


Land at Walcot Green Lane, Diss
(HELAA Ref: [GNLP1044](#))
D e l i v e r y S t a t e m e n t
March 2020





CONTENTS

	EXECUTIVE SUMMARY	02
01	INTRODUCTION	04
02	PLANNING POLICY CONTEXT	06
03	DELIVERY	09
04	PHYSICAL CONTEXT	10
05	TECHNICAL CAPACITY	12
06	LANDSCAPE ASSESSMENT	14
07	ECOLOGY	16
08	HERITAGE	17
09	CONCEPT	19
10	CONCLUSION	22
	APPENDICES	24



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SITE LOCATION PLAN

EXECUTIVE SUMMARY

Pegasus Group have prepared this Delivery Statement on behalf of Pigeon Investment Management Ltd 'Pigeon' and 'The Thelveton Estate' ('the Landowners') who are promoting 'Land at Walcot Green Lane, Diss' (the 'Site') to deliver a high-quality landscape-led scheme comprising around 120 new homes, including bungalows and affordable homes and around 10 self-build plots, together with extensive areas of green infrastructure and public open space.

The proposal will deliver a high quality landscape-led scheme for approximately 120 new homes, including affordable homes and bungalows plus around 10 self-build plots together with new green infrastructure and sustainable linkages for the benefit of the new community and existing residents of Diss.

Diss is identified as a Main Town in South Norfolk District. The Town is situated on the Great Eastern Mainline between London and Norwich and close to the A140 route between Ipswich and Norwich.

As a Main Town, located close to the County boundary between Suffolk and Norfolk, Diss serves a wide rural hinterland providing numerous services and facilities to meet the needs of its residents and employees and those living and working in the wider rural area.



As an employment centre Diss is a nett importer of workers. Its excellent sustainable transport linkages and wide range of existing services and facilities mean it is ideally suited for the delivery of additional new housing to rebalance commuting patterns in the south of the Joint Core Strategy area and assisting in delivering the open market and affordable housing requirements of the Greater Norwich area for the plan period up to 2038.

This Delivery Statement demonstrates that the Site is well situated in relation to the services and facilities that Diss provides and that there are no technical constraints preventing the early delivery of new homes at the Site.

The Concept Plan illustrates how the Site can provide a new high quality, landscape-led scheme to the north of Diss, comprising:

- Approximately 120 new homes to include bungalows and affordable homes plus 10 self-build plots
- Highway improvements to Walcot Green Lane
- New strategic landscaping providing a permanent buffer to ensure separation between Diss and Walcot Green hamlet
- Enhanced green infrastructure providing new linkages and connectivity with existing public rights of way for informal recreation and biodiversity

The Site is immediately available, achievable and suitable for development. The Landowners have entered into a partnership with Pigeon to progress the Site through the planning process and the Site can deliver homes within the forthcoming five years. The evidence prepared by the Council and the suite of technical studies prepared on behalf of Pigeon also demonstrate that with appropriate mitigation there are no site constraints which would act as a barrier to early delivery.



LAND NORTH OF FRENZE HALL LANE



1.0 INTRODUCTION

This Delivery Statement ('the Statement') has been prepared by Pegasus Group on behalf of Pigeon Investment Management Ltd 'Pigeon' and 'The Thelveton Estate' ('the Landowners') who are promoting 'Land at Walcot Green Lane, Diss' (the 'Site') to deliver a high-quality landscape-led scheme comprising around 120 new homes, including bungalows and affordable homes and around 10 self-build plots, together with extensive areas of green infrastructure and public open space.

The Site is located to the north east of Diss and comprises a natural extension to the existing Orchard Croft scheme to the north of Frenze Hall Lane. The Site, which is located to the north of Frenze Hall Lane and to the south of the rural settlement of Walcot Green comprises existing agricultural land and is bound to the east by the mainline railway and to the south by Orchard Croft and the existing established Walcot Rise housing estate.

The Site has been promoted by Pigeon and the Landowners to the Greater Norwich Joint Core Strategy Review and has been assessed by the Councils in the preparation of their new strategic joint plan.

This Delivery Statement demonstrates how the Site can deliver a sustainable scheme that addresses the Council's existing concerns relating to highway matters by providing a high quality residential scheme with a mix of approximately 120 dwellings including bungalows, plus around 10 self-build plots and public open space including enhanced green infrastructure and sustainable transport connectivity.

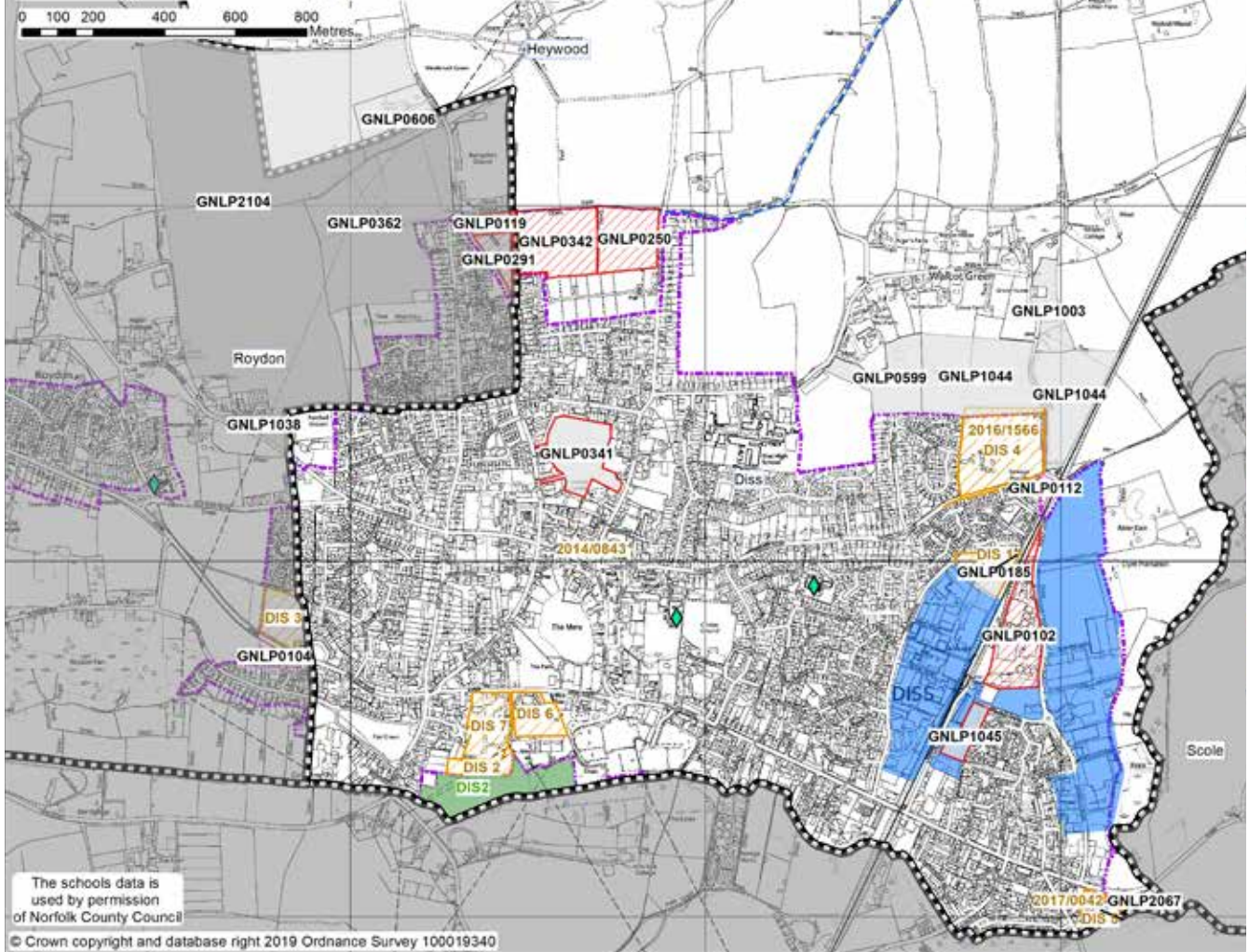
The Concept Plan which accompanies this Statement illustrates how the Site can provide a new high quality, landscape-led scheme to the north of Diss, comprising:

- Approximately 120 new homes to include bungalows and affordable homes;
- 10 self-build plots on the land to the east of Walcot Green Lane to meet the needs of those wishing to build their own home;
- Highway improvements to Walcot Green Lane;
- New strategic landscaping providing a permanent buffer to ensure separation between Diss and Walcot Green hamlet;
- Enhanced green infrastructure providing new linkages and connectivity with existing public rights of way for informal recreation and biodiversity; and
- Extensive areas of new public open space, incorporating SuD's features and new tree planting, that will benefit both existing and new residents.

There are no physical constraints which prevent the Site from coming forward for development. Indeed, the delivery of the Site offers opportunities to provide new sustainable transport connectivity and green infrastructure networks to the wider countryside for existing and future residents.

The Site is immediately available, achievable and suitable for development. The Landowners have entered into a partnership with Pigeon to progress the Site through the planning process and the Site can deliver homes within the forthcoming five years. The evidence prepared by the Council and the suite of technical studies prepared on behalf of Pigeon also demonstrate that with appropriate mitigation there are no site constraints which would act as a barrier to early delivery

Diss (including part of Roydon)



DISS HELAA PLAN

2.0 PLANNING POLICY CONTEXT

Diss is situated in South Norfolk local authority area and is one of three authorities including Broadland District Council and Norwich City Council currently working together with Norfolk County Council to prepare the Greater Norwich Local Plan (GNLP). The plan will guide development across the three authorities up to 2038.

Work on the GNLP commenced in 2016. Since then, the Local Authorities carried out a Call for Sites exercise in May to July 2016, a Regulation 18 consultation on growth options and site proposals in early 2018 and a Regulation 18 consultation on new revised and small sites between October and December 2018. The Local Plan is currently subject to a third Regulation 18 Consultation, with representations due by 16th March 2020.

A revised timetable for the Greater Norwich Local Plan was published by the Greater Norwich Development Partnership Board in January 2020. It anticipated that the Plan will be submitted to the Secretary of State in November/December 2021 and, if found sound, adopted around August/September 2022.



National planning policy requires that local planning authorities produce Local Plans to meet, as a minimum, the identified future housing and employment needs over the plan period. To determine the minimum number of homes and jobs needed, the National Planning Policy Framework (NPPF) requires that strategic policies should be informed by local housing and economic needs assessments.

The Site was assessed in the Housing and Economic Land Availability Assessment (HELAA) 2017 for a residential development for an undetermined number of dwellings and is shown on the plan opposite. The assessment concluded that the Site was 'unsuitable' for development owing to 'significant highway constraints' (narrow roads), however the assessment also identified that the Site is situated within a 'mile of a range of services, including employment opportunities, schools, shops and the railway station'.

The Regulation 18 GNLP and its evidence base continues to identify Diss as a Main Town in the settlement hierarchy and spatial strategy of the emerging Local Plan which proposes the re-allocation of existing residential allocations and new residential and employment allocations at the town. It is clear therefore that the Councils consider Diss to be a sustainable location for growth for the plan period up to 2038.

Diss has a wide range of existing services and facilities including a secondary school, infant and junior schools, medical centres, an arts centre, a youth and community centre, a leisure centre, numerous retail outlets, pubs and hotels and churches. The town has a railway station on the mainline between Norwich and London and operators provide bus services to Norwich, Bury St Edmunds and other market towns and villages in the surrounding area.

Through this Delivery Statement Pigeon can confirm that notwithstanding the Council's published evidence base further Site-specific technical assessments demonstrate that there are no significant constraints to development which would prevent the Site from coming forward early.

It is confirmed that the land is immediately available for development and the Landowners have entered into a partnership with Pigeon to progress the Site through the planning process, which demonstrates that there are no legal, ownership or other known impediments to delivery. The site is therefore suitable, available and deliverable for the proposed scheme.

The Site's location provides a unique opportunity to offer future residents the best of country living in a highly sustainable location. The proximity of the Site is within easy access of existing services and facilities within the Town, including Diss Station, and numerous employment opportunities are available within close proximity of the Site.



THURSTON LANDSCAPE MASTERPLAN



3.0 DELIVERY

The Landowners have entered into a partnership with Pigeon to progress the Site through the planning process. As such the Site can be considered to be 'available' as defined by the National Planning Policy Framework.

Pigeon has been selected by the landowners for their knowledge of Norfolk and their expertise in bringing together teams of leading designers and specialist advisors to deliver high quality mixed-use sustainable communities.

Pigeon is a private company operated by five directors and a team of professionals from the built environment sector whom each bring considerable experience of delivering high quality schemes within the East of England.

Pigeon is working with a number of landowners across Norfolk and the East of England to deliver high quality schemes ranging from larger sustainable urban extensions, such as Kingsfleet in Thetford (which will deliver 5,000 homes, 20 hectares of employment land, Primary School provision, community facilities and public open space) through to smaller sustainable developments, such as land at Thurston, Suffolk where Pigeon is working with Linden Homes to deliver a scheme of 200 new homes with the provision of land for a new two form entry primary school with a pre-school.

Pigeon's considerable delivery experience demonstrates that it has a proven track record of planning and delivering sustainable residential schemes, such as the Site at Walcot Green Lane, Diss. Given the above it is clear that the Site is available and is in accordance with planning practice guidance in that it is owned and controlled by a landowner/ developer partnership formed with the express intention of developing the Site. As such there are no legal or ownership impediments to development and the Site is immediately 'available'.

Furthermore, delivery on Site can be comfortably completed within five years, as set out in the table below;

Timescale	Number of Homes
1-5 years	130 (including self-build)
6-10 years	
11-15 years	

In developing the Concept Plan for the Site, consideration has been given to current planning policy requirements and these have either been accommodated or allowed for in the conceptual layout of the scheme. The technical assessments have identified that there are no abnormal site conditions and that where new infrastructure is proposed this has been taken into consideration within financial calculations.



SITE LOCATION PLAN

4.0 PHYSICAL CONTEXT

The Site is approximately 9.55ha in area and comprises two land parcels situated to the east and west of Walcot Green Lane which effectively bisects the site north/south. Existing residential development to the north of Frenze Hall Lane is situated to the south of the western parcel and to the south east of the eastern parcel. The Site comprises arable fields with a small amount of field margin and is predominantly open with hedges and mature field boundary trees providing a sense of enclosure to the west and north while the eastern boundary of the site abuts the mainline railway.























The extent of the site is clearly shown on the plan adjacent..

The Site is in close proximity to the Town's existing services, facilities and public transport links, including Diss railway station which is within easy walking and cycling distance of the Site. As such, the Site will form a natural extension to the north east of the Town, with landscape enhancements that will be in keeping with the surrounding area.



Diss is a sustainable settlement benefiting from regular bus and train services to Norwich and beyond. The Site is also strategically well connected to the primary road network being located on the A1066 to Thetford and in close proximity to the A140 and A143 junction providing connectivity to Norwich, Great Yarmouth, Ipswich and Bury St Edmunds.








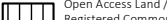


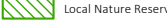
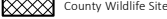
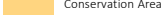

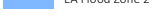
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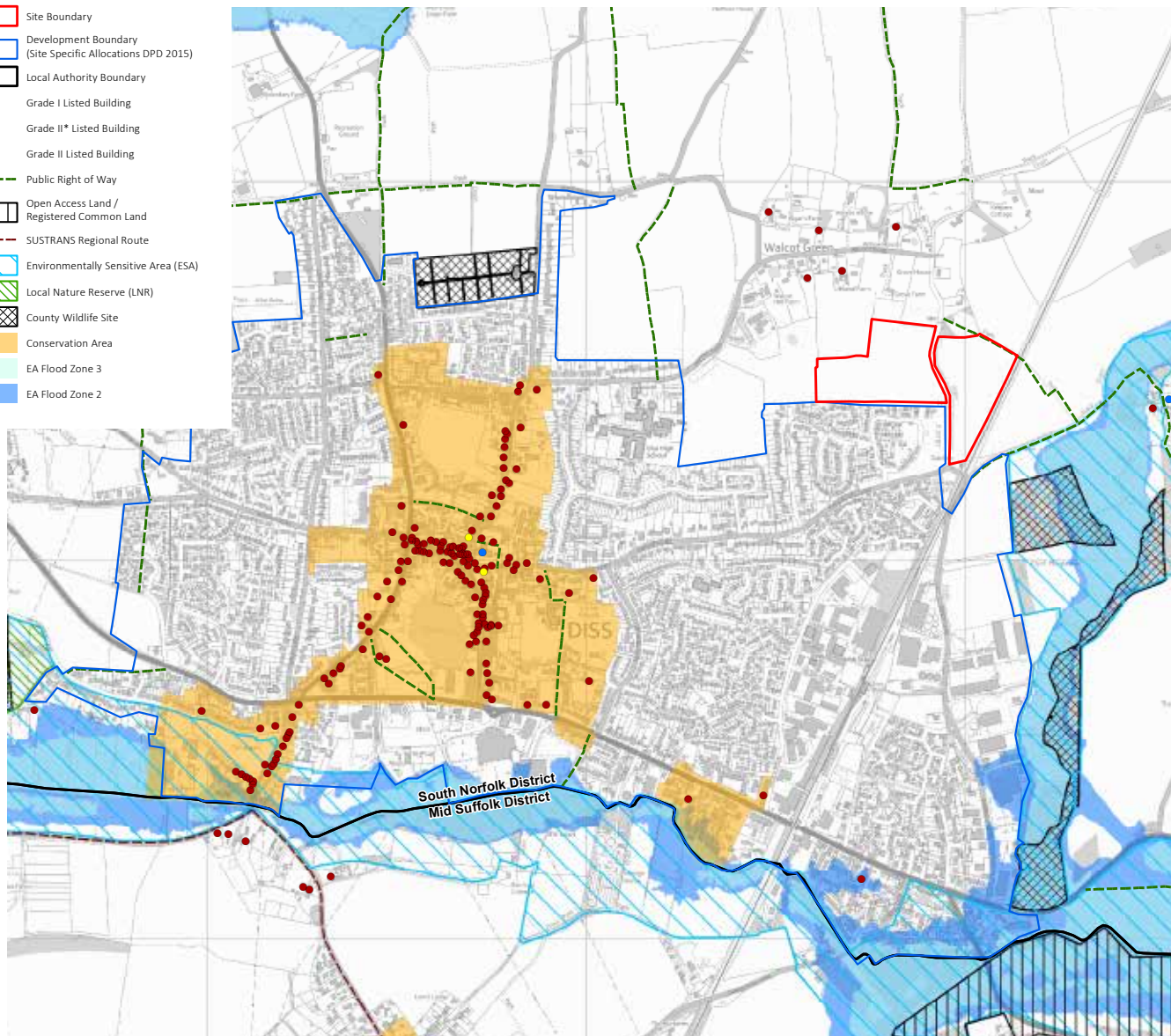
-  Site Boundary
-  Diss Infant and Nursery School with Children's Centre
-  Diss High School
-  Safe Hands Day Nursery
-  Diss Church of England Junior School
-  The Oak Nursery
-  Bus Station
-  Industrial Estate
-  Train Station
-  Diss Parish Church
-  Diss Business Park
-  Supermarket
-  Diss Methodist Church
-  Diss Salvation Army Community Church
-  St. Henry Morse Roman Catholic Church
-  Diss Baptist Church
-  Denmark Street Gospel Hall
-  Diss Youth and Community Centre
-  The Lawns Medical Practice
-  Public House
-  Parish Fields Medical Practice
-  Corn Hall
-  Town Centre/ Shopping Area
-  St Andrews Church



FACILITIES AND SERVICES PLAN

KEY

-  Site Boundary
-  Development Boundary (Site Specific Allocations DPD 2015)
-  Local Authority Boundary
-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building
-  Public Right of Way
-  Open Access Land / Registered Common Land
-  Sustrans Regional Route
-  Environmentally Sensitive Area (ESA)
-  Local Nature Reserve (LNR)
-  County Wildlife Site
-  Conservation Area
-  EA Flood Zone 3
-  EA Flood Zone 2



CONTEXT PLAN

5.0 TECHNICAL CAPACITY

Highways and Access

The land west of Walcot Green Lane will be served from a new priority junction on Walcot Green Lane serving an internal network of secondary streets. Rights are reserved over the residential development (Orchard Croft) immediately to the south for a link to the loop estate road (Harrier Way), this link will be incorporated into the scheme to provide a pedestrian/cycle link, and also as an emergency second point of access to the Site.

This link together with footpaths through Orchard Croft to Frenze Hall Lane provides a high quality walking and cycling route from the scheme to schools and town centre facilities. It also connects into the recent development at Prince William Way which has been designed to be permeable, offering onward footpath and cycle links to employment areas, and the railway station. The 10 self-build plots to the east of Walcot Green will be served by private driveways. The Site is located in a highly sustainable location, less than 15 minutes walk from the railway station.

Walcot Green Lane is currently a single lane, the road will be widened (including the junction with Frenze Hall Lane) to a full two lane road hence providing capacity to accommodate development generated traffic and benefiting existing users of the road. All highway works can be carried out within existing highway land, or land within the control of the Landowners. As such, access does not present a constraint to delivery of the Site.

In the context of the guidelines of the NPPF it is considered that there are no residual cumulative impacts in terms of highway safety or the operational capacity of the surrounding transport network.

Flood risk and Drainage

The Site is located in Flood Zone 1 and therefore at low risk of flooding (less than 0.1% annual probability). Consequently, the Site location meets NPPF sequential requirements of locating development in areas of lowest flood risk.

Surface water runoff from paved surfaces and roofs will be managed sustainably (SuDS) as close as possible to source. Where ground conditions are suitable infiltration drainage will be utilised with soakaways and permeable paving. Alternatively, runoff will be drained to an attenuation basin designed to accommodate the 100 year storm event with allowance for climate change. The discharge from the basin will be restricted to the natural (greenfield) runoff rate and will be discharged to the surface water drain in Frenze Hall Lane with this pipe discharging to the ditch network east of the railway and to the River Frenze.

As a consequence of the use of SuDS there will be no increased offsite flood risk meeting criteria set out in the NPPF.

Utilities and Services

The scheme will make best use of the existing infrastructure located within close proximity to the Site. Foul sewerage, potable water, gas, electricity and telecom services are present in the highway network adjacent to or close to the Site. UK Power Networks has confirmed that the HV network can be extended to the Site and with the provision of a new substation. Potable water services are available in the adjacent development (Orchard Croft) that can be extended into the Site, and similarly telecom services are available at the Site boundary. Gas services are present along the Site boundary providing a point of connection for the scheme.

All services are available in close proximity to the Site hence demonstrating that the Site can be serviced and that utilities do not present any constraint to delivery.

Noise and Amenity

The western part of the Site (land west of Walcot Green Lane) is not located close to any significant noise sources. Given the rural character and the lack of any identified significant noise sources the Site is at low risk of noise disturbance both during the day and night and as such is appropriate for the delivery of new homes.

The eastern part of the Site (land east of Walcot Green Lane) is adjacent to the Norwich to London railway line. However, recent development on land south of

Frenze Hall Lane, and more recently north of Frenze Hall Lane, demonstrates that a residential scheme can be accommodated on the Site without any future harm to residential amenity from external noise sources. Furthermore, the scheme has been designed with the proposed self-build plots set back from the railway line with an extensive area of open space and new landscaping, thereby minimising potential effects from noise and ensuring that the scheme would experience a high level of residential amenity.

Air Quality

The Site is not located within an Air Quality Management Area. Impacts during construction, such as dust generation and plant vehicle emissions, are predicted to be of short duration and only relevant during the construction phase.

The operational impact of the scheme on existing receptors in the local area is predicated to be 'negligible'. Regarding suitability of air quality at the Site for residential uses, pollutant concentrations at the facades of the proposed buildings are predicted to be within the relevant health-based air quality objectives.



LAND AT WALCOT GREEN LANE

6.0 LANDSCAPE ASSESSMENT

The Site is not covered by any statutory landscape designations and there are no non-statutory designations of landscape relevance within the Site. The majority of the Site is relatively flat with a gradual fall to the southeast. The local area can be generally described as a relatively flat landscape with a rectilinear field pattern and a network of hedgerows, although the amalgamation of fields has resulted in the loss of some hedgerows, allowing views across the wider area in parts. The broader landscape around Diss falls gently towards the River Waveney to the south where there are areas of woodland along the valley floor, although this is in contrast to the area to the north of Diss where there is a relative lack of woodland confined to more discrete woodland blocks.

Diss falls within landscape type A5: Waveney Rural River Vallley of the South Norfolk Landscape Assessment (2001). The Landscape Assessment states that the boundaries of the character area are defined topographically to the north by the upper crest of valley sides but goes on to note that settlements such as Diss extend beyond the topographically defined northern boundary and valley line, reducing the influence of the valley form. Landscape Strategy and Development Considerations that are relevant to the Site include restoring hedgerows and avoiding further linear development.



The character of the Site is typical of arable fields to the north of Diss. The Site has clearly defined tree and hedge planting to the principal boundaries and the southern part of the Site is contained by Diss itself and modern housing development. The eastern part of the Site (east of Walcot Green Lane) is contained to the east by the railway line.

To minimise any potential effects on the wider landscape, the Concept proposes generous new areas of open space on the eastern side of the Site and extensive areas of new landscaping, incorporating a new recreational footpath link with existing PROW FP37, to the north. The combination of existing field boundaries and extensive areas of new landscaping, incorporating woodland planting, to the north of the Site will ensure that a gap is maintained between Diss and Walcot Green hamlet to the north, thereby protecting the character of the hamlet and providing a transition between the edge of Diss and the surrounding landscape.

The Concept shows the opportunities for creating green corridors throughout the Site, illustrating how new footpath links will be provided, creating links with the existing PROW network and a new circular walk, providing significant amenity space for walking, running, dog walking and recreation.

The Concept Plan identifies self-build plots on the eastern part of the Site (land east of Walcot Green Lane) with a substantial area of public open space incorporating a SuDS attenuation feature. These self-build plots will be at a lower density, consistent with the rural setting and will provide an appropriate transition between the built form of Diss and the countryside to the northeast.

The Concept Plan has been developed with a landscape-led design approach, including restoration of historic field boundaries, with the result that a strong landscape structure will be integral to the design. A variety of green infrastructure including landscaping, public open space and bio-diverse SuDS features will also be provided.



NEW LANDSCAPING, INCORPORATING RECREATIONAL FOOTPATH LINKS



SUDS INCORPORATED INTO THE LANDSCAPE

7.0 ECOLOGY

The Site mainly comprises arable fields, and is typical of farmland within South Norfolk, comprising arable fields, lengths of hedgerow and small patches of scrub, and field verges of improved grass sward. The Site is of relatively low ecological value.

A Preliminary Ecological Survey has confirmed that the Site is not subject to any statutory nature conservation designations. The only international European site within 10km is the Redgrave and Lopham Fen Ramsar Site and the Waveney and Little Ouse Valley Fens Special Area of Conservation. However, the Site lies downstream within the Fen catchment and Redgrave and Lopham Fen has extensive visitor infrastructure. The development of the Site would not directly impact on Redgrave and Lopham Fen and would not impact site integrity neither in isolation nor in combination.

There are eight County Wildlife Sites (CWS) within 2km of the Site. However, the majority of these are separated from the Site by the mainline rail line or the River Waveney. The two sites that are not are Diss Cemetery CWS at 784m west, and 'The Carr' CWS at 1.56km to the north. Both are separated from the Site by existing development or arable farmland and would not be directly impacted by development of the Site.

The survey has identified that great crested newts are present in an off-site pond circa 50m to the west of the Site. However, the Site itself supports little terrestrial habitat for great crested newts and it is considered

that any impacts can be readily mitigated with scope to maintain and enhance their local conservation status through the scheme design. A single tree on the Site boundary is identified to have low bat roost potential. However, this would be retained within the scheme design. The Site has very low suitability for bat foraging with the boundary hedgerows being the main potential areas likely to be used by bats. These features would be protected and incorporated into the scheme.

The survey concludes that the Site is of relatively low ecological value and that any impacts on species can be mitigated through the scheme design with all required mitigation incorporated into the design and sensitive, appropriate working practices implemented during the construction phase. This would be confirmed through Site specific survey work in due course.

The Site offers good opportunity to provide an enhancement to its biodiversity interest through the provision of a more diverse range of species habitats than is currently present e.g. semi-natural greenspace, including SuDS features and additional tree planting as shown on the Concept Plan together with landscaping to provide a resource for pollinators, bird and bat boxes and measures to allow hedgehogs to cross through the scheme. In this regard, the proposed significant new areas of open space and landscaping have the potential to deliver a net biodiversity gain.



PROVISION OF WILDFLOWER MEADOW TO INCREASE OPPORTUNITIES FOR LOCAL WILDLIFE



SUDS FEATURES WILL PROVIDE HABITAT FOR WILDLIFE

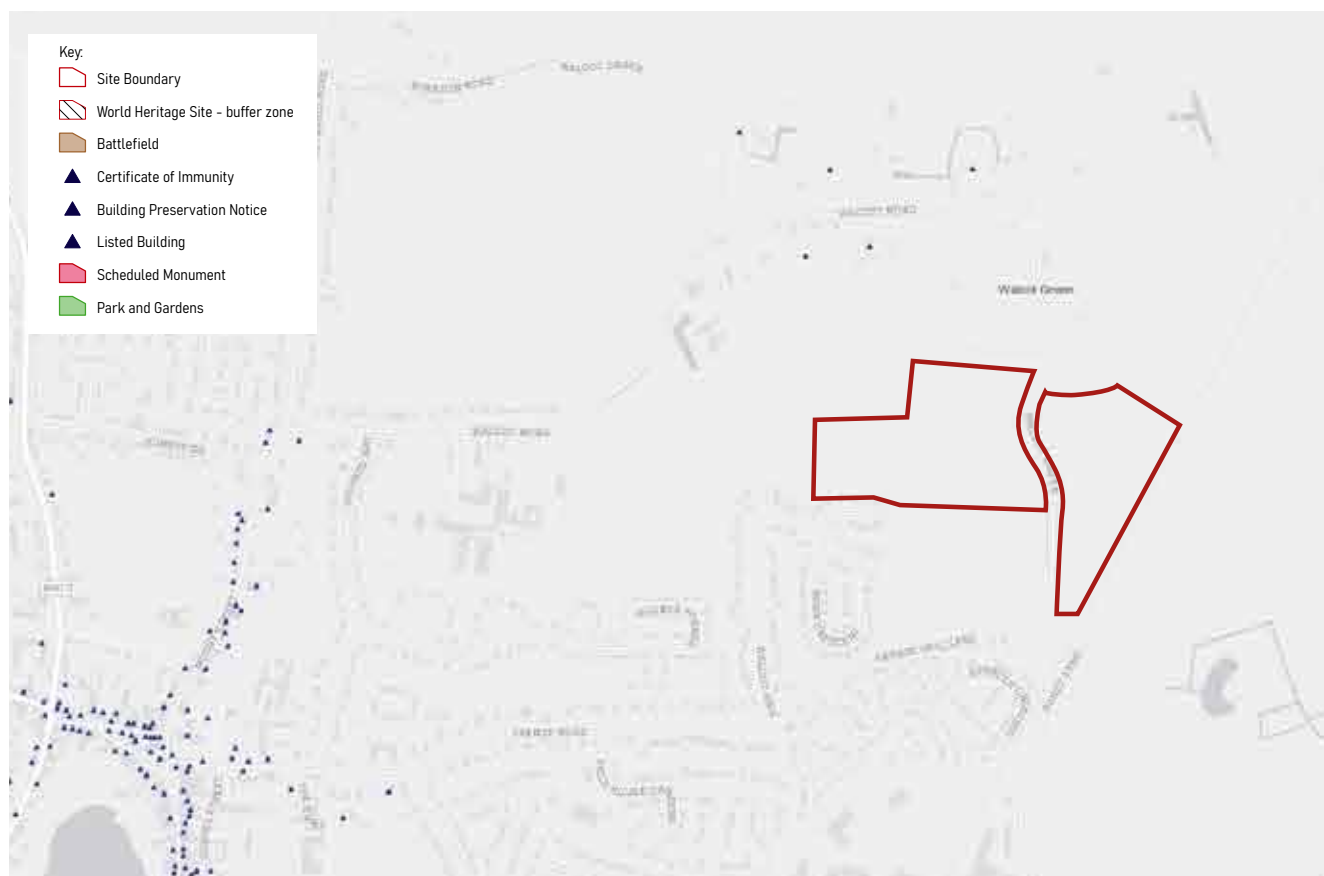
8.0 HERITAGE

There are no designated heritage assets affecting the Site and Diss Conservation Area is some 850 metres west/south-west of the site and is well screened by existing development. There are no Scheduled Monuments or Registered Historic Parks and Gardens within the immediate area.

There are two Grade II listed buildings on Walcot Road, approximately 250m north / northwest of site, located within Walcot Green Hamlet. However, both properties have clearly defined landscape boundaries and do not present a constraint to development. Furthermore, the combination of the existing Site boundaries together with extensive areas of new landscaping along the Site's northern boundary will ensure that there would be no harm to the setting of these designated heritage assets.

The Site is not identified within an area of high archaeological importance. Based on the Norfolk Historic Environment Record, there are no recorded heritage assets within the site and Archaeological Desk-Based Assessment confirms that archaeological features are unlikely to present a constraint to development of the Site. Sites of medieval moats are recorded to the northwest and northeast of the Site. However, these would not be affected by development of the Site and archaeological surveys associated with the adjacent development to the south did not identify any archaeological features of importance that required further investigation.

There is no indication that the Site contains any archaeological remains that would present a constraint to development. This would be confirmed through further Site survey work and a programme of archaeological trial works as part of any planning application in due course.



HISTORIC BUILDINGS MAP



- New Homes
- Bungalows
- Self Build
- Landscape Buffer
- Public Open Space
- Hedgerows
- Main Access
- Secondary Access
- Existing PROW
- Proposed PROW
- Pedestrian/ Cycle link with Emergency Access
- SUDS Pond

CONCEPT PLAN



9.0 CONCEPT

The Concept Plan that accompanies this Delivery Statement is based upon an assessment of the Site's opportunities and constraints and illustrates how the Site can provide a new high quality landscape-led residential scheme comprising approximately 120 new residential dwellings including affordable homes, and around 10 self-build homes, extensive public open space including a new circular route linking to existing public rights of way, and strategic landscaping to protect the character and identity of the rural hamlet of Walcot Green to the north.

The Concept Plan makes provision for:

- Around 120 new homes including affordable dwellings and bungalows plus 10 self-build plots.
- Public Open Space including strategic landscaping which will contribute to enhanced green infrastructure and biodiversity;
- Extensive areas of publicly accessible green infrastructure that will provide new footpath connections to the wider public rights of way network providing a new circular walking route to the north of Diss.
- Improvements and enhancement to the local highway network providing benefits to existing and new residents alike.

The Site is within easy walking and cycling distance of numerous services and facilities within the Town including existing sustainable transport infrastructure and the mainline train station. This makes the Site a highly sustainable development location and well placed to encourage active modes of travel (cycling and walking) and the use of public transport. Diss has excellent public transport connections with Norwich and beyond. The Concept Plan for the scheme shows how a high quality walking and cycling route would be provided via Orchard Croft to the south, providing a safe and accessible link with the Town centre, railway station and nearby services and facilities.

The key objectives that have informed the preparation of the Concept Plan can be summarised as follows:

- To provide an attractive high-quality, landscape and design led scheme that retains and enhances the Site's existing landscape features and provides a permanent landscape buffer to protect the character and identity of the rural hamlet of Walcot Green.
- To provide a range of high-quality new homes to meet the housing requirements of the emerging Greater Norwich Local Plan including the needs of specific groups including those seeking self-build housing, and bungalows;
- To encourage sustainable travel patterns including cycling, walking and public transport through the location of the Site in close proximity to existing sustainable transport routes and the provision of links to the existing rights of way network;
- To provide generous areas of open space complementing the recreational and leisure opportunities that are already available;
- To provide a sustainable drainage strategy, to ensure that surface water is managed appropriately, including new SuD's features.



New Homes

The Concept Plan includes provision for around 120 new homes and 10 self-build plots. A mix of housing types and tenures will be provided on the Site reflecting the needs of the District. The Site provides a sustainable location for development given its close proximity to local services and facilities and the wider amenities available at the Town.

The proposed scheme will deliver a range of new homes of varying size. These will include smaller homes for those looking to start on the property ladder through to larger family homes. The Concept Plan also includes provision for self-build plots for those seeking to design and build their own homes.

Given the proximity to the doctor's surgery, community buildings, shops and other services, as well as bus services, the Site can also increase opportunities for meeting the needs of older persons or those with limited mobility through the provision of smaller single storey homes for those wishing to downsize. The scheme will also provide affordable housing in accordance with policy, providing a significant contribution towards meeting affordable housing needs locally and within the District.



Infrastructure

As part of the scheme, Walcot Green Lane will be widened (including the junction with Frenze Hall Lane) to a full two lane road hence providing capacity to accommodate development generated traffic and benefiting existing users of the road. All highway works can be carried out within existing highway land, or land within the control of the Landowners.

To the south of the Site a new pedestrian and cycle link with Orchard Croft will provide a high-quality walking and cycling route from the scheme to employment areas on Vines Road, to the railway station, schools, and town centre facilities. This link will also provide an emergency vehicular access to the Site and will provide connectivity for existing residents with the surrounding public right of way network via new footpath links to be provided within the Site.



A HIGH QUALITY WALKING AND CYCLING LINK TO BE PROVIDED VIA ORCHARD CROFT

Green Infrastructure

The proposals are landscape-led with an emphasis on design including providing generous new green infrastructure linkages to existing public rights of way and a new circular walking route.

A substantial new landscape buffer is also proposed between the Site and Walcot Green Lane which will provide a permanent buffer, preventing any further northward expansion of Diss as well as an opportunity for enhancing local biodiversity and wildlife habitat.



EXISTING LANDSCAPE FEATURES RETAINED AND NEW PLANTING

New planting along the boundaries and throughout the Site will assist in softening the appearance of the scheme and integrate it into its surroundings. This approach allows the scheme to be accommodated in a manner which will be sympathetic to the wider countryside, whilst protecting the character and identity of Walcot Green hamlet to the north. In addition, good design principles in the form of a development that is off-set from the boundaries and green infrastructure used to create green corridors both throughout the Site and within Site boundaries will ensure a high-quality scheme. Further significant areas of open space and SuDS features will be integrated into the south eastern part of the Site, providing useable amenity space for informal recreation and helping to further integrate the scheme within its landscape setting.



OPEN SPACE WITH NEW PATHWAYS FOR INFORMAL RECREATION



10.0 CONCLUSION

This Delivery Statement demonstrates that the Site is both sustainable and capable of delivering a high quality, landscape led scheme for around 120 new homes including market, and affordable homes and 10 self-build plots. The scheme will also deliver land for generous new areas of open space and extensive green infrastructure linkages to the existing public rights of way network.

As a Main Town Diss is a sustainable location well suited to the provision of new housing to meet the emerging needs of the Greater Norwich Local Plan. The Town has an excellent range of existing local services and community facilities including secondary, infant and junior schools, medical centre and doctor's surgeries, a retail centre, leisure, arts and community centres and hotels and public houses. The Town also supports a well-established social network of clubs and societies and churches of various denominations. The mainline train station provides good connectivity to Norwich and there are regular regional and local bus services serving the Town.

This Delivery Statement confirms that this Site is immediately available, achievable and suitable for development. The Landowners have entered into a partnership with Pigeon to progress the Site through the planning process and as set out in Section 3 of this Statement, the Site can deliver homes within the forthcoming five years.

A comprehensive set of technical studies have been undertaken which demonstrate that there are no significant constraints to development and that in producing a Concept Plan for the scheme, all of the necessary policy requirements have either been accommodated or allowed for in the capacity of the Site. Therefore, this Statement demonstrates that the Site is achievable, and that Pigeon have undertaken all due diligence to ensure that the scheme promoted to the Council is deliverable.

The Concept Plan illustrates how the Site can provide a new high quality, landscape-led scheme, including strategic landscaping and new amenity provision, which will contribute to enhanced green infrastructure and increased net biodiversity. There will also be new recreational provision in the form of a new circular walk to the north of the Town which will be of benefit to the whole community.

The scheme makes provision for a range of homes including smaller homes for those looking to buy their first home or those looking to downsize through to larger family homes. In addition, the Concept Plan includes bungalows for those looking to secure single storey accommodation plus self-build plots for those seeking to design and build their own home.

In conclusion, Land at Walcot Green Lane Diss can deliver a high-quality, design and landscape-led scheme for the District at an early stage in the new Plan period. The proposed scheme is sustainable and will provide much needed new homes which respond to specific needs in close proximity to existing established services and employment areas. The scheme provides generous open space and recreational opportunities in a location which presents a natural northern extension to existing development at Diss, reflecting the existing character of built form to the south of the Site.

In light of the above, the Site should be considered for allocation in the emerging Local Plan.

APPENDIX 1: LOCATION PLAN



Key:
— Site Boundary

Not to Scale

APPENDIX 2: CONCEPT MASTERPLAN



- New Homes
- Bungalows
- Self Build
- Landscape Buffer
- Public Open Space
- Hedgerows
- Main Access
- Secondary Access
- Existing PROW
- Proposed PROW
- Pedestrian/ Cycle link with Emergency Access
- SUDS Pond

Not to Scale

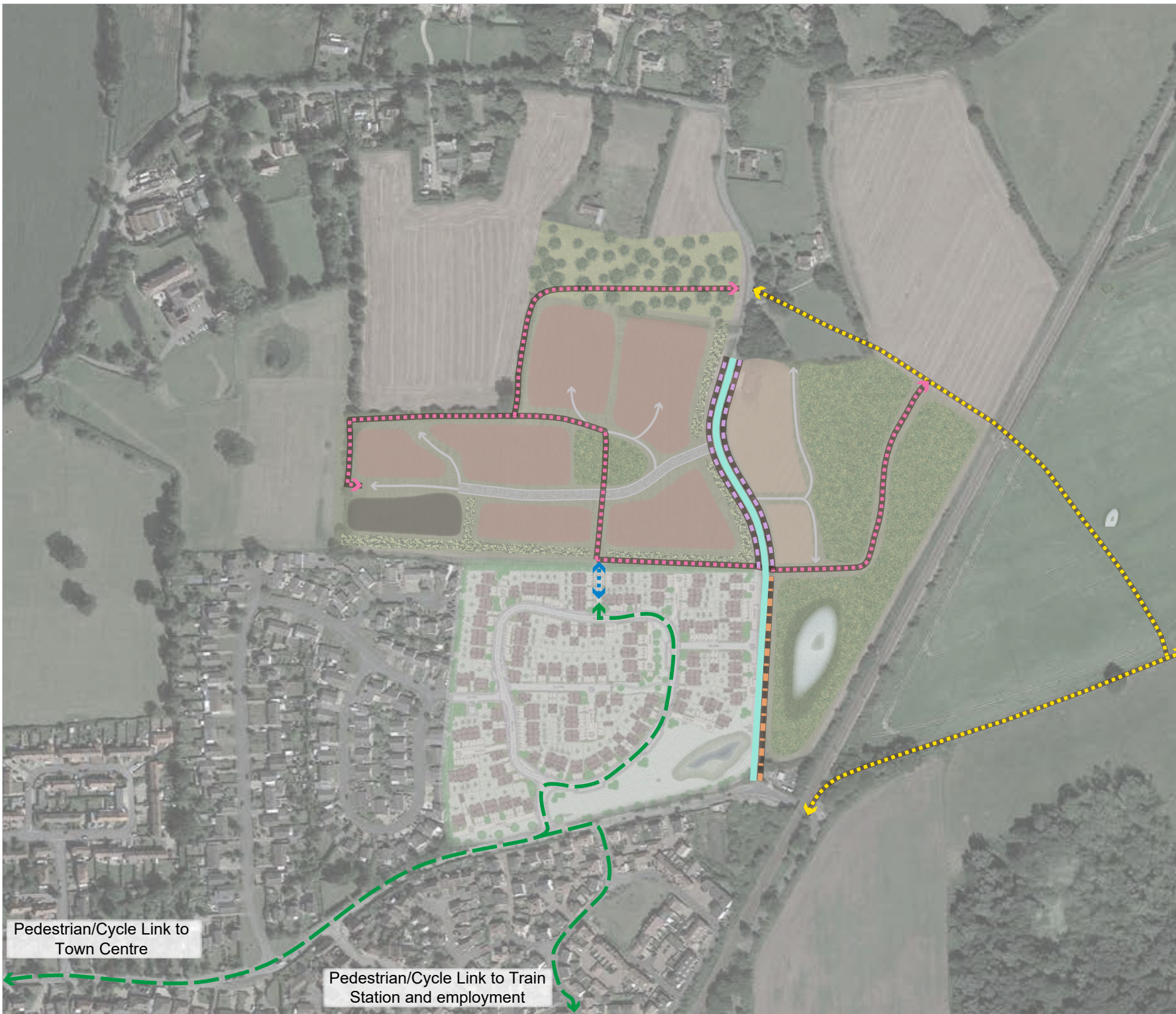
APPENDIX 3: LANDOWNERSHIP PLAN



- Key:**
- Site Boundary
 - Title: NK371120
Proprietor:
Thelveton Estate

Not to Scale

APPENDIX 4: PEDESTRIAN AND CYCLE LINKS PLAN



Notes

1. Do not scale from this drawing

Key:

- Existing 4.6m road, widened to 5.5m
- - - Proposed pedestrian walkway, with 1.8m width
- - - 2m grass verge dedicated to Highways Authority
- - - Existing Public Right of Way
- - - Existing Pedestrian/Cycle Routes
- - - Pedestrian/Cycle Link with Emergency Access
- - - Proposed footpath and cycle link

A	25/02/2020	Updated Concept plan and pedestrian links
Rev	Date	Description



Pigeon Investment Management Ltd
 Linden Square
 146 King's Road
 Bury St Edmunds
 IP33 3DJ

Project
**xx76: Walcot Green,
 Diss**

Drawing Title
**Pedestrian and Cycle Links
 Plan**

Drawn	Check	Scale	@
LG	AB	Not to Scale	A3
Date	Drawing No	Rev	
30/05/2019	xx76/108	A	

Pedestrian/Cycle Link to
 Town Centre

Pedestrian/Cycle Link to Train
 Station and employment

www.pegasusgroup.co.uk



DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

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