



Local Green Space in Diss

1 NEIGHBOURHOOD PLANNING AND LOCAL GREEN SPACES

The National Planning Policy Framework sets out that specific areas of land which are demonstrably special to the local community may be protected against development through designation as Local Green Space.

These are often found within the built-up area and contribute to the character of a settlement.

These can vary in size, shape, location, ownership and use, but such spaces will have some form of value to the community and help define what makes that specific settlement what it is.

The designation should only be used where:

- The green space is reasonably close to the community it serves;
- The green area is demonstrably special to the community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife;
- The green area concerned is local in character and is not an extensive tract of land.

A robust process has been followed to determine which green spaces across the Diss and District Neighbourhood Plan area should be designated. A working group of residents from each parish was used to identify potential sites for designation.

These were then mapped, visited and evidence gathered as to their current use, history, importance locally and special qualities. Potential sites were reviewed to determine if, at a glance, they met the national criteria, with all those which did or may do put to consultation. This information is shown on the following pages.

Residents were asked to what extent they agreed that the green spaces put forward in their community were special to them, and if they had any specific comments as to why they are special. Any landowners affected by LGS designation were specifically contacted to make them aware of the potential implications and given the opportunity to provide their views.



What follows is a list of the local green spaces identified for inclusion in the Diss and District Neighbourhood Plan.

This list, along with those of views and non-designated heritage assets also identified in Diss will be put forward again to the public and statutory consultees at the Regulation 14 consultation, planned for mid year 2021. The final list will then be reviewed at the Examination Stage as part of the final stages of making the Plan a local planning document.

If you would like to make a comment on this list, or have a question, please contact Diss Town Council or your local DDNP steering group representative. Their details are available on www.ddnp.info (go to the Parish Pages Tab on the menu bar). Alternatively, you can email them on contact@ddnp.info

2 DISS LOCAL GREEN SPACES

1. Diss Cemetery
2. Fair Green
3. Diss Park and the Mere
4. Parish Fields
5. Rectory Meadows
6. Frenze Beck
7. Frenze Pond
8. Diss and District Bowling Green
9. Diss Causeway Bowling Green
10. Diss High School Playing Fields
11. St Mary the Virgin- Churchyard
12. Desira Wood
13. Dennyholme Greenspace
14. Walcot Hall Meadow
15. The Quaker burial ground behind the Quaker Meeting House
16. The Banks of the Mere
17. Diss Football Ground

Site no. (provisional)	Name	Location notes	Description and purpose	Quality, including any shortcomings	Statutory designations (if any)	Planning history	Close to the community	Demonstrably special	Local in character, not extensive tract	Other comments	Landowners and/or managers
DIS1	Diss Cemetery		Public cemetery with character of a wildflower meadow in many parts.	Some areas are mown for public amenity, but many areas are left unmown to support species-rich grassland and associated animal life.		Land to the north is scheduled for cemetery expansion and housing development	Bordering the houses of Heywood Road and Heywood Avenue	Wildlife - County Wildlife Site SN30, with uncommon plant species; planted evergreens. Tranquillity - a resting place for the dead. History: created from arable land in 1869; setting for two Gothic-style mortuary chapels; site no.3 in Norfolk Gardens Trust report 1997.	3.9 ha	Cherished as being the town's principal burial ground, and as species-rich grassland.	Diss Town Council
DIS2	Fair Green		Grassy area used for informal recreation, including children's play area.	Well maintained by landowner and supported by residents via Fair Green Neighbourhood Association.	Setting for listed C16th and C17th buildings, notably on	Designated ILOS in Local Plan	Surrounded by the houses bordering Fair Green.	Recreation: children's play area; venue for regular travelling funfairs, circuses, car boot sales. History: manorial waste; site of	2.07 ha	Cherished by residents and dog walkers.	Owner Andrew Rackham

					south and east sides.			annual fairs from Middle Ages until C19th. Wildlife: grassland.			
DIS3	Diss Park and the Mere		Public park with trees and views of Diss Mere.	Well maintained and managed using public funds.		Designated ILOS in Local Plan		History: sold to the town by Taylor family, 1960. Recreation: children's play area; youth 'hang-out' area; band-stand; venue for summer concerts and car boot sales; angling in the Mere. Landscape: view of the Mere; integral to identity and setting of Diss; Site no. 1 in Norfolk Gardens Trust report 1997.	1.92 ha	Highly valued by residents for recreation and visitors for views of the Mere and the surrounding townscape and for hosting concerts, car boot sales, etc.	Diss TC
DIS4	Parish Fields		Old parkland meadow used for grazing cattle, also known as The Lawn	Grass managed for grazing. Occasional trespass from surrounding properties. Integrity of original parkland affected by construction of Health Centre in one corner. 1970s.	Setting for listed building 60 Mount Street (The Cedars) (HE 1306153) and indirectly for other listed buildings in Mount Street.	Designated ILOS in Local Plan. A history of planning permission refusals since 1980s. Housing development proposal for 26 houses in 2019. Protected status reviewed in recent GNLP consultation doc. Town Council opposes development on the site.	Surrounded by houses of Mount St, Sunnyside, Shelfanger Rd and Manor Walk.	History: parkland associated with The Cedars house (designated NHER 33463); mentioned by John Betjeman in his Diss film, 1964. Wildlife: wood-pasture & parkland habitat; wildlife reservoir linked to local gardens. Landscape: integral to rural character of market town, particularly Mount Street; partly encircled by historic boundary belt; Site no. 2 (The Cedars and The Lawn) in Norfolk Gardens Trust report 1997. Views: notable views from Mount Street and car parks.	3.15 ha	Cherished by residents; focus of campaigning group Parish Fields Friends, supported by public petition 2019-2020 with 2600 signatures; parts of boundary belt of trees being restored with Town Council support.	Private ownership: farmer Ben Gaze (Roydon)
DIS5	Rectory Meadows and Playing Field		Part of these grounds was associated with the Rectory, now Mere Manor, but is an important "green lung" bisected by a footpath.	Well maintained public greensward, including cricket ground.	Adjacent to listed buildings The Wilderness (1271675) and Mere Manor (1049691).	Designated ILOS in Local Plan	Surrounded by the houses of Skelton Road, Mere Manor Court and The Entry. Adjacent to Diss Junior School.	Landscape: providing significant amenity greenspace and recreation space for residents in the east central area of Diss, particularly the housing estates round Skelton Road, etc. Recreation: Diss cricket ground.	3.32 ha	Home turf of Diss and District Cricket Club. Venue for firework displays.	[Town Council]

DIS6	Frenze Beck	Area of fen, riverbank, pond and grassland with network of footpaths	Wildlife reserve: open to public for recreation and observation of nature. Extends in part into Scole Parish	Managed by River Waveney Trust under contract from landowner	County Wildlife Site no. 2286.	No relevant planning applications in last 5 years	ca. 1 mile from Diss town centre: close to housing estates and Sawmills Road Industrial Estates.	Recreation: regularly used by local people and maintained by River Waveney Trust volunteers. Wildlife: multiple species of mammals, birds, butterflies and insects recorded here, part of CWS 2286. Green Infrastructure: part of an area zoned as 'GI Corridor' in the Norfolk Strategic GI Corridors and Habitat Core Areas map.	12 ha	Used by local schools for nature study. Highly valued by frequent local visitors including bird watchers, other nature lovers and dog walkers as well volunteer group members who have put hundreds of hours into site restoration and maintenance.	Owned by South Norfolk District Council; managed by River Waveney Trust
DIS7	Frenze Pond	Large pond with established marginal vegetation, set in woodland	Contains a variety of aquatic, fen and woodland habitats	Protected site with an extensive record of plant species and well used by a variety of birds	County Wildlife Site no. SN31	No relevant planning applications in last 5 years	ca. 1 mile from Diss town centre: close to housing estates. Adjacent to development site allocation area DIS9.	Wildlife: CWS SN31, lists nearly 30 plant species and noted usage by birds. * Landscape: a wilderness wetland area in the Frenze Beck valley.	4.26 ha	A significant local wilderness area, potentially threatened by environmental impact of planned development DIS9.	[Thelveton Estate - Sir Rupert Edward Mann]
DIS8	Diss High School playing field	Open space adjoining Diss High School	Grassed area used for sporting activities	Wide open space allowing a wide range of activities for the school	None known	Application for extension of neighbouring sports and leisure centre withdrawn, 2017. Pre-application opinion for development of up to 90 dwellings on neighbouring land to Northeast given, 2019	Diss High School with its 6th Form College forms the sole secondary education centre of Diss town	Recreation: essential open air recreation/sporting facility for Diss High School	ca. 8 ha	In regular use	Diss High School Single Academy Trust?
DIS9	Diss & District Bowling Green	The bowling green at Diss & District Bowls Club, Denmark Street	Formally-managed lawn used for bowling.	Very carefully managed sward. Not publicly accessible.			Within 50 m of houses of Lower Denmark Street.	Recreation: the home turf of Diss & District Bowls Club.	0.16 ha	Home turf cherished by the Diss Bowls Club	Diss & District Bowls Club
DIS10	Diss Causeway Bowling Green	The bowling green at Diss Causeway Bowls Club, Chapel Street	Formally-managed lawn used for bowling.	Very carefully managed sward. Not publicly accessible.			Within 50 m of houses in Chapel Street, and next to a public car park..	Recreation: the home turf of Diss Causeway Bowls Club.	0.09 ha	Home turf cherished by the Causeway Bowls Club	Diss Causeway Bowls Club.
DIS11	St Mary the Virgin Church and Graveyard	This medieval Parish Church overlooks the	The Church tower dates from the 13 th century and underwent major	The Church grounds and burial plots are well maintained			and is located at the junction of Mount	The well maintained cemetery is a place of tranquillity to sit and	0.55 ha	In regular use.	The Church of England.

		busy Market place.	refurbishment in the Victorian era. Much of what is visible now is original to this period. Poet Laureate John Skelton was Rector here 500 years ago. The Church was built on a site used for worship for more than 1000 years.				Street and Church Street	reflect whilst in the middle of a busy town			
DIS12	Desira Wood	Carr woodland between Frenze Beck and the Desira Fiat garage	Damp woodland beside the Frenze Beck; a floodplain area often flooded in winter so mitigates downstream impact of flood water. Greenbelt area marking eastern boundary of parish.	Wilderness woodland area subject to winter flooding by Frenze Beck. No public access.			About 50 m from De Lucy House Care Home and is backed by the industrial estate.	Wildlife: site is continuous with southern side of Frenze Beck nature reserve. Views: provides background view for care home residents.	0.6 ha	Valued by care home residents as visual greenery	
DIS13	Dennyholme Greenspace	Greensward and chestnut trees at Dennyholme old people's home	Amenity grassland for housing estate with mature trees as part of landscaping for Dennyholme residents	Well maintained grass and trees with good passive surveillance.			About 20 m from residents' bungalows.	Wildlife: fine mature chestnut trees. Views: significant amenity value when viewed from Victoria Road or from bungalows.	0.43 ha		
DIS14	Walcot Hall Meadow	To the north of the site is Walcot Hall nursing home which borders the meadow and has a medieval moat as the boundary between the meadow and the hall. This supports an abundance of native plants and animal life.	Agricultural land.	The site contains an onsite pond and a mature T2 Oak tree. At a recent survey for protected species, it was found that: 1. There was a population of Great Crested Newts in the pond plus the presence of eggs which identified the pond as a breeding pond. 2. Nine species of bat were recorded onsite and the mature oak tree is likely to be the main bat roost. 3. A population of grass snakes were also recorded.		An outline planning application for 90 dwellings is pending 2019/1555. It is not supported by the Town Council, Norfolk County Council or by the Norfolk Wildlife Trust because of the unacceptable impacts on multiple protected species	It borders the dwellings on Walcot Rise	This green area on the edge of the settlement gives a small strategic gap between Diss and the hamlet of Walcot	3.25 ha	Highly valued by the residents because of its diverse wildlife. Common siting's are made of small deer, hedgehogs and bats.	Private owned Land Allocations Ltd

DIS15	The Quaker burial ground behind the Quaker Meeting House	Small , well maintained grassed area behind the Quaker meeting house used as a burial ground	Quaker Meeting Room	Well maintained but completely screened from Frenze Road by the Meeting House, although access is available via a path to the side of the meeting house	The Meeting House was built in the mid-18 th century and it became a grade 2 listed building in 1972	None known	Close to the town centre	Tranquil space which cannot be seen by anyone walking past the site without them accessing it past the meeting room.	Site area about 0.12 ha of which burial ground is around 0.06 ha	Highly valued by people that use the meeting room. Unlikely to be developed as no access to site is available	Private owned
DIS16	The banks of the Mere	Gardens and open space behind the elevated properties that stretch down to the Mere's edge	Mere Street, Market Place, Market Hill, St Nicholas Street and Denmark Street	Whether in the park, on Madgett's Walk or at the Mere's Mouth offers outstanding panoramic views for visitors across the Mere to the surrounding historical townscape		Designated ILOS in Local Plan	Close to the town centre	Wildlife: tranquil nesting areas for water fowl and includes buffering areas of semi-natural waterside habitat (eg reeds and alder trees) within urban location. Landscape: visually significant and attractive topographic setting for Diss Mere; a key part of the town's identity. History: area of back gardens for houses of the historic Mediaeval town centre, with areas of significant archaeological potential.		High valued outstanding views for the community and tourists alike. An important characteristic of Diss, It's a tranquil and peaceful setting.	Privately owned
DIS17	Diss Town Football Club	This comprises a football pitch, all weather facilities, clubhouse and parking facilities	Brewers Green Lane, Diss	This is a well maintained sporting area complete with community and social facilities	Its senior football team play in the Thurlow Nunn League Div 1.	Not known but the football team was formed in 1888 and moved to the present site in 1983	As well as running two senior teams it also runs youth teams for under 11's through to under 18s as well as a girls' team and walking football teams to aid fitness for the less mobile/elderly.	They are a well-supported local football team whose main claim to fame is they won the FA Vase at Wembley in 1994	About 1.9 hectares	The site as well as being used by the football teams is well used socially by the Community for events such as firework displays and for many years hosted Diss carnival	Privately owned