, the site has walkable access to bus routes, employment, retail and Scole Primary School, but it is also close to listed buildings and the conservation area, which may require mitigation. Initial evidence suggests that the access and lack of footpath cause the Highways Authority concern. There is some risk of surface water flooding on the road (which may affect access decisions) and within the site at the pond – which may itself indicate the need for an ecological assessment. There is also a SSSI within 3km of the site. There are no concerns over contamination, ground stability or loss of open space.	No	No	No	Yes	Suitable: yes (provided that only part of the site is allocated for a smaller number of dwellings) Available: yes Achievable: yes	Site located in Scole, which, as per Local Plan, should only accommodate small scale development (Policy 15). The site is too large to be appropriate for full allocation. If fully developed it would significantly change the character of the settlement. It is appropriate to allocate only part of the site for a smaller number of dwellings. The site itself is well related to settlement. It has low visual sensitivity. There is potential impact on listed buildings and the conservation area. It is well screened by hedgerows and mature trees.

		Although the site has some constraints, it is considered suitable for the land availability assessment. Available – immediately. Achievable – yes.						Its current use is derelict farm buildings and a field. The house adjacent would remain. It is considered that the site is suitable for allocation, provided that only part of the site is allocated for a smaller number of dwellings.
GNLP0511	HELAA (2017)	Unsuitable This is a large greenfield site currently allocated in the adopted local plan for housing. It is well related to services and character of the village. The proposal is to increase the density from 15 to 35 dwellings. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. There are no concerns over contamination, ground stability, loss of open space, or landscape character issues other than scale of development proposed. There are number of constraints, but these may be possible to mitigate. However, the site is subject to an existing allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis. Available – site is available immediately. Achievable – yes.	No	No	No	Yes	Suitable: no Available: not available for allocation in NP as already allocated in Local Plan Achievable: yes	Site is already allocated in Local Plan, therefore there is no need to allocate in neighbourhood plan and no need to include it in this site assessment.
GNLP0527	HELAA (2017)	Suitable - This is a large greenfield site south of Bungay Road in close proximity to the A143. It is adjacent to	No	No	No	Yes	Suitable: yes (subject to mitigation of	Access needs to be made which may require some removal of hedgerows. Current

		<p>the built up area therefore, well related to services and character of the area. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. However subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include proximity to sewerage works, where odour may be an issue. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.</p> <p>Available – yes Achievable – yes</p>					<p>constraints and subject to only part of the site being allocated for a smaller number of dwellings) Available: yes Achievable: yes</p>	<p>use is as a paddock/field. No mature trees are present on site. Foul drainage is located underneath site. Site has low visual sensitivity. Local Plan states that Scole should accommodate only small-scale development (policy 15). Therefore, at most the site should be allocated only in part, for a smaller number of dwellings, possibly on the north/west side adjacent to settlement boundary. It is considered that this site is potentially suitable, subject to mitigation of constraints and subject to only part of the site being allocated for a smaller number of dwellings.</p>
GNLP0339	HELAA (2017)	<p>Suitable - This is a greenfield site off Low Road which is a narrow road in close proximity to the A140. It is situated between two properties, therefore well related to the form and character of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over contamination, ground stability, loss of high quality agricultural land, loss of open space or ecological impacts. The site is within Waveney</p>	No	No	No	Yes	<p>Suitable: yes (subject to mitigation of constraints) Available: yes Achievable: yes</p>	<p>Current use of site is as a field surrounded by hedgerows. One dwelling is located adjacent on each side of the site. The site is small and therefore meets policy 15. The site is screened by hedgerows on all sides except at access point. Access is available but some highways concerns are present around the narrow access road which is affected by flooding. No mature trees are present on site. Site is in a conservation area which development would have to take into account. Site has low visual sensitivity. It is</p>

		<p>River Valley and conservation area and other constraints include proximity to scheduled ancient monument, listed buildings, and potential noise from the A140. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.</p> <p>Available – site is available immediately.</p> <p>Achievable – yes.</p>						considered that the site is potentially suitable for allocation, subject to mitigation of constraints.
GNLP2066	HELAA (2018 addendum)	<p>Suitable - The site lies to the south of Scole, adjacent to the built up area and taking a narrow access off Bridge Road. Being close to the village, the site is accessible to bus services, employment, retail and Scole Primary School, but is also close to listed buildings and adjacent to the conservation area. Initial evidence from the Highway Authority suggests that a suitable access cannot be achieved. The eastern part of the site is at risk of surface water flooding, and at 1:1000 extent this covers approximately half the site. There is a scheduled ancient monument within 400m of the site, and the site is in the designated river valley. However, there are no concerns over biodiversity, contamination, ground stability or loss of open space. The site has some constraints but subject to being able to achieve satisfactory access, it is considered suitable for the land availability assessment.</p>	No	No	No	Yes	<p>Suitable: yes (subject to mitigation of constraints)</p> <p>Available: yes</p> <p>Achievable: yes</p>	<p>The site is adjacent to the settlement boundary south of Scole. It is a small site and therefore meets policy 15. Its current use is as a paddock and mechanical equipment storage. It is a narrow site with a large number of mature trees. There are potential difficulties in achieving access unless site GNLP0527 is developed also. Potential site access, if the site was developed on its own, would be very narrow. The site has low visual sensitivity due to screening, medium biodiversity concerns due to its river valley designation and mature trees, as well as the potential for heritage impacts on the nearby scheduled monument. Development of the site would only be possible in combination with GNLP0527 or if the boundary is revised to provide</p>

		<p>Available – site is available within 1-5 years (by March 2021).</p> <p>Achievable – yes.</p>						<p>suitable access. It is considered that the site is potentially suitable for allocation, subject to mitigation of constraints.</p>
GNLP0349	HELAA (2017)	<p>Suitable - This is a large greenfield site west of Gissing Road, adjacent to the development boundary and housing on the opposite side of the road. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, nor ecology. Other constraints include SSSI within 3,000m, possible impact to listed building and conservation area. Anglian Water has advised of major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.</p> <p>Available – immediately.</p> <p>Achievable – yes.</p>	No	No	No	Yes	<p>Suitable: yes (provided only that part of the site is allocated for a smaller number of dwellings, adjacent to existing dwellings)</p> <p>Available: yes</p> <p>Achievable: yes</p>	<p>This is a large open greenfield site with current use as field, adjacent to the settlement boundary of Burston. It has low visual sensitivity as it is well screened on three sides by mature trees and hedges. There is low likelihood of biodiversity concerns. There is potential for some heritage impact to a listed building and conservation area. The site is visible from nearby existing dwellings. Access would need to be made but should be possible to create. Some pavement and walkable verge already exist. The site is large and as such, if fully developed, this would significantly alter the character of the settlement. Policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. It is recommended that if this site is allocated, the group should, at most, only allocate part of the site for a smaller number of dwellings adjacent to existing housing, to cater for local need. Development should avoid extending into the open</p>

								countryside. It is considered that this site is suitable for allocation, provided that only part of the site is allocated for a smaller number of dwellings, adjacent to existing dwellings.
GNLP0560	HELAA (2017)	Suitable - The site is large greenfield site beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, nor ecology. However, other constraints include landscape sensitivities, SSSI buffer, county wildlife site opposite, and proximity to conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.	No	No	No	Yes	Suitable: no Available: yes Achievable: yes	This large agricultural greenfield site outside of the settlement boundary of Burston appears significantly constrained, with similar concerns as on sites GNLP0561 and 0562 and with cumulative risk of coalescence. The site appears to have high visual sensitivity (also noted by the HELAA). It would only become connected to the settlement if developed with site GNLP0561, which would cause cumulative impact on the size and character of the settlement, views and landscape. Policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. The site is very remote from the centre (575m from centre of Burston, 4km from Diss centre) and insufficiently related to the existing village. Access and infrastructure are constrained due to remote location. It is considered that this site

		<p>Available – the site is available immediately.</p> <p>Achievable – yes.</p>						unsuitable for allocation in the Neighbourhood Plan.
GNLP1028	HELAA (2017)	<p>Suitable - This is a greenfield site outside the development boundary and adjacent to the conservation area. It is well related to services and character of the area. Initial highway evidence has highlighted concerns that there is no possibility of creating suitable access to the site based on current evidence. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over potential contamination, ground stability, loss of open space, loss of high quality agricultural land. However, other constraints include potential impacts on the setting of heritage assets, listed buildings, pond and ecology. The Crown PH is immediately to the south and is known as a music venue, so noise may be an issue. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.</p> <p>Available – does not specify.</p> <p>Achievable – yes.</p>	No	No	No	Yes	<p>Suitable: yes (subject to constraints being addressed)</p> <p>Available: yes</p> <p>Achievable: yes</p>	<p>This greenfield site is located outside of but close to the settlement boundary of Burston, especially at its south-eastern end. Current use is as an orchard. The location relates well to services and the existing settlement. Policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. The site is well screened by hedges. There is a small pond in the corner of the site and another pond/wide ditch between this site and the land going towards the Crown pub. A PROW is located opposite. There is potential for biodiversity and some heritage concerns. Access is also potentially an issue as it may not be possible to create pavement without removing hedgerows, and access onto Mill Road is problematic. It is considered that this site is potentially suitable for allocation, subject to constraints being addressed.</p>

GNLP0386	HELAA (2017)	<p>Suitable - This is a large scale proposal on greenfield site off Rectory Road adjacent to the build-up area. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, or ecology. Other constraints include SSSI within 3000m, potential impact to listed building and conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.</p> <p>Available – immediately. Achievable – yes.</p>	No	No	No	Yes	<p>Suitable: yes (limited number of dwellings only, subject to mitigation of constraints) Available: yes Achievable: yes</p>	<p>This is a large greenfield site (a field opposite another field). The majority of the site is clearly outside the settlement boundary of Burston with only the northern edge adjacent. Site has very rural appearance. If fully developed there would be risk of coalescence of Burston with Audley End. Site is screened on two side with hedgerows and trees, some of which are mature. It is adjacent to a ford and therefore the access road is subject to flooding. Currently there is no pavement. Access could be made but could be problematic as the site is located on a bend in the road. If the whole site was all developed it would extensively change the character of the settlement. It is visible from adjacent properties where there is no screening and there is likelihood of medium to high visual sensitivity. There is potential impact to listed building and conservation area. Policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. If the site is allocated, we would therefore recommend at most allocating part of the site for a smaller number of dwellings at the north western end of site which is adjacent to the settlement, within walking distance of the school and catering for local needs. It is considered that this</p>
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								site is potentially suitable for allocation for a limited number of dwellings only, subject to mitigation of constraints.
GNLP0561	HELAA (2017)	<p>Suitable - This is a large greenfield site off Diss Road and beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, nor ecology. However, other constraints include landscape sensitivities, SSSI buffer, county wildlife site opposite, and proximity to conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.</p> <p>Available – immediately. Achievable – yes.</p>	No	No	No	Yes	<p>Suitable: yes (subject to mitigation of constraints and for a very limited number of dwellings) Available: yes Achievable: yes</p>	<p>This site is a large open agricultural field outside of but close to the settlement boundary of Burston. It is highly constrained, similarly to site GNLP0560, with a potential cumulative risk of coalescence and high visual sensitivity. Landscape sensitivity was noted by the HELAA. Policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. At most it may be suitable for smaller allocation on eastern edge closer to existing dwellings to cater for local need. An allocation of the entire site would have an unacceptable impact on the character of the village and extend into open countryside, especially if developed with GNLP0560. The site is remote from and not well related to the remainder of the village and its services. Development here is therefore unlikely to be very sustainable. It is considered that the site is potentially suitable for development, however only subject to mitigation of constraints and for a very limited number of dwellings close to the existing dwellings on the south eastern side of the site and not</p>

								extending further than dwellings opposite.
GNLP0562	HELAA (2017)	<p>Suitable - This is a large greenfield site off Diss Road and beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space. However, other constraints include landscape sensitivities, SSSI buffer, and proximity to listed building and conservation area. Anglian Water has advised that there are major constraints to provision of sewerage infrastructure and that substantial off-site sewerage is required to connect foul water. There are a number of constraints affecting this site, but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.</p> <p>Available – immediately. Achievable – yes.</p>	No	No	No	Yes	<p>Suitable: yes (subject to mitigation of constraints and only for a very limited number of dwellings) Available: yes Achievable: yes</p>	<p>Similarly to sites GNLP0560 and 0561, this site is a large open greenfield site beyond the settlement boundary of Burston which is very highly constrained. It has high visual sensitivity and landscape sensitivity was also noted by the HELAA. Screening only exists to one side and there is no screening to the existing farm building adjacent. Site is located on higher ground. It is disconnected from the centre and its services. There is no pavement and there is potential for impact on listed building and conservation area. Cumulatively, these three sites, with GNLP0560 could close the gap between the settlements of Burston and Haywood. Policy 16 states that only very limited infill development or housing to provide for local needs is acceptable. It is strongly recommended to not allocate these sites together and also against allocating the whole site of GNLP0562, due to the risk of coalescence between the distinct Hilltop properties and the rest of Burston. It is considered that this site could be potentially suitable for development, however only subject to mitigation of constraints and at most, only for a very limited number of</p>

								dwellings on the western corner of the site, adjacent to the existing farm buildings, catering for local need.
GNLP0291	HELAA (2017)	<p>Suitable - 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 0342 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</p>	No	No	No	Yes	<p>Suitable: yes (subject to mitigation of constraints) Available: yes Achievable: yes</p>	<p>This is a very overgrown greenfield site, located close to and well related to the settlement and its services. Site contains hedges and a number of mature trees. Visibility was restricted so could not view entire site. It is located in the Waveney Valley landscape area. High voltage electricity is present on site. Access would need to be established and is likely to encounter difficulties. 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 0342 to the east), additional traffic pressure could be put on Shelfanger Road and the surrounding area. Some wider traffic mitigation measures may be necessary and should be discussed with the highways authority. There are potential biodiversity issues. It is considered that this site is potentially suitable for development, subject to mitigation of constraints.</p>

		<p>site 0119, the site is concluded as being suitable for the land availability assessment.</p> <p>Available – immediately.</p> <p>Achievable – yes.</p>						
GNLP0342	HELAA (2017)	<p>Suitable - 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 119 and 291 to the west, better access to Shelfanger Road might be secured; and/or with sites 250 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.</p> <p>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.</p>	No	No	No	Yes	<p>Suitable: yes (subject to mitigation of constraints)</p> <p>Available: Yes</p> <p>Achievable: yes</p>	<p>This is a large open field just outside the settlement boundary of Diss but next to a church/cemetery and well related to the settlement and its services. Partial screening is present on the edges of the site by mature trees but it is very open to the adjacent field with medium and long range views into the site and out to Haywood and likelihood of medium-high visual sensitivity. Site is located in the Waveney Valley landscape area on slightly raised ground. Access would have to be made and could be problematic but could potentially be secured. If developed in combination with sites 119 and 291 to the west, better access to Shelfanger Road might be secured. If developed with sites 250 to the east, better access to Heywood Road could be secured. There are no dwellings adjacent but there is a church and cemetery adjacent and a PRoW on the site boundary. It is considered that the site is potentially suitable for allocation, subject to mitigation of constraints.</p>

		<p>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> <p>Available – 1-5 years (by April 2021). Achievable – yes</p>						
GNLP0236	HELAA (2017)	<p>Suitable - 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</p>	No	No	No	Yes	<p>Suitable: yes (subject to mitigation of constraints and only part of the site suitable for allocation) Available: yes Achievable: yes</p>	<p>This is a large site consisting of multiple fields on the edge of the settlement of Diss. There is some screening present but not to the whole site. Site is located in the Waveney Valley landscape policy area, visible from sports pitches adjacent and from some existing dwellings. There are mature trees and hedges on the site's edge. Access needs to be made. Copse and water on site mean medium biodiversity concerns. There is likelihood of medium visual sensitivity. If the whole site was developed, this would significantly alter the character of the settlement. It is therefore considered that this site may be potentially suitable</p>

		<p>site close to this are affected by 1:100-year 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> <p>Available – immediately. Achievable – yes.</p>						<p>for some development, however we strongly recommend against allocating the whole site. At most, only part of the site could be suitable for allocation, adjacent to existing dwellings in south/east of site, which would also ensure a reasonable distance to shops and services. Whilst it is at the discretion of the SG, the recommended level of development would be approximately one quarter of the site for 100 dwellings.</p>
GNLP0119	HELAA (2017)	<p>Suitable - 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</p>	No	No	No	Yes	<p>Suitable: yes (subject to mitigation of constraints) Available: yes Achievable: yes</p>	<p>This site is a residential garden in Diss, located at the back of site GNLP0291. Location relates well to settlement and is a reasonable distance from the centre and services. Access would have to be established, possibly in conjunction with 0291 (immediately to the south), and if 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</p>

		<p>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.</p> <p>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> <p>Available – immediately. Achievable – yes</p>						<p>traffic pressure could be put on Shelfanger Road and the surrounding area. Some wider traffic mitigation measures may be necessary and should be discussed with the highways authority. There is likelihood of medium visual sensitivity. The site is located in the Waveney Valley Landscape Area. It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints.</p>
GNLP0250	HELAA (2017)	<p>Suitable - 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</p>	No	No	No	Yes	<p>Suitable: yes (subject to mitigation of constraints) Available: yes Achievable: yes</p>	<p>This site is a large open field just outside of the settlement of Diss but next to a church and cemetery Screening is provided on one side by mature trees. Site is very open to adjacent field with medium and long-range views into the site and out to Haywood; likelihood of medium-high visual sensitivity; and located in Waveney Valley landscape area and on slightly raised ground. Access would have to be made. Access to the site would probably be from Heywood Road, to the east. Some mitigation measures may</p>

		<p>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.</p> <p>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> <p>Available – immediately. Achievable – yes.</p>						<p>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 and should be discussed with the highways authority. There are some dwellings adjacent and a PROW on the boundary. It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints.</p>
GNLP0606	HELAA (2017)	<p>Suitable - This is a greenfield site immediately north of site 0362, to the north of Diss. It lies opposite Diss Sports Ground to the east. Although the site is on the north-west edge of Diss, it still has reasonable access to shops, public transport, employment opportunities and schools.</p> <p>Enhancements to the sewerage and water supply network would be needed, perhaps including the closest Water Recycling Centre. Parts of the site close to this are affected by 1:100-year and 1:30-year surface water flooding, including the current access (which serves the farm). Particularly in combination with nearby sites (and especially the large site 0362 to the</p>	No	No	No	Yes	<p>Suitable: yes (subject to mitigation of constraints and subject to only the part within the NP boundary being allocated) Available: yes Achievable: yes</p>	<p>The largest part of this site is outside of the neighbourhood area and all of it is outside the settlement boundary of Diss. It is a mixed site with some existing buildings and part of it is overgrown meadow/disused field with a lot of mature trees. Existing buildings currently accommodate waste paper recycling facility. Some biodiversity on site is likely. The site is well screened on three sides. 2 thirds of the site is in Haywoods. There are views of the fields opposite and there is likelihood of low to medium visual sensitivity due to screening. Site is located in Waveney Valley landscape</p>

		<p>south), additional traffic pressure would be put on Shelfanger Road and the surrounding area; wider traffic mitigation measures would likely be necessary. Development of this site would also add to the traffic pressure along the A1066 through Diss. 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. The site is concluded as being suitable for the land availability assessment.</p> <p>Available – 1-5 years (by April 2021) Achievable – yes.</p>						<p>policy area. It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints. However, the parts of the site outside the Neighbourhood Plan boundary cannot be allocated in the Neighbourhood Plan. Allocation of the remainder of the site would need to be discussed with the relevant planning authority (Parish Council or LPA), who may wish to allocate it in their plan.</p>
GNLP0341	HELAA (2017)	<p>Not suitable - 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</p>	No	No	No	Yes	<p>Suitable: no Available: no Achievable: yes</p>	<p>This site is a designated open space in the local plan and has historic significance. It is located within the Diss settlement boundary. The Neighbourhood Group are aiming to achieve increased public access. Location close to the centre is very positive but due to open space designation the site cannot be allocated for housing. It is therefore considered that this site is unsuitable and unavailable for allocation in the neighbourhood plan.</p>

		<p>achievable, and the small area of surface water flooding (1 in 100-year) 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> <p>Available – immediately. Achievable – yes.</p>						
GNLP2104	HELAA (2018 addendum)	<p>Suitable - This 50.51 ha site is located west of Shelfanger Road. Initial highway evidence suggests 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.</p>	No	No	No	Yes	<p>Suitable: yes (subject to mitigation of constraints and subject to only part of the site being allocated) Available: yes Achievable: yes</p>	<p>This site is a very large open field. If fully developed this would significantly alter the character of the settlement and result in coalescence of currently distinct settlements of Diss and Roydon. Small-scale development only would be acceptable, in line with draft Policy 15. At most, it is recommended that only part of the site is allocated. Screening is present on the edges of the site only so would only be effective if whole site was developed. If only part of site was developed, then extra screening would be required. There are medium to long range views, potential impact on listed buildings and high likelihood of visual sensitivity. The site appears very rural and</p>

		<p>Available – within 1-5 years (by March 2021).</p> <p>Achievable – yes.</p>						<p>remote although it is adjacent to some existing dwellings. A large part of the site is outside Diss. It is therefore considered that this site could potentially be suitable for allocation, however only subject to mitigation of constraints and subject to only part of the site being allocated which does not extend into the settlement gap or outside of the neighbourhood plan boundary.</p>
GNLP0526	HELAA (2017)	<p>Suitable - This is a 2.7 ha site that is well-related to services in the Village. A concern about the site is the adequacy of its access. There appears to be reliance on a narrow track between existing frontage development along Rectory Road, unless access is via adjacent land that is also promoted. Being central to the Village means there are considerations for the impact on listed buildings and the conservation area, but these factors are thought mitigatable. Other constraints, but also thought mitigatable, are constraints on the road network through the Village; and, the compatibility of neighbouring uses given that the sewerage treatment works is less than 100 metres to the north. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.</p> <p>Available – within 1-5 years (by March 2021).</p> <p>Achievable – yes.</p>	No	No	No	Yes	<p>Suitable: yes (subject to mitigation of constraints and subject to only part of the site being allocated)</p> <p>Available: yes</p> <p>Achievable: yes</p>	<p>This site is open farmland on the edge of the settlement of Roydon but well related to it. It is well screened from the road but access may be difficult to establish as it is located behind existing dwellings. There is potential for impact on listed buildings and the conservation area. Visibility is limited for the same reason. Small-scale development only would be acceptable, in line with draft Policy 15. It is considered that this site is potentially suitable for allocation, subject to mitigation of constraints, however only part of the site should be allocated.</p>

GNLP1038	HELAA (2017)	<p>Suitable - This greenfield site adjoins existing residential development to the north, and Diss Football Club's floodlit ground to the east. There is potential for noise and light nuisance from the ground, but this is probably capable of being mitigated. Some overhead cables cross the middle of the site, which are a constraint. There are two listed buildings close to the west of the site, which would need consideration. Development of the site would also "close the gap" between the built-up parts of Diss and Roydon, which would have negative townscape impacts. In terms of access, an appropriate visibility splay appears achievable although both potential access roads are narrow and could be a constraint and mitigation would be required. Some surface water flooding on parts of Brewers Green and Factory Lane may affect access decisions. Enhancements to the sewerage and water supply network would be needed, but given the proximity to existing connected areas, this should not be a problem. Some mitigation may be required due to the proximity of Brewers Green County Wildlife Site 25m to the west. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. There are constraints that will require mitigation however, based on current evidence, the site is concluded as being suitable for the land availability assessment.</p>	No	No	No	Yes	<p>Suitable: yes (only subject to allocating only part of the site for a limited number of homes) Available: yes Achievable: yes</p>	<p>This site is smaller than GNLP2104 but in a similar location and therefore creates a potential risk of coalescence. If fully developed it would close the settlement gap between Diss and Roydon. Small-scale development only would be acceptable, in line with draft Policy 15. AECOM strongly advise against allocating the part of the site which is adjacent to the sports field. The site is well screened all around with hedges. There is potential for impact on listed buildings and mature trees are located on the site boundary. The site is relatively close to the town centre (1km to the centre of Diss). Access would need establishing. It is considered that the site is potentially suitable for allocation, however only subject to allocating only the western end of the site adjacent to existing dwellings for a limited number of homes. It is important to be aware that there are two listed buildings close to the west of the site which would need consideration, as well as Brewers Green County Wildlife</p>

		<p>Available – not specified. Achievable – yes.</p>						<p>Site 25m to the west. Planning permission was granted in 2014 for the erection of a small storage building on the site (reference: 2014/1872), indicating that the principle of development on this site has been established although not for residential development.</p>
GNLP0599	HELAA (2017)	<p>Suitable - 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 599, 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> <p>Available – immediately Achievable – yes.</p>	No	<p>Yes - An outline planning application for up to 94 dwellings was submitted for this site in 2019 (reference 2019/1555) and is pending consideration.</p>	No	Yes	<p>Suitable: yes, but only for partial allocation. Available: yes Achievable: yes</p>	<p>This large rural site is adjacent to existing dwellings and the settlement boundary of Diss at its southern end but otherwise very rural and remote from existing services and very highly constrained. Development would have visual impact on the adjacent nursing home. There is a single very large tree on the edge of the site which may require protection. Proximity of the site to the nearby high school is positive. There is potential for impact on listed buildings and conservation area. Currently there is no pavement and no possibility to add a pavement without removal of mature trees/hedgerows. Hedges provide screening on one side but there is no screening on other sides. Site is likely to have medium visual sensitivity. The HELAA also notes likelihood of some landscape impacts. Visibility is restricted</p>

								as the site is between two bends in the road. Therefore there are access concerns regarding safety unless alternative access was possible to create via residential area to the south of the site (Walcot Rise). Alternative safe access could be created if the site was developed as a high school expansion rather than residential. It is considered that the site is potentially suitable for partial allocation, however only if constraints can be mitigated. The site is not in a very sustainable location for development at present. An outline planning application for up to 94 dwellings was submitted for this site in 2019 (reference 2019/1555) and is pending consideration. If permission is granted the site would not need to be allocated in the NP although support for development at this location could be demonstrated through an allocation.
GNLP1044	HELAA (2017)	Not suitable - This greenfield site lies between Diss and Walcot Green. Part of the site is adjacent to the railway	No	No	No	Yes	Suitable: no Available: yes Achievable: yes	This is a greenfield site adjacent to the railway and visible from new built housing.

		<p>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.</p> <p>Particularly in combination with site 599, 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> <p>Available – does not specify. Achievable – yes.</p>						<p>It is located adjacent to the settlement boundary of Diss on the western side and the rest is outside of the settlement boundary. It is a large site on a narrow road which can't be widened due to gas mains, property issues etc. Mature trees are located on the corner of the site and there is potential for impact on listed buildings. Screening is only present at the edge of the field, therefore only if whole site was developed. There is potential for medium visual sensitivity. The appearance of the site is separate from the settlement and very rural. It is considered that this site is currently unsuitable for allocation due to significant highways concerns.</p>
GNLP1003	HELAA (2017)	<p>Not suitable - This greenfield site lies on the eastern edge of Walcot Green beyond the edge of Diss, which benefits from a wide range of core services and facilities, but the site is at some distance from the town and a limited number of services would be in reasonable walking distance. There are no known constraints in relation to utilities infrastructure or</p>	No	No	No	Yes	<p>Suitable: no Available: yes Achievable: yes</p>	<p>This site is garden land wrapped around an existing dwelling outside of the Diss settlement boundary. There are a large number of mature trees present on the southwestern corner of site, as well as mature hedges. There could be potential impact on heritage</p>

		<p>contamination/ground stability and only small parts of the site and the adjoining roadway are subject to surface water flooding. Anglian Water have not commented specifically on this site in relation to water infrastructure but on the basis of other sites in Diss it is likely that off-site mains reinforcement and sewerage upgrades would be necessary. The site adjoins the locally identified Waveney River Valley protection zone and is within 150m of a County Wildlife Site at Frenze Brook: some mitigation is likely to be necessary. Development would not result in the loss of any locally protected open space or high quality agricultural land. There could be potentially harmful impacts on heritage assets in Walcot Green and the setting a Grade I-listed church in nearby Frenze. Particularly in combination with sites 0599 and 1044, 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 imposed by the unsuitable road network.</p> <p>Due to the significant highways constraints, the site is concluded as being unsuitable for the land availability assessment.</p> <p>Available – does not specify. Achievable – yes.</p>						<p>assets and a listed building. Site is located opposite a field on a bend in the road with no safe walking access and it is unclear how safe pedestrian and vehicular access could be ensured. It is therefore considered that this site is currently unsuitable for allocation due to significant highways concerns similar to site GNLP1044.</p>
GNLP0112	HELAA (2017)	<p>Suitable - This is a small greenfield site for about 4-8 dwellings. The sewerage system would need upgrading, but this would be likely to be achievable, given the proximity of</p>	No	No	No	Yes	<p>Suitable: yes (subject to mitigation of constraints) Available: yes</p>	<p>This is a small, very narrow and overgrown greenfield site at the edge of Diss settlement boundary with potential difficulties creating access. The</p>

		<p>existing development. The site lies within one mile of a range of services, including employment opportunities, schools, shops and the railway station. There are no significant areas of flood risk on the site, just a small area of surface water flooding risks along the northern boundary. The site would not affect the setting of any heritage assets, and any noise impacts (from the railway line and Diss Business Park) would be limited and likely to be mitigatable. Some mitigation of potential ecological impacts on Frenze Hall County Wildlife Site may be necessary. Appropriate access to the site may not be easy to secure, as it would inevitably be close to the junction of Frenze Hall Lane and Walcot Green. Walcot Green to the east passes underneath the railway line, and this link would need to be maintained appropriately. Whilst appropriate highways mitigation work would need to be demonstrated, the site is concluded as being suitable for the land availability assessment.</p> <p>Available – immediately. Achievable – yes.</p>					Achievable: yes	<p>area best suited for access is adjacent to a pond with protected newts on site. There are potential biodiversity impacts due to the pond. Screening is provided on two sides by mature trees and hedgerows. The site is next to a railway bridge and access is on a bend in the road near traffic lights. The site is also opposite a high pressure gas station and protected tree, which is the reason why the road can't be widened. It is considered that this site could be potentially suitable for allocation, however only subject to mitigation of constraints.</p>
GNLP0185	HELAA (2017)	<p>Not suitable - The site comprises vacant land immediately south of an existing housing area and is bordered by an industrial estate to the south-west 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</p>	No	<p>The site is subject to an existing allocation for housing, and it will not contribute any additional development capacity for the purposes</p>	No	Yes	<p>Suitable: no Available: no Achievable: yes</p>	<p>Site is already allocated in local plan therefore not required for allocation in neighbourhood plan.</p>

		<p>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 SSSIs 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.</p> <p>Available – in 1 to 5 years (by April 2021).</p> <p>Achievable – yes.</p>		of the HELAA analysis.				
GNLP0102	HELAA (2017)	<p>Suitable - 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</p>	No	A planning application (reference: 2015/2816) was submitted in 2015 for	No	Yes	<p>Suitable: yes potentially, however may be better suited to allocation as employment</p>	Site is currently in employment use as grain storage. The site and area are clearly industrial in character and part of a business park within the Diss settlement boundary. Site could be suitable for residential use

		<p>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 (1.8km to centre of Diss). 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> <p>Available – in 1 to 5 years (by April 2021).</p> <p>Achievable – yes.</p>		demolition of existing buildings on site and outline planning application for up to 90 dwellings but was later withdrawn.			rather than housing site Available: yes Achievable: yes	due to its location in close proximity to railway station, a reasonable distance from the town centre (1.8km to the centre of Diss) and within the settlement boundary. However, it may be better suited for continued employment use. It is likely to have low visual sensitivity. The site has potential contamination issues due to its current use and there is potential for impact on the adjacent listed station. It is considered that this site could be potentially suitable for allocation, however may be better suited to allocation as employment rather than housing site. A planning application (reference: 2015/2816) was submitted in 2015 for demolition of existing buildings on site and an outline planning application for up to 90 dwellings, but this was later withdrawn.
GNLP1045	HELAA (2017)	<p>Not suitable - 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</p>	No	The site is subject to an existing allocation for employment uses, a form of development different from that which is	No	Yes	<p>Suitable: no Available: no Achievable: yes</p>	Site is currently allocated as employment land in the local plan and therefore does not require allocation through the neighbourhood plan.

		<p>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.</p> <p>Available – does not specify. Achievable – yes.</p>		<p>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.</p>				
GNLP2067	HELAA (2017)	<p>Suitable - This 0.42 ha site is located south of Victoria Road suggested for warehousing, business and offices. The adjacent building is a C2 residential care home which could conflict with the proposed use. The site is wholly within flood zone 2 and the boundary of the site is within flood zone 3. Other environmental considerations are that the site is adjacent to Stuston Common and is within the Waveney river valley.</p>	No	<p>The site has been proposed for employment uses; It is considered that the site is potentially suitable for allocation, however may</p>	No	Yes	<p>Suitable: yes (subject to mitigation of constraints) Available: yes Achievable: yes</p>	<p>This is a small scale site on the edge of the settlement of Diss. Its western edge is adjacent to the settlement boundary. It is screened on three side by trees/ hedgerows, including some mature trees. It is not screened on the side adjacent to the road. Existing access exists. The site is relatively far from the town centre and near to land used for employment as</p>

		<p>Although the site has constraints it is considered suitable for the land availability assessment.</p> <p>Available – does not specify.</p> <p>Achievable – yes.</p>		<p>be more suited to allocation as an employment site, subject to mitigation of constraints.</p>				<p>well as adjacent to a nursing home. The edges of the site are on the boundary with Mid Suffolk and with Scole Parish but due to its small scale, development would not lead to coalescence with Scole. The site has been proposed for employment use. It is considered that the site is potentially suitable for housing allocation, however may be more suited to allocation as an employment site, subject to mitigation of constraints.</p>
GNLP0104	HELAA (2017)	<p>Suitable - This greenfield site is proposed for 6-10 residential dwellings and is sandwiched between existing residential development to the south and the A1066 to the north. If highways access can be secured to Sandstone Way, then the highways impacts maybe acceptable; but if a direct access to the A1066 was needed instead, it would be more problematic. Either way, noise mitigation measures may be necessary as the A1066 is a 40mph zone adjacent to the site. Given its location not far from the town centre, the site is well-located to shops, with employment opportunities, public transport, and schools close by too. There are no flooding constraints, and as a relatively small site adjacent to existing development, some modest sewerage upgrades are likely to be deliverable. No heritage assets would be affected adversely. The site is fairly close to the River Waveney, and within 200m of Roydon Fen Local Nature Reserve; some mitigation measures</p>	No	No	No	Yes	<p>Suitable: yes Available: yes Achievable: yes</p>	<p>This is a small greenfield site, which is located adjacent to the settlement boundary on two sides, on the side of Diss which faces Roydon. The site meets policy 15. It is too small to threaten coalescence. It is well related to the settlement and located at a reasonable distance to shops and services. Potential access maybe be possible to establish through the existing residential area. The site is visible to the road and to existing dwellings with no screening to that side so may require some screening. Currently the site has some trees on its edge and almost no hedges. It is likely to have medium visual impact / sensitivity as it is located close to existing dwellings. It is considered that this site is suitable for allocation and only subject to minor constraints.</p>

		<p>may be necessary. A number of constraints are identified but subject to being able to overcome these the site is concluded as being suitable for the land availability assessment.</p> <p>Available – immediately. Achievable – yes.</p>						
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