

# Planning Committee

04 April 2025

Agenda item number 11

## Consultation responses

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. 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.

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Date of report: 19 March 2025

Appendix 1 – Planning Policy consultations received

# Appendix 1 – Planning Policy consultations received

## Postwick with Witton Parish Council

**Document:** Postwick with Witton Neighbourhood Plan [Postwick with Witton Neighbourhood Plan | Broadland and South Norfolk](#)

**Due date:** 02 May 2025

**Status:** Regulation 16

**Proposed level:** Planning Committee endorsed

### Notes

This Neighbourhood Plan provides an opportunity for the residents of Postwick with Witton to shape future development of the parish. The plan identifies a shared vision and objectives for the area and a series of planning policies that will help move the parish towards this. The plan also contains a number of community actions that are not planning related but capture the parish's collective ambitions and activities that will be undertaken by the Parish Council and local residents.

### Proposed response

#### Summary of response

The Neighbourhood Plan is welcomed. Some comments are proposed. The comments seek clarity. The Design Code comments are the same as we made at regulation 14 as they have not been addressed.

### Comments on Neighbourhood Plan

Date needed on front of plan

Para 4 River Yare

Images need alt text to comply with accessibility requirements.

Vision

There are many elements that appear to be missing from the vision:

- refer to habitats as well as the built, farming and landscape elements. Suggest including hedgerow, wildlife-rich dykes, woodland and grazing marshes.
- Add to vision 'biodiversity and wildlife connectivity' as this is listed as one of the Key Development Priorities
- Add something like: Enable multiple benefits on land, targeted according to opportunity, societal needs (such as the health benefits of walking/cycling routes), and environmental pressures (such as reducing pollution).
- There is no mention of quiet and dark spaces in the vision yet there are policies and a priority around this in the document

- There is no mention of water control and flood protection – is this considered to be external to the Plan?

Add reference to deep peat soils in the parish and the carbon emissions from drainage and maintaining low water tables in the summer.

Para 19 says ‘Proposals in this area would also have an impact on local traffic using the A1042, including residents of Postwick Village’ – the second part about residents, not sure how that fits with this sentence and not sure what it is trying to say.

Policy PW2 – the second para starts by saying commercial development south of the A47 will not be supported where (while?) there are employment sites available in designed (designated?) employment sites in the GNLP. What sites does this relate to? Sites allocated for employment development in the future, or sites protected as employment sites that are there currently? Does that need clarifying? Here are some suggested amendments to this part of the policy:

To retain the setting and tranquillity of Postwick Village, Witton and the Broads, proposals for commercial development south of the A47 will not be supported ~~where~~ while there are employment sites available within the ~~designed~~ designated/allocated employment locations identified within the Greater Norwich Local Plan.

Policy PW2 – second para, sentences 2 and 3 seem to be a separate part of the policy. Also, it is not clear what you mean by ‘under these circumstances’ – you do not say what ‘these circumstances’ are. Does this bit refer to any proposals that come forward outside of employment areas? Or does this refer to those that meet the part of the policy about coming forward as part of employment areas? Are you trying to have a sequential policy – first in employment areas and then if cannot come forward there and come forward outside of employment areas, you set out tests proposals need to address...?

Para 25 is incorrect as written ‘Development in the Broads Authority area is not subject to CIL ~~as they have their own charging schedule~~’.

Para 55 says ‘Biodiversity should be considered at all levels of planning. It plays an important component of the green infrastructure of a local area, along with footpaths, allotments, and green open space’. Biodiversity includes species and habitats... I am not sure what you mean by linking biodiversity with GI in the way you do.

Para 55 onwards - Priority D Policy Context add ref to [Broads Nature Recovery Strategy 2024-29](#) and existing map of Areas of Particular Importance for Biodiversity [The Broads](#)

PW11 talks about 5 views, but six are listed.

PW12 – second part needs to talk about the design of lighting as that is very important.

PW13 says: ‘For all new development it must be demonstrated how water management solutions have been considered at an early stage of the planning process’. What are ‘water management solutions’? What is water management in this instance?

Para 76 onwards - Green Corridors – add reference to retain low or no light in these corridors

Para 93 needs to talk about the dark skies policy of the Local Plan for the Broads.

Figure 16 – for accessibility reasons, copy the text over rather than using a screen shot.

Para 106 – not all planning applications need a design and access statement, so how do you want schemes that do not submit such a statement to evidence how the design codes have been considered?