

Planning Committee

15 September 2023

Agenda item number 16

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: 30 August 2023

Appendix 1 – Planning Policy consultations received

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Great Yarmouth Borough Council

Document: Great Yarmouth Borough Council Design Guide Supplementary Planning Document <https://www.great-yarmouth.gov.uk/planning-consultations>

Due date: 15 September 2023

Status: Draft

Proposed level: Planning Committee Endorsed

Notes

The *Great Yarmouth Borough-Wide Design Code SPD* is a supplementary planning document that will add further guidance and detail in the application of existing design-based policies in the Council's adopted Local Plan. The SPD will set out clear principles and standards for how development should be designed in the borough, focusing on the priority aspects of design. As a code, it will also signpost users to other sources of regulation, guidance, assessment tools and best practice.

Proposed response

Summary of response

This is generally a well written and accessible and easy to understand document. The comments tend to relate to typos, grammar as well as lighting.

Comments

2.1 – probably not say Broads National Park as this is a planning document.... Maybe say equivalent status to a national park?

4.1 – grammar – 'Climate change is the biggest challenge we face and it is a strategic priority that all development proposals **address it** through mitigation and adaptation' – need to address? Does that read better?

Page 18 – at the bottom – full glazing – lots of glazing can cause light pollution issues as well and needs to be mitigated.

Page 44 'through us of SuDS' – should be 'use'

Page 57 – expected... might want to indent the bullet points 2, 3, and 4.

BD10 page 59 – should really ask if lighting is needed in the first place. This, as written, goes straight to providing lighting.

Page 60 – talks about deterring birds, but have you thought about a section on biodiversity enhancements? Like our guide: [Broads Authority biodiversity enhancements \(broads-authority.gov.uk\)](https://broads-authority.gov.uk). I know BNG is coming in, but not all development will be required to do BNG so something about biodiversity enhancements in the guide, rather than just doing things to stop birds perching might be prudent.

Within the Town Walls – would welcome reference to making the most of the waterside settings – for example, the North Quay area is on the boundary of the river and Broads so rather than turning its back on the water, maybe make the most of it and embrace it and face it?

Page 110 says ‘and it is preferable for rear gardens to form the while walking and cycling routes’... I don’t think the sentence reads right...

Section 6.3 – how does talking about retail and commercial units in out of town locations sit with the NPPF and local plans? Does it need to talk about out of town locations? Isn’t the section simply about industrial, commercial and retail units? Further, as set out previously, in terms of lighting, isn’t the first step to justify the need for lighting in the first place?