

# Planning Committee

26 April 2024

Agenda item number 9

## Consultation responses- April 2024

Report by Planning Policy Officer

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### Summary

This report informs the Committee of the officer's proposed response to planning policy consultations received recently and invites members' comments and guidance.

### Recommendation

To note the report and endorse the nature of the proposed response.

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## 1. Introduction

- 1.1. Appendices 1 and 2 show selected planning policy consultation documents received by the Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2. The Committee's comments, guidance and endorsement are invited.

Author: Natalie Beal

Date of report: 09 April 2024

Appendix 1 – [Great Yarmouth Local Plan](#)

Appendix 2 – [Great Yarmouth Design Code](#)

# Appendix 1 – Great Yarmouth Local Plan

## Great Yarmouth Borough Council

**Document:** [Great Yarmouth Local Plan](#)

**Due date:** 08 May 2024

**Status:** Regulation 18 version

**Proposed level:** Planning Committee endorsed

### Notes

The new Local Plan will eventually replace the [Core Strategy](#) and the [Local Plan Part 2](#). The new Local Plan is presented as a single document, rather than being separate Local Plans covering strategy, allocations and detailed policies. The plan includes a strategy for development, including identifying needs for housing and economic development over the period to 2041. The plan also identifies land for development and other site-specific policies, as well as detailed policies to help determine planning applications. The draft local plan sets out the Council's preferred approach, which has been [summarised](#). Consultation at this stage provides an opportunity to suggest changes, or support the preferred approach, before the Council finalises the Local Plan. The emerging plan is supported by documents contained within the Local Plan [Evidence Base](#).

### Proposed response

#### Summary of response

The comments are generally about better reference to the Broads as well as some detailed comments.

#### Detailed comments

Objective 9 – did you want to refer to resilience to climate change as you do in the climate change policies?

Policy OSS4, strategic infrastructure, bullet 1: 'Redevelopment of new James Paget University Hospital, and associated facilities in accordance with Policy URB15' – should be it be 'Development of the new...'?

In 1.15 you say that 'The borough is the 24<sup>th</sup> most deprived local authority area in the Country' then in 4.2 you say 20<sup>th</sup>.

URB4 North Quay

- C says 'town centre seafront areas' but the supporting text only refers to the town centre. Is the 'town centre seafront' an area or should it be 'town centre and seafront areas'?
- Given that the site borders the Broads, the policy needs to refer to early engagement with the Broads Authority please.
- Suggest that the policy refers to making the most of the riverside location.

- Please refer to surface water runoff and the quality of such run off as it enters the river and the Broads. Something about ensuring the quality of surface water runoff is not damaging to the water environment. I see policy HEC5 last paragraph which may address this if I am reading that policy correctly, so perhaps a cross reference to HEC5 might be useful?

#### Policy URB5 – Cobholm Waterfront Area, Great Yarmouth

- Given that the site borders the Broads, the policy needs to refer to early engagement with the Broads Authority.
- Suggest that the policy refers to making the most of the riverside location.
- Please refer to surface water runoff and the quality of such run off as it enters the river and the Broads. Something about ensuring the quality of surface water runoff is not damaging to the water environment. I see policy HEC5 last paragraph which may address this if I am reading that policy correctly, so perhaps a cross reference to HEC5 might be useful?

#### Policy URB20 – Great Yarmouth North Denes Airfield

- Please refer to surface water runoff and the quality of such run off as it enters the river and the Broads. Something about ensuring the quality of surface water runoff is not damaging to the water environment. I see policy HEC5 last paragraph which may address this if I am reading that policy correctly, so perhaps a cross reference to HEC5 might be useful?

#### Policy RUR1 – Overall Strategy for Rural Areas

- On a couple of occasions in the policy, it refers to ‘in accordance with the above proportion’. I know what the words mean, but I am not sure what the phrase in this context actually means.
- I am concerned with the last sentence of this policy ‘Elsewhere in the rural area, in the countryside, small-scale development will come through developments in accordance with Policies RUR2, RUR3 and RUR4 and through Neighbourhood Plans’. This seems to give Neighbourhood Plans the green light to have policies that allow isolated dwellings which we do see in Neighbourhood Plans and which are contrary to the NPPF. Do you mean ‘and allocated through Neighbourhood Plans’ as you say in 6.3? Or should you end with the kind of wording in 6.1? A blanket statement as is currently written is concerning. Because you then say in 6.4 that development will be more limited to what is permitted through other local plan policies.

#### Policy RUR2 - Self-Build Residential Development in the Countryside

- D – the policy refers to schemes in the countryside, but D refers to a village. 6.236 then refers to rural settlements. Not sure if you want to or need to be consistent with terminology.
- It is surprising that there is no mention of access to services and facilities that the local plan regularly refers to as being important throughout.
- If such schemes are allowed in the countryside, there could be impacts on the Broads, yet the Broads is not mentioned. Please refer to the Broads like RUR6 b.
- Given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area

where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), the policy needs to refer to dark skies and lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but it may be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy.

6.238 expands on policy wording by saying ‘on land which is surrounded by residential development (including its curtilage) on at least two sides (including the opposite side of the highway)’ and then ‘does not encroach further into the countryside and is enclosed by surrounding residential dwellings’ – but the plot could have an existing dwelling on one side and be opposite another dwelling and be deemed to meet the policy requirements. But as it does not have a dwelling on its other side, it is going to be extending into the countryside – as there is nothing on the other side of it.

#### Policy RUR3: Conversion of rural buildings to residential uses

- ‘The ~~residential~~ conversion or re-use of buildings of heritage or landscape value outside the Development Limits for residential use will be supported where this secures that value in the long term and’
- Given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), the policy needs to refer to dark skies and lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but the policy also refers to amenity, protected species and highways which all have their own policies but are repeated here. It may also be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy.
- Please refer to the Broads like RUR6 b

#### Policy RUR4: Rural worker dwellings

- Given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), the policy needs to refer to dark skies and lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but it may be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy.
- Please refer to the Broads like RUR6 b

#### Policy RUR5 - Farm Diversification

- Given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), the policy needs to refer to dark skies and lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but it may be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy.

- Please refer to the Broads like RUR6 b

#### Policy RUR6: Equestrian development

- Given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), the policy needs to refer to dark skies and lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but it may be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy. I note you mention dark skies in 6.260, but a mention in the policy would be prudent.

6.262 is a good paragraph and you could repeat this paragraph for RUR7, RUR5, RUR4, RUR3, RUR2, HOU5, EMP1, EMP2.

#### Policy HOU3 Affordable Housing Exception Sites

- Please refer to the Broads like RUR6 b
- Given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), the policy needs to refer to dark skies and lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but it may be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy.

7.21 – did you want to define ‘well related’?

#### Policy HOU5 – Housing for Older People

- In relation to schemes outside of development limits, which the policy provides for; given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), the policy needs to refer to dark skies and lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but it may be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy.
- please refer to the Broads like RUR6 b

7.39 says ‘the policy also allows for accommodation for older people and people with care needs outside of Development Limits but adjacent to the settlements with the best service provision and served by an existing healthcare facility’ – but the policy does not say the words ‘adjacent to’ so this para is different to what the policy says. I presume the policy needs to say ‘adjacent to’.

7.40 – and Scratby like at 7.22?

#### Policy HOU7 – Houses in Multiple Occupation

- Does this need to refer to needing to be within development boundaries?

#### Policy HOU10 – Annexes

- 7.92 seems like policy wording – should that be in the policy?

#### Policy EMP1 - New employment development

- In relation to schemes outside of development limits, which the policy provides for; Given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), the policy needs to refer to dark skies and lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but it may be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy.
- Please refer to the Broads like RUR6 b

#### Policy EMP2 – Protected Employment Sites

- falling within use
- It would be helpful to show the BA area on the map.
- Given that some of the sites are near to the BA boundary and there could be new development on the edge of the employment sites, given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), or there may already be lighting that causes issues, the policy needs to refer to dark skies and lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but it may be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy.
- Please refer to the Broads like RUR6 b

#### Policy TCL1 – Existing Holiday Parks

- Given that some of the sites are near to the BA boundary and there could be new development on the edge of the existing holiday parks and given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), the policy needs to refer to dark skies and lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but it may be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy.
- Please refer to the Broads like RUR6 b – it is noted that the Broads is referred to in 11.4, but RUR6b wording in the policy would be welcomed.

#### Policy TCL2 – New Tourist Accommodation

- Given that there could be new development on the edge of settlements or in rural areas, given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), the policy needs to refer to dark skies and

lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but the policy also refers to topic areas which have their own policies but are repeated here. It may be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy.

- Please refer to the Broads like RUR6 b – it is noted that the Broads is referred to in 11.13, but RUR6b wording in the policy would be welcomed.

Policy TCL3 – New Tourist Attractions outside of Development Limits and existing tourist areas

- In relation to schemes outside of development limits, which the policy provides for, given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), the policy needs to refer to dark skies and lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but it may be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy.
- Please refer to the Broads like RUR6 b – it is noted that the Broads is referred to in 11.24, but RUR6b wording in the policy would be welcomed.
- Does it matter that in TCL2 you say ‘New tourist accommodation within areas of the Borough designated as National Landscapes will not be permitted.’ And in TCL3 you say ‘d) are not located within the Norfolk Coast National Landscape Area.’? That is to say that in one you refer to a specific National Landscape and not a specific one in the other?
- Similar to the above, 11.26 and 11.14 are different.

Policy HEC1: Healthy Environments

- Should the Health Protocol be mentioned in the policy? Should the need to fill out the checklist be mentioned in the policy?

Policy HEC4: Community Facilities

- Some facilities could be away from settlements. Given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), the policy needs to refer to dark skies and lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but it may be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy.
- Please refer to the Broads like RUR6 b

Policy SUT4 - Electric Vehicle Charging

Suggest you refer to light pollution and dark skies as EV charging points can have lights on and be bright in the landscape.

Policy CLC4: Renewable and Low-Carbon Energy Development

- Please refer to the Broads like RUR6 b
- Please be aware that we are producing a wind topic paper and that is going to recommend that we include a similar policy to Central Lincolnshire, South Downs National Park and Northumberland National Park recently adopted local plans that set criteria for wind

turbines. This is in a move to reflect the climate emergency and that wind power could be acceptable in some areas. This may or may not change your stance.

#### Policy CLC5 – Relocation from Coastal Change Management Areas

- In relation to schemes outside of development limits, which the policy provides for, given that this local plan has assessed the dark skies of the Borough and given that the Broads has intrinsic dark skies, and also that any such schemes could bring light to an area where there is currently no external or internal light (noting that some schemes have lots of glazing which causes internal light to spill), the policy needs to refer to dark skies and lighting policies. You may say that all relevant local plan policies will be considered and not all issues need to be stated, but it may be fair to say that dark skies and light pollution is a new policy area for the Borough and so there are benefits to mentioning it in this policy.
- Please refer to the Broads like RUR6 b

15.19 'There are several hundred sites of archaeological interest recorded on the Historic Environment Record'. – is that in the Borough or county or country?

#### Policy DHE6 – Advertisements

- Suggest that you refer to dark skies and light pollution in this policy and some signs could be lit.

#### Policy NAT1 - Protecting Biodiversity and Geodiversity

- Have you considered requiring applicants that are exempt from BNG to still provide some biodiversity enhancements? That is what we are planning to do.

#### Policy NAT4 - National Site Network designated habitat sites, Ramsar sites, and species impact avoidance and mitigation

- Second part of first para looks like supporting text rather than policy wording,
- have potential **to** impact **the**
- effects on the integrity **of** the habitats sites will be avoided
- Does bullet point a need to have a dot bullet? As written, bullet point a implies there is more than one thing... and there is only one dot bullet point that follows it

#### Policy NAT6 – Norfolk Coast National Landscape and the Broads

- Support and welcome this policy.
- For this paragraph, see proposed amendment underlined: 'Development proposals which are considered to have a potential adverse impact on landscape character and all major development proposals within the Norfolk Coast National Landscape or are near the boundary of the Broads, should be informed by a Landscape and Visual Impact Assessment that is proportionate to the scale of the development and in accordance with best practice'.
- Perhaps you can refer to early engagement with the Broads Authority for schemes near the boundary?

16.32 – not sure the Acts are correct. It should be noted that the Levelling Up and Regeneration Act, which received Royal Assent on 26 October 2023, amended Section 17A of the Norfolk and Suffolk Broads Act 1988. Section 17A which creates a general duty of public



bodies, and this was amended to replace 'shall have regard to' with 'must seek to further' as follows:

(1) In exercising or performing any functions in relation to, or so as to affect, land in the Broads, a relevant authority ~~shall have regard to~~ must seek to further the purposes of—

(a) conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads;

(b) promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and ] 2

(c) protecting the interests of navigation.

16.35 – would welcome the selected viewpoints being agreed with the BA please.

Policy NAT9 – Dark Skies

- I can't really see the difference between the different zone areas on the map. You may want to consider a more obvious symbol.
- You might want to say something about lighting needs to be justified in the first place.
- e) ~~granted~~ shall only be granted
- Maybe something about how sport lighting should only be on when needed and turned off when not in use?
- k) Planning permission ~~granted~~ shall only be granted

For Part 11, the policies on Tourism, Culture and leisure

- 1) Policies on transport are fairly vague and limited to supporting "Encouraging the use of active travel".
- 2) They also are open to increasing the volume of traffic generated provided it doesn't have an adverse impact on traffic and highway safety – I would argue that given the core access roads to Great Yarmouth are frequently congested during the peak holiday travel periods, any increase in traffic is likely to have a negative effect. So, a stronger wording around ensuring they are connected to key transport nodes such as the Market Gate bus station or the Railway Station would be useful.
- 3) For accommodation, it would be relevant to consider travel during the stay as well as travel to and from, in particular how they can access visitor attractions in the Broads – primarily connection to bus routes such as the X6 would be relevant.

For Part 14 Climate Change Policies

- 1) Is there not a Norfolk wide approach on going beyond the Future Homes Standard for homebuilding? They seem lacking in ambition here.
- 2) There probably should be a peat policy reference here given there are some strips of peat running into GY on the England Peat Map

# Appendix 2 – Great Yarmouth Design Code

## Great Yarmouth Borough Council

**Document:** Great Yarmouth Design Code: [Great Yarmouth Design Code](#)

**Due date:** 08 May 2024

**Status:** Regulation 18 version

**Proposed level:** Planning Committee endorsed

### Notes

The draft Local Plan Design Code is a tool to help shape great placemaking across the borough, assisting the policies of the Local Plan.

### Proposed response

#### Summary of response

Main comments relate to lighting and light pollution.

#### Detailed comments

- 3.1 It also allows~~ing~~ indirect daylight to enter so rooms do not become dark.
- 3.1 – what is ‘small power’? Heating uses far more energy than lighting and small power, so reducing carbon emissions from heating is very important.
- 3.1 Direct electric heating (such as electric panel heaters’) is expensive to run, but air-source or ground- source heat pumps are energy efficient so should be used as the heat source where practicable.
- 3.1 an/ord for
- 3.4 I can guess what this means ‘Biodiversity must also be improved through the provision of habitats as part of buildings themselves’ but it may need explaining – I think you are talk about biodiversity enhancements as part of schemes like bat or swift bricks.
- BD8 – it should be more about only providing light when it is needed and then making it well designed. This goes straight to providing light and is contrary to your emerging light pollution policy. The first sentence in this section kind of implies that a need is required to be justified, but not really. But the title is more of a command and will cause issues. But then BD8 goes on to again say provide light. But it is about only being provided when it is needed. I think you really need to check this part of the design guide given your policy. Under policy links, it does not refer to your light pollution policy. As I say, as written, it seems contrary to the policy.
- DDR3 – last bullet. Again, talks of lighting, but does not talk about if needed. Talks of limiting light pollution. This again does not marry with your emerging light pollution policy.

A few times, in relation to lighting, the phrase ‘safe and attractive environment at night’ is mentioned. Why does the night environment need to be attractive? What does this actually mean in practice and is it important for something to look nice at night as it may cause light pollution which is contrary to your emerging local plan policy.