



Diss & District Neighbourhood Plan - Decision Statement

1. Summary

Following an independent examination, South Norfolk Council and Mid-Suffolk District Council have received the examiner's report relating to the Diss & District Neighbourhood Plan. The report makes a number of recommendations for making modifications to policies within the Neighbourhood Plan. South Norfolk Council and Mid-Suffolk District Council have made a decision to approve each of the examiner's recommendations and to allow the Neighbourhood Plan to proceed to a referendum within the neighbourhood area.

2. Background

Following the submission of the Diss & District Neighbourhood Plan to South Norfolk Council and Mid-Suffolk District Council in July 2022, the Neighbourhood Plan was published in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 and representations invited. The publication period took place between 2nd November and 16th December 2022.

South Norfolk Council, with the approval of Diss Town Council (the Qualifying Body), subsequently appointed an independent examiner, Mr Andrew Ashcroft, to conduct an examination of the submitted Neighbourhood Plan and conclude as to whether it meets the Basic Conditions (as defined by Schedule 4B of the Town and Country Planning Act 1990) and consequently whether the Plan should proceed to referendum.

The examiner's report concludes that, subject to making certain recommended modifications, the Neighbourhood Plan meets the basic conditions for neighbourhood planning and should proceed to a Neighbourhood Planning referendum within the adopted neighbourhood area.

3. Decision

Having considered each of the recommendations in the examiner's report and the reasons for them, South Norfolk Council and Mid-Suffolk District Council have decided to approve each of the examiner's recommended modifications. This is in accordance with section 12 of Schedule 4B to the Town and Country Planning Act 1990. The Councils consider that this decision will ensure that the Neighbourhood Plan meets the basic conditions.

The following table sets out the examiner's recommended modifications, the Councils' consideration of those recommendations, and the Councils' decision in relation to each recommendation.

Subject to the modifications approved by South Norfolk Council and Mid-Suffolk District Council, as set out in the table below, the Councils are satisfied that the Neighbourhood Plan should proceed to a referendum within the neighbourhood area, in accordance with part 12(4) of Schedule 4B of the Town & Country Planning Act 1990.

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
<p>Policy 1 – Scale and Location of Housing Growth</p>	<p>In the table in Policy 1:</p> <ul style="list-style-type: none"> • Delete DDNP3, including reference to 20 homes • In the row for DDNP6, replace 25 with 42 • In the row for DDNP7, replace 10 with 35 • Delete DDNP16, including reference to 12 homes. • Add Diss Subtotal “345” • Add Roydon Subtotal “25” • Add Scole Subtotal “81” • Add Burston Subtotal “25” • Add Brome ... Subtotal “12” • In the row for Total, replace ‘478’ with ‘488’ <p>In paragraph 80:</p> <p>Replace the second and third sentences with:</p> <p>‘Another element is made up of recent permissions, including 60 homes on land south of The Thatcher’s Needle⁴. The DDNP will meet the remaining overall housing requirement for 190 homes.’</p> <p>Replace the last sentence with:</p> <p>‘This gives a total deliverable housing requirement for the DDNP in Diss (including part of Roydon) of 312.’</p> <p>Amend footnote 4 to read:</p> <p>‘The permission on land behind The Thatcher’s Needle is Use Class C3 for a total of 73 units. The GNLP assumes 13 homes on this site as part of existing commitments, therefore the net additional housing for this site is 60 for the purposes of the DDNP.’</p>	<p>The Councils consider that these modifications are required in order to bring the Neighbourhood Plan up to date with housing completions and commitments within the neighbourhood area.</p> <p>The revised figures also reflect modifications made by the examiner to the numbers of homes to be delivered on certain allocation sites within the Neighbourhood Plan.</p>	<p>Agree to the recommended modifications.</p>

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	<p>Replace paragraph 82 with:</p> <p>'The emerging Babergh & Mid Suffolk Joint Local Plan (JLP) (November 2020) set out minimum housing requirement for the Suffolk part of the neighbourhood area of 64 new homes (within the parishes of Brome & Oakley, Palgrave and Stuston). Planning permission for 49 houses had been granted at the JLP's base date (1 April 2018), which left a requirement for 15 dwellings to be allocated across the three parishes. Following the JLP examination hearings, it was agreed that the housing requirement figure (64 dwellings in total) should now be treated as 'indicative' only. Between 1 April 2018 and 1 April 2021 (the neighbourhood plan start date) Mid Suffolk granted planning permission for a further 22 new dwellings on various sites across these parishes, of which 10 have been completed. A further six new dwellings have been approved since April 2021, of which one is already complete. This leaves a new existing commitment of 17 dwellings.'</p> <p>In the table within paragraph 83:</p> <p>In the Diss row replace '201' with '190', and '323' with '312'</p> <p>In the Brome row replace '0' with '17' and '15' with '32'</p> <p>Insert a 'Totals' row to read 280 – 154 - 434</p> <p>Replace paragraph 90 with:</p> <p>'As set out in Section 6.1, the DDNP is required to allocate a minimum of 434 new homes over the Plan period up to 2038.'</p>		
<p>Policy DDNP1 - Land east of Shelfanger Road and west of Heywood Road</p>	<p>Replace the policy with:</p>	<p>The examiner's rationale for recommending these modifications is to bring the clarity and precision required by the NPPF.</p>	<p>Agree to the recommended modifications.</p>

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	<p>'The Plan allocates the site for residential development to accommodate approximately 180 homes subject to the following criteria:</p> <p>The delivery of a coordinated approach to design, layout, landscaping, infrastructure provision across the site and its co-ordination through a master plan;</p> <p>The design and layout of the development should safeguard the high-pressure pipeline located adjacent to the northern boundary of the site;</p> <p>The preparation of a Transport Assessment for the site;</p> <p>The provision of a link road to connect Heywood Road and Shelfanger Road;</p> <p>The design and layout of the development should include pedestrian and cycle connections that link to the existing network in the town without the need to utilise the new link road;</p> <p>The design and layout of the development should ensure that off-road parking provision to the most up-to-date standards is made within the site and that measures are incorporated to discourage parking along the new link road; and</p> <p>The design of the site should deliver biodiversity net gain which includes habitat enhancement or creation to link with the nearby green corridors identified in Policy 8 of this Plan and the adjacent Diss Cemetery County Wildlife Site.</p> <p>Development proposals on the site which incorporate sustainable and/or innovative design and construction principles to achieve net zero carbon emissions and realise sustainability improvements over</p>	<p>The examiner has recommended that the format of each of the allocation policies is simplified and applied on a criteria basis, to bring the clarity required.</p> <p>The recommended modifications also address the impact of ongoing changes to the Building Regulations on the issue of carbon emissions from development. This is, again, in order to improve clarity in decision making.</p> <p>The Councils agree that these modifications are necessary to ensure the plan meets the basic conditions.</p>	

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	<p>and above that set by Building Regulations will be particularly supported.'</p> <p>At the end of paragraph 97 add:</p> <p>'The site is 8.4 ha in size.'</p> <p>Replace the final two sentences in paragraph 101 with:</p> <p>'The final part of the policy addresses this matter. The national position on sustainable buildings is likely to change significantly within the Plan period as the government alters the Building Regulations to improve the efficiency and carbon neutrality of new buildings. The policy provides both the opportunity and support for innovation in building techniques and practice'</p> <p>Replace paragraph 102 with:</p> <p>'Criterion e of the policy requires the development to include pedestrian and cycle connections that link to the existing network without the need to utilise the new link road. For example, a connection of this type could use a link via Farthing Close at the south-west and at an appropriate point onto Heywood Road on the eastern side of the site. Criterion f sets out requirements both for parking within the main residential elements of the site and to keep the new link road free of parked cars. This is essential as the link will become an important strategic east/west route around the town.'</p>		
<p>Policy DDNP2 - Site of derelict Victorian Infant School, the Causeway, Diss</p>	<p>Replace the opening element of the policy with: 'The Plan allocates the site for residential development to accommodate approximately ten homes subject to the following criteria:'</p> <p>In criterion 'a' replace 'will' with 'should'</p> <p>In criteria 'b' and 'd' inset 'The' at the beginning of the two criteria.</p>	<p>The examiner has removed the original policy's reference to Mavery House to take account of the distinction between the former school building within the site and Mavery House, which is outside the site.</p>	<p>Agree to the recommended modifications.</p>

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	<p><i>At the end of paragraph 104 add: 'The site is 0.4 ha in size.'</i></p> <p><i>In paragraph 104 delete 'Mavery House'</i></p>	<p>The examiner has also recommended that the format of each of the allocation policies is simplified and applied on a criteria basis, to bring the clarity required.</p> <p>The Councils agree that these recommendations will help the policy achieve the clarity required by the NPPF.</p>	
<p>Policy DDNP3 - Site of the existing Leisure Centre</p>	<p>Delete the policy</p> <p><i>Delete paragraphs 107-110</i></p>	<p>The examiner has no option other than to recommend deletion of this policy as the site is no longer available for residential development (as confirmed by South Norfolk Council).</p>	<p>Agree to the recommended modification.</p>
<p>Policy DDNP4 - Land west of Nelson Road and east of Station Road, Diss</p>	<p>Replace the policy with:</p> <p>'The Plan allocates the site for residential development to accommodate approximately 25 homes subject to the following criteria:</p> <p>The delivery of walking and cycling links to Diss railway station;</p> <p>The delivery of a road connection from Nelson Road to the railway station forecourt.</p> <p>The provision of appropriate landscaping along the site boundary</p> <p>The appropriate management of contamination on the site;</p> <p>The delivery of a contribution towards the protection and enhancement of green infrastructure along Frenze Beck, including</p>	<p>The examiner has recommended that the criteria are modified so that they have the necessary clarity and precision as required by the NPPF. He has also recommended that parts of the criteria are repositioned into the supporting text given that they explain the purpose (and operation) of the various criteria rather than being land use matters.</p> <p>The Councils agree that these recommendations will help the policy achieve the clarity required by the NPPF.</p>	<p>Agree to the recommended modification.</p>

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	<p>enhancement of the County Wildlife Site and adjacent land currently used for informal access;</p> <p>The incorporation of the opportunity to improve surface water run-off rates, particularly in the creation of new site access and egress points; and</p> <p>Policy CS16 (or any successor policy) of the Norfolk Minerals and Waste Core Strategy (NMWCS) applies, as this site is underlain by safeguarded mineral resources.'</p> <p><i>At the end of paragraph 112 add: 'The site is 0.94 ha in size.'</i></p> <p><i>At the beginning of paragraph 113 add: 'The development of this site will need careful attention to detail and will need to take account of its proximity to the railway and its former uses. It will also need to respond positively to opportunities which exist to enhance its accessibility.'</i></p> <p><i>At the end of paragraph 113 add: 'The second criterion sets out the need for a road connection between Nelson Road and the railway station. This will enable a one-way bus service to utilise the connection of Nelson Road and Station Road. Its delivery will need agreement from Greater Anglia which operates services to and from the station. The third criterion comments about the need for landscaping to be an integral part of the development of the site. This will help to ensure adequate amenity for residents in the proposed houses given the proximity of industrial units (to the south) and the railway (to the east).'</i></p>		
<p>Policy DDNP5 - Land north of Nelson Road, Diss</p>	<p>In the policy delete 'for people in need of care and support.'</p> <p><i>In paragraph 115 replace '10' with '43'</i></p>	<p>The examiner recommends a modification to the supporting text to correct an error. He also recommends</p>	<p>Agree to the recommended modification.</p>

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		<p>that explanatory text in the policy itself is deleted.</p> <p>These changes will help the policy to achieve the clarity required by the NPPF.</p>	
<p>Policy DDNP6 - Land off Denmark Lane, Diss</p>	<p>Replace the policy with:</p> <p>'The Plan allocates the site for residential development to accommodate approximately 42 homes subject to the following criteria:</p> <p>Appropriate highway and footpath accesses are created onto Denmark Lane;</p> <p>The layout of the site should be designed to result in a self-contained development which acknowledges the designation of a Local Gap between Diss and Roydon to the immediate west of the site;</p> <p>The submission of a Landscape Management Plan with planning applications to demonstrate how the design responds to the site's location on the edge of village, and ensure impacts on the wider landscape are minimized;</p> <p>The provision of a landscape belt along the western boundary of the site;</p> <p>The delivery of appropriate contributions to local community facilities;</p> <p>The provision of open amenity play space on site;</p> <p>The design and layout of the site incorporates opportunities to improve surface water run-off rates, particularly in the creation of new site access and egress points;</p>	<p>The examiner's recommended modifications seek to address the following matters:</p> <ul style="list-style-type: none"> the potential yield of the site – the policy seeks to reduce the number of homes that would come forward on this site, which is in contrast to the government's objective of significantly boosting the number of homes (para. 60, NPPF). a refinement of the criteria in relation to the landscape belt – the examiner considers that the proposed Strategic Gap within the plan is sufficiently extensive to operate effectively, and the suggested 20m landscape buffer within this policy is both prescriptive and excessive. the repositioning of explanation in some of the criteria into the supporting text. <p>The examiner has also recommended that the format of each of the allocation policies is simplified and applied on a</p>	<p>Agree to the recommended modifications.</p>

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	<p>Any street lighting should respond positively to the contents of Policy 6: Design of this Plan; and</p> <p>The design and layout of the site responds positively to Policy CS16 (or any successor policy) of the Norfolk Minerals and Waste Core Strategy (NMWCS) as this site is underlain by safeguarded mineral resources'</p> <p><i>At the end of paragraph 117 add: 'The site is 1.6 ha in size.'</i></p> <p><i>Replace paragraph 119 with:</i></p> <p><i>'The policy continues with the approach taken on this site in Policy DIS 3 of the South Norfolk Local Plan Site Specific Allocations and Policies Document. It updates that policy by taking account of proposed identification of a Gap between Roydon and Diss. Criteria c) and d) set out specific requirements for landscaping. Criterion d) comments specifically about the need for a landscape belt along the western boundary of the site. This should be addressed in the round in the wider context of the overall Landscape Management Plan. However, it is expected that it would be the 10 metres as set out in the Local Plan policy.'</i></p>	<p>criteria basis, to bring the clarity required.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	
<p>Policy DDNP7 - Land north of Vince's Road, Diss</p>	<p>Replace the policy with:</p> <p>'The Plan allocates the site for residential development to accommodate approximately 35 homes subject to the following criteria:</p> <p>The delivery of a vehicular access to Frenze Hall Lane through Prince William Way;</p> <p>The delivery of appropriate landscaping along the boundary to Vince's Road employment area;</p>	<p>The recommended modifications relate to the following matters:</p> <ul style="list-style-type: none"> the potential yield of the site – the policy seeks to reduce the number of homes that would come forward on this site, which is in contrast to the government's objective of significantly boosting the number of homes (para. 60, NPPF); 	<p>Agree to the recommended modifications.</p>

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	<p>The delivery of the site should respond positively to the findings of an arboricultural impact assessment and retain any trees identified as having amenity or ecological value;</p> <p>The connection of the site with green infrastructure along Frenze Beck, including to the County Wildlife Site and adjacent land;</p> <p>The design and layout of the site, including the incorporation of gardens into the layout of the site, should respond positively to the Diss & District Design Code; and</p> <p>The development of the site should incorporate wastewater infrastructure capacity appropriate for the number of dwellings on the site.'</p> <p><i>In paragraph 121 replace the second sentence with: 'It is currently allocated in the South Norfolk Local Plan Site Specific Allocations and Policies Document (Ref DIS1) for 35 homes, and although not yet developed, a planning application has now been submitted for the development of the site.'</i></p> <p><i>At the end of paragraph 121 add: 'The site is 1.18 ha in size.'</i></p> <p><i>Replace paragraph 122 with: 'The policy sets out a series of criteria to influence and shape the development of the site. They include the delivery of appropriate landscaping along the boundary to Vince's Road employment area and that the development of the site should respond positively to the findings of an arboricultural impact assessment and retain any trees identified as having amenity or ecological value. It is also important that the design and layout of the site responds positively to the Diss & District Design Code.'</i></p>	<ul style="list-style-type: none"> • a refinement of the criteria in the policy to delete the prescriptive elements of the submitted policy on trees; and • the repositioning of explanation in some of the criteria into the supporting text. <p>The examiner has also recommended that the format of each of the allocation policies is simplified and applied on a criteria basis, to bring the clarity required.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	
Policy DDNP8 - Land south of Roydon	Replace the policy with:	The examiner's recommended modifications propose the following:	Agree to the recommended modifications.

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<p>Primary School, Roydon</p>	<p>'The Plan allocates the site for residential development to accommodate approximately 25 homes subject to the following criteria:</p> <p>An appropriate highway access is created onto Old High Road;</p> <p>The layout of the site should be arranged to result in a self-contained development which acknowledges the designation of a Local Gap between Diss and Roydon to the immediate east of the site;</p> <p>The submission of a Landscape Management Plan within which planning applications should demonstrate how the design and layout responds to the site's location on the edge of village, and ensure impacts on the wider landscape are minimized;</p> <p>The provision of a landscape belt along the eastern boundary of the site;</p> <p>The existing trees and hedgerow along the boundaries of the site are retained and enhanced;</p> <p>The provision of pedestrian and cycle access to Roydon Loke; and</p> <p>Any street lighting should respond positively to the contents of Policy 6: Design of this Plan.'</p> <p><i>At the end of paragraph 124 add: 'The site is 1.25 ha in size.'</i></p> <p><i>At the end of paragraph 128 add:</i></p> <p><i>'Policy DDNP8 sets out important guidance about the way in which the site should be developed. Criterion a) comments about the need for a safe access. In developing this part of the proposal developers should consider the implications of the morning and afternoon school traffic peaks on the use of the highway network. Criterion b) refers to the need for the development of the site to respect the Plan's designation</i></p>	<ul style="list-style-type: none"> • the deletion of the unnecessary criterion b); • a closer coordination of the landscape related criteria; • the inclusion of an additional criterion to ensure that the design and layout of the site results in a self-contained development which does not create longer-term pressures on the proposed Strategic Gap to the east of the site; and • the repositioning of explanation in some of the criteria into the supporting text. <p>The examiner has also recommended that the format of each of the allocation policies is simplified and applied on a criteria basis, to bring the clarity required.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	

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	<p><i>of a Gap between Roydon and Diss to the immediate east of the allocated site. The policy includes several criteria on landscaping. This is an important issue given the relationship of the site to the wider countryside. Criterion d) comments specifically about the need for a landscape belt along the western boundary of the site. This should be addressed in the round in the wider context of the overall Landscape Management Plan. However, it is expected that it would be around 10 metres deep to take account of the proposed Gap and to correspond to the approach taken in Policy DDNP6 on land at Denmark Lane in Diss to the east of the proposed Gap. Finally, the sixth criterion comments about the need for pedestrian and cycle access to Roydon Loke. This should be addressed in a sensitive fashion given the Green Corridor status of the Loke.'</i></p>		
<p>Policy DDNP9 - Land west of Gissing Road, Burston</p>	<p>Replace the opening element of the policy with: 'The Plan allocates the site for residential development to accommodate approximately 25 homes subject to the following criteria:'</p> <p>In criterion a) replace 'Delivery' with 'The delivery of'</p> <p>In criterion c) replace 'must' with 'should'</p> <p>Replace criterion d) with: 'The incorporation of appropriate landscaping to retain the integrity of Manor House Farm; and'</p> <p><i>At the end of paragraph 130 add: 'The site is 1.54 ha in size.'</i></p>	<p>The examiner has recommended detailed modifications to some of the policy criteria so that they will have the clarity and precision required by the NPPF.</p> <p>The examiner has also recommended that the format of each of the allocation policies is simplified and applied on a criteria basis, to bring the clarity required.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	<p>Agree to the recommended modifications.</p>
<p>Policy DDNP10 - Flowerdew Meadow, Scole</p>	<p>Replace the opening element of the policy with: 'The Plan allocates the site for residential development to accommodate approximately 25 homes subject to the following criteria:'</p> <p>In a) replace 'DDNP10' with 'DDNP11'</p>	<p>The examiner recommends a detailed modification to the wording of criterion a) to bring the clarity required by the NPPF.</p>	<p>Agree to the recommended modifications.</p>

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	<p>In a) replace 'expectation remains that vehicular access will be provided' with 'vehicular access should be provided'</p> <p><i>At the end of paragraph 135 add: 'The site is 1 ha in size.'</i></p>	<p>The examiner has also recommended that the format of each of the allocation policies is simplified and applied on a criteria basis, to bring the clarity required.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	
<p>Policy DDNP11 - Land east of Norwich Road, Scole</p>	<p>Replace the opening element of the policy with: 'The Plan allocates the site for residential development to accommodate approximately 50 homes subject to the following criteria:'</p> <p>Replace a) with: 'The incorporation of a heritage statement within the application details which sets out how the development will mitigate any impacts on nearby listed buildings, including High House;'</p> <p>Replace b) with: 'The preparation of a noise impact assessment and the implementation of any required noise attenuation measures;'</p> <p>In c) replace 'Deliver' with 'The delivery of'</p> <p>In d) replace 'Provide' with 'The provision of' and 'DDNP9' with 'DDNP10'</p> <p><i>At the end of paragraph 138 add: 'The site is 2.6 ha in size.'</i></p>	<p>The examiner recommends a detailed modification to the wording of criterion a) to bring the clarity required by the NPPF.</p> <p>The examiner has also recommended that the format of each of the allocation policies is simplified and applied on a criteria basis, to bring the clarity required.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	<p>Agree to the recommended modifications.</p>
<p>Policy DDNP12 - Former Scole Engineering Site, Diss Road, Scole</p>	<p>Replace the policy with: 'The Plan allocates the site for residential development to accommodate approximately six homes.'</p> <p><i>At the end of paragraph 144 add: 'The site is 0.2 ha in size.'</i></p>	<p>The examiner has recommended that the format of each of the allocation policies is simplified and applied on a criteria basis, to bring the clarity required by the NPPF. This applies to DDNP12.</p>	<p>Agree to the recommended modifications.</p>

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		The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.	
Policy DDNP13 - Land north-west of Ivy House, Brome	<p>Replace the opening element of the policy with: 'The Plan allocates the site for residential development to accommodate approximately nine homes subject to the following criteria:'</p> <p>In a) replace 'Adequate' with 'A safe'</p> <p>In b) replace 'Design' with 'The design of the site'</p> <p>In e) replace 'Programme' with 'A programme' and 'will' with 'should'</p> <p><i>At the end of paragraph 149 add: 'The site is 0.61 ha in size.'</i></p>	<p>The examiner recommends a series of detailed modifications to the criteria so that they will have the clarity and precision to be applied in the development management process.</p> <p>The examiner has also recommended that the format of each of the allocation policies is simplified and applied on a criteria basis, to bring the clarity required.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	Agree to the recommended modifications.
Policy DDNP14 -Land south of the B1118, Lower Oakley	<p>Replace the opening element of the policy with: 'The Plan allocates the site for residential development to accommodate approximately three homes subject to the following criteria:'</p> <p>Replace a) with: 'The submission of a heritage statement identifying the way in which the development will mitigate any impacts on the nearby Grade II listed Weaver's Cottage;'</p> <p>Replace b) with: 'Securing a programme of archaeological investigation prior to development commencing to take account of the potential of the site recorded in the Historic Environment Record;'</p> <p>Insert two additional criteria as follows:</p>	<p>The examiner recommends a series of detailed modifications to the criteria so that they will have the clarity and precision to be applied in the development management process.</p> <p>The examiner has also recommended that the format of each of the allocation policies is simplified and applied on a criteria basis, to bring the clarity required.</p>	Agree to the recommended modifications.

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	<p>'c) The site should be arranged in a linear fashion with the properties fronting onto the B1118; and</p> <p>d) The provision of satisfactory access into the site.'</p> <p><i>At the end of paragraph 153 add: 'The site is 0.15 ha in size.'</i></p> <p><i>At the end of paragraph 154 add: 'The policy sets out guidance about the way in which the site should be developed to take account of the existing pattern of development in the village.'</i></p>	<p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	
<p>Policy 2 - Regeneration of the Waveney Quarter</p>	<p>In a) replace 'Creative and innovative design that is sensitive to its location near to the riverside and Conservation Area will be expected.' with 'Development proposals should incorporate creative and innovative design solutions which respond positively to its location near to the riverside and the Conservation Area.'</p> <p>In b) replace the first two sentences with: 'As appropriate to their scale, nature and location development proposals should strengthen connectivity between this area and the town centre and incorporate opportunities to enhance the permeability of pedestrian and cycle links within the Waveney Quarter.'</p> <p>In the final sentence of b) replace 'All development.... expected to' with 'As appropriate to their scale nature and location development proposals should'</p> <p>In c) replace 'proportionate' with 'sensitive in scale and design' and 'permitted' with 'supported'</p>	<p>The examiner has recommended his modifications so that the policy will bring the clarity required by the NPPF. He also recommends that the requirements of the second criterion are applied in a proportionate fashion. This acknowledges that individual proposals will present the different opportunities to achieve some of the ambitions of that part of the policy.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	<p>Agree to the recommended modifications.</p>
<p>Policy DDNP15 -Land off Park Road, Diss</p>	<p>Replace the policy with:</p>	<p>The examiner has recommended his modifications so that the policy will bring the clarity required by the NPPF. He also recommends that the requirements of the second criterion are applied in a</p>	<p>Agree to the recommended modifications.</p>

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	<p>'The Plan allocates the site for leisure, open space, and residential development, accommodating approximately ten homes subject to the following criteria:'</p> <p>The design of the scheme should be sensitive to the adjacent Conservation Area and River Waveney, and any built development should be delivered at a safe distance away from the river corridor taking account of its flooding profile;</p> <p>The scheme should deliver an area of open space and habitat improvement for local wildlife which enhances the function of the adjacent green corridor and provides a buffer for the river corridor;</p> <p>The scheme should facilitate the provision of a riverside walk to join the existing riverside walk which currently runs past the two existing supermarkets off the A1066 and connects to 'The Lows' leading to Palgrave;</p> <p>The scheme should expand the provision of the footways/cycleways across the site frontage;</p> <p>Any new homes should be within Flood Zone 1 (taking into account reprofiling of the site), should be well-related to existing development and closely related to each other. In addition, they should be sensitively designed and sited to reflect their position in the river valley and their proximity to the Conservation Area;</p> <p>Development proposals should incorporate opportunities to improve surface water run-off rates, particularly in the creation of new site access and egress points;</p> <p>The scheme should incorporate wastewater infrastructure capacity appropriate for the mix and scale of buildings and their uses on the site.'</p>	<p>proportionate fashion. This acknowledges that individual proposals will present the different opportunities to achieve some of the ambitions of that part of the policy.</p> <p>The final part of the policy comments about the Plan's broader ambitions for the relocation of the Diss Leisure Centre to the site to the immediate north (Policy DDNP16). The examiner addresses that issue in the following policy section. However, for the purpose of Policy DDNP15 he recommends that this part of the policy is deleted.</p> <p>The examiner also recommends a series of detailed modifications to other criteria in the submitted policy so that they will have the clarity and precision to be applied in the development management process. They do not affect the wider approach taken in the policy.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	

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	<p>The scheme should incorporate measures to mitigate against noise emissions from the adjacent electricity substation; and</p> <p>Policy CS16 (or any successor policy) of the Norfolk Minerals and Waste Core Strategy (NMWCS) applies, as this site is underlain by safeguarded mineral resources.'</p> <p><i>At the end of paragraph 162 add: 'The site is 4.6 ha in size.'</i></p>		
<p>Policy DDNP16 -The Feather Mills Site, Park Road, Diss</p>	<p>Delete the policy</p> <p><i>Delete paragraphs 166 to 169</i></p>	<p>Although the examiner recognises that (at the time of submission) the proposal for the use of the site for a relocated leisure centre had considerable merit, he also states that the submitted Plan did not provide any clarity on how the site was selected as a preference, how a leisure centre would be delivered, nor how viability had been demonstrated.</p> <p>The examiner also states his concerns over the submitted policy's general conformity with strategic policies in the Local Plan (Policy DIS7 of the South Norfolk Site Specific Allocations and Policies Document currently allocates the site for a broader package of uses which are not addressed in the proposed Neighbourhood Plan policy).</p> <p>In addition, a representation from South Norfolk Council during the examination process states the Council's intention to retain and refurbish the existing leisure centre within the town, meaning that the strategic approach to the broader</p>	<p>Agree to the recommended modifications.</p>

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
		<p>delivery of leisure services within the town has altered since the development of the Neighbourhood Plan.</p> <p>The Councils agree with the examiner's analysis of these issues and his recommended modification.</p>	
<p>Policy DDNP17 - Land at Sandy Lane (north of Diss Business Park), Diss</p>	<p>Replace the opening element of the policy with: 'The Plan allocates the site for employment development subject to the following criteria:'</p> <p>In b) replace 'Provide' with 'The development of the overall site should provide'</p> <p>In c) replace 'Take account' with 'The development of the overall site should take account'</p> <p>In d) replace 'Provide' with 'The development of the overall site should provide'</p> <p>In e) replace 'Protect' with 'The development of the overall site should protect'</p> <p>In f) replace 'Contribute' with 'The development of the overall site should contribute'</p> <p><i>At the end of paragraph 171 add: 'The site is 4.22 ha in size.'</i></p>	<p>The examiner recommends a series of detailed modifications to the criteria in the submitted policy so that they will have the clarity and precision to be applied in the development management process. In several cases the recommended modifications clarify that the requirements relate to the overall development of the site. Plainly it will be for the overall development of the site to determine how these wider objectives are achieved.</p> <p>The examiner also recommends general modifications to the format of each of the allocation policies.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	<p>Agree to the recommended modifications.</p>
<p>Policy 3 - Diss Business Park</p>	<p>Replace the opening part of the policy with: 'As appropriate to their scale, nature and location, development or redevelopment proposals at Diss Business Park should comply with the following matters:'</p>	<p>The examiner recommends modifications to the format of the opening element of the policy so that it clarifies that proposals would need to comply with the identified matters. He also recommends</p>	<p>Agree to the recommended modifications.</p>

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
		<p>wording which would allow the policy to be applied on a proportionate basis.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	
<p>Policy 4 - Housing Mix</p>	<p>In the opening element of the policy replace 'All new' with 'As appropriate to their size and location'</p> <p>In c) delete 'enabling them to have a home of their own'</p> <p>Delete d)</p> <p>In e) replace 'Support will be given' with 'Support the need'</p> <p>Replace f) with 'Support the need for private rent housing'</p> <p>Replace g) with: 'delivering a proportion of serviced dwelling plots available for sale to self-builders or custom builders which comply with other policies in the development plan.'</p> <p>Add a free-standing element at the end of the policy to read:</p> <p>'Proposals for major residential developments should provide 5% self or custom build properties on-site through the provision of serviced plots unless such an approach would not be viable or practicable. Once the serviced plots are available for development, they should be marketed for this purpose for a period of not less than 12 months.'</p> <p><i>At the end of paragraph 181 add:</i></p> <p><i>'The policy has been carefully prepared to bring forward appropriate house types. Criterion c is an important element of the policy. It will assist younger people in their ambition to have a home of their own.'</i></p>	<p>The examiner has recommended modifications to the policy to make it clearer, more concise and proportionate.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	<p>Agree to the recommended modifications.</p>

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
	<p><i>This part of the policy applies to all housing on an application site taken as a whole, including both open-market and affordable housing combined. This will apply unless a different mix is fully justified on the grounds of viability or evidence of local housing need.'</i></p>		
<p>Policy 5 - Affordable Housing</p>	<p>Replace the policy with:</p> <p>'Proposals for residential development should provide affordable houses in accordance with the strategic policy approach in the relevant local planning authority area and reflect the information in the most up-to-date Housing Needs Assessment. Where it is both practicable and commercially viable to do so, future affordable housing provision should:</p> <p>a) have a focus on social rented housing; and</p> <p>b) include the provision of smaller dwellings including one-bedroomed dwellings.'</p> <p><i>Replace paragraph 193 with: 'Policy 4 of the Plan has been carefully worded to ensure that it takes account of potential viability and practical issues, and to ensure that the mix of affordable homes, tenure and size takes account of the most up-to-date information available.'</i></p>	<p>The examiner has recommended modifications that will clarify the purpose of the policy and ensure that it takes account of viability and practical issues, as well as the differences in housing policy across the two local planning authority areas. The modifications also ensure that the provision of affordable housing takes account of the most up-to-date information available.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	<p>Agree to the recommended modifications.</p>
<p>Policy 6 - Design</p>	<p>Replace the opening element of the policy with:</p> <p>'Development proposals should demonstrate high-quality design and respond positively to the Diss and District Design Guide. High quality design is defined by:'</p> <p>Delete g).</p> <p>In h) replace 'will be expected to' with 'should'</p>	<p>The examiner's recommended modifications seek to ensure that the policy's relationship with the Design Code is enhanced and to recognise that different design principles will apply throughout the neighbourhood area.</p>	<p>Agree to the recommended modifications.</p>

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
	<p>In i) delete the final sentence.</p> <p>After i) add:</p> <p>'In addition to the general contents of this policy high-quality design would include securing high-density residential development in and around Diss town centre.'</p> <p>Delete j).</p>	<p>In addition he has recommended modifications to specific criteria to bring the clarity required by the NPPF.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	
<p>Policy 7 - Surface Water Management</p>	<p>In the first part of the policy replace 'must' with 'should' and 'are encouraged with 'will be supported'.</p> <p>In the second part of the policy replace 'must' with 'should'.</p> <p>In the fourth part of the policy replace 'not practicable or feasible' with 'neither practicable not feasible'.</p>	<p>The examiner has recommended specific modifications to wording in order to bring the clarity required by the NPPF.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	<p>Agree to the recommended modifications.</p>
<p>Policy 8 - Green Corridors and Biodiversity Enhancement</p>	<p>Replace the policy with:</p> <p>'The Plan identifies the management, enhancement, and creation of wildlife habitats within the green corridors identified on Map 17 as a key priority. They will be a focal point for local conservation to create a more joined up Green Infrastructure Network and where possible increased public access, helping people to experience wildlife first-hand.</p> <p>Development proposals should respond positively to the identified green corridors (shown in Map 17). Proposals for new development within or adjacent to a green corridor should deliver measurable net gains in biodiversity in accordance with national or local policy requirements or deliver qualitative improvement to the corridor relating to the quality of habitat or its ability to facilitate movement of fauna or flora.</p>	<p>The examiner recommends modifications which seek to bring the clarity and precision required by the NPPF.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	<p>Agree to the recommended modifications.</p>

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
	<p>Proposals in the vicinity of green corridors should maintain, and where practicable enhance, the function of the corridor and demonstrate how they will mitigate any unacceptable harm to wildlife in the corridor concerned.</p> <p>Developments proposals should maximise habitat opportunities to make provision for local wildlife and promoting the freedom of movement of wildlife through development sites. Existing natural features within development sites should be retained wherever practicable.'</p> <p><i>At the end of paragraph 255 add:</i></p> <p><i>'In pursuing the measures in the first part of the policy there will be a key focus on working with local landowners. The third part of the policy sets out the implications for developers to mitigate against unacceptable harm being caused to the identified green corridors. Harm is likely to be caused by the introduction of barriers, such as housing, roads, hard landscaping and artificial lighting, or the re-direction of water sources or water courses. The fourth part of the policy comments about opportunities to enhance habitat opportunities. In relation to the provision for local wildlife examples may include incorporating of bird boxes, swift bricks and bat boxes into structures and natural features. In relation to promoting the freedom of movement of wildlife through development sites examples may include incorporating hedgehog highway gaps in barriers between gardens. Where necessary, planning applications should be accompanied by an ecology report that demonstrates how habitat opportunities will be maximised and retained.'</i></p>		
Policy 9 - Road Traffic Improvements	<p>Delete the first part of the policy.</p> <p>In the second part of the policy replace 'will' with 'should'</p>	<p>The examiner recommends modifications to bring the clarity required by the NPPF. He recommends the deletion of the first part of the policy on the basis that it lacks the necessary clarity relating to the</p>	<p>Agree to the recommended modifications.</p>

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
	<p><i>In paragraph 259 delete 'and Policy 9: Road Traffic Improvements requires that they are delivered in advance of significant growth.'</i></p>	<p>delivery of the Diss Network Improvement Strategy and the role that identified development sites will play in the delivery of future highways network improvements.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	
<p>Policy 10 - Walking and Cycling Network</p>	<p>Replace the policy with:</p> <p>'The Plan supports improvements to the network of walking and cycling infrastructure as identified in Maps 18 and 19.</p> <p>New cycle infrastructure should be high-quality and safe and designed in accordance with latest government guidance, including Cycle Infrastructure Design (LTN 1/20) or future versions of the Design document.</p> <p>The delivery of safe off-road walking/cycle routes as part of development proposals will be supported.'</p> <p><i>At the end of paragraph 280 add: 'Policy 10 sets out these ambitions in a policy format. Sources of funding will include direct contributions from developers as part of on/off-site highway works and the Community Infrastructure Levy. Opportunities to secure other funding will be sought to complement these sources.'</i></p>	<p>The examiner recommends that the policy is recast so that the component elements are set out in a clearer fashion.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	<p>Agree to the recommended modifications.</p>
<p>Policy 11 - Diss Leisure Centre</p>	<p>Replace the policy with:</p> <p>'Proposals for the delivery of an additional leisure facility in Diss will be supported subject to the following criteria:</p>	<p>In light of the decision of South Norfolk Council to retain and refurbish the existing leisure centre in the town, the examiner recommends that the policy is recast to offer support for the development of an additional leisure</p>	<p>Agree to the recommended modifications.</p>

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
	<ul style="list-style-type: none"> • it would provide good access for people choosing to walk or cycle; and • it would accommodate the vehicle parking needs for the floorspace and activities proposed.' <p><i>Replace paragraph 277 with:</i></p> <p><i>'South Norfolk Council has recently indicated that it will be refurbishing the existing Leisure Centre site and will look at other sites in the town to deliver additional leisure services. This policy concentrates on the potential delivery of those services on other sites.'</i></p> <p><i>In paragraph 280 replace 'a new leisure centre' with 'additional leisure facilities'</i></p> <p><i>Replace paragraphs 282/283/284 with:</i></p> <p><i>'The policy sets out a general approach to the delivery of additional leisure facilities. Diss Town Council will work with South Norfolk Council to assess possible sites within the context of the overall strategy set by this Plan.'</i></p>	<p>facility which meets connectivity and accessibility requirements. He also recommends consequential modifications to the supporting text, on this basis.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	
Policy 12 - Broadband	<p>Replace the policy with:</p> <p>'Development proposals should incorporate broadband infrastructure. Major residential developments and all employment developments should provide fibre-to-the-premises for high connection speeds. For smaller schemes, fibre-to-the-premises should be provided where practicable. Where this is not practicable, the provision of broadband speeds of more than 24Mbps should be delivered.'</p>	<p>To bring the clarity and precision required by the NPPF, the examiner recommends that the policy is recast so that it sets out the requirements which developers need to meet. The revised policy results in the loss of unnecessary supporting text in the submitted policy.</p>	<p>Agree to the recommended modifications.</p>

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
		The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.	
Policy 13 - Funding and Delivery of Infrastructure	<p>Replace the policy with:</p> <p>'Major development proposals should demonstrate the way in which they can be satisfactorily accommodated within the capacity of existing infrastructure or that they provide or contribute towards the enhancement of the relevant infrastructure.</p> <p>Development proposals which would have an unacceptable impact on the capacity or the effective operation of existing infrastructure will not be supported.'</p> <p><i>At the end of paragraph 292 add:</i></p> <p><i>'Funding from the Community Infrastructure Levy provided to Diss Town Council and the parish councils will, where appropriate, be used on projects that either support and make the overall level of planned growth in the Plan more sustainable, or that are otherwise identified as community priorities. This will include, but is not limited to, the following matters:</i></p> <p><i>a) further developing the Green Corridors including habitat enhancement;</i></p> <p><i>b) the delivery of a new leisure centre for Diss;</i></p> <p><i>c) the regeneration of the Waveney Quarter, south of Park Road in Diss;</i></p> <p><i>d) the development of priority projects on the walking and cycling network; and</i></p>	<p>The examiner recommends re-structuring the first part of the policy in order to make its purpose clearer.</p> <p>The examiner recommends that the second part of the policy is re-located into the supporting text, as it is not a land use policy. He also recommends that other elements of explanation in the policy are repositioned into the supporting text.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	Agree to the recommended modifications.

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
	<p><i>e) the implantation of traffic calming in the villages.'</i></p> <p><i>At the end of paragraph 293 add: 'For this purpose infrastructure includes, but is not limited to, sewage and highways.'</i></p>		
<p>Policy 14 - Strategic Gap between Diss and Roydon</p>	<p>Replace the second sentence of the policy with: 'Development proposals that would unacceptably detract from the open character of the Local Gap or reduces the separation between Diss and Roydon will not be supported.'</p> <p><i>In the policy title replace 'Strategic' with 'Local'</i></p>	<p>The examiner recommends that the title of the policy and of the proposed gap is changed to 'Local' rather than 'Strategic'. Whilst the gap straddles two administrative areas, it is not the role of a Neighbourhood Plan to promote a 'strategic' policy.</p> <p>The examiner has also recommended modifications to the wording of the second part of the policy to improve clarity regarding the policy's ambition.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	<p>Agree to the recommended modifications.</p>
<p>Policy 15 - Local Green Space</p>	<p>In the first part of the policy replace '12 to 18' with '21 to 27'</p> <p>Delete the final part of the policy</p> <p>Delete LGS18 and 19.</p> <p><i>Remove LGS18 and 19 from Map 23.</i></p>	<p>The examiner recommends that the proposed Diss High School Playing Fields LGS (LGS18) is deleted from the policy as it is inconsistent with the local delivery of sustainable development.</p> <p>He also recommends that the proposed Walcot Hall Meadow LGS (LGS19) is deleted as he is not satisfied that it is demonstrably special to the community and holds a particular local significance.</p>	<p>Agree to the recommended modifications.</p>

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
		<p>The examiner recommends that the final part of the policy is deleted as it has no direct relationship with national policy and has the potential to hinder otherwise acceptable development coming forward on adjacent sites. It would also place disproportionate responsibilities on adjacent landowners, and affect a significant number of planning applications in Diss, where there is a concentration of LGSs in and around the built-up area.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	
Policy 16 - Protection of Key Views	<p>Replace the second part of the policy with: 'Development proposals should demonstrate that they are sited and designed to be of a form and scale that avoids or mitigates unacceptable harm to the identified key views. Development proposals that would unacceptably harm the identified key views will not be supported.'</p>	<p>The examiner recommends that the sentences in the second part of the policy should be reversed to bring clarity and precision to the policy. In addition, he recommends other detailed modifications to the wording used to acknowledge that harm to views is a subjective matter and the test in the development management process will be the acceptability or otherwise of any harm which may arise to the views as a result of new development.</p> <p>The Councils agree that these modifications are necessary in order for the plan to meet the basic conditions.</p>	Agree to the recommended modifications.

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
Policy 17 - Non-designated heritage assets	<p>In the third paragraph of the policy replace 'will need to' with 'should'</p>	<p>The examiner recommends a detailed modification to the third part of the policy so that the requirement for a Heritage Statement is clear and explicit.</p> <p>The Councils agree that this modification is necessary in order for the plan to meet the basic conditions.</p>	<p>Agree to the recommended modification.</p>
Monitoring and Review	<p><i>Replace paragraph 63 with:</i></p> <p><i>'The Diss and District Neighbourhood Development Plan has been designed to operate within the context provided by the development plan in both South Norfolk and Mid Suffolk. This will assist in ensuring a close relationship between planning policies in the two local authority areas and the planning policies in this Plan.</i></p> <p><i>The Plan is a response to the needs and aspirations of the local community as they are currently understood. However, it is acknowledged that current challenges and concerns are likely to change over the Plan period (to 2038). In its capacity as the qualifying body, the Town Council is responsible for maintaining and periodically revisiting the Plan to ensure its continued relevance and to monitor delivery. In conjunction with the parish councils in the neighbourhood area it will monitor the effectiveness of the Plan mainly through an assessment of the way in which its policies are applied locally through the development management process and at appeal. If it becomes clear that certain policies need revising the Town Council and the parish councils will assess the need for a partial review of the Plan.</i></p> <p><i>Any neighbourhood plan operates within the wider context provided by national planning policy and local planning policy. The Town Council will monitor and assess the implications of any changes to national or</i></p>	<p>Given the importance of the adoption of emerging local plan documents on the planning policy context in the neighbourhood area, the examiner recommends that paragraph 63 of the Plan is expanded so that it provides guidance to residents and the development industry alike about the way in which the Plan will respond to the adoption of the emerging strategic documents.</p> <p>The Councils agree that this modification is necessary in order for the plan to meet the basic conditions.</p>	<p>Agree to the recommended modification.</p>

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
	<p><i>local planning policy on the Plan throughout the Plan period. Where necessary it will consider the need for a partial review of the Plan.</i></p> <p><i>The eventual adoption of the Greater Norwich Plan could bring forward important changes to local planning policy. In this context the Town Council will assess the need or otherwise for a full or partial review of the neighbourhood plan within six months of the adoption of that Plan.'</i></p>		
Other matters - General	<p><i>Modification of general text (where necessary) to achieve consistency with the modified policies.</i></p>	<p>The examiner acknowledges that other changes to the general text may be required elsewhere in the Neighbourhood Plan as a result of the recommended modifications to the policies. He deems it appropriate for DTC, SNC and MSDC to have the flexibility to make any necessary consequential changes to the general text and recommends accordingly.</p> <p>The Councils are satisfied with this recommendation.</p>	<p>Agree with the examiner's recommendation.</p>
Other matters – Specific	<p><i>Update the information in the Plan about the relevant emerging local plan documents.</i></p> <p><i>Replace paragraph 41 with:</i></p> <p><i>'The emerging Babergh and Mid Suffolk Joint Local Plan for 2018 to 2037 (JLP) had identified Brome, Palgrave, and Stuston as Hinterland Villages. Oakley was identified as a Hamlet. Together, these villages were expected to deliver 64 homes over the Plan period. With the strategic policies in the JLP relating to the settlement hierarchy and housing requirement figures now deferred to Part 2 (expected to be</i></p>	<p>The examiner recommends that the referendum version of the Plan updates the information provided about the relevant emerging local plan documents within the Plan. This is particularly important in relation to the publication of the main modifications to the JLP in Mid Suffolk and to the recent consultation on the VCHAP in South Norfolk.</p> <p>In response to a suggestion by Mid Suffolk District Council, he also</p>	<p>Agree with the examiner's recommendations.</p>

Section	Examiner's recommendation	Consideration of recommendation	LPAs decision
	<p><i>adopted in 2025), this means that the housing requirement figure should be treated as indicative only.'</i></p> <p><i>Refine and correct the references in the Plan to the NPPF in general terms, and with specific reference to paragraphs 173/199/262/345.</i></p>	<p>recommends a modification and factual update to paragraph 41 of the Plan.</p> <p>He also recommends that references to the NPPF are checked and updated, where necessary (particularly NP paras. 173, 199, 262 and 345).</p> <p>The Councils are satisfied with these recommendations.</p>	

4. Next Steps

This Decision Statement and the examiner's report into the Diss & District Neighbourhood Plan will be made available online at:

- www.southnorfolkandbroadland.gov.uk/neighbourhood-plans
- www.midsuffolk.gov.uk/DissandDistrictNP

Printed copies of these documents have also been deposited at the following locations, where they can be viewed on request during normal opening hours:

- **Brome & Oakley Village Hall, The Street, Brome, IP23 8AE (Contact Parish Clerk to arrange viewing – 07554 733621)**
- **The Burston Crown, Mill Rd, Burston, Diss IP22 5TW (Open 12:00-22:30 Wed-Sat)**
- **Diss Library, Church Street, Diss, IP22 4DD**
- **Diss Town Hall, 11-12 Market Hill, Diss, IP22 4JZ**
- **Roydon - St. Remigius Church, Roydon, Diss IP22 5RG**
- **Scole Village Stores, Assett House, The St, Scole, Diss IP21 4DR**
- **Stuston - Place Farm Shop, Place Farm, Old Bury Rd, Stuston, IP21 4AD**
- **South Norfolk Council – The Octagon, 40 Mere Street, Diss, Norfolk, IP22 2AH**

South Norfolk Council and Mid Suffolk District Council are satisfied that, with the approved modifications as detailed above, the Diss & District Neighbourhood Plan should proceed to a referendum within the neighbourhood area, in which the following question will be posed:

'Do you want South Norfolk Council and Mid Suffolk District Council to use the Neighbourhood Plan for Diss & District to help them decide planning applications in the neighbourhood area?'

Further information relating to the referendum will be published by South Norfolk Council and Mid Suffolk District Council in due course.