

Diss and District Neighbourhood Plan 2021-2038

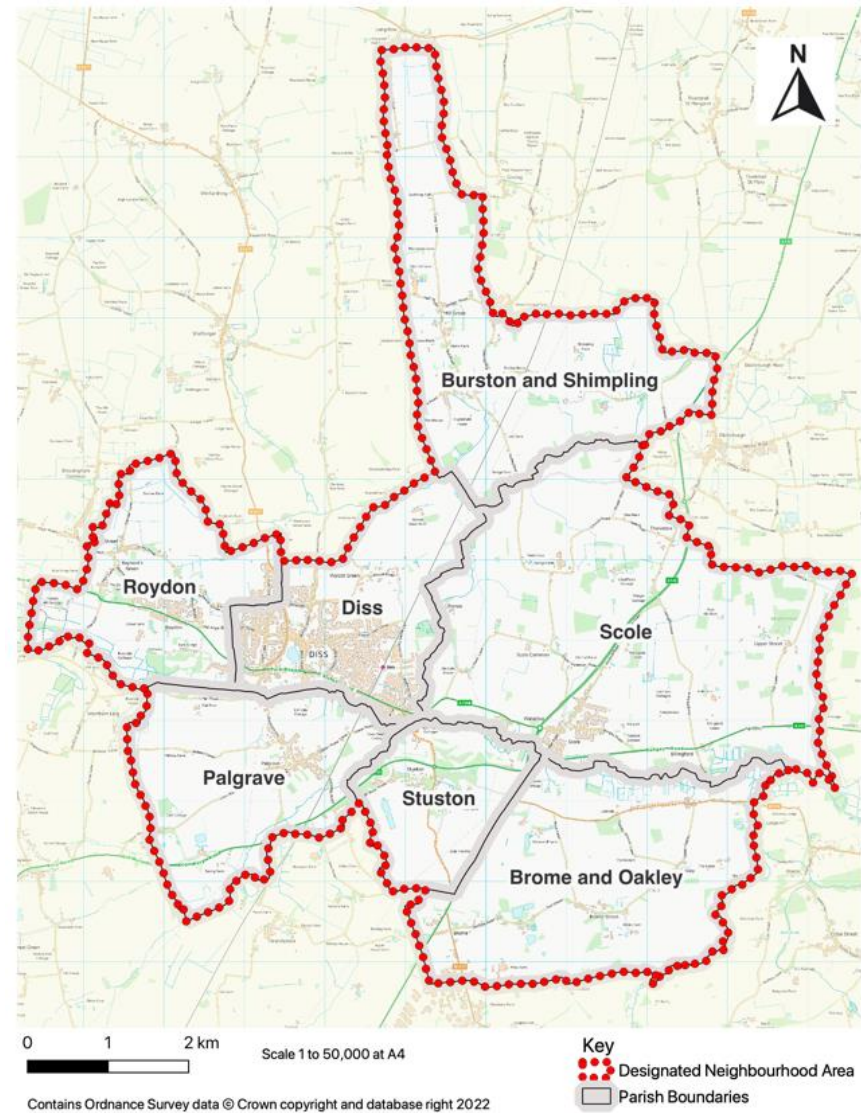


**Statement of Basic Conditions
June 2022**

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Figure 1: Designated Area



Section 1: Introduction

1. This Basic Conditions Statement has been prepared by [Collective Community Planning](#) on behalf of Diss & District Neighbourhood Plan Steering Group to accompany the Diss & District Neighbourhood Plan 2020-36 (DDNP).
2. The purpose of the statement is to demonstrate that DDNP meets the legal requirements for a Neighbourhood Plan and the five basic conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Development Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.
3. The five basic conditions that a neighbourhood plan is expected to meet are:
 - a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - b) The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - c) The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d) The making of the neighbourhood development plan does not breach, and is otherwise compatible with EU obligations; and
 - e) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.
4. There is one prescribed basic condition for Neighbourhood Development Plans, in relation to e) above, that *“the making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects”*.
5. This statement confirms that:
 - The legal compliance requirements have been met (section 2);
 - DDNP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);
 - DDNP contributes towards sustainable development (Section 4);
 - DDNP is in general conformity with the strategic policies contained in the local plans for South Norfolk and Mid Suffolk (Section 5).
 - DDNP does not breach and is otherwise compatible with EU obligations, and that its making is not likely to have a significant effect on the environment, either alone or in combination with other plans or projects (Section 6); and
 - DDNP meets the prescribed conditions for Neighbourhood Development Plans (Section 7).

Section 2: Legal and Regulatory Compliance

6. DDNP has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (as amended). The plan also has regard to policies within the National Planning Policy Framework (NPPF) and guidance from the National Planning Practice Guidance (NPPG). The NPPG largely reflects the Regulations, providing further guidance as to how such requirements can be met.
7. DDNP is a joint neighbourhood plan between Diss Town Council and surrounding parish councils: Roydon, Burston & Shimpling, and Scole in South Norfolk and Palgrave, Stuston and Brome & Oakley in Mid-Suffolk. As well as being designated by two local planning authority areas, DDNP spans a county boundary, Norfolk and Suffolk. Importantly the area is also demarcated by the River Waveney which runs along the county boundaries, splitting the area in two. No other neighbourhood plan has or is being made for this area. The qualifying body for DDNP is Diss Town Council. DDNP includes a map of the designated area, see **Figure 1** of this report.
8. DDNP sets out policies in relation to development and the use of land in the designated neighbourhood area and which has been prepared in accordance with the statutory provisions. Initial consultations had due regard to guidance whilst the two Regulation 14 (Pre-Submission) consultations was consistent with the specific regulatory requirements, as detailed in the Consultation Statement.

9. DDNP covers the period 2019-38 which is in general conformity with the timeframes for the strategic policies in the relevant emerging Local Plans for Babergh and Mid Suffolk Joint Local Plan (2019-2037) and the Greater Norwich Local Plan (2018-2038) which is a joint strategic plan covering Norwich, South Norfolk and Broadland.
10. DDNP does not include provision of development types that are excluded development, such as minerals and waste matters, nationally significant infrastructure projects or other prescribed development under Section 61K of the Town and Country Planning Act 1990.

Section 3: Due Regard to the NPPF

11. National planning policy is set out in the NPPF. The most recent version was published in July 2021. DDNP has been prepared with the policies and guidance contained within the NPPF at its core. The NPPF sets out more specific guidance on neighbourhood plans at Paragraphs 28 to 30, but there is relevant policy throughout other parts of the NPPF.
12. **Figure 2** demonstrates how DDNP has had regard to national policy by cross referencing its policies against national policy and guidance. It should be noted that the table is not exhaustive and there may be other cross-references that are not included.

Figure 2: National Planning Policy Framework

DDNP Policy	NPPF (and PPG) Cross References	Comments
General	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 2 (Achieving sustainable development) Para 8, Para 11 - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 67 - Section 6 (Building a strong, competitive economy) Para 81 - Section 7 (Ensuring the vitality of town centres) Para 86, Para 106 - Section 8 (Promoting healthy and safe communities) Para 92, Para 100 - Section 9 (Promoting sustainable transport) Para 104, 105, 106, 130 - Section 10 (Supporting high quality communications) Para 114 - Section 12 (Achieving well-designed places) Para 127, Para 130, - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 153, 169 - Section 15 (Conserving and enhancing the natural environment) Para 174, 183, 185 	<p>DDNP will help to deliver sustainable growth that meets the economic, social, and environmental objectives. It provides a suite of policies that will shape and direct development outside of the current strategic policies set out in the prevailing local plans. It supports these strategic policies as shown in Figure 3.</p> <p>DDNP provides a framework for addressing housing needs and other economic, social, and environmental priorities, and has been a platform for local people to shape their surroundings. It has been prepared positively and has engaged the community and other consultees, as set out in the Consultation Statement.</p> <p>DDNP includes non-strategic policies for housing, design principles, conserving and enhancing the natural environment and other development management matters.</p> <p>The Plan also allocates 16 sites for new housing, employment, and leisure (DDNP1-DDNP16). 13 allocations are for residential housing (DDNP1-DDNP13), 2 sites are for regeneration and leisure purposes (DDNP14-DDNP15) within the Waveney Quarter, and DDNP17 is a site allocated for employment use.</p> <p>It is supported by a proportionate evidence base which includes a Housing Needs Assessment (HNA), Evidence Base and Key Issues, Design Codes, Site Options and Assessment (SOA), Strategic Environmental Assessment (SEA) and Habitats Regulation</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 16 (Conserving and enhancing the historic environment) Para 190 <p>PPG:</p> <ul style="list-style-type: none"> - Landscape and access (PPG Paragraph: 044 Reference ID: 41-044-20190509. Paragraph: 097 Reference ID: 41-097-20190509) - Healthy & Safe Communities- PPG Paragraph: 001 Reference ID:53-001-20190722 - Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 - Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721 - Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722 - Housing for older and disabled people: PPG Paragraph: 008 Reference ID: 63-008-20190626, PPG Paragraph: 009 Reference ID: 63-009-20190626 - Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001 	<p>Assessment (HRA). Some aspects of this evidence is presented in the supporting text of the policies.</p> <p>Some of the policies encompass design considerations, with the emphasis on achieving high quality design that is in keeping with local character. Policy 6 is the main policy for design.</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Local Green Space PPG paragraph: 006 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306, Para 014, Para 015, Para 017 - Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723 - Non-Designated Heritage Assets- PPG Paragraph: 040 Reference ID: 18a-040-20190723 	
<p>Policy 1: Scale and Location of Housing Growth</p>	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 2 (Achieving sustainable development) Para 8, Para 11 - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 67 - Section 8 (Promoting healthy and safe communities) Para 98 - Section 11 (Making effective use of land) including Para 120 and Para 124. - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 159 	<p>The policy is broken down into the 16 site allocations for residential growth to deliver the indicative housing requirements provided by the local planning authorities.</p> <p>The policy is conforming to NPPF 11(A) and 15 by setting an example of promoting a sustainable pattern of development for the area, meeting development needs. It is setting out a framework to address local housing needs. This includes making efficient use of land and directing development to brownfield sites, away from areas at risk of flooding, as well as ensuring appropriate densities to reflect local character.</p> <p>The policy also makes provision for open space, a new link road and cemetery extension.</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
DDNP1: Land east of Shelfanger Road and west of Heywood Road, Diss	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 67 - Section 8 (Promoting healthy and safe communities) Para 92, Para 100 <p>Also, many other national policy areas as the policy covers a wide range of themes such as:</p> <ul style="list-style-type: none"> - Landscape and access- (PPG Paragraph: 044 Reference ID: 41-044-20190509. Paragraph: 097 Reference ID: 41-097-20190509) - Healthy & Safe Communities- PPG Paragraph: 001 Reference ID:53-001-20190722 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP1 and promoting sustainable growth.</p> <p>It is contributing the Governments objective of boosting the supply of homes (NPPF Para 60) and sets out detail to support healthy lifestyles including providing pedestrian and cycle connections (NPPF Para 92c) and ensuring the design layout of the new link road is free from parked cars.</p>
DDNP2: Site of derelict Victorian Infant School, the Causeway, Diss	<p>NPPF</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 - Section 8 (Promoting healthy and safe communities) Para 92, Para 100 - Section 11 (Making effective use of land) - Section 12 (Achieving well-designed places) Para 130, 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP2 and promoting sustainable growth.</p> <p>It is contributing the Governments objective of boosting the supply of homes (NPPF Para 60), making efficient use of brownfield land. It sets out detail to support healthy lifestyles including maintaining the existing pedestrian and cycle connections (NPPF Para 92c) and ensuring the design layout provides adequate parking and amenity space to keep cars off the road.</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 16 (Conserving and enhancing the historic environment) Para 190 <p>Also, many other national policy areas as the policy covers a wide range of themes such as design and access. (PPG Paragraph: 044 Reference ID: 41-044-20190509. Paragraph: 097 Reference ID: 41-097-20190509)</p>	<p>Policy is contributing to the need for the allocation to be sensitive to the historic local character (NPPF Para 130c).</p>
<p>DDNP3: Site of the existing Leisure Centre</p>	<p>NPPF</p> <ul style="list-style-type: none"> - General requirements in relation to NPPF Section 3 (Plan-making) Para 15, Para 28 - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63, - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 153, 154, 169 <p>Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306</p>	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP3 and promoting sustainable growth.</p> <p>It is contributing the Governments objective of boosting the supply of homes (NPPF Para 60) and sets out detail to support need for housing once the leisure centre has been relocated still supporting the need for employment and leisure use elsewhere. Requirement of a water management strategy conforming to a proactive approach to mitigating climate change and flood risk (NPPF Para 153, 161).</p>
<p>DDNP4: Land west of Nelson Road and east of Station Road, Diss</p>	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 - Section 8 (Promoting healthy and safe communities) Para 92, Para 100 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP4 and promoting sustainable residential growth of approximately 25 homes.</p> <p>The policy sets out a number of requirements expecting the development to deliver walking and cycling links to Diss railway</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 9 (Promoting sustainable transport) Para 106 - Section 12 (Achieving well-designed places) Para 127, Para 130, - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 153, 169 - Section 15 (Conserving and enhancing the natural environment) Para 174, 183, 185 - Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 - Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721 	<p>station, deliver a road connection (agreement Greater Anglia) to enable a one-way bus service, provide appropriate landscaping, assess potential land contamination, contribution towards enhancement and protection of green infrastructure, improve surface water run off rates, accord to Norfolk Minerals and Waste Core Strategy CS16.</p>
DDNP5: Land north of Nelson Road, Diss	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 - Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722 - Housing for older and disabled people: PPG Paragraph: 008 Reference ID: 63- 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP5 and promoting sustainable residential growth through C2 use (residential institutions) through the development of 77 extra-care apartments.</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
	008-20190626, PPG Paragraph: 009 Reference ID: 63-009-20190626	
DDNP6: Land off Denmark Lane, Diss (including Roydon Parish)	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 - Section 8 (Promoting healthy and safe communities) Para 92, Para 100 - Section 12 (Achieving well-designed places) Para 127, Para 130, - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 153, 154 - Section 15 (Conserving and enhancing the natural environment) Para 174, 185 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP6 and promoting sustainable residential growth through the development of approximately 25 new homes.</p> <p>The policy sets out a number of requirements which conform with the NPPF through expecting the delivery to address making an appropriate footway improvement and road access from Denmark Lane, providing 20m landscape belt to protect the landscape value of the strategic gap, proving open amenity play space, incorporating opportunity to improve surface water run off rates and provision of street lighting in accordance with Policy 4.</p>
DDNP7: Land off Vince's Road, Diss	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 - Section 8 (Promoting healthy and safe communities) Para 92, Para 100 - Section 12 (Achieving well-designed places) Para 127, Para 130, 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP7 and promoting sustainable residential growth through the development of approximately 10 new homes.</p> <p>It sets out requirements with respect to protecting and enhancing biodiversity features, in particular the trees in the southern part of the site, and creating links with nearby green infrastructure.</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 153, 154 - Section 15 (Conserving and enhancing the natural environment) Para 174, 185 	
DDNP8: Site south of Roydon Primary School, Roydon	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 - Section 8 (Promoting healthy and safe communities) Para 92, Para 100 - Section 12 (Achieving well-designed places) Para 127, Para 130, - Section 15 (Conserving and enhancing the natural environment) Para 174, 185 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP8 and promoting sustainable residential growth through the development of approximately 25 new homes.</p> <p>The policy sets out a number of requirements which conform with the NPPF through expecting the delivery of appropriate highway access onto Old High Road, conforming to Policy 11 (Strategic gap) and the separation of countryside, retaining and enhancing existing trees/hedgerow, providing pedestrian/cycle access, providing 10m landscape belt to provide soft edge to the development, a landscape management plan and delivering where appropriate street lighting in accordance with Policy 4.</p>
DDNP9: Land west of Gissing Road, Burston	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 - Section 8 (Promoting healthy and safe communities) Para 92, Para 100 - Section 12 (Achieving well-designed places) Para 127, Para 130, 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP9 and promoting green open space and residential development of approximately 25 homes.</p> <p>The policy sets out a number of requirements which conform with the NPPF through expecting development to include a mix of homes such as single storey and deliver new open green space which includes habitat creation and improvement to the adjacent green</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 153, 154 - Section 15 (Conserving and enhancing the natural environment) Para 174, 185 - Section 16 (Conserving and enhancing the historic environment) Para 190 	<p>corridor, retain the public footpath running along the northern boundary of the site, wastewater infrastructure capacity must be confirmed and sufficient landscaping to ensure no impact will be had on the Grade II listed Manor House Farm.</p>
DDNP10: Flowerdew Meadow, Scole	<p>NPPF</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28 - Section 5 (Delivering a sufficient supply of homes) 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP10 and promoting sustainable residential growth of approximately 25 homes.</p> <p>It is contributing the Governments objective of boosting the supply of homes (NPPF Para 60).</p>
DDNP11: Land east of Norwich Road, Scole	<p>NPPF</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28 - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 - Section 8 (Promoting healthy and safe communities) Para 100 - Section 12 (Achieving well-designed places) Para 127, Para 130, Para 174, - Section 16 (Conserving and enhancing the historic environment) Para 190, 194 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP11 and promoting sustainable residential growth of approximately 50 homes.</p> <p>It is contributing the Governments objective of boosting the supply of homes (NPPF Para 60) and sets out detail to ensure the development will have appropriate vehicular access and traffic calming measures, it will undertake a noise impact assessment and include a heritage statement to set out any mitigation details on nearby listed buildings in the vicinity of the site.</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
DDNP12: Former Scole Engineering Site, Diss Road, Scole	<p>NPPF</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60 - Section 11 (Making effective use of land) 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP12 and promoting sustainable residential growth of approximately 6 homes.</p> <p>It is contributing the Governments objective of boosting the supply of homes (NPPF Para 60) and promotes effective use of brownfield land.</p>
DDNP13: Land north-east of Ivy House, Brome	<p>NPPF</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63, - Section 8 (Promoting healthy and safe communities) Para 100, - Section 12 (Achieving well-designed places) Para 127, Para 130, - Section 15 (Conserving and enhancing the natural environment) Para 174, 185, - Section 16 (Conserving and enhancing the historic environment) Para 190, 194 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP13 and promoting sustainable residential growth of approximately 9 homes.</p> <p>It is contributing the Governments objective of boosting the supply of homes (NPPF Para 60) and sets out detail to ensure the development will have appropriate highway access, delivering biodiversity net gain in the green corridors if delivery cannot be provided onsite, sensitive design and mitigation to any impacts on nearby heritage assets through the inclusion of a heritage statement and an archaeological investigation will be secured prior to development commencing.</p>
DDNP14: Land south of the B111B, Lower Oakley	<p>NPPF</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63, 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP14 and promoting sustainable residential growth of approximately 3 homes.</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 16 (Conserving and enhancing the historic environment) Para 190, 194 	<p>It is contributing the Governments objective of boosting the supply of homes (NPPF Para 60) and sets out detail to ensure the development will mitigate any impacts to the historic local character through a heritage statement and an archaeological investigation will be secured prior to development commencing.</p>
<p>Policy 2: Regeneration of the Waveney Quarter, Diss</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63, - Section 6 (Building a strong, competitive economy) Para 81, - Section 8 (Promoting healthy and safe communities) Para 100, - Section 9 (Promoting sustainable transport) Para 106, - Section 12 (Achieving well-designed places) Para 127, Para 130 	<p>Policy 2 conforms with NPPF Para 15 and 28 by providing a non-strategic policy that focuses on regenerating part of Diss near to the river, establishing a focal point for leisure/recreation within the town.</p> <p>It expects creative/innovative design sensitive to the location and conservation area, improved connectivity for walking and cycling between the river and town centre, and sensitive residential development that is proportionate the area.</p>
<p>DDNP15: Land off Park Road, Diss</p>	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 - Section 6 (Building a strong, competitive economy) Para 81, 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP15 and promoting sustainable housing and economic growth for leisure, open space, and residential development of approximately 10 houses.</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 8 (Promoting healthy and safe communities) Para 92, Para 100 - Section 9 (Promoting sustainable transport) Para 106, - Section 12 (Achieving well-designed places) Para 127, Para 130, - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 153, 154 - Section 15 (Conserving and enhancing the natural environment) Para 174, 185 - Section 16 (Conserving and enhancing the historic environment) Para 190 - Flood risk and coastal change- PPG Paragraph: 061 Reference ID: 7-061-20140306 	<p>The policy sets out a number of requirements expecting development to be of a sensitive design to the adjacent conservation area and river Waveney, delivering and improving habitats for local wildlife, open space, and a riverside walk, expanding on sustainable travel infrastructure (footway/cycleway). Connecting to allocation DDN15 and accounting for flood risk, opportunities for improving surface water run off rates, wastewater infrastructure capacity must be confirmed and mitigation/safeguarding minerals, waste, and noise.</p>
DDNP16: The Feather Mills Site, Park Road, Diss	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 3 (Plan-making) Para 15, Para 28, - Section 6 (Building a strong, competitive economy) Para 81, - Section 8 (Promoting healthy and safe communities) Para 92, Para 100 - Section 9 (Promoting sustainable transport) Para 106, 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP16 and promoting sustainable housing and economic growth.</p> <p>The policy sets out a number of requirements including being the preferred location for the new Diss Leisure Centre. Also setting out the expectation for residential uses, access, scheme design, improvements to sustainable movements of travel (walking/cycling),</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 15 (Conserving and enhancing the natural environment) Para 174, Para 183, Para 185 	<p>assessing for contamination and constraints on site and contributing towards green infrastructure.</p>
<p>DDNP17: Land at Sandy Lane (north of Diss Business Park), Diss</p>	<p>NPPF Para 15, Para 28,</p> <ul style="list-style-type: none"> - Section 6 (Building a strong, competitive economy) Para 81 - Section 8 (Promoting healthy and safe communities) Para 92, Para 100, - Section 9 (Promoting sustainable transport) Para 106, Para 183, Para 185 	<p>This policy/site allocation conforms with NPPF Para 15 and 28 by providing a non-strategic policy setting out details for the site allocation DDNP17 and promoting sustainable economic growth. Sets out a number of requirements to ensure sustainable movements of travel (walking/cycling) are provided, accounting for constraints on site, providing appropriate landscaping, contributing towards green infrastructure, and protecting adjacent biodiversity.</p>
<p>Policy 3: Diss Business Park</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 6 (Building a strong, competitive economy) Para 81, - Section 9 (Promoting sustainable transport) Para 106 	<p>This policy sets out requirements needed for development or redevelopment at Diss Business Park including restricting the development to B2 (general industrial), B8 (storage or distribution) and E(g) (offices, research/development, industrial processes), as well as other appropriate employment related development. Making sure the proposals coordinate with the delivery of footway/cycle infrastructure adjacent to DDNP16 employment allocation, protect/enhance function nearby green corridor and apply the Norfolk Minerals and Waste Core Strategy Policy CS16.</p>
<p>Policy 4: Housing Mix</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 	<p>This policy will help ensure future development meets the needs of the community, including those with specific needs such as older people. Supporting adaptable homes standards M4(2) for smaller bedroomed homes.</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
	<p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p> <p>Housing for older and disabled people: PPG Paragraph: 008 Reference ID: 63-008-20190626, PPG Paragraph: 009 Reference ID: 63-009-20190626</p>	<p>It takes a positive approach to supporting custom and self-build proposals where these are appropriate and in compliance with other DDNP policies.</p>
<p>Policy 5: Affordable Housing</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 <p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p>	<p>This policy will help to ensure a sufficient range of homes will be available to meet the needs of the community. It positively seeks to provide for the community, especially those needing affordable housing. The policy reflects local need as evidenced in the latest HNA, stating that social rent homes will need to be a significant consideration, as well as smaller one-bedroom dwellings and shared ownership. This conforms with the NPPF by having a planning policy which specifies the affordable housing required and need for the community.</p>
<p>Policy 6: Design</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 12, para 127, 129 (design guides/codes) <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001</p>	<p>This policy encourages new homes to be designed to high quality standards which are defined as being sensitive to local materials/distinctiveness, delivering biodiversity net gain where appropriate, ensuring good quality/safe access for sustainable movements of travel, discouraging the use of external lighting and street lighting to improve Dark Skies and appropriate densities making an efficient use of land.</p> <p>The policy conforms to the NPPF and PPG by setting out as listed above a clear design vision to meet local aspirations for the DDNP</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
		and the expectation applications are to follow. With the incorporation of the Diss & District Design guidelines.
Policy 7: Surface Water Management	<p>NPPF</p> <ul style="list-style-type: none"> - Section 14 Para 153 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306</p>	This policy will help to adapt to climate change and ensure that surface water is managed appropriately and sustainably.
Policy 8: Green Corridors and Biodiversity Enhancement	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, - Section 15 (Conserving and enhancing the natural environment) Para 174 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</p>	This policy will help to deliver significant improvements to green infrastructure across the DDNP area. This will support the health and resilience of wildlife, which is essential in maintaining and enhancing its ability to provide the wealth of ecosystem services, such as water retention and climate regulation, which we rely on. Green infrastructure is also vital to human health and wellbeing and a crucial element of adapting to climate change.
Policy 9: Road traffic improvements	<p>NPPF</p> <ul style="list-style-type: none"> - Section 9 (Promoting sustainable transport) Para 104, 105 and Para 130 - Section 16 (Conserving and enhancing the historic environment) Para 190 	Policy is promoting the need to deal with existing transport infrastructure and supporting opportunities that will help reduce congestion, emissions, and capacity issues prior to the impacts of growth becoming severe. It also ensures any design measures are sympathetic to the historic core and conservation area which conforms to NPPF Para 130 regarding being sympathetic to the local character and history.

DDNP Policy	NPPF (and PPG) Cross References	Comments
	<p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001</p>	
<p>Policy 10: Walking and Cycling Network</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 153 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Healthy & Safe Communities- Paragraph: 001 Reference ID:53-001-20190722</p>	<p>This policy supports the shift towards a low carbon economy, aiming to deliver an improved walking and cycling network that will encourage people to walk and cycle more and use their cars less often, thereby reducing CO₂ emissions. This policy conforms to the expectation that neighbourhood plans will contribute to the achievement of sustainable development as set out in the NPPF and PPG.</p>
<p>Policy 11: Diss Leisure Centre</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 7 (Ensuring the vitality of town centres) Para 86, Para 106 - Section 8 (Promoting healthy and safe communities) Para 93 <p>Paragraph: 001 Reference ID: 2b-001-20190722</p>	<p>This policy supports the relocation of the leisure centre by South Norfolk Council and the need for the relocated site to have good access for sustainable movements of travel (walking/cycling) and accommodate to the estimated vehicle parking needs. As set out in Para 106 planning policies should identify and support an appropriate mix of uses in their area and ensure that sites minimise the number and length of journeys needed for leisure etc. This policy conforms to the NPPF by supporting the role that town centres play in local communities and the need to allocate and meet the need for suitable leisure sites with good walking/cycling opportunities.</p>
<p>Policy 12: Broadband</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 10 (Supporting high quality communications) Para 114 - Section 15 	<p>The policy ensures that developers should register new sites with broadband infrastructure providers. Supporting the expansion of full fibre connections. By providing the necessary infrastructure will support the communities needs of working from home which</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
	<p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p>	<p>further contributes to the need to travel by car daily reducing CO₂ emissions on the road and improving the move towards a net zero future.</p>
<p>Policy 13: Funding and Delivery of Infrastructure</p>	<p>NPPF - Para 28, Para 29, Para 34, Para 82</p>	<p>This policy conforms with the NPPF by providing a non-strategic policy which details the communities vision of how the provision of major development should demonstrate that the existing infrastructure will not be overburdened with the new sites (Para 28,29, 82). The policy is seeking to address potential barriers to inadequate infrastructure.</p> <p>The policy also sets out how contributions from CIL are expected to be made from development in the area such as towards green infrastructure (Para 34).</p>
<p>Policy 14: Strategic gap between Diss and Roydon</p>	<p>NPPF - Section 15 (conserving and enhancing the natural environment) Para 174</p>	<p>The policy seeks to protect the intrinsic character and beauty of the countryside by preserving the gap and preventing further coalescence of Diss and the village of Roydon. This policy conforms with NPPF Para 174 by proving a gap which recognises and protects the beauty of the countryside and ensuring the open character of this gap is protected from development.</p>
<p>Policy 15: Local Green Space</p>	<p>NPPF - Section 2 (Achieving sustainable development) Para 8 - Section 8 (Promoting healthy and safe communities) Paras 101-103 - Section 13 (Protecting Green Belt land)</p>	<p>The policy supports the protection of local green open spaces and designates these in accordance with the NPPF requirements such as being demonstrably special and consistent with national green belt policy. The spaces chosen in the DDNP are to help protect and enhance the natural and built environment which supports the communities needs such as their physical, mental, and social</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
	<p>Green Infrastructure PPG Paragraph: 005 Reference ID: 8-005-20190721</p> <p>Local Green Space PPG paragraph: 006 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306, Para 014, Para 015, Para 017</p>	<p>health/wellbeing and safeguarding these open spaces which support the communities current and future needs.</p> <p>A thorough assessment was undertaken throughout following the NPPF and PPG guidance on understanding the types of greenspaces which would be suitable such as allotments, bowling green, playing field etc. All these green spaces considered the proximity to the village/town centre and the community it serves.</p> <p>Local Green Space policy should conform with that for Green Belt. Appendix A of the DDNP sets out clear justification where Policy 15 diverts from Green Belt policy.</p>
<p>Policy 16: Protection of Important Local Views</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 12 (Achieving well-designed places) Para 127, 130 - Section 15 (conserving and enhancing the natural environment) Para 174 <p>PPG Paragraph: 036 Reference ID: 8-036-20190721</p>	<p>In the NPPF and PPG the intrinsic character and beauty of the countryside is recognised and the PPG states that it is important to identify policies where landscapes have a particular local value. Planning policies and decisions should ensure that developments will be sympathetic to the local character including the built environment and landscape setting. This policy conforms with the NPPF and PPG by protecting important local views and ensuring proposals are expected to demonstrate that they are designed and sited to avoid harm to the identified important views and the landscape setting they sit within.</p> <p>Plans and design policies should be developed with local communities so they reflect local aspirations and neighbourhood plan groups play an important role in identifying special qualities in their areas to reflect what they would expect from developments</p>

DDNP Policy	NPPF (and PPG) Cross References	Comments
		(NPPF Para 127). This policy conforms with the NPPF by doing the above, the community chose these local views to ensure they are protected and did this through a thorough assessment.
Policy 17: Designated and Non-Designated Heritage Assets	<p>NPPF</p> <ul style="list-style-type: none"> - Section 16 (Conserving and enhancing the historic environment) Para 190, 197 <p>Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723 Non-Designated Heritage Assets- PPG Paragraph: 040 Reference ID: 18a-040-20190723</p>	<p>The Non-Designated Heritage Assets identified were picked for their local significance. Each were thorough assessment in accordance with Historic England listing criteria. This involved making use of local knowledge and the Historic Environment Record.</p> <p>The assessment conformed with the PPG by following the guidance and advice from the Historic England website and included up to date information from the local historic environment record. The policy conforms with the NPPF and PPG by providing clauses to set a positive approach to conserve and enhance heritage assets and their appearance.</p>

Section 4: Sustainable Development

13. A widely accepted definition of sustainable development is ‘development that meets the needs of the present without compromising the ability of future generations to meet their own need’¹. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social,

environmental, and economic issues and challenges should be considered in an integrated and balanced way.

14. This is captured by Paragraph 8 of the NPPF in particular, which summarises the three interdependent objectives. **Figure 2** includes a number of references to NPPF para 8, demonstrating the policies in DDNP that have due regard to these overarching objectives.

¹ United Nations: Report of the World Commission on Environment and Development: Our Common Future, March 1987

15. The NPPF as a whole represents sustainable development, and **Figure 2** sets out that DDNP is very consistent with the NPPF. It should therefore be the case that DDNP will help to deliver sustainable development in Diss & District through delivering the economic, social, and environmental objectives.

16. DDNP is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic and growth considerations, reasonable environmental and social considerations are taken into account.

Section 5: General Conformity with Local Strategic Policies

17. It is a requirement that DDNP is in general conformity with the relevant local strategic policies. The Guidance on Neighbourhood Planning sets out what is meant by general conformity. When considering whether a policy is in general conformity, a qualifying body, independent examiner, or local planning authority, should consider the following:

- Whether the neighbourhood plan policy of development proposal supports and upholds the general principle that the strategic policy is concerned with;
- The degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
- Whether the draft neighbourhood plan policy provides an additional level of detail and/or a distinct local approach

to that set out in the strategic policy without undermining that policy;

- The rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.

18. The DDNP area falls within two local authority areas, Mid Suffolk Council (MSC) and South Norfolk Council (SNC). The local plans for these areas contain the strategic policies of relevance for this neighbourhood plan. The current adopted local plans covering the DDNP area are:

- The Mid Suffolk Local Plan Core Strategy (2012-2025)
- The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (2011-2026)
- South Norfolk Local Plan (SNLP) Development Management Policies Document (2015)

19. Both MSC and SNC have emerging local plans. This includes the Babergh and Mid Suffolk Joint Local Plan (2019-2037) and the Greater Norwich Local Plan (2018-2038) which covers Norwich, Broadland and South Norfolk. South Norfolk Council also has an emerging Village Clusters Housing Allocation Plan.

20. The JLP is at an advanced stage, having been through Examination, and therefore holds some weight. It has therefore been considered alongside the adopted local plans.

21. **Figure 3** reviews each policy in the submitted DDNP with respect to the current strategic local plan policies.

Figure 3: General Conformity with Local Strategic Policies

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
Policy 1: Scale and Location of Housing Growth	Policy FC2- Provision and Distribution of Housing	<ul style="list-style-type: none"> • Policy 4: Housing Delivery • Policy 13: Main Towns • DM 1.3 (SNLP) 	The 16 residential allocations set out a strategy for delivering the Indicative Housing Requirements provided by SNC and MSC. The spatial distribution of growth conforms with the strategic requirements set out in the local plans. For example, with the majority of growth being accommodated in Diss as per Policy 13 of the JCS.
DDNP1: Land east of Shelfanger Road and west of Heywood Road, Diss (180 homes)	N/A- Policy only applies in South Norfolk Council area	<p>JCS</p> <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 2: Promoting good design • Policy 4: Housing Delivery • Policy 6: Access and Transportation • Policy 13: Main Towns <p>SNLP</p> <ul style="list-style-type: none"> • DM 1.2 Requirement for infrastructure through planning obligations • DM 1.3 Sustainable location of new development • DM 1.4 Environmental quality and local distinctiveness 	<p>The allocation supports delivery of the housing requirement for Main Towns as identified in the JCS, supporting achievement of sustainable development in a location that is in accordance with the role and function of the settlement. The allocation will include affordable housing.</p> <p>High standards of design and zero carbon principles are required alongside improvements to nearby wildlife corridors and infrastructure delivery including a new link road and walking and cycling improvements.</p>
DDNP2: Site of derelict Victorian Infant School,	N/A- Policy only applies in South Norfolk Council area	<p>JCS</p> <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 2: Promoting good design 	The allocation supports delivery of the housing requirement for Main Towns as identified in the JCS. The site is within the town centre, close to

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
the Causeway, Diss (10 homes)		<ul style="list-style-type: none"> • Policy 4: Housing Delivery • Policy 6: Access and Transportation • Policy 13: Main Towns <p>SNLP</p> <ul style="list-style-type: none"> • DM1.3 Sustainable location of new development • DM 1.4 Environmental quality and local distinctiveness 	<p>essential services and facilities, which will encourage walking and cycling.</p> <p>Importance is placed on retaining the townscape and heritage value of the existing building, with emphasis on good design and layout. Emphasis is on re-use and preservation of the existing building.</p>
DDNP3: Site of the existing Leisure Centre (20 homes)	N/A- Policy only applies in South Norfolk Council	<p>JCS</p> <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 3- Energy and water • Policy 4- Housing delivery • Policy 13: Main Towns <p>SNLP</p> <ul style="list-style-type: none"> • DM1.3 Sustainable location of new development 	<p>The allocation supports delivery of the housing requirement for Main Towns as identified in the JCS. The site is within the town centre, close to essential services and facilities, which will encourage walking and cycling.</p> <p>The site is the location of the Existing leisure centre, so development here will be on brownfield land, it is dependent on a site for a new leisure centre coming forward.</p>
DDNP4: Land west of Nelson Road and east of Station Road, Diss (25 homes)	N/A- Policy only applies in South Norfolk Council area	<p>JCS</p> <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 2: Promoting good design • Policy 3- Energy and water • Policy 4: Housing Delivery • Policy 5: The economy • Policy 6: Access and Transportation 	<p>The allocation supports delivery of the housing requirement for Main Towns as identified in the JCS. The site is within the town centre, close to essential services and facilities, which will encourage walking and cycling.</p> <p>The site is an existing employment allocation in the SNLP, but development has not come forward on the site. A residential allocation here has been</p>

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
		<ul style="list-style-type: none"> • Policy 13: Main Towns SNLP <ul style="list-style-type: none"> • DM 1.2 Requirement for infrastructure through planning obligations • DM1.3 Sustainable location of new development • DM 1.4 Environmental quality and local distinctiveness 	<p>supported by South Norfolk Council and in this sense is in conformity with Policy 5 in the JCS.</p> <p>Access and transport infrastructure improvements are required, including walking and cycling and a new road connection. Expectation is that this will link with the nearby Rail Station, facilitating sustainable access to services.</p> <p>Appropriate landscaping and enhancement of nearby green infrastructure is required as part of the development.</p>
DDNP5: Land north of Nelson Road, Diss (77 extra-care units)	N/A- Policy only applies in South Norfolk Council area	JCS <ul style="list-style-type: none"> • Policy 4: Housing delivery • Policy 7: Supporting communities • Policy 13: Main Towns SNLP <ul style="list-style-type: none"> • DM1.3 Sustainable location of new development 	<p>Planning permission has already been granted for this site, but the allocation supports delivery of specialist housing in this sustainable location, should the permission lapse, linking particularly with JCS Policy 4 and 7.</p> <p>It supports delivery of the housing requirement for Main Towns as identified in the JCS. The site is in a sustainable location within the town centre, close to essential services and facilities.</p>
DDNP6: Land off Denmark Lane, Diss (25 homes)	N/A- Policy only applies in South Norfolk Council area	JCS <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 2: Promoting good design 	<p>The allocation supports delivery of the housing requirement for Main Towns as identified in the JCS. This is an existing allocation within the SNLP and within the Development Boundary for Diss.</p>

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
		<ul style="list-style-type: none"> • Policy 4: Housing delivery • Policy 8: Culture, leisure, and entertainment • Policy 13: Main Towns <p>SNLP</p> <ul style="list-style-type: none"> • DM 1.2 Requirement for infrastructure through planning obligations • DM1.3 Sustainable location of new development • DM 1.4 Environmental quality and local distinctiveness 	<p>Infrastructure improvements are required to promote sustainable access to the site.</p> <p>Provision of open amenity play space is required to contribute to local community facilities.</p> <p>Emphasis is on the layout and design reflecting its edge of settlement location, mitigating any impacts on the wider landscape.</p>
DDNP7: Land off Vince's Road, Diss	N/A- Policy only applies in South Norfolk Council area	<p>JCS</p> <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 2: Promoting good design • Policy 4: Housing delivery • Policy 6: Access and Transportation • Policy 13: Main Towns <p>SNLP</p> <ul style="list-style-type: none"> • DM 1.2 Requirement for infrastructure through planning obligations • DM1.3 Sustainable location of new development • DM 1.4 Environmental quality and local distinctiveness 	<p>The allocation supports delivery of the housing requirement for Main Towns as identified in the JCS. This is an existing allocation within the SNLP, although the allocation is for a reduced number to reflect more recent site assessment work which determined that there is substantial tree cover on the southern part of the site, reducing the developable land.</p> <p>The policy requires protection of the trees and improved connectivity with nearby green infrastructure.</p> <p>Specific requirements are set out with respect to highway access to the site.</p>

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
DDNP8: Site south of Roydon Primary School, Roydon (25 homes)	N/A- Policy only applies in South Norfolk Council area	<p>JCS</p> <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 2: Promoting good design • Policy 4: Housing Delivery • Policy 6: Access and Transportation • Policy 15: Service Villages <p>SNLP</p> <ul style="list-style-type: none"> • DM 1.2 Requirement for infrastructure through planning obligations • DM1.3 Sustainable location of new development • DM 1.4 Environmental quality and local distinctiveness 	<p>The allocation supports delivery of the housing requirement for Service Villages as identified in the JCS.</p> <p>Development is required to be sensitive to its edge of village location and mitigate any impacts on the wider landscape, which stretches down to the River Waveney and is adjacent the strategic gap between Roydon and Diss. Enhancement of trees and hedgerow is required alongside links to the nearby Green Corridor, facilitating pedestrian and cycle access to the site.</p>
DDNP9: Land west of Gissing Road, Burston (25 homes)	N/A- Policy only applies in South Norfolk Council area	<p>SNLP</p> <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 2: Promoting good design • Policy 4: Housing Delivery • Policy 16: Other Villages <p>SNLP</p> <ul style="list-style-type: none"> • DM 1.2 Requirement for infrastructure through planning obligations • DM1.3 Sustainable location of new development 	<p>The allocation supports delivery of the housing requirement for Other Villages as identified in the JCS.</p> <p>Emphasis is on delivering a housing scheme, including some single storey homes, that is appropriate in a small village location, with enhancement of open space and habitat improvement. Impacts on a nearby listed building need to be mitigated.</p>

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
		<ul style="list-style-type: none"> DM 1.4 Environmental quality and local distinctiveness 	
DDNP10: Flowerdew Meadow, Scole (25 homes)	N/A- Policy only applies in South Norfolk Council area	<p>JCS</p> <ul style="list-style-type: none"> Policy 4: Housing Delivery Policy 6: Access and Transportation Policy 15: Service Villages <p>SNLP</p> <ul style="list-style-type: none"> DM 1.2 Requirement for infrastructure through planning obligations 	<p>This is an existing allocation within the SNLP, albeit the number of homes being delivered has increased as part of this development, aligning with a density of 25dw/ha. It supports delivery of the housing requirement for Service Villages as identified in the JCS. It's in a sustainable location adjacent the village centre, within close proximity of key services including the primary school.</p> <p>To mitigate impacts on adjacent residential development there is a requirement to deliver vehicular access through DDNP10, unless demonstrated unfeasible.</p>
DDNP11: Land east of Norwich Road, Scole (50 homes)	N/A- Policy only applies in South Norfolk Council	<p>JCS</p> <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets Policy 2: Promoting good design Policy 4: Housing Delivery Policy 6: Access and Transportation Policy 15: Service Villages <p>SNLP</p> <ul style="list-style-type: none"> DM 1.2 Requirement for infrastructure through planning obligations DM1.3 Sustainable location of new development 	<p>The allocation supports delivery of the housing requirement for Service Villages as identified in the JCS. The allocation is for 50 homes, which means that housing more than the indicative housing target will be delivered in Scole. South Norfolk Council consider that this is in conformity with Policy 15 of the JCS.</p> <p>The magnitude of development proposed is to support delivery of improved transport infrastructure, including a pedestrian crossing point, to the benefit of the wider community.</p>

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
		<ul style="list-style-type: none"> DM 1.4 Environmental quality and local distinctiveness 	The site is in a sustainable location adjacent the village centre, within close proximity of key services including the primary school.
DDNP12: Former Scole Engineering Site, Diss Road, Scole (6 homes)	N/A- Policy only applies in South Norfolk Council area	<p>JCS</p> <ul style="list-style-type: none"> Policy 4: Housing Delivery Policy 15: Service Villages <p>SNLP</p> <ul style="list-style-type: none"> DM1.3 Sustainable location of new development 	<p>Planning permission has already been granted for this development of 6 homes within the development boundary of Scole. DDNP supports positive redevelopment of this brownfield site through the allocation. It supports delivery of the housing requirement for Service Villages in the JCS.</p> <p>The site is in a sustainable location in the village centre, nearby to key services and facilities.</p>
DDNP13: Land north-east of Ivy House, Brome (9 homes)	<p>Core Strategy</p> <ul style="list-style-type: none"> FC2- Provision and Distribution of Housing Policy CS4- Adapting to climate change Policy CS5- Mid Suffolk's Environment 	N/A- Policy only applies in Mid Suffolk Council area	The proposed housing allocation will support the provision of housing development in the district in conformity with FC2. The development supports the need for sensitive design, delivering the improvement of biodiversity net gain in the green corridors, and to include a heritage statement to ensure any negative impacts on heritage will be assessed. This supports CS4 and CS5 for protecting biodiversity and creating links.
DDNP14: Land south of the B111B, Lower Oakley (3 homes)	<p>Core Strategy:</p> <ul style="list-style-type: none"> FC2- Provision and Distribution of Housing 	N/A- Policy only applies in Mid Suffolk Council	The proposed housing allocation will support the provision of housing development in conformity with FC2.

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
	<ul style="list-style-type: none"> Policy CS5- Mid Suffolk's Environment <p>JLP</p> <ul style="list-style-type: none"> SP09: Enhancement and Management of the Environment 		<p>The policy sets out detail to have a heritage statement and archaeological investigation to ensure there is no impact on the setting and heritage asset nearby (Grade II Weavers Cottage). This will conform with Policy CS5 and SP09 for retaining the local distinctiveness of the historic environment in this area.</p>
<p>Policy 2: Regeneration of the Waveney Quarter, Diss</p>	<p>N/A- Policy only applies in South Norfolk Council area</p>	<p>JCS</p> <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets Policy 2: Promoting good design Policy 4: Housing Delivery Policy 5: The economy Policy 6: Access and transportation Policy 8: Culture, leisure, and entertainment Policy 13: Main Towns Policy 19: The hierarchy of centres <p>SNLP</p> <ul style="list-style-type: none"> DM 1.2 Requirement for infrastructure through planning obligations DM1.3 Sustainable location of new development DM 1.4 Environmental quality and local distinctiveness 	<p>The policy focuses on regenerating an area of Diss south of Park Road. It seeks to promote this area for leisure and culture use, in conformity with Policy 8 and Policy 19 of the JCS which sets out that development of new services will be encouraged within defined centres, including Diss. This is the preferred location for a new leisure centre facility in Diss.</p> <p>The Waveney Quarter is adjacent the town centre, close to essential services and facilities, which will encourage walking and cycling.</p> <p>The policy includes two allocations for mixed use, including residential, which will support delivery of the housing requirement for Main Towns as identified in the JCS.</p> <p>The policy requires that any development is sensitive to its surroundings, including proximity to the River Waveney and Diss conservation area.</p>

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
			Significant improvement to walking, cycling and Green Infrastructure is required as part of any development.
DDNP15 Land off Park Road, Diss (10 homes, leisure, open space)	N/A- Policy only applies in South Norfolk Council area	<p>JCS</p> <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 2: Promoting good design • Policy 5: The economy • Policy 8: Culture, leisure, and entertainment • Policy 13: Main Towns • Policy 19: The hierarchy of centres <p>SNLP</p> <ul style="list-style-type: none"> • DM 1.2 Requirement for infrastructure through planning obligations • DM1.3 Sustainable location of new development • DM 1.4 Environmental quality and local distinctiveness 	<p>The allocation is for leisure, open space and some residential development. It supports delivery of the housing requirement for Main Towns as identified in the JCS.</p> <p>It is an existing allocation within the SNLP. It is one of the allocations to support regeneration of the Waveney Quarter, Diss.</p> <p>The policy requires significant improvement to amenity open space and walk/cycling links as part of development coming forward.</p> <p>There is an expectation around high quality design that is fitting for an area adjacent the river corridor and Conservation Area. Development is also required to be located in Flood Zone 1 as parts of the site adjacent to the river are within zones 2 and 3.</p>
DDNP16: Feather Mills Site, Park Road Diss (Leisure and housing)	N/A- Policy only applies in South Norfolk Council area	<p>JCS</p> <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 2: Promoting good design • Policy 5: The economy 	This allocation is identified as the preferred site for the new Diss Leisure Centre, thus enhancing the leisure offer within the town and surrounding area. This is an existing allocation within the SNLP and makes use of brownfield land. A small amount of housing development is permitted,

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
		<ul style="list-style-type: none"> • Policy 8: Culture, leisure, and entertainment • Policy 13: Main Towns • Policy 19: The hierarchy of centres <p>SNLP</p> <ul style="list-style-type: none"> • DM 1.2 Requirement for infrastructure through planning obligations • DM1.3 Sustainable location of new development • DM 1.4 Environmental quality and local distinctiveness 	<p>contributing towards the housing requirement for Main Towns as identified in the JCS.</p> <p>High quality design that is sensitive to the site's location and a contribution towards green infrastructure and habitat improvement along the River Waveney is required.</p>
DDNP17: Land at Sandy Lane (north of Diss Business Park), Diss	N/A- Policy only applies in South Norfolk Council area	<ul style="list-style-type: none"> • Policy 1: climate change and protecting environmental assets • Policy 2: Promoting good design • Policy 5: The economy • Policy 6: Access and transportation <p>SNLP</p> <ul style="list-style-type: none"> • DM 1.2 Requirement for infrastructure through planning obligations • DM1.3 Sustainable location of new development • DM 1.4 Environmental quality and local distinctiveness 	<p>This employment allocation is in conformity with Policy 5 of the JCS to support jobs and economic growth. It is an existing allocation within the SNLP, carried forward by DDNP.</p> <p>Good design is promoted through the requirement for appropriate landscaping. Improvements to walk/cycle links are required to promote sustainable access to the site.</p> <p>Provision of essential infrastructure, including waste, is required in conformity with DM 1.4.</p>
Policy 3: Diss Business Park	N/A- Policy only applies in South Norfolk Council area	<p>JCS</p> <ul style="list-style-type: none"> • Policy 1: Climate change and protecting environmental assets 	<p>The policy supports continued development of Diss Business Park for a range of uses, in conformity with Policy 5 and 19 of the JCS.</p>

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
		<ul style="list-style-type: none"> • Policy 5: The economy • Policy 19: The hierarchy of centres SNLP <ul style="list-style-type: none"> • DM 1.2 Requirement for infrastructure through planning obligations • DM1.3 Sustainable location of new development • DM 1.4 Environmental quality and local distinctiveness 	<p>There is a particular requirement for development proposals to take a coordinated approach to delivering walk/cycle and green infrastructure.</p>
Policy 4: Housing Mix	Core Strategy <ul style="list-style-type: none"> • Policy CS9- Density and Mix JLP <ul style="list-style-type: none"> • SP01: Housing Needs 	JCS <ul style="list-style-type: none"> • Policy 4: Housing delivery 	<p>Policy provides additional local detail that will help ensure housing development meets the needs of the community based on the proportionate evidence base produced for the neighbourhood plan. This is in conformity with CS9, SP1 and Policy 4 which require that the mix, type and size of new housing should reflect the needs of the area, based on the most up to date needs assessment.</p>
Policy 5: Affordable Housing	Core Strategy <ul style="list-style-type: none"> • CS9: Density and Mix JLP <ul style="list-style-type: none"> • SP02: Affordable Housing 	JCS <ul style="list-style-type: none"> • Policy 4: Housing delivery 	<p>The DDNP Housing Needs Assessment identifies a high need for social rent homes and smaller dwellings. The policy would expect where possible social rent is picked over other affordable renting; this is the same for shared ownership rather than other discounted homes.</p>

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
			This conforms with the local plan policies for affordable housing, with tenure splits to be based on the most up to date needs assessment.
Policy 6: Design	Core Strategy <ul style="list-style-type: none"> CS5: Mid-Suffolk's Environment 	JCS <ul style="list-style-type: none"> Policy 2: Promoting good design 	High standards of design are required through this policy, with proposals required to reflect the Design Guide specific to the DDNP. There are requirements with respect to local character, materials, density, delivering biodiversity gain and retaining dark skies. This is in conformity with the local plan design policies which promote the same principles with respect to good design. The design guide provides more specific local detail with respect to what good design looks like in the DDNP area.
Policy 7: Surface Water Management	Core Strategy <ul style="list-style-type: none"> Policy CS4: Adapting to climate change 	JCS <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets Policy 3: Energy and water 	The policy ensures development is designed to reduce flood risk and manage surface water in a sustainable way, with an emphasis of measures that will also benefit the natural environment. This conforms with local plan policies which require flood mitigation measures to be incorporated into development proposals, and the use of SuDS.
Policy 8: Green Corridors and	Core Strategy <ul style="list-style-type: none"> Policy CS5- Mid Suffolk's Environment 	JCS <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets 	Policy 8 identifies 13 green corridors, which should be a focus for biodiversity enhancement, part of a local strategy to focus habitat improvement within the DDNP area. The corridors

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
Biodiversity Enhancement	JLP <ul style="list-style-type: none"> SP09: Enhancement and Management of the Environment 		<p>have been identified based on proportionate evidence. All development is required to maximise habitat opportunities and provide for local wildlife.</p> <p>This conforms with policy in the local plans, which requires the protection of environmental assets, enhance links between areas of biodiversity importance and creation of networks of habitats and green infrastructure.</p>
Policy 9: Road traffic improvements	N/A Does not apply within the Mid-Suffolk villages, just Diss	JCS <ul style="list-style-type: none"> Policy 2: Promoting good design Policy 6: Access and transportation 	<p>The policy requires capacity improvements at key road junctions in Diss as part of development proposals coming forward, in accordance with the latest evidence. This conforms with Policy 6, and in conformity with Policy 2, improvements should be sensitively designed to respect the historic nature of the settlement.</p> <p>This policy conforms with Policy 2 by reflecting the important of design within the historic environment and Policy 6 by recognising the need further improvements to road networks and the functions of strategic routes.</p>
Policy 10: Walking and	Core Strategy <ul style="list-style-type: none"> Policy CS6: Services and Infrastructure 	JCS <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets 	<p>The policy identifies a core walk/cycle network and prioritises infrastructure improvements in accordance with this. It looks to provide a</p>

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
Cycling Network		<ul style="list-style-type: none"> • Policy 2: Promoting good design • Policy 6: Access and transportation • Policy 7: Supporting communities <p>SNLP</p> <ul style="list-style-type: none"> • DM 1.2 Requirement for infrastructure through planning obligations 	<p>strategy for improvement that manages the cumulative impact of growth.</p> <p>This conforms with the local plan policies which seek to promote sustainable modes of travel and direct infrastructure improvements accordingly.</p>
Policy 11: Diss Leisure Centre	N/A Does not apply within the Mid-Suffolk villages	<p>JCS:</p> <ul style="list-style-type: none"> • Policy 2: Promoting good design • Policy 8: Culture, leisure, and entertainment • Policy 19: The hierarchy of centres 	<p>Policy 11 supports the relocation of the Diss Leisure Centre and how the relocation must have good access for sustainable movements (walking/cycling) and vehicle parking need. This supports Policy 2, 8 and 19 by finding an appropriate location for leisure activities.</p>
Policy 12: Broadband	<p>Core Strategy</p> <ul style="list-style-type: none"> • Policy CS6: Services and Infrastructure 	<p>JCS:</p> <ul style="list-style-type: none"> • Policy 6: Access and transportation <p>SNLP</p> <ul style="list-style-type: none"> • DM 1.2 Requirement for infrastructure through planning obligations 	<p>Policy 12 sets requirements for Broadband to be delivered as part of new development. This conforms with the local plan policies by contributing towards the availability of fast broadband connections.</p>
Policy 13: Funding and Delivery of Infrastructure	<p>Core Strategy</p> <ul style="list-style-type: none"> • Policy CS6- Services and Infrastructure 	<p>JCS</p> <ul style="list-style-type: none"> • Policy 6: Access and transportation • Policy 7: Supporting communities 	<p>Policy 13 sets out that major development must demonstrate it will not overburden existing infrastructure. This conforms with the local plans which generally require that new development consider all infrastructure implications of a</p>

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
			scheme, supporting the delivery of infrastructure to mitigate its own impacts.
Policy 14: Strategic gap between Diss and Roydon	N/A Does not apply within the Mid-Suffolk villages	JCS <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 2: Promoting good design 	Policy 14 supports retaining the area of separation between the built-up area of Diss and Roydon Village. This is to ensure a visual separation of open character. This conforms with JCS Policy 1 and 2 by putting in appropriate measures to protect the landscape setting and character.
Policy 15: Local Green Space	Core Strategy <ul style="list-style-type: none"> • Policy CS5- Mid Suffolk's Environment 	JCS <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 7: Supporting communities 	This policy designates Local Green Spaces to be protected. This is in conformity with local plan policies which seek to protect environmental assets.
Policy 16: Protection of Important Local Views	Core Strategy <ul style="list-style-type: none"> • Policy CS5- Mid Suffolk's Environment 	JCS <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 2: Promoting good design 	Policy 16 of the DDNP identifies important local views be protected, with proposals required to demonstrate they are sited and designed to avoid or mitigate harm to the views. The policy conforms with policy 1, 2 and CS5 by protecting environmental assets and the landscape setting.
Policy 17: Designated and Non-Designated	Core Strategy <ul style="list-style-type: none"> • Policy CS5- Mid Suffolk's Environment 	JCS <ul style="list-style-type: none"> • Policy 1: Addressing climate change and protecting environmental assets • Policy 2: Promoting good design 	This policy intends to set out a positive strategy for protecting and enhancing the character, integrity and appearance of heritage assets. The policy generally conforms with CS5 and Policy 2 which states all development will respect,

DDNP Policy	MSC Local Plan	SNC Local Plan	Comments
Heritage Assets			maintain and enhance the historic environment and policy 1 where heritage assets will be conserved and enhanced through the protection of buildings and structures.

Section 6: EU Obligations

22. A Screening Opinion request was made to MSC and SNC as to whether Strategic Environmental Assessment and Appropriate Assessment (see **section 7**) were required. This was supported by a short report and assessment. In this the DDNP was assessed for likely significant effects upon the environment in light of the plan characteristics, the effects and area characteristics, including the environmental areas listed under Schedule 2 Part 6 of the EA Regulations (2004). The assessment recommended that SEA and HRA appropriate assessment would be required. This was supported by SNC (as the lead planning authority) who undertook a screening exercise in consultation with the Statutory Environmental Bodies (SEBs). The SEBs agreed that SEA was required and this was **screened in** by SNC.

23. **Section 7** of this report considers the requirement for Appropriate Assessment.

24. AECOM undertook a SEA in support of the emerging DDNP. This included establishing and assessing reasonable alternatives for the plan against a set of environmental themes, before

developing a preferred approach. The Environmental Report presents an assessment of the DDNP against the SEA framework theme headings. A series of recommended mitigations measures were made to minimise the potential for negative effects and maximise the potential for positive effects. Each of these recommendations were taken on board in developing the submission version of DDNP.

25. DDNP has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. DDNP is highly likely to be compatible because it has been prepared within the existing framework of statute, and national planning policy and guidance. In accordance with established processes, its preparation has included consultation with the local community.

26. In conclusion, the DDNP does not breach and is compatible with EU Regulations including:

- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often

referred to as the Strategic Environmental Assessment (SEA) Directive);

- Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive);
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species. They may be of relevance to both neighbourhood plans or Orders; and
- Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.

Section 7: Prescribed Conditions

27. There is one prescribed condition for Neighbourhood Development Plans identified in Schedule 2 of the Neighbourhood Planning (General) Regulations 2012:

"The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects)".

28. A Habitats Regulations Assessment (HRA) considers the implications of a plan or project for European wildlife sites, in terms of any possible harm to the habitats and species that form an interest feature of the European sites in close proximity to the proposed plan or project, which occur as a result of the plan or project being put in place, approved or authorised. Where likely significant effects are identified, alternative options should be examined to avoid any potential damaging effects.

29. HRA is a step by step decision making process. It can be broken down into four stages. Screening; Appropriate Assessment; Alternative solutions; imperative reasons of overriding public interest and compensatory measures.

30. AECOM undertook a HRA on DDNP. This included a screening assessment to determine any 'likely significant effects' upon internationally designated habitat sites. The screening assessment identified Policy 1: Scale and location of Housing Growth as having likely significant effects on protected European wildlife sites. This required an Appropriate Assessment of the policies and proposed allocations.

31. The international designated sites considered within the Appropriate Assessment for impact pathways that could not be screened out were the Breckland SPA, Waveney & Little Ouse Valley Fens SAC and Redgrave and South Lopham Fens Ramsar. The impact pathways considered were recreational pressure and hydrological changes.