

Consultation Documents Update and Proposed Responses
Report by Planning Policy Officer

Summary:	This report informs the Committee of the Authority's proposed response to a planning policy consultation recently received, and invites any comments or guidance the Committee's may have.
Recommendation:	That the report be noted and the nature of proposed response be endorsed.

1 Introduction

- 1.1 Appendix 1 shows a planning policy consultation document received by the Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2 The Committee's endorsement, comments or guidance are invited.

2 Financial Implications

- 2.1 There are no financial implications.

Background papers: None

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Date of report: 10 May 2012

Broads Plan Objectives: None

Appendix: APPENDIX 1 – Planning Policy Consultation received

APPENDIX 1

Planning Policy Consultation Received

ORGANISATION:	South Norfolk District Council
DOCUMENT:	South Norfolk Place-Making Guide
LINK	http://www.south-norfolk.gov.uk/place-making
RECEIVED:	23 April 2012
DUE DATE:	6 June 2012
STATUS:	Newly Received
PROPOSED LEVEL:	Officer
NOTES:	Response prepared in consultation with Historic Environment Manager
PROPOSED RESPONSE:	<p>The Broads Authority welcomes the consultation on this document and offers the following comments:</p> <ol style="list-style-type: none"> 1. The Authority supports the Council's efforts to encourage good design and place-making, and to highlight and differentiate the built heritage and landscape of South Norfolk. The Council is congratulated for the attractive presentation and wide ranging coverage of the guidance. 2. The Guide should make it clear that this Supplementary Planning Document will apply as such only in those parts of South Norfolk District outside the designated Broads area. That said, the Authority would welcome the inclusion of a statement to the effect that, while the document will have no formal status in the Broads area, the Broads Authority commends the Guide as valuable background information and informal advice to those considering development in the South Norfolk part of the Broads. 3. The guidance is very comprehensive and the content informative and understandable. 4. The analytical approach to understanding what makes a place special and also the way that the guidance has been broken down into landscape character areas, and the analysis of these areas presented,

	<p>is clear, concise and logical.</p> <ol style="list-style-type: none"> 5. By using the river valleys to define the rural character areas, and by identifying market towns and major settlements, the character of the district is broken down into its constituent parts and enables a user to focus into a particular area of interest rather than reading long written descriptions about the character of large areas. 6. The use of a large number of photographs illustrated in a very graphic way issues of grain, form, and detail in the character of areas. 7. The use of web-links to relevant websites and other guidance is useful. 8. The inclusion of biodiversity and landscape as major factors in assessing what makes a place special is welcomed. 9. The style and approach of document changes markedly, and to a more traditional feel, in the last two sections (which deal with design principles and design process). 10. These sections do refer to the analysis in the earlier sections and to a degree how this can be drawn from and fed into the design process. This interpretation of the analysis is an area which could possibly be strengthened. The case study does begin to address this. However, a greater use of comparative photos of new and old buildings, the spaces between them, and groupings, townscapes etc., would be useful. 11. The guidance is very long at over 200 pages, and although it is acknowledged that the intention is to focus down to specific rural character areas or towns, many users may require further signposting to help them navigate through the guide.
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