

Referendum on the Diss & District Neighbourhood Plan set to empower the Local Community in Planning Matters.

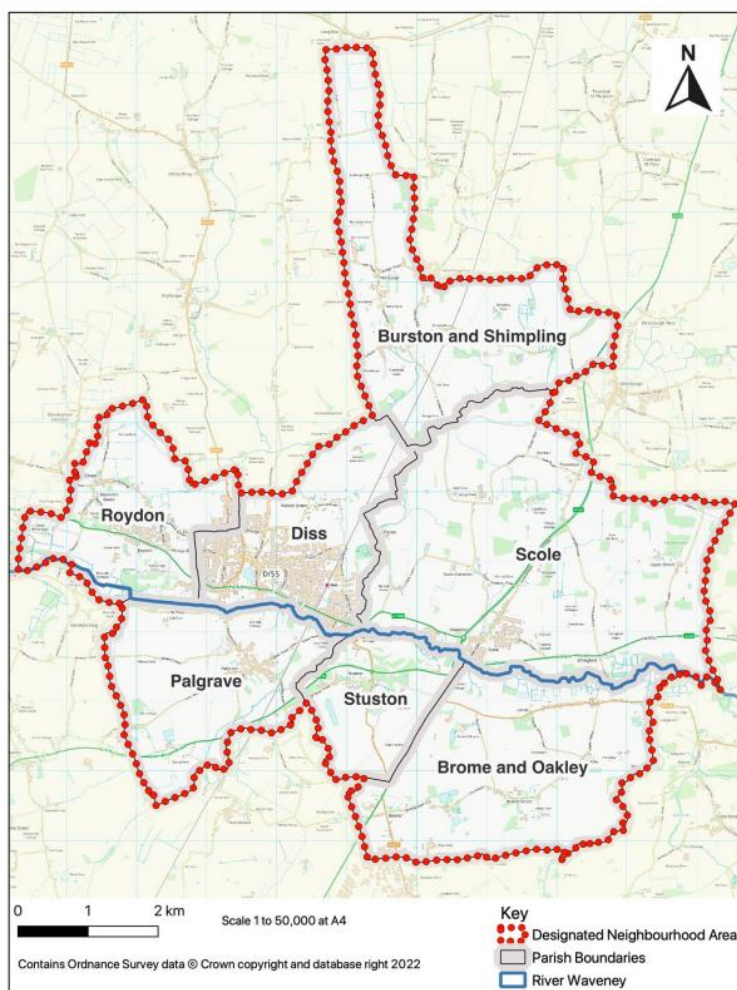
We are excited to announce that the Referendum on the Diss & District Neighbourhood Plan is all set to proceed. After extensive consultations across the seven parishes, this plan grants the community significant influence over planning affairs throughout the entire area.

The plan has successfully passed the scrutiny of an independent examiner, who has recommended the progression to a local referendum, pending a few changes. We are delighted to confirm that both planning authorities at South Norfolk and Mid Suffolk District Council have also given their confirmation that the plan can advance to referendum.

Stay tuned as we will be providing more information on the referendum date (likely late September) and regular updates on how the plan will shape our community's future. Your active participation and input will be crucial in this transformative process.

Together, we can create a brighter future.

You can also visit [Diss & District Neighbourhood Plan | Diss \(ddnp.info\)](https://www.ddnp.info) for more info.



MAP 1 The Diss & District Neighbourhood Plan area comprises seven parishes and is thought to be one of the most complex plans to be undertaken in the country.



Building a Thriving, Sustainable Community

The Diss & District Neighbourhood Plan aims for a vibrant community around a thriving market town, showcasing 10 main aims through 17 Policies.

SUSTAINABLE GROWTH.

Allocate housing growth sustainably to meet current and future residents needs including at least 33% affordable housing. Preserve strategic gaps between parishes such as Diss and Roydon. Engage residents in planning to ensure quality homes are built in the right areas benefitting the entire community.

A positive result in the referendum will also increase developer funding to parish councils by 66%, which will help us to enhance infrastructure.

The DDNP fosters a sustainable future, creating a harmonious living environment for all.



Sycamore Way Diss



Preserving Local Green Spaces for Future Generations. The Diss and District Neighbourhood Plan (DDNP)

The DDNP safeguards 50 areas across the 7 parishes as Local Green Space, providing them with special protection against unsuitable development, in alignment with Green Belt Policy.

To designate an area as Local Green Space, the DDNP has had to demonstrate:

- It is in close proximity to the community it serves
- Demonstrate significance to the local community due to its beauty, historical value, recreational opportunities, tranquillity, or abundant wildlife
- It is local in character, not an extensive stretch of land

Through the DDNP, we are preserving Local Green Spaces to secure their beauty and value for future generations. This proactive approach ensures the protection of these cherished areas, enriching the lives of the entire community.

Support the DDNP at the referendum to ensure we protect all our designated local green space.



The Lawns Local Green Space. Credit Parish Field Friends.

Enhancing Green Infrastructure: A Focus of the Diss and District Neighbourhood Plan (DDNP).

Green infrastructure serves as multi-functional spaces addressing various social, economic, and environmental needs. The DDNP defines it as a network of 13 green corridors encompassing natural greenspaces like woodlands and ponds, managed greenspaces such as parks and gardens, and their connections like footways, waterways, and hedgerows.

Conservation and Public Access:

These green corridors are vital for local conservation efforts, creating a more interconnected Green Infrastructure Network and promoting increased public access to experience wildlife firsthand. Collaborating with local landowners is a key focus of the DDNP to achieve these objectives. Development proposals must acknowledge and preserve the identified green corridors.

Biodiversity and Wildlife Protection:

New development within or near a green corridor must demonstrate measurable net gains in biodiversity. Alternatively, they should contribute qualitative improvements to the corridor, focusing on enhancing habitats or facilitating the movement of fauna and flora. Development proposals must also mitigate any significant harm to wildlife that uses the corridor.

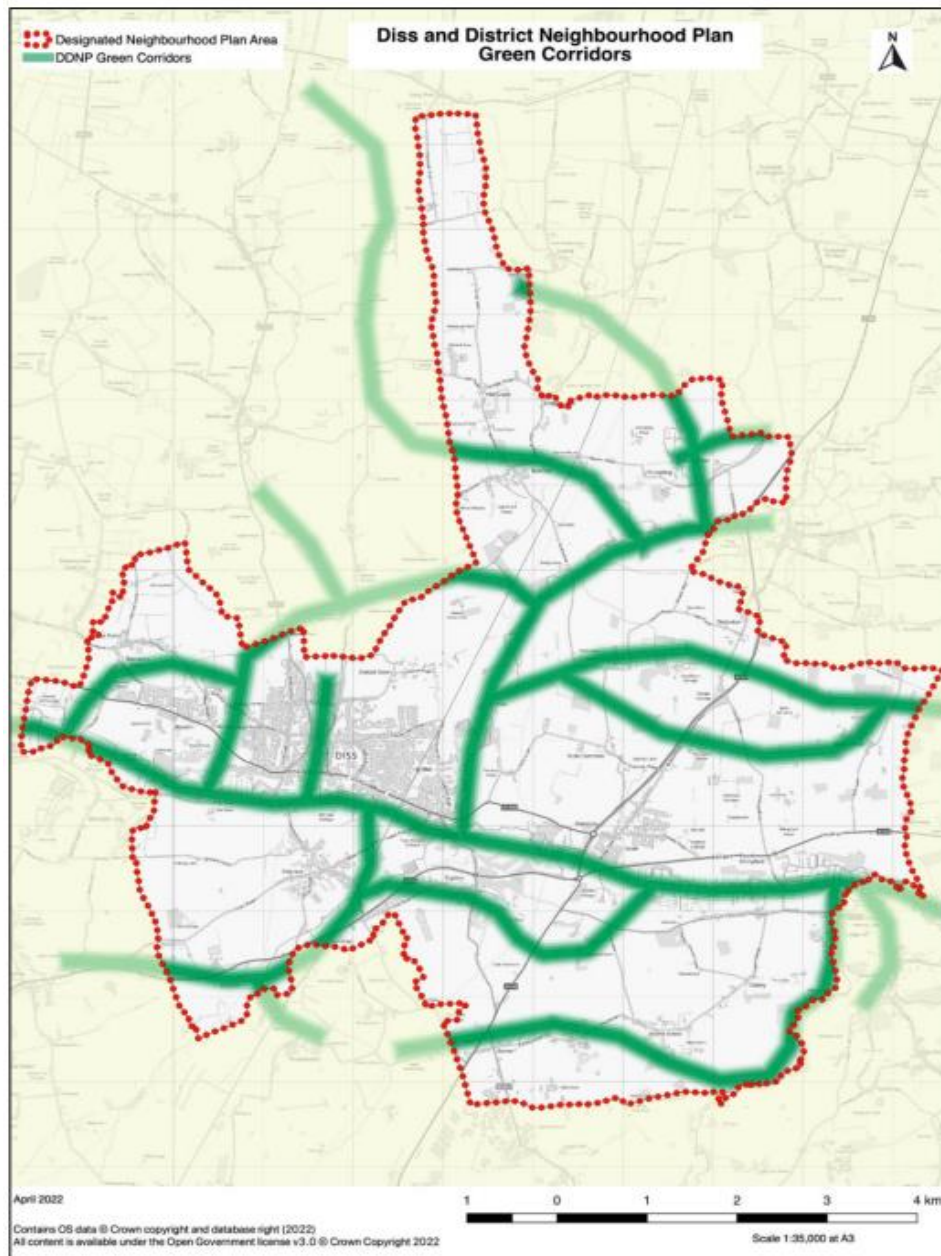
Maximising Habitat Opportunities:

All developments in the DDNP area must maximize habitat opportunities by accommodating local wildlife. Incorporating bird boxes, swift bricks, bat boxes, and hedgehog highway gaps in garden barriers are examples of measures to facilitate the movement of wildlife through development sites. Ecology reports accompanying applications must outline how habitat opportunities will be retained and maximized.

In conclusion, the DDNP is committed to safeguarding and enhancing green corridors, contributing to the preservation of green infrastructure. By working collaboratively and implementing wildlife-friendly measures in development proposals, we strive to create a harmonious balance between human needs and environmental conservation.

Please support the DDNP in our aspiration to become an adopted plan and protect the area from poor and/or over development.





MAP 17 The 13 corridors link the key blocks of habitat in the Plan area

Design Codes

The DDNP through the Government's Neighbourhood Planning Technical Support Programme commissioned AECOM to produce a Design Codes handbook.

The main objectives of this report were to develop design guidelines - or a design code - for the neighbourhood plan that will inform and influence the design of future planning applications and residential developments in the DDNP area. The DDNP has worked closely with AECOM to ensure the most important points were covered.

This report is intended to support other existing guidance such as the South Norfolk Placemaking Guide. Too often in the past the design of estates in Diss has been poor with developers wanting to maximise the number of homes and being happy to claim they comply with national policy and make efficient use of the land. This is not always true as we have at times been left with poor layout, inadequate parking provision and lack of accessibility for emergency vehicles. Often little thought is given to refuse storage and collection leaving us with bins everywhere. Our plan aims to address as many of these issues as possible.

The handbook covers many aspects of development design including street layout, parking provision and of course high-quality housing in character with the Placemaking guide. It also covers street furniture like waste storage and cycle storage as shown in the photographs.

Planning officers are obliged to take notice of all documents in the DDNP including the Design Codes.

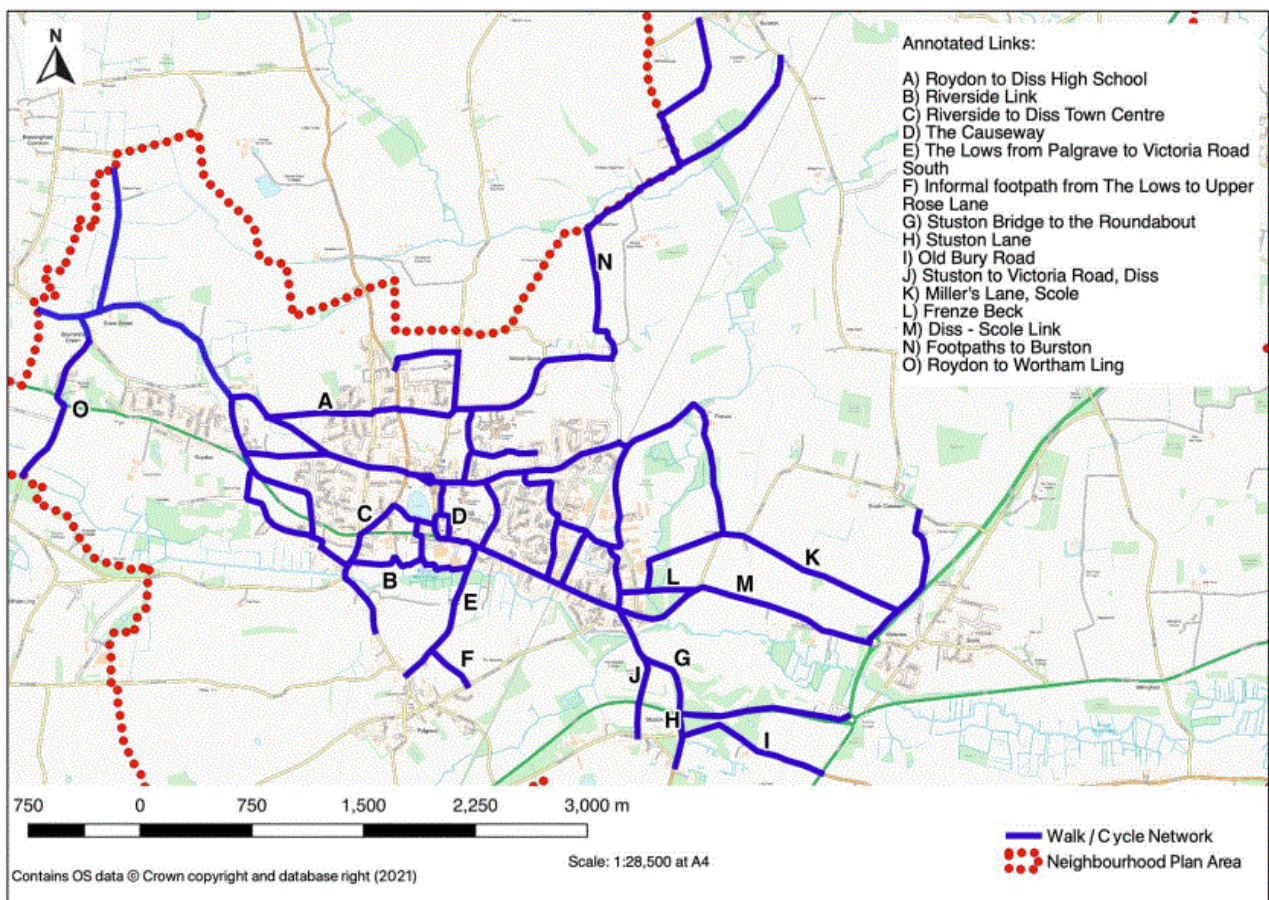
With your support at referendum the plan will be adopted protecting the design and layout of new developments



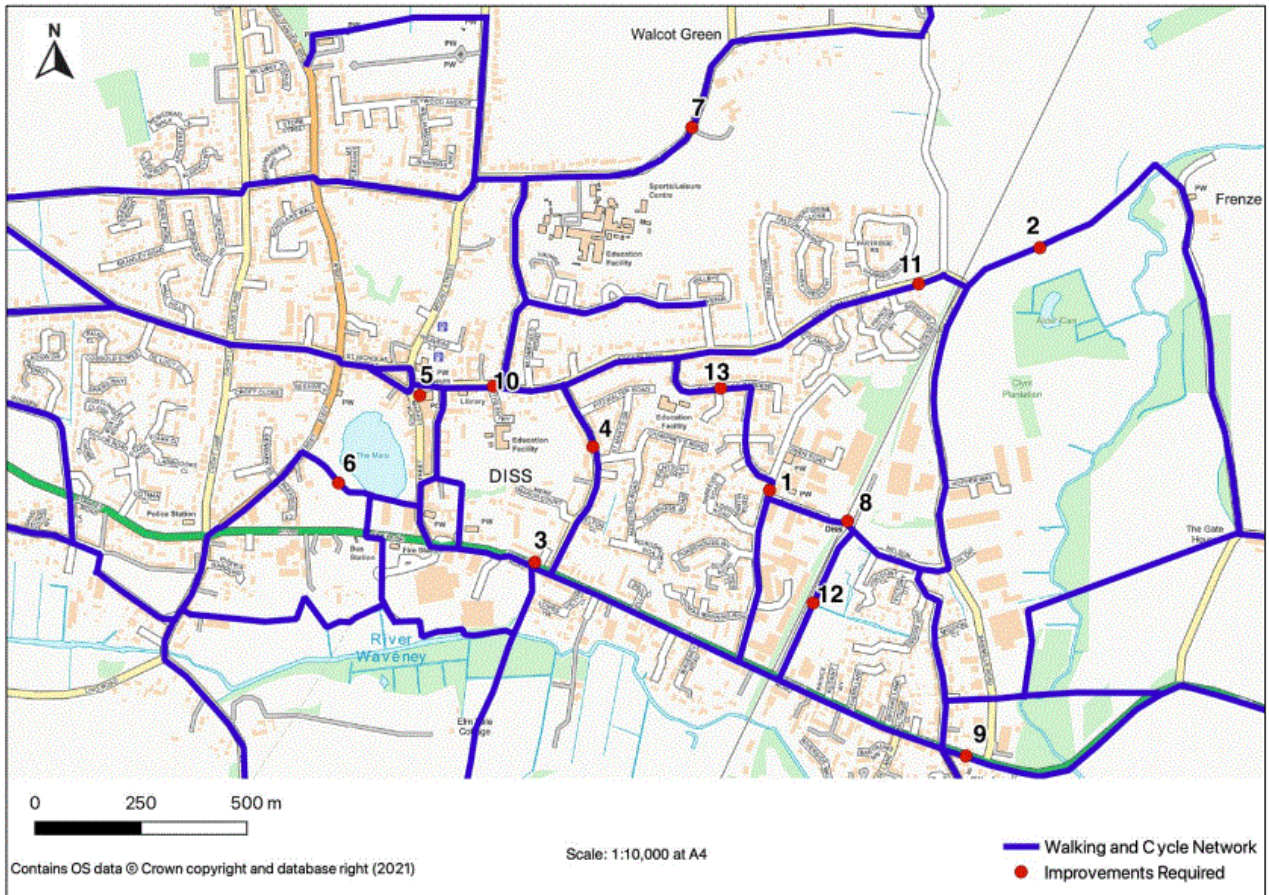
Walking and Cycling Networks in the Diss and District Neighbourhood Plan Area.

The Network Improvements to walking and cycling infrastructure will focus on developing the network identified on the attached Maps. Sources of funding will include direct contributions from developers as part of on/off-site highway works and Community Infrastructure Levy. Opportunities to secure funding from elsewhere will also be sought to complement this. The delivery of safe off-road walking/cycle routes as part of development proposals will be considered a benefit. New cycle infrastructure will be required to be high-quality and safe, designed in accordance with latest government guidance. Every effort will be made to create a green walking and cycling network that is safe and beneficial to both people and wildlife.

Support the DDNP at the referendum to ensure we protect and enhance our walking and cycling networks.



MAP 19 Rural walking/cycling networks



MAP 18 Walking and cycling network routes, and improvements, Diss

Protecting our Non-Designated Heritage assets. Diss and District Neighbourhood Plan

The DDNP has listed 37 Non-Designated Heritage Assets for protection

The character, integrity and appearance of existing historic assets will be protected and where possible enhanced. Development proposals should avoid harm to these heritage assets and have regard to their character, important features, setting and relationship with surrounding buildings or uses. Any development proposals that affect these assets or their setting will need to demonstrate that they do not harm, or have minimised harm, to the significance of the asset, and should make clear the public benefits that the proposal would deliver so that any harm to the asset's significance or setting can be weighed against the benefits. Any planning or listed building consent application for works to a non-designated heritage asset will need to be supported by a Heritage Statement. This will describe the significance of the asset, the works being proposed and why, and how the significance of the asset will be affected by those proposals, along with any mitigation measures.

Please support the DDNP at referendum to ensure we protect all Heritage assets.



St Mary's Parish Church Tower



Old WW2 Pillbox at Station Road



FIGURE 9 Mediaeval moated site of Bush Hall, Roydon



The Old Cherry Tree (former public house)

Protection of Local Key Views. Diss and District Neighbourhood Plan

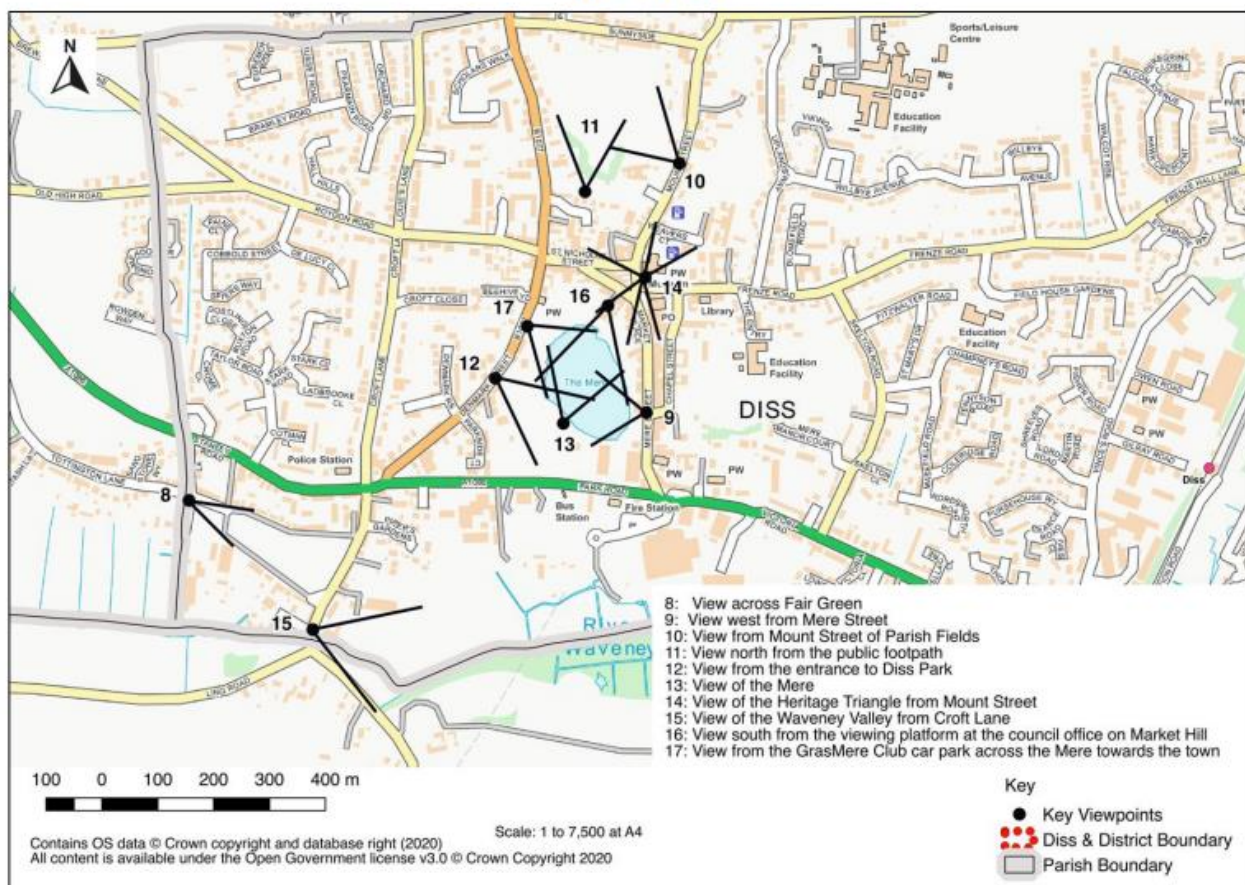
Development proposals that would adversely affect the 44 key views in the plan will not be supported. Proposals are expected to demonstrate that they are sited and designed to be of a form and scale that avoids or mitigates any harm to the key views.

Planning policies and decisions should protect and enhance valued landscapes, recognising the intrinsic character and beauty of the countryside and their importance to the local community. Some of the key views identified by residents in Diss are within the Conservation Area. It is noted that these will already have some protection.

Support the DDNP at referendum and protect these key views.



Diss KVs





A View of the banks of the Mere from the Meres Mouth

REGENERATION OF THE WAVENEY QUARTER, Diss and District Neighbourhood Plan

Proposals for development within the Waveney Quarter of Diss will contribute towards it becoming a focal point for leisure and recreation.

An essential element of the Plan is to promote regeneration of the south side of Park Road, establishing a new 'Waveney Quarter' along the river Waveney. The vision is to enhance the attractiveness of both this area and the town centre, creating a multifunctional green space with good connectivity from the town with the river valley.

Development in this area will include improved green infrastructure and some enabling housing.

There will be a new riverside walk connecting to the existing pathway from the Lows and Palgrave extending it through to Fair Green. There will also be enhanced pedestrian and cycling connectivity from the Diss Park and Mere. Given its proximity to the river corridor opportunities will be taken to enhance biodiversity and strengthen ecological networks.

Support the DDNP referendum and help us to develop this leisure and recreation provision.



The river from Fair Green Bridge

Diss Leisure Centre. Diss and District Neighbourhood Plan (DDNP)

The DDNP supports the relocation of the leisure centre by South Norfolk Council. The choice of location will need to enable:

- a) good access for people choosing to walk or cycle, such as being on or adjacent to the cycling and walking network; and
- b) The site to accommodate vehicle parking needs.

The current swimming Pool will be retained and enhanced with South Norfolk Council committed to spending £2M on the necessary upgrades. A planning application has already been submitted which if approved would make it much more energy efficient and includes air source heat pumps, insulated cladding to roof and walls and PV solar panels.

South Norfolk have also recently announced that contracts had been exchanged for the purchase of the vacated John Grose site. They are currently looking at providing some Leisure facilities on this site and how we can make the best use of the panoramic views across the Mere. Watch this space for more details as they become available.

Support the DDNP referendum and help us to improve our leisure provision in line with other market towns in South Norfolk.





