

Planning Committee

2 May 2025

Agenda item number 12

Consultation responses

Report by Planning Policy Officer

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.

1. Introduction

- 1.1. Appendix 1 shows 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: 22 April 2025

Appendix 1 – Planning Policy consultations received

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Norwich City Council

Document: Draft Purpose-built Student Accommodation (PBSA) Supplementary Planning Document (SPD) [Current consultations | Norwich City Council](#)

Due date: 07 May 2025

Status: Draft SPD

Proposed level: Planning Committee endorsed

Proposed response

Summary of response

The comments seek some clarify in some areas as well as highlights considerations for any student accommodation next to or near the river (which is the Broads Authority Executive Area).

Detailed comments

2.7 – you have a section called defining PBSA... but the wording is along the lines of ‘typically’, ‘tends to’, ‘can’. Yet this section has nothing to say that schemes that meet certain criteria will be deemed as PBSA or you don’t caveat the section by saying that, when considering if a scheme is PBSA, you will consider the following in making up your mind. Is this section really a definition? Or could the title be looser – perhaps saying typical characteristics of PBSA.

Page 9 has ‘The Private Rented Sector (PRS)’ as a title, yet this section only talks about HMOs.

Section 1.1 says that PBSA includes HMOs, yet page 9 yet 2.15 says this SPD does not cover HMOs.

2.16 is nothing to do with HMOs or PBSAs – it is about involving student unions yet has ‘The Private Rented Sector (PRS)’ as a title.

3.2 – NPPG was updated in December 2024.

Some student accommodation is, or could be, next to the river. A dark river corridor benefits bats. As such, lighting design should be addressed in the SPD.

Again, as some student accommodation is or could be next to the river, as referred to in the 2024 NPPF para 102 a, safety by the water plans and measures should be addressed in the SPD.

Development near the river should have open space to appreciate the river setting.

Development near to the river should make the most of the riverside location and face the river.

Water source heat pumps could be used for development near to the river. Early liaison with the Broads Authority in relation to any navigation impact is important.

You may want to consider the proliferation of electric bikes and scooters in Norwich. Ones which are designed and bought as well as modifications. You may want to consider that students could well be tempted to use these to get around the city. So, charging these should be addressed in the SPD as well. You may be interested in our emerging policy that relates to EV charging points and in particular the potential for fire.