



Development Management DPD 2015

The Development Management DPD was adopted on 3 August 2015 and subject to a 6 week period for legal challenge ending on 15 September 2015.

General Considerations

Policy GC4 - Design

Development will be expected to achieve a high standard of design and avoid any significant detrimental impact. Schemes which are of an innovative nature or which reduce reliance on centralised, non-renewable energy sources will be particularly encouraged. Proposals should pay adequate regard to:

- i. The environment, character and appearance of an area;
- ii. Reinforcing local distinctiveness through careful consideration of the treatment of space throughout the development, the appearance of new development, the scale of new development and landscaping;
- iii. Meeting the reasonable amenity needs of all potential future occupiers;
- iv. Considering the impact upon the amenity of existing properties;
- v. Making efficient use of land and resources;
- vi. Being accessible to all via sustainable means including public transport;
- vii. Creating safe environments addressing crime prevention and community safety;
- viii. Incorporating appropriate infrastructure linking to the surrounding area;
- ix. The creation of sustainable, inclusive and mixed communities; and
- x. Minimising resource and energy consumption and how it is located and designed to withstand the longer term impacts of climate change.

- 2.18** Development should make a positive contribution to providing better places for people. New development should seek to maximise on-site opportunities and links to surrounding areas. Paragraphs 56-68 of the NPPF set out the Government's view on design. In particular, paragraph 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. Policy 2 of the JCS states that all development will be designed to the highest possible standards, creating a strong sense of place. Development will not be permitted which would result in any significant unacceptable impact upon the character of the area. In this respect, regard should also be had to the guiding principles set out in Policy EN2 in the Environment chapter of this DPD.
- 2.19** Development proposals should seek to reinforce local distinctiveness through considering scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. The treatment of space between and around buildings should also be considered.
- 2.20** Paragraph 50 of the NPPF states that local planning authorities should seek to create sustainable, inclusive and mixed communities. Policy 7 of the JCS also states that integration and cohesion within and between new and existing

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communities will be promoted. Development proposals should therefore create sustainable, inclusive and mixed communities by, for example, seeking to ensure that affordable housing is well integrated with market housing and creating opportunities for people to meet formally and informally. New living accommodation should be designed to allow potential future occupiers to live comfortably and conveniently with sufficient internal and external living space. External living areas should meet the reasonable needs of occupiers i.e. not excessively over looked, over shadowed or adversely affected by noise etc.

- 2.21** Paragraph 58 of the NPPF states that planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Policy 7 of the JCS states that development will be well designed, to include safe and accessible spaces where crime and fear of crime are minimised. Development proposals should have regard to guidance in respect of reducing crime and the potential for anti-social behaviour.
- 2.22** Paragraphs 109-125 of the NPPF set out the Government's view on conserving and enhancing the natural environment and the considerations that apply when assessing the potential impacts of pollution. Development will therefore not be permitted which would result in any significant unacceptable impact upon the environment, health, or amenity. In particular, the degree of over looking, over shadowing and over massing should be taken into account in considering the impact of new development upon neighbouring properties. Also the potential impact associated with light, noise, odour, dust and other atmospheric pollutants arising from any new development should be considered. Regard should also be had to Policy EN4 in the Environment chapter of this DPD.
- 2.23** Paragraph 17 of the NPPF states that local planning authorities should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. Policy 2 of the JCS refers to the need to ensure cycling and walking friendly neighbourhoods. Policy 7 states that healthier lifestyles will be promoted by maximising access by walking and cycling. It is therefore important that pedestrians and cyclists can travel about the area safely and conveniently in order to increase the attractiveness of sustainable means. New development should therefore include safe and coherent provision for cyclists and pedestrians, including cycle parking. Pedestrian and cycle links within the development should also link to existing networks beyond the site boundaries. Where new routes or links are created, the Council will consider whether these should be designated as bridleways, so that they would be available for equestrian use as well as for cyclists and pedestrians. This is likely to be particularly relevant in more rural parts of the District. Regard should be had to the Norwich Cycle Network which is an adopted part of the Norwich Area Transport Strategy (NATS).
- 2.24** Adequate green space should be provided within schemes that is publicly accessible and links to surrounding areas.

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- 2.25 A place-shaping guide and design guide is available from the local planning authority. In addition, conservation area appraisals are also available. Regard should be had to these where they remain relevant.
- 2.26 Addressing climate change and the finite nature of traditional energy sources are defining principles underpinning the planning system. All proposals should consider incorporating renewable energy technologies within the design from the outset. Renewable sources for energy generation are of high importance to ensure that targets for energy use and a reduction of negative impacts on the environment are met and that aspirations of sustainability are realised. This will include consideration of site specific issues such as orientation to maximise solar gain; use of low water volume fittings and grey water recycling; high levels of insulation; and adequate provision for separation and storage of waste for recycling.

Policy GC5 - Renewable Energy

Proposals for renewable energy technology, associated infrastructure and integration of renewable technology will be encouraged where its impacts are (or can be made) acceptable.

A time-limited planning permission may be granted where the source of power is temporary (for example landfill gas) or to pioneer a trial project.

- 2.27 Paragraph 17 of the NPPF states that planning should support the transition to a low carbon future. Paragraphs 93-99 set out the Government's view on meeting the challenge of climate change.
- 2.28 Policy 1 of the JCS requires all development to be located and designed to use resources efficiently and minimise greenhouse gas emissions. Policy 3 states that development in the area will, where possible, aim to minimise reliance on non-renewable high-carbon energy sources and maximise the use of decentralised and renewable or low carbon energy sources and sustainable construction technologies.
- 2.29 It is important to ensure sufficient protection for the particularly distinctive and sensitive areas. The impact of renewable energy projects upon such areas should therefore be considered carefully taking account of the Landscape Character Assessment SPD.
- 2.30 Community-led initiatives for renewable and low-carbon energy will be particularly encouraged.
- 2.31 In the case of temporary permission granted these will be subject to a condition requiring the land to be restored to its former condition upon cessation of the use.