

Planning Committee

08 November 2024

Agenda item number 9

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 responses.

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: 18 October 2024

Appendix 1 – Planning Policy consultations received

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Ministry of Housing, Communities and Local Government

Document: [Brownfield Passport: Making the Most of Urban Land](#)

Due date: No end date given

Status: Planning Reform Working Paper

Proposed level: Planning Committee Endorsed.

Notes

This paper invites views on further action that we could take through the planning system to support the development of brownfield land in urban areas. It proposes options for a form of ‘brownfield passport’, which would be more specific about the development that should be regarded as acceptable, with the default answer to suitable proposals being a straightforward “yes”.

The proposals relate to the principle, the scale, and the form of development, and to the potential wider use of Local Development Orders to grant area-wide permissions – all in a way that retains appropriate local oversight. A series of questions are posed at the end of the paper, to inform discussions with the sector before determining whether any of these proposals are taken forward.

Proposed response

2. What caveats should accompany any general expectation that development on brownfield land within urban settlements is acceptable?
 - Impact on amenity
 - Design
 - Heritage assets
 - Conservation areas
 - Flood risk
 - Habitats and species. For example, open mosaic habitat. You may want to talk to PAS about this habitat type and BNG as through the PAS BNG forum, various issues have been raised about this habitat type and BNG and it being difficult to offset or address as I understand it is quite a unique habitat type that may not be easy to recreate.
 - Contamination
3. How best can urban areas be identified and defined if this approach is pursued?
 - We already do a call for sites as part of Local Plan production. But potentially ask the Parish or Town Council to identify sites. Land registry could then be used to find the owner.

4. Could national policy play a role in setting expectations about the minimum scale of development which should be regarded as acceptable in accessible urban locations?
 - Some Local Plans already have density policies. But the idea of setting density or scale could be explored through national policy
5. What parameters could be set for both the scale of development and accessibility?
 - Would the scale be somewhat constrained by the access and where the access leads to as in what kind of road in terms of route hierarchy?
6. Could more use be made of design guidance and codes to identify specific forms of development that are acceptable in particular types of urban area?
 - Yes. Would expect funding to be available to Local Planning Authorities (LPA) for this – please note the term LPA is essential here rather than Council or Local Authority to include protected landscapes (National Parks and the Broads Authority) which are LPAs for their areas.
7. What sort of areas would be most suited to this approach, and at what geographic scale could such guidance and codes be used?
 - This reflects the density or scale of development that national policy may set. Perhaps across the built-up area?
9. Are there any other issues that we should consider if any of these approaches were to be taken forward, in particular to ensure they provide benefits as early as possible?
 - A requirement for applicants to deliver the development they have permission for. There has been nothing from Government about addressing this.
 - Funding for LPAs as budgets are tight and Local Plans are being prepared at the same time.
 - Adequately addressing the local constraints to a site.

Broadland and South Norfolk Councils

Document: [Broadland & South Norfolk Design Code](#)

Due date: 11 November 2024

Status: 2nd Public Consultation

Proposed level: Planning Committee Endorsed.

Notes

Broadland District Council and South Norfolk Council have appointed Tibbalds Planning and Urban Design to develop a district wide Design Code for both South Norfolk and Broadland. The aim of the Design Code is to strengthen the design quality and consistency of new residential developments across the area. It will provide straightforward guidance to ensure high quality and appropriate development, covering themes such as the height of buildings, their design and materials, landscaping, the design of bin stores, and the design of parking spaces. It is anticipated that the Design Code will be applicable to all new development, although it is expected to be most relevant to new residential developments that are under 500 homes.

The Design Code will be used to help in the planning applications process to ensure that new development is of appropriate quality, responds to the local context, and provides great places for people to live. As part of this Code, particular emphasis will be given to the quality of landscaping, the character of local buildings, and the use of distinctive materials. It is intended that the new Code will eventually be adopted by each Council as a Supplementary Planning Document (SPD). SPDs are used to provide guidance on planning policies.

Proposed response

Norwich fringe

- What does this mean? ‘Provide a biodiversity net gain and enhanced ecological situation on-site’ – under Norwich fringe settlements. I am not sure what an enhanced ecological situation means.
- Development is likely to be on the edge of settlements. Therefore, lighting needs to be fully justified and if required, well-designed. There is little, if any, mention of lighting in the document. This is relevant to all development.

Market town and key service centres

- Says ‘New homes should be contextual and respond to local character. But in some instances, there is an opportunity for contemporary, sustainable and innovative design responses’ – shouldn’t all homes be sustainable? Perhaps you mean zero carbon or the like?

- Development is likely to be on the edge of settlements. Therefore, lighting needs to be fully justified and if required, well-designed. There is little, if any, mention of lighting in the document. This is relevant to all development.

Medium and Large Villages

- Development is likely to be on the edge of settlements. Therefore, lighting needs to be fully justified and if required, well-designed. There is little, if any, mention of lighting in the document. This is relevant to all development.

Dispersed Settlements and Countryside

- Development is likely to be on the edge of settlements. Therefore, lighting needs to be fully justified and if required, well-designed. There is little, if any, mention of lighting in the document. This is relevant to all development.