

Diss & District Neighbourhood Plan Steering Group

MINUTES OF A MEETING

held on Monday 18th October 2021

at 7.30pm online

Present:

David Burn (Chairman), Eric Taylor, Simon Olander, Dave Poulter (Diss), Alison Wakeham (Burstons & Shimpling), Paul Curson, Jane Jennifer and Trevor Ault (Roydon), Rebecca Dingle (Palgrave), Graham Moore & Dola Ward (Scole), Roger Greenacre (Stuston PM) Louise Cornell & Mark Thompson (CCP consultancy), Stephanie Ayden (Project Officer).

1 Chairman's opening remarks and formalities

1.1 Welcomed the Group and opened the meeting.

2 Apologies or absence

2.1 Apologies were received and accepted from Roger Broughton (Brome & Oakley), Steve Leigh (Stuston) and George Waterman (Diss).

3 Declaration of interests

3.1 None were declared.

4 Minutes of previous meeting:

4.1 Minutes of the meeting held on 19 August 2021 were agreed unanimously. **Action: DB** to pass approved PDF to Project Officer for publication to www.ddnp.info **COMPLETED**.

4.2 Matters arising: None

5 AOB:

5.1 Diss Primary School access requirements and Housing allocations in Diss (DP)

5.2 Roydon's removal of a local green space in the plan (JJ)

6 General update of ongoing work preparing the Reg. 15 submission draft DDNP:

6.1 LC/MT had been through all representations from the general public and the statutory consultees. As anticipated, the consultation had brought to light some issues/risks within some parishes, and CCP had been in contact with the various DDNPSG representatives to agree the best approach. As a result, there have been changes to section 1: 'Delivering Growth', which had clarified the position of the DDNP with regard to sites allocated.

6.2 Several of the revisions made to the Plan following the Reg.14 consultation have been sufficiently significant that SNC has advised us to carry out a further but focussed Reg. 14 consultation. Feedback won't be invited on the minor amendments that the Plan has received in the normal course of correction and improvement. The meeting agreed that a Reg. 14 Focussed Consultation should be carried out. **Action: LC** to pass the revised sections of the DDNP to SA to update ready for the Reg 14 focussed consultation. The significant changes to the Plan include:

6.2.1 A new section on Flooding has been added, with a Surface Water Management policy now included. **Action: Scole** and **Burstons & Shimpling** would forward their respective flood reports to LC.

6.2.2 There is now a more robust outlining of the plans for the regeneration of the new Waveney Quarter in Diss.

6.2.3 Future development of the Diss Business Park should take into account the proposed cycling/walking infrastructure proposed in the DDNP.

- 6.3 CCP's request for AECOM to update Site Options and Assessment Report with 7 carried over allocations (in 'Diss with Roydon' plus 2 others in Oakley:
 - 6.3.1 Of the 17 sites included in the DDNP, seven had been assessed by SNC but some consultation responses have suggested that some evidence given on these sites may be out of date. AECOM were invited to assess the sites but have declined.
 - 6.3.2 There may therefore be a requirement for a further Locality/AECOM technical support bid application to be submitted. **Action: LC** to keep SG updated on SNC response regards updating their information regarding these seven sites.
- 6.4 SNC had also indicated that more evidence was required in relation to establishing the need for a hotel to be built on the land behind Thatcher's Needle in Diss (DIS6 in the DDNP). **Action: SO/LA** to research this issue whilst the Reg 14 (2) was underway and draft a more robust proposal.
- 6.5 DISS: changes to be investigated and/or incorporated, as required:
 - 6.5.1 Indicative plans from Scott Properties for Diss allocation DDNP01 show that the number of homes proposed for the site is down from 200 to 180, Diss Town Council was happy with this figure.
 - 6.5.2 County Highways has indicated that access to Diss site allocation DDNP02 (former primary school) would be inadequate; improving it would be at the expense of the proposed number of homes, which is presently 10. This is a risk, and if this site isn't deliverable, it cannot be included in the Plan. **Action: LC** to contact SNC for advice.
 - 6.5.3 GNLP have changed the way their housing requirement figures are to be presented but it has no material impact on the DDNP.
- 6.6 SCOLE: Thelveton Estate has withdrawn allocation DDNP09, land at Rose Farm and is proposing an increase in the area of DDNP08, to the east of Norwich Road, in order maintain the numbers. A total of 50 homes are proposed for the site, which be consulted upon as part of the Reg. 14 consultation.
- 6.7 ROYDON: It was confirmed that DTC owns Louie's Lane Allotments
- 6.8 ROYDON: The field north of Roydon Fen Track was no longer considered suitable for designation as local green space. **Action: LC** to make the amendment.
Also, because Brewers Green is common land, on which cycling is not permitted, the cycle route shown in the draft Plan along Swamp Lane and across Brewers Green should be removed. **Action: LC** to make the amendment.
- 6.9 PALGRAVE: a landowner had flagged concerns about a named meadow being included in the DDNP. **Action: DB** would make contact and clarify the matter **COMPLETED**.
- 6.10 PALGRAVE: Some queries had also been raised about the content of the Palgrave pages in the Design Code report that was developed by AECOM as a support document for the DDNP. **Action: ET** to liaise with AECOM and ascertain if amendments were possible **COMPLETED**. **Action: SA** to check local comments in the Reg 14 survey to see if this was a more widely held concern **COMPLETED**.
- 6.11 Savills challenge on behalf of the Diocese of Norwich to the allocation of Burston's DDNP07 (land west of Gissing Road, Burston) was raised by AW. LC confirmed it would be refuted, and their response included in the Consultation Statement.

7 Project Manager's update

- 7.1 The requirements to ensure documentation complies with Government accessibility guidelines was outlined. It was confirmed that SNC were looking at the legalities behind AECOMs refusal to share documents in a way that enabled a degree of reformatting to ensure compliance. The matter was ongoing.

- 7.2 The contributions from each parish made in the last financial year, which totalled £5,000, were most likely going to be needed again for this financial year. **Action: All reps** to ask their parish councils to include these figures in their budget planning for 22/23. **Action: SO** also to approach SNC to ask if further funding might be available.
- 7.3 The revised timeline circulated before the meeting was agreed.

8 Publicity from now on: carried over

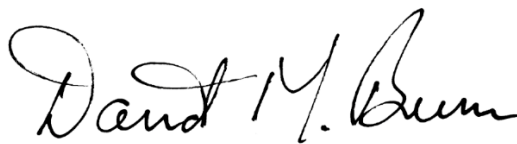
9 Steering Group Reps section:

- 9.1 The main issues had been covered earlier in the meeting, with the only addition at the meeting being a from RD regarding the impact on any special views (unlisted) of the planned solar farm at Palgrave.

10 Correspondence: None

The next meeting is planned for 15 November 2021.

The meeting ended at 9.55pm.

A handwritten signature in black ink, reading "David M. Burn". The signature is written in a cursive style with a large initial 'D'.

21 February 2022