Tibbalds

6011 South Norfolk and Broadland Design Code
Stage 2 Engagement Summary (November 2024)

This note has been prepared to summarise the responses received during Stage 2 engagement for the South Norfolk and Broadland Design Code. Most of this note summarises comments received from the Placechangers website. This includes common themes and points that were raised several times (noted by "mentioned several times" in brackets). Where helpful, some comments have been recorded verbatim. The final sections record responses from statutory consultees, and the online workshops held in September 2024.

1   Key themes:

1.1   Vision and coding areas

- General support for the vision – sustainability needs to be better defined. Healthy and active communities, and reference to the biodiversity crisis would also be a positive addition

- General support for identification of four coding areas and their priorities. But some disagreement about the definition of each area, and which settlements should fall within which. E.g. Poringland not a market town, nor Acle or Brundall.

- Need to ensure visions and objectives from existing strategies are picked up (e.g. GNLP)

- Need to be clear the source of the four coding areas – the reality is that some market towns/key service centres don't present as/have the facilities that would define them as such

- Include reference to drawing on best practice in local area & further afield (not just historic) - not just the very traditional typologies of building

1.2   Norwich Fringe settlements

- General support for design priorities

- Some concern around 'increasing density', as important to retain gardens, green spaces and amenity areas

- The need for physical (active travel) connections between developments, and to nearby services/amenities mentioned several times

- Agree with access to be improved. Currently very poor, buses don't often run through new estates. Should be easier than it is

- Biodiversity net gain needs to be a focus; as does the climate crisis

- Needs to be references to other principles that are not mentioned in this coding area:

  - 1) Views and visual impact (particularly with regards to any heritage features or local landmarks eg: windmills/churches).

  - 2) Opportunity to provide new green/open space (particularly when lacking existing provision). This is particularly pertinent and opportunities for new green/open space should be taken in Hellesdon

  - 3) Reinforcing status/identity of towns (eg: signs, use of colour, white marker stones).

1.3   Market towns and key service centres

- Importance of protecting special character of these settlements

- Acknowledgement that some existing recent developments have not been positive additions.

- Some disagreement about what settlements should/should not be included. For example, "The key states Poringland is a market town/key housing area and has none of the attributes of a market town making it just a large housing development without an adequate infrastructure to support the community or maintain the sense of its original village feel".

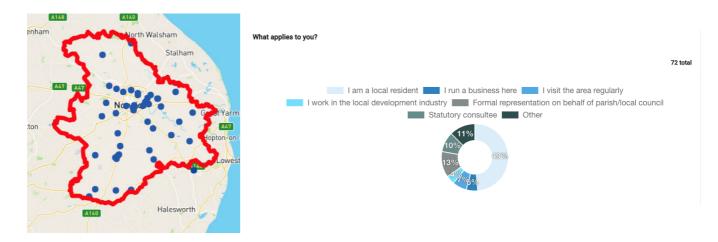- Importance of sustainability/accessibility of these settlements

- Climate crisis; biodiversity crisis and provision of habitats must be addressed

- Active travel connections must follow desire lines, be safe and convenient. They must link existing neighbourhoods, as well as to services and facilities.

- Query on white marker stones being more of a S Norfolk feature

- Opportunity for new developments to link into new settlements, very isolated at the moment

1.4   Medium and large villages

- Needs to be more detail on local specificities, and distinction between settlements (and differences between south and north Norfolk)

- Needs to be more emphasis on sustainability

- Needs to be reference to biodiversity net gain

- Traffic, congestion and road safety mentioned several times at this scale

- More reference to balance between innovative and 'traditional' architecture/materials. Some push for more use of innovative/modern architecture, and other comments advocating for protecting the character of these places.

- Diversity in terms of design, shape etc. is what characterises a village environment.

- Open landscape part of the historical context of a village. Views to/from landmarks should include views into and out of the countryside.

- Agreement with reinforcing status/identity of villages

- Agree speed through villages big problem, as is excessive parking in public realm.

1.5   Dispersed settlements and countryside

- Some concern that about the type and scale of development this coding area would accommodate, and the unsuitability of this "concern around sustainability of development in 'dispersed settlements' if isolated from services etc."

- New development should be limited to the relative size of settlements to ensure the character and nature of the settlements is not changed

- Should there be guidance around retrofit and refurbishment of existing buildings?

- Improving/finding links to enhance access to countryside (why a lot of people live in the area)

1.6   General comments:

- How will the code be used/enforced? Will there be a dedicated design code officer?

- Concern around delivery of services and amenities to support housing

- Several comments around "traditional" vernacular vs contemporary and innovative architecture.

- Parking provision should be adequate (general consensus is that there is not enough), and should be well designed and split up with planting

- Sustainability should be at the heart of the code, as should biodiversity

- Active and healthy lifestyles should be created through the developments

- Road safety and traffic calming should be addressed through design

- Code should carefully consider use of 'must' and 'must not'.

- Document use should be enforced, alongside improve design literacy in the LPA

- Emphasise biodiversity & interaction between green and blue infrastructure

- Parking raised a vast number of times. Problems with rear parking courts, convenient parking so people don't remove front gardens to provide spaces, dominating/ruining public realm and verges etc.

- On paper landscaping is well designed, it is the management which often lets it down.

2 Placechangers website

2.1 Open for six weeks between 30/09/24 – 11/11/24

2.2 85 respondents and 209 responses

2.3 Draft vision for the code:

- General support for the vision

- Sustainability in this context needs to be defined. 'Sustainable communities' is too broad, and needs to be broken down (to include reference to e.g. flood risk, and reference to energy efficiency of buildings)

- There should be a focus on healthy and active communities in the vision

- Need to protect green belt and habitats. Development should be located in sustainable locations close to public transport and services

- Shouldn't use character assessments as a blunt tool to restrict future design creativity

- Design appropriate to context and materials should not mean pastiche. Designers should be allowed to explore designs with qualities of internal space in mind and not restrained by the requirement to make it look like a historic building

- Sport England suggest reference is made to healthy and inclusive communities. Should promote Active Design

- Concern around how neighbourhood plans and design codes are taken into account in the work (mentioned several times)

- Proposed wording from the Wildlife Trust: "South Norfolk and Broadland will accommodate sustainable growth across a variety of settlement scales: urban fringe, market towns and service centres; villages, and (where appropriate) dispersed settlements and the countryside. New development will draw from the rich character and local distinctiveness of the landscape and historic settlements, and result in climate-responsive, vibrant, connected, sustainable communities which are rich in biodiversity."

- Urban Fringe should be plural to reflect the multiple settlements within this

- Support for reflecting local character and retaining Norfolk identity (mentioned several times)

- Suggestion that both sustainability and biodiversity crisis should be referenced in the vision (which were mentioned in the original consultation: "New development will be designed to combat and to mitigate the effects of climate change and to reverse the decline in biodiversity." (mentioned several times)

- In summary, please also consider building-dependent wildlife such as red-listed bird species which inhabit buildings in this area. Please add to the design code: "Swift bricks are a universal nest brick for small bird species and should be installed in new developments including extensions, in accordance with best practice guidance such as BS 42021 or CIEEM".

- "1) I would like to see a stronger focus on development in sustainable locations well served by public transport. 2) I would like to see a stronger focus om sustainable building practices with an expectation that most new builds will be energy self-sufficient. 3) I would like to see a stronger focus on retaining the rural character close to Passivhaus standards. 4) Larger developments in more urban areas should be encouraged to look to more modern building forms and building finishes, with careful and sensitive management of boundary areas."

2.4 An introduction to coding areas:

- Some disagreement about the definitions of the coding areas, which settlements should be in which category, and what a coding area is. [Definition of coding areas to be included in final document].

- Quite a lot of people agree with the categorisations

- Important to ensure this ties in with existing visions and objectives from existing strategies e.g. GNLP

- Detailed LLFA response: no consideration of flood protection or surface water management for any of the coding areas. Must be a priority for all settlements, particularly Fringe Settlements and residential areas where there are a significant number of surface water flows.

- Further explanation around categorisation needed – why is a market town a market town.

- "There is a great lack of specificity n these proposals, and it is not always clear which areas are intended from the map. It looks as if the intention is to align with the terminology of the Greater Norwich Plan, although it is not clear that this is a logical approach (and why is it not explicitly stated) In particular, key service centres will sometimes have the characteristics of a village, but sometimes be more similar to a market town or a fringe Norwich area. It is also not clear that placing an entire town or large village in one "Coding Area" is appropriate. Similarly, some of the smaller settlements might be better considered as a large / medium village. Given the diverse nature of South Norfolk & Broadland, it is not at all clear that 4 coding areas is sufficient."

2.5 Norwich Fringe Settlements:

- General support

- Comment that design code areas appear too generic at the moment, to cover several villages/settlements with distinctive features

- Sport England recommends inclusion of reference to active travel and walkable communities. Suggest re-wording to: "Improved pedestrian/cycle, to encourage active travel and walkable communities for all, as well as, public transport, by connecting residential properties to nearby facilities and employment. There is a good provision of services and amenities in these fringe areas, but access and links to these could be improved. Links could also be enhanced between adjacent neighbourhoods e.g. Sprowston and Old Catton."

- Some concern around increasing density within fringe areas – important to retain gardens, open spaces, and amenity areas

- Adjacent developers must be forced to create pedestrian/cycle links to developments (mentioned several times). Linking to adjacent developments, and nearby shops and services by walking and cycling (mentioned several times)

- BNG should be delivered on site

- Norfolk Wildlife Trust suggests re-wording:

  – Relating to improving active travel routes. "we recommend that this opportunity is maximised, for example, with the provision of a network of green walking and cycling routes which will support nature's recovery, increase biodiversity, provide habitats for wildlife and improve habitat connectivity, whilst also providing health benefits for people. In particular, the provision of dedicated, safe, off-road green cycle/pedestrian routes is recommended."

  – Key opportunity: "Improved pedestrian/cycle and public transport connections to nearby facilities and employment…. Links could also be enhanced between adjacent neighbourhoods".

- The key opportunities identified above, in terms of providing innovative architecture and creating locally distinctive identities, provide ideal scope for adding green roofs/walls to buildings (where appropriate and particularly with respect to any community and educational buildings, although this also applies to residential buildings). Green roofs/walls provide numerous benefits; increasing biodiversity, reducing run-off, improving air quality and improving thermal performance by providing shading and insulation which contributes to greater energy efficiency.

- Large areas of new open space may be difficult to deliver on-site in some locations, in which case landscape corridors connecting to other open spaces, or financial contributions to enhance nearby spaces should be sought. We support the identified opportunity to 'Provide a biodiversity net gain and enhanced ecological situation on-site'. We recommend that all the coding areas include wording to this effect; increasing biodiversity as a key opportunity. Whilst we support the mandatory 10% biodiversity net gain required by the 2021 Environment Act, given the scale of the global biodiversity crisis, and the need to make clear and tangible progress on nature's recovery, we recommend that wherever possible 20% should be sought or aspired to.

- Should the key issues and opportunities here reference ones from the other categories? The following sections, as defined in other areas, are also relevant to the Fringe Settlements. "There were opportunities listed under key service centres but are relevant to Hellesdon, but not listed under the urban fringe. These were: 1) Views and visual impact (particularly with regards to any heritage features or local landmarks eg: windmills/churches). 2) Opportunity to provide new green/open space (particularly when lacking existing provision). This is particularly pertinent and opportunities for new green/open space should be taken in Hellesdon 3) Reinforcing status/identity of towns (eg: signs, use of colour, white marker stones). There was also a key issue listed under medium and large villages, which was relevant to the urban fringe category. This was 'Safety/attractiveness of pedestrian and active travel routes'"

- Should reference Natural England's Green Infrastructure Framework

- "we would recommend reference to height and its response to local character and key landscape views"

- Key issues of our day are climate change and biodiversity decline, and they should appear in the Key Issues list, e.g. as "Lack of attention to combatting and mitigating Climate Change" "Lack of attention to halting and reversing biodiversity decline"

- Need to reference climate change – including reducing surface water run off, minimising heat stress, low carbon forms of heating; need to deliver active travel routes (including those already promised e.g. cycleway on Hethersett Lane); need to reference importance of landscape corridors such as the river valleys and the Norwich Southern Bypass. Need to link wildlife corridors and green infrastructure together e.g. Yare Green Infrastructure Corridor. Need for biodiversity increase and new habitat creation.

- Cars should be parked between houses to reduce visual dominance. Gardens and exterior space should be proportionate to the size and scale of the property. Designs could be contemporary, but should consider using similar materials form its context. Overlooking and loss of daylight should be carefully managed through separation distances.

- County Council assumed: "Please note that financial contributions are a very poor second best to usable landscape corridors".

2.6 Market Towns and Key Service Centres

- Some disagreement about what settlements should/should not be included. For example, "The key states Poringland is a market town/key housing area and has none of the attributes of a market town making it just a large housing development without an adequate infrastructure to support the community or maintain the sense of its original village feel".

- Consideration for the fringe settlements around market towns, e.g. the impact upon small settlements around Poringland (which has accommodated significant growth), which now have detrimental impacts of increased congestion etc from new housing developments.

- Development in market towns should enhance the area and character and should try to attract tourism

- Integration is key, but please ensure cycle footpaths follow desire lines not arbitrary routes

- Sport England requests the inclusion of reference to playing pitches, and the opportunity to provide new green space or open space

- Norfolk Wildlife Trust response (Oct 30th). Includes: provision of green roofs/walls to buildings which have numerous biodiversity and climate benefits. Support planting of trees and hedgerows, using appropriate species. Green infrastructure and blue infrastructure should be varied and integrated e.g. allotments,

green spaces, ponds, wetlands etc. Recommend that Urban Greening Factor from Natural England is followed.

- Concern around the visual impact of solar panels

- "We would suggest the design code also provides guidance for shop frontages and signage".

- Homes should be sustainable

- Loss of biodiversity and providing new habitats e.g. swift bricks (mentioned several times)

- Risk that development in these areas become housing ghettos with poor facilities and limited sense of community.

2.7   Medium and large villages

- Support for principles

- Should allow for new materials, not just traditional – where they are appropriate and better for the environment

- The inclusion of tree planting for biodiversity and carbon capture reasons

- Issues with recent developments increasing traffic and congestion through these settlements, and not providing new infrastructure/ amenities

- Should consider more sustainable and aesthetically pleasing timber clad buildings (to mimic traditional black barns, or rendered housing in neighbouring Suffolk).

- Needs to be more detail on local specificities, and distinction between settlements (and differences between south and north Norfolk)

- Needs to be more emphasis on sustainability

- Needs to be reference to biodiversity net gain (mentioned several times)

- The seventh bullet point would benefit from promoting sustainable modes of transport. For example: Improved connections, focusing on walking/cycling links and public transport, to centres/services.

- Importance of safe connectivity to village amenities, addition of green spaces. Clearly defined speed limits

- Balance of use of distinctive local materials, with provision of affordable housing

- Emphasis on road safety at edge of villages (mentioned several times)

- Norfolk Wildlife Trust: "Active travel routes should be safe, attractive and active (which should also include green infrastructure). The planting of trees and hedgerows, as appropriate, can provide a multitude of benefits - contributing to nature's recovery, increasing biodiversity, contributing to clean air, storing carbon and for the general health and well-being of people."

- Opportunities to think creatively around provision of older persons accommodation

- Important to encourage new development that is complementary to the scale and size of the village, which retains gaps between settlements. Encourage compact nucleated settlements that avoid making developments more linear.

2.8   Dispersed settlements and countryside

- Some support for the principles

- Should be consideration for balance between local/materials and provision of affordable housing (in viability equation)

- Housing should be near employment and travel routes. Housing should be accessible, as well as housing for young people

- New development should be limited to the relative size of settlements to ensure the character and nature of the settlements is not changed

- Should set a policy that acknowledges and facilities the development and sustainable re-use of buildings

- Some concern around sustainability of development in 'dispersed settlements' if isolated from services etc. (mentioned several times)

- Biodiversity net gain will be particularly important across this coding area

- Norfolk Wildlife Trust. "Where opportunities exist for outstanding or innovative architecture, green roofs/walls should be installed, which have various climate and biodiversity benefits. Should maximise the introduction of green and blue infrastructure networks too, based on Natural England's Green Infrastructure Framework".

- Listed buildings is too protectionist and just means buildings rot rather than allow retrofit

- Should be enhanced public transport routes

- "I suggest removal of reference to very subjective statements such as "outstanding architecture" - fitting with the context is much more important. I suggest removal of housing to support local services - almost by definition there are no local services and the impact of a small number of houses on local key service centres will be insignificant."

2.9 General responses:

- Will there be any coding related to non-residential development?

- How will the code be used/enforced? Will there be a dedicated design code officer? Implementation is key

- Must ensure that roads are wide enough for modern vehicles

- Must ensure adequate parking is provided. Parking should be carefully designed and integrated (not long stretches of uninterrupted parking). People do not use their garages anymore and this should be reflected in the houses built/ garages are too small for modern vehicles. (mentioned several times)

- Unused brownfield sites should be prioritised over greenfield development

- The space used for attenuation should not double as green space provision in new development

- Providing amenities on site, and services (GPs, dentists, schools etc) more generally

- A significant opportunity to be innovative with architectural response – too many examples of poor mock features (mentioned several times).

- Need to retain and enhance character and historic buildings (mentioned several times).

- Need to ensure that new development will provide opportunities to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance should be used.

- Sustainability must be at the heart of the code – for energy, water and transport sustainability (mentioned several times).

- "The Design Code is an outstanding opportunity to address climate issues" including:

  – Minimising run off of water and pollutants - the design must seek to reduce/slow down run off into watercourses, and on to surrounding land etc. by incorporating water harvesting features such water butts and water gardens, and permeable surfaces for paths and drives. In this way the size of features such as attenuation basins can be reduced. Any necessary attenuation basins and swales for collecting water/pollutants run off must be designed to maximise the promotion of biodiversity, and landscaped to maximize the amenity benefit.

  – Insulating homes to a high standard

  – Providing solar panels and electrical storage

  – Providing low carbon forms of heating e.g. heat pumps

  – Minimising heat stress e.g. by design of buildings and by planting greenery

- The key objectives we would like to see incorporated into design codes and guides include: -Green and Blue infrastructure -Water efficiency -Sustainable drainage systems (SuDs) -Biodiversity Net Gain (BNG) -Flood risk -Climate Resilience

- Fringe Parishes are concerned about increased densities in these areas

- Public transport infrastructure needs to be urgently improved, particularly for villages (mentioned several times)

- Road network is not adequate – B roads full of potholes, diversions, not wide enough for modern cars and delivery vehicles.

- Cycle storage, EV charging, appropriate refuse storage should be provided always

- The nature crisis doesn't receive the attention it needs. This is a crucial opportunity to stop the devastation of biodiversity and start recovering it.

- Should not approve development on sites at risk of flooding

- "Low density developments of good design that are surrounded by landscape and well connected have the potential to enhance their context."

- Natural England Green Infrastructure Framework should be embedded into this document to help drive change and ensure all new developments deliver high quality, accessible, interconnected green spaces and green corridors.

- Road safety is not mentioned and needs more attention. Minor roads are not designed for modern traffic volumes/vehicle size/vehicle speeds, more home deliveries etc.

- Large cul-de-sac developments prevent public transport (bus) access, prevent safe walkable/cycling routes being available. "The Council should use more of the CIL funds it collects to provide these safe, essential, infrastructure provisions, instead of waiting for developers to eventually turn up."

- More social and affordable housing should be delivered

- Should be improved education of design principles amongst planning officers and decision makers

- Careful consideration for the wording of the coded elements e.g. 'must' or 'must not'

- Consideration should be given to reduce overlooking, which is prevalent in many new developments

- Detailed response suggesting requirement for swift bricks

- Some comments stating that engagement information too complex to understand, or map is too small to understand.

- Comment stating that colour blindness would make this difficult to understand.

- Inaccuracies on the landscape constraints plan:

  – Misplacement of Conservation areas in Cringleford and Keswick Mill (right shape – wrong place)

  – Misplacement of flood zones 2 and 3. E.g. the map shows the zone passing through high ground in built up areas of Norwich, rather than close to the river, where the flooding occurs regularly.

  – Misplacement of "County Historic Parks and Gardens" e.g. A recently intensely developed area of Cringleford is marked as being in this category - was it intended for Colney Hall??

  – Omission of important landscape features such as the "Norwich Southern Bypass Landscape Corridor" and the "Gateways to Norwich"

3 Responses from Statutory Consultees

<u>Public Health Response</u>

Public Health recommends that the design code aligns with principles outlined in Homes England's Building for a Healthy Life guidance. This sets out what constitutes a healthy place, and highlights the importance of (for example) active travel, connected neighbourhoods, and green & blue infrastructure. The guidance provides examples of good and bad practice, which would be valuable to highlight within the design code. Public Health welcomes the focus on pedestrian and cycle connectivity for the Norwich Fringe Settlements, but urges that the principles supporting active, healthy communities are not neglected in other settlement types. While walking and cycling may not be viable commuting options for all residents, it is essential they have safe, accessible opportunities to stay active locally for recreation, leisure, and daily errands. Inclusivity and accessibility should also be embedded throughout, ensuring infrastructure and public spaces are accessible for all, including older adults, individuals with disabilities, and families with young children. As Norfolk's population continues to age, the code should proactively address older residents' needs. We welcome the prominence given to green infrastructure and access to nature, and recommend that these are central themes across settlement types. The mental and physical health benefits of time in nature are well documented and should be accessible to all residents. While the vision calls for 'sustainable' settlements, this must be embedded throughout to ensure resilience to climate change. This is especially relevant to risks from wetter winters and hotter summers, which could impact health if not properly planned for. Key strategies include ensuring shade and tree cover, integrating green landscaping, & implementing effective drainage. The Technology Strategy Board's Design for Future Climate guidance is a useful resource. Public Health welcomes the opportunity for further involvement in this process.

<u>Sport England Response</u>

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals. Active Design provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. Active Design is critical because the places we live in can have a considerable effect on our health, behaviour and quality of life. When our surroundings offer opportunities for physical activity, it can have a positive impact on our physical and mental well-being. Poorly designed spaces can create barriers that discourage people from being physically active, making it inconvenient or unpleasant for them to do so. Active Design aims to create environments that promote physical activity, leading to healthier lives. In summary, well-designed places and spaces have the power to positively influence people's levels of physical activity and their overall health and well-being. For the reasons above, we would welcome reference to Sport England's Active Design Guidance, and where relevant, refer to the principles in the guidance.

<u>County Council</u>

Assumed comments above.
On the last free-form question: "Thank you for consulting the County Council, we have no comments to make at this stage."

<u>LLFA</u>

Various comments as above

<u>Norfolk Wildlife Trust</u>

Various comments as above

<u>Historic England</u>

Various comments as above

Vision Norfolk

Various comments as above

Police – Designing Out Crime Officer

See full response for details. Key points:

- Access to/from the countryside, new developments and amenity areas must be balanced by the potential for the criminal to use the same highways, cycleways, footpaths and bridleways to commit crime and escape detection. I recommend unnecessary pedestrian and vehicular permeability across the Design Code for South Norfolk & Broadland Districts should be given particular attention, especially where these abut the public highway. Safety for users should be considered paramount. Crime Prevention Through Environmental Design corridors should wherever possible be straight rather than meandering as the criminal should be deterred by the overlooking community for as long as possible.

- Developmental layouts should incorporate suitable protection for private vehicles and appropriate protection for the rear of properties, including commercial buildings.

- Secure boundary treatments to particular developments should be considered proportionate to criminal statistics and not upon aesthetic considerations alone.

Community Safety

Parking - low or no kerbstones encourage drivers to park over walking areas, often outside their front door. This causes a number of issues for pedestrians who then have to walk around the cars, in the road and both frustrates them, and they feel vulnerable. It also causes difficulties for other residents trying to navigate in and out of their driveways, which causes tensions to rise, and this has a habit of escalating into anti-social behaviour.

Shared driveway - we do experience demands from neighbours who share a driveway. Where this cannot be avoided, clear delineation / boundary markings between the properties will help prevent issues.

Parking Courts - cars are generally the second most expensive purchase for residents. Reducing personal parking areas on driveways or garages and providing general use parking areas causes a number of issues that we have to deal with. Unallocated parking is problematic as people are creatures of habit, so tend to want to use the same space all the time - when others then make use of the space, tensions rise and ASB occurs. Likewise, parking courts can become un-used as people prefer to park outside their homes on the pavements and these courts become areas that are littered, fly-tipped or used as a congregation point, attracting noise and disturbance.

The provision of clear private spaces with physical boundaries between properties and footpaths is another area that helps to create strong communities. Having little or no boundary means residents feel unsafe, exposed and unprotected from those who wish to create nuisance. For example, in 2024 we have seen a much higher demand from people who are affected by young people playing knock down ginger and generally, the properties that are targeted are those where there is no gate/fence/planting, so it is easy to access and easy to get away.

Local Residents

Long Four Acres [in relation to the success of a local design code used on a residential development]:

However, the value of the code is only as good as its policing during the build and beyond. For example, we bought into the concept of a soft natural rural feel, unlike the nearby fenced-off developments. Not all residents agree and now there is more enclosure than we anticipated. We have concerns about what might happen in future."

I would endorse the theme of sustainability, energy efficiency and resilience, to which I would add sufficiency and renewables. I feel that this trumps some of the other themes, for example some materials previously common might not be considered sustainable. While the code mentions 'sustainable' I didn't see any mention of the other terms. Actually, 'sustainable' is a pretty vague term, often hijacked, and I feel that sustainable growth is an oxymoron."

4 Summary of responses from online workshops

4.1 Three online workshops were held for stakeholders on 30 September and 1 October 2024.

4.2 30/09/24 Session 1:

4.3

Question 1: Do you agree with the overarching vision?

Yes	No

Sustainable communities - catch all - can it be more specific - can mean different things to different people eg sustainable drainage/ flood - only reference to rivers when surface water drainage is an important issue, ie sustainable water management - possible include headline bullets to expand on this?

can landscape be more defined to make a distinction- into built landscape and natural landscape

Question 2: Do you agree with the opportunities with each of the coding areas?

Trowse - very rural although in Norwich fringe - need to recognise it shares some qualities with villages

Norwich fringe - character differs within the fringe - Norwich CC CA appraisals are relevant and should be referred to

Question 3: Is there anything you think is missing from these?

We often see applications for schemes >500 houses - can the Design Code set an expectation/outline for a Design Code for such schemes......(e.g. what we would want to see for the larger schemes)......

Overall - Parking - desire to hide it rather than position it at the front of properties - has there been consideration? Rear parking courts arent used. Location of visitor parking

Overall - Opportunities for wildlife friendly features in homes themselves bird, bat boxes, bee bricks, hedgehog gaps (these are not picked up by statutory BNG)

Overall - high quality corridors of landscape - informed by local Nature recovery strategy - GIS interactive mapping system shows corridors where nature recovery required

Is the code only focused on residential or will it cover service centres and other use development? Local character includes historic nature of town centres as well as their housing

Open spaces often just grass with play area and occasional tree - can integrate drainage, biodiversity to reduce management and increase sustainability

Parking needs to be in right places so people dont rip out front gardens to create parking spaces - water, landscape problems

and deliver BNG which reflects the local environment and habitat assemblages -

Rain gardens can create community spaces in market towns - relate well to tree pits - sustainable - highways and management teams keen on this happening

In larger developments - some different opportunities for other uses in terms of eg sustainable drainage etc

It would be lovely to include the provision of wildlife ponds too in PoS

Key opportunity to provide BNG - our opportunity is more to direct what we would like to see delivered for BNG in particular areas....(based on soil type etc). e..g Norfolk roadside verge seed mix, rather than a generic seed mix

Overall - Interaction between green and blue infrastructure v important - helps with drainage and also nature recovery - urban greening factor could be integrated into the code - improves sustainability

there is also an opportunity to consider lighting and the nocturnal landscape

Overall - Nothing about blue aspect of env - surface water management - applies differently in different coding areas non potable water reuse

106%

Question 1: Do you agree with the overarching vision?

landscaping / landscape - terminology

Quality of application material to be improved - e.g. fly through of development as opposed to 2D plans etc.

Design / usage - e.g. parking

Yes	No

Yes - make sure terminology around development in dispersed settlements / countryside is carefully considered - a lot of feedback on this from the GNLP

Question 2: Do you agree with the opportunities with each of the coding areas?

Overarching theme - Landscaping - on paper it is often there. Management is more the issue and maintaining what is provided. Robust and accountable management.

Agree - Connections - lack of strategic thinking and how people access from proposed neighbourhood to town centre for example.

Overall: Agree with better design of affordable housing - tenure blind. Affordable housing pushed down priorities for developers. Higher cost materials e.g. flint could push affordable housing off the agenda - making sure that the coding doesn't make the design unaffordable for tenants and or developer.

Norwich fringe: Access from new development to city services is really poor. Buses don't penetrate into estates as streets often too narrow. Distances are very small and it should be easy to travel around easily.

Differentiate density between smaller settlements and urban fringe. If developments are too small in the rural areas viability doesn't often stack up

Consideration of waste storage and collection needs to apply to all settlement types

Settlement categories - Broadland character assessment. Making sure character assessment works aligns with terminology on coding plan - e.g. urban fringe/Norwich fringe

108% 5/

Tibbalds

Question 1: Do you agree with the overarching vision?

If possible, these should include development at different scales - housing, flats, mixed use development.

Yes	No

rich character of landscape and buildings is key in villages esp where barn developments are an issue (re fit to local area) so statement covers it fairly well

Barns and timber buildings are typical in rural areas - look to future as well as past so need mix to create a rich environment

FRom fringe perspective happy with vision but has more detailed points

Question 2: Do you agree with the opportunities with each of the coding areas?

Links enhanced between neighbourhoods - example of Sprowston and Old Catton - not sure what is meant by that

Dispersed settlements - Agree with bringing vacant buildings into use wherever possible

Market towns - Acle - new development proposed would be segregated from rest of community - as on key issues on slide - eg no cycle paths on bypass as its extended - need more joined up thinking

Harlesdon - concern re nature of large new development on edge of town - nature recovery is good but issue of impact on A road with new junction and also new Aldi - may feel like standalone estate not integrated with rest of town

Question 3: Is there anything you think is missing from these?

Surface water is a problem in the more rural locations

Open space can be taken away by developers when they discover that the housing market requires them to build more smaller houses than they originally planned for. Hunstnd ended up with more houses and very little green space or play areas on one large development. Somehow this risk has to be addressed but not sure design codes could do it

Tibbalds

Question 1: Do you agree with the overarching vision?

Yes	No

Question 2: Do you agree with the opportunities with each of the coding areas?

Not all new neighbourhoods/developments provide high quality / enough open space. Affecting long term wellbeing of people living in these new houses. Particularly the elderly. In addition, the integration of trees

Applies to all - biodiversity net gain & enhanced ecological sit.

Connections outside of red line - more strategic thinking (neighbouring developments, open spaces)

Integration of open spaces - e.g. green corridors in more urban spaces. How is this dealt with in the code to make sure enough/usable/meaningful space is provided.

Question 3: Is there anything you think is missing from these?

Needham - linearity of village is a problem - one core of high road is bounded by Over Waveney - a road risk and other by bypass. Would like the village to feel more focused on centre and less linear

Front gardens in existing area being paved over and used for up to 4 cars - poor for nature etc - need to control in new development

Overall - Design of housing - durability of materials is important so new houses look good over time

Linear village - Would like to make more of a centre to a village/ compact form of development. Gateway could help?

Supportive of creating positive and distinct character for larger development in fringe but does it create a loophole to just follow what developers have already created before

Overall - Parking issues - is it leading to parking courts or spaces behind homes - will the code cover this - N Plan design codes often cover this

Dispersed settlements - Retaining and enhancing links between landscape and any residential areas, not only built heritage and finding links to improve access to countryside

Question 1: Do you agree with the overarching vision?

Yes	No

No (notes):
- No measures or performance indicators - its word
- suggest wording new developments will be accountable
- semi-colons - use consistently in text
- doesnt go far enough in terms of ease of living/ pleasant life eg. storage for vehicles veg storage for recycling/ waste - should this be covered in vision?
- net zero compliance - should be in vision
- mention of environment - add in words like healthy, respecting environment, wildlife etc
- does sustainable communities include flood resistance.
- should new developments blend/ integrate with surroundings rather than impose themselves

Question 2: Do you agree with the opportunities with each of the coding areas?

- understand increased density but not happy about it - not enough space, open space, play etc
- Overall - Biodiversity is a key opportunity and should be higher up
- Managing parking/ need for delivery vehicles as an opportunity
- Overall - Managing water run off - drives made of porous material
- Market towns - Linking new development into existing settlements - just feel like isolated blobs at the moment
- white milestones? - probably more a S Norfolk feature

Question 3: Is there anything you think is missing from these?

- Biodiversity is critical in villages and dispersed settlement - crisis in countryside
- sewage removal and treatment is a key local issue eg in Aylsham
- is it possible to bring into this the potential to optimise the use of brownfield sites? And avoid greenfield sites. CPRE have done research