

NORTH NORFOLK

Local Development Framework



Design Guide

supplementary planning document

consultation statement



December 2008

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1 Introduction

1 Introduction

- 1.1** This Consultation Statement for the North Norfolk Design Guide has been prepared in accordance with Regulation 17 (1) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004, in which the Local Planning Authority is required to prepare a statement setting out:
- the names of any persons whom the Authority consulted in connection with the preparation of the Supplementary Planning Document (SPD);
 - how those persons were consulted;
 - a summary of the main issues raised in those consultations; and,
 - how those issues have been addressed in the SPD.
- 1.2** This statement is a record of the consultation undertaken during the production of the SPD. It is divided into two main stages of production:
- Stakeholder Consultation
 - Formal Public Consultation
- 1.3** Table 4.5 of the North Norfolk Statement of Community Involvement identifies how the Council will involve the community in the production of SPDs, and the North Norfolk Design Guide has also been produced in accordance with this document.
- 1.4** The North Norfolk Design Guide was adopted on 17 December 2008, under regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004.

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2 Stakeholder Consultation

Who was consulted?

- 2.1** The Local Development Framework is made up of a suite of documents. The North Norfolk Core Strategy (incorporating development control policies) was adopted in September 2008. A North Norfolk Design Guide has been prepared to provide additional information and clarification on a number of policies in the Core Strategy, particularly policy EN4 on Design and EN6 on Sustainable Construction.
- 2.2** The Design Guide was prepared internally by staff in Design and Conservation and Environmental Policy. Production of the guide took place between October 2007 and December 2008. The draft document was prepared in consultation with individuals representing groups with an interest in the topics of design and sustainable construction. These organisations were identified from the Council's LDF consultation database.
- 2.3** These individuals were invited to be members of an external reference group which was set up as a vehicle to stimulate debate and gather views and opinions throughout the production of the Design Guide:

Chair:

Cllr. Virginia Gay, Deputy Leader of the Council, portfolio includes environmental policy, development control, building control and conservation and design.

Cllr. Hilary Nelson, portfolio includes active communities, community safety, countryside and built heritage.

Carolyn Heydon, Field Officer North Norfolk, Norfolk Rural Community Council

Caroline Davison - Norfolk County Council

Alicia Hull, North Norfolk Environment Forum

Andy Boyce, Cromer Preservation Society

Steve Benson, Holt Society

Members:

Barry Bridgewood, Agent

Philip Makepeace, Chairman, Norfolk Homes (Developer)

Ian Shepherd, Campaign to Protect Rural England

Martin Walton, Campaign to Protect Rural England

Tom Ground, Architect

Jenn Monahan, CRed (Community Carbon Reduction Project based at the University of East Anglia)

Neil Featherstone, Norfolk Coast Partnership

2 Stakeholder Consultation

- 2.4** Four council officers were also members of this group; the Planning Policy Manager, Conservation, Design and Landscape Manager, Environmental Policy Officer and Senior Conservation and Design Officer.

How were they consulted?

- 2.5** This group met twice during the preparation of the SPD;
- An initial meeting to scope the content and approach of the Design Guide.
 - A second meeting to comment and discuss the first draft text.
- 2.6** In addition, the external reference group members were invited to submit any further written comments on the first draft within 4 weeks of the date of the second group meeting. Key points from the meetings were minuted, circulated for comment / amendment and signed off as a true record of the meeting.

Summary of issues raised and how these were addressed

Initial Scoping meeting

- 2.7** The main recommendations of the meeting were that;
- the SPD must not be too prescriptive and must be flexible enough to remain relevant in the light of future likely changes to legislation and guidance in this fast moving area;
 - it should be produced as a user guide, from a client / end user perspective;
 - it should guide the user into thinking how buildings function in their environment, encourage not stifle innovation and provide advice on how new development should fit into the distinctive North Norfolk landscape and townscape;
 - the two main themes of locally distinctive design and sustainable construction should be integrated in the document, not dealt with in separate chapters;
 - it needs to provide clear advice regarding how to make historic buildings more energy efficient, as inappropriate techniques could cause damage - this could be done using case studies;
 - recognition that there is likely to be a future conflict between using traditional methods of construction to achieve locally distinctive design and achieving code for sustainable home level 3 and above;
 - sufficient emphasis should be given to 18th & 19th century architecture in considering what constitutes locally distinctive design; and,
 - it should be generic in approach and refer to more detailed information contained in other documents, rather than repeat this information in the guide.
- 2.8** The above comments were taken into account by officers when producing the First Draft of the Design Guide.

Second meeting to discuss 'First Draft' text

- 2.9** The main points from the meeting were that;
- All members thought the structure of the document was good;
 - The objectives at the start of each chapter were a good way of presenting the key messages;
 - The colour-coding was useful;

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- The document was too long and some of the more detailed information would be best moved to an appendix;
- It was felt that more case studies should be used to illustrate how potential conflicts between sustainable construction and local distinctiveness could be resolved as this issue was still somewhat unresolved in the draft document;
- The approach of including further information as a separate appendix, rather than in the main body of the text, was felt to be most appropriate;
- Advice on how to minimise light pollution should be covered in the guide;
- Felt there needed to be more emphasis and advice given on historic buildings as they represent a finite resource;
- Suggested that the listed building chapter is renamed historic buildings as the information in the chapter will have wider significance than just listed buildings;
- The architectural history section should remain as an appendix, section 1.2.5 of this needs more emphasis, and the appendix needs more referencing in the introduction;
- Village design statements and parish plans and their relationship with the guide need to be specifically mentioned; and,
- Other sources of information should be referenced in order to help explain what is meant by local distinctiveness.

Actions taken by officers

- It was not felt appropriate to move any information from the main body of the text to an appendix, but the information was simplified and made more concise in order to reduce the document's length.
- More detailed case studies were added to the historic building chapter.
- Advice on light pollution was added to chapter 9.
- The historic building chapter was re-named, reviewed and the advice within it strengthened.
- More emphasis was given to sections 2.17 and 2.18.
- Village design statements were referenced in the introduction.
- Other sources of sustainable construction information were included in a separate appendix.
- After several attempts to integrate the 2 main themes of locally distinctive design and sustainable construction, it was finally decided that this could not be done without some duplication of text (which made the document longer) and because some key themes were 'lost' in the document.

2.10 Several minor text changes were also made following on from comments made at the meeting.

Written comments

2.11 External reference group members were also invited to submit more detailed written comments if they wished. Several members provided additional comments and these were considered by Officers and the SPD amended where appropriate.

3 Public Consultation

3 Public Consultation

Who was consulted?

- 3.1 The document was subject to a six week period of public consultation between 9 June and 21 July 2008. Parties who had registered an interest in the topic were sent a copy of the consultation document as well as all Parish and Town Councils and Council Members (interested parties are listed in Appendix A). The Council's Planning Agents Group received a presentation on the Guide and were encouraged to respond to the consultation.
- 3.2 A total of 65 representations were received from 22 individuals or organisations. The representations are provided in Table 1 below.

How were they consulted?

- 3.3 The consultation exercise on the Design Guide was held in parallel with "Preferred Options" consultation on the LDF Site Specific Proposals document for five coastal villages. This increased the overall publicity in relation to the consultations, which were advertised in the local press and Outlook, the Council newsletter that goes to every address in the district.
- 3.4 An exhibition was held in the Council Offices foyer and officers were on hand during office hours to deal with requests for information. Officers were also able to respond to comments at the exhibitions held in the coastal service villages.

Summary of issues raised and how they were addressed

- 3.5 The responses to the consultation were compiled in a table and were considered by the LDF Working Party in September. This table provides a summary of the representation and indicates how each response was considered by officers and the document subsequently amended. This is shown in Table 1 below. Full details of each response are available online at <http://consult.north-norfolk.gov.uk/portal>.
- 3.6 The LDF Working Party considered the final version of the Design Guide on Monday 10 November 2008. The changes were generally minor text alterations and presentational matters. To provide further clarity the document has also been revised to include additional illustrative material. The Working Party unanimously agreed to recommend to Cabinet to adopt the Design Guide on 17 December 2008.

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Table 1 Design Guide Responses to Public Consultation

Title	Nature of Response	Summary	NNDC Response	Consultee	Organisation
Introduction	Observations	Design is subjective and freedom of expression should be allowed. Document is over-prescriptive and may harm innovative design proposals.	Comments noted. Reference to "freedom of expression" added at 2.20. Further textural changes made throughout the document to reduce its apparent prescription. However, there is always a risk that Design Guides will be used literally by the unskilled designer.	Christopher Pike	Pike Partnership
Introduction	Observations	Little or no guidance on lighting, lighting in CCTV catchment areas or security measures.	Comments noted - reference to lighting now included at 4.11. Detailed matters like CCTV catchment areas and window/door locks are better dealt with in separate more specific crime prevention guidance.	Teri Munro	North Norfolk District Council
Introduction	Support		Comments noted - VDSs have been and will continue to be considered as part of the planning process.	Mo Anderson - Dungar	Colby Parish Council
Introduction	Support		Comments noted and welcomed	Caroline Davison	Norfolk County Council
Introduction	Observations	We have reviewed both documents and the information they contain will be a useful resource for applicants and developers to guide them in producing sustainable development within North Norfolk.	Support welcomed and noted.	Jessica Bowden	Environment Agency
Introduction	Observations	COMMENTS that the document provides very useful advice, and deals with tensions regarding chapters 3 and 4. Helpful to attach portfolio of small/large settlements that succeed in resolving tensions, and to extend reach of Graham Allen Award. Also comments relating to integration, retail and general wording.	It is anticipated that the Design Guide will continue to be revised and updated in the future. New examples of best practice will undoubtedly be used at these times. The Graham Allen Award is already open to all forms of development and does not need to have its "reach" extended. Indeed, many of the award winners have successfully resolved the tensions identified by the consultee.	Ian Shepherd	CPRE
Introduction	Observations	COMMENTS that Agents should be delegated more work	Comments noted, but it is not the role of the Local Authority to advise applicants how to manage their developments, or who	Richard Anderson-Dungar	

3 Public Consultation

Title	Nature of Response	Summary	NNDC Response	Consultee	Organisation
Introduction	Support	on behalf of Planning Officers to ensure Design Standards are maintained. SUPPORTS the document.	to employ in order to do this. The Council will continue to offer advice to applicants on the policies that their application will be considered against. Support welcomed and noted.	V Dawson	Kelling Parish Council
Introduction	Observations	These comments are from a Parish Councillor who "finds it strange that no mention is made of the method of sewage disposal, as many new developments will not have mains drainage especially development in small village. There should be something to cover sewage disposal."	The procedures for connecting new developments to either a public sewer or septic tank system is outside the scope of the Design Guide and Core Strategy policies. It is subject to a separate process involving the relevant water company and developer.	Pauline Wigley	Swanton Novers Parish Council
Introduction	Observations	COMMENTS that the Town Council do not have any observations to make.	Comment noted.	Margaret Foster	North Walsham Town Council
Introduction	Observations	COMMENTS that main differences from last guide should be shown and would like mention of need to involve properly qualified professionals.	The principal differences between the new and old Guides are covered broadly in Chapter 1: Introduction. To break this down further would result in a considerable list. Reference to professional advice added in the Introduction to the Chapter. Reference to qualified landscape architects already exists in the Landscaping section.	Peter Strudwick	Sheringham & District Preservation Society
Introduction	Observations	COMMENTS that the aims of the document are to be applauded, with contents largely striving to achieve those aims.	An internal consultation on the Design Guide has taken place and comments from Development Control taken into account in the document..	Terry Harper	Norfolk Homes Limited
Introduction	Observations	COMMENTS that the publication is good. Believe that it would be helpful to set out in full relevant Development Control Policies, in particular EN4 and EN6.	Comments noted. However, as the Design Guide will form part of the North Norfolk LDF, the relevant policies will already be readily available. Re-producing the policies in full would add significant length to the document.	Katherine Fletcher	English Heritage
Introduction	Observations	COMMENTS The document is	Comments noted - attempts have been made from the outset	Helen Ledger	Broad's Authority

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Title	Nature of Response	Summary	NNDC Response	Consultee	Organisation
		<p>thorough and comprehensive, the link with policies is clear/easy to follow. Risk of being too prescriptive/providing a 'blue print' for design, though by providing acceptable examples the chance of inappropriate development is reduced.</p>	<p>to reduce the degree of prescription. Inevitably, however, with any design guide, the less imaginative designer will follow the advice too literally.</p>		
The Architectural Context	Observations	<p>COMMENTS Look favourably towards the way historical context/analysis is used to explain things that are well designed, and how evolution of design is referred to. Illustrations may be too traditional, which could contradict need for an evolving vernacular.</p>	<p>Comments noted - additional illustrations of modern design added throughout the document.</p>	Helen Ledger	Broads Authority
The Architectural Context	Observations	<p>COMMENTS that this chapter is helpful for background and information on distribution of materials, but maps could be clearer, and could include a topographical map.</p>	<p>Comments noted - Flint Distribution Map to be made clearer prior to final production. It is accepted that a topographical map would indeed be a useful addition to the Guide. However, the resources are currently unavailable to produce such a map at this time.</p>	Katherine Fletcher	English Heritage
New Residential Development	Observations	<p>COMMENTS that photos of good new residential development would be useful, as would diagrams demonstrating site analysis and road solutions, and advice on street lighting and road materials. Also comments relating to building design (fitting into context), chimneys (mechanical ventilation), rooflights (no advice), windows (other materials), garages (windows) and refuse (wheelie bins).</p>	<p>Comments noted: Additional examples of new residential development now included. Reference to shared surfaces added into Roads, Footpaths & Cyclepaths section. Reference to ungainly deep plan houses added to Siting, Grouping & Enclosure section. Reference to ventilation terminals added to Chimney section. General reference to the environmental impact of unsustainable window materials added to Replacement Windows section. All other points considered but not acted upon.</p>	Katherine Fletcher	English Heritage

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Title	Nature of Response	Summary	NNDC Response	Consultee	Organisation
New Residential Development	Observations	<p>COMMENTS that the guide gives little reference to good examples of larger scale developments. Insufficient acknowledgement to modern design solutions - text and diagrams lead to traditional building forms that stifles design innovation. Need more reference to good modern architectural design.</p>	<p>Comments noted and duly considered.</p> <p>Scale of development: Illustrated examples to be incorporated into the Guide prior to final production.</p> <p>Contemporary Design: Illustrated examples to be incorporated into the Guide prior to final production. Paras 2.17-2.21 already deal with modern architecture and the need for good contextual analysis.</p> <p>Sustainable Construction & Renewable Technology: At the time of writing this Guide, Government guidance does not state that sustainable construction should take priority over protecting the built heritage. It is therefore perfectly proper for the Guide to make it clear that renewable energy fixtures will not be accepted as a matter of course. Any apparent anomalies within the text reflect the fact that the two areas are not always compatible. This said, the wording of the Zero and Low Carbon Energy Sources section has been 'softened' to prevent a false impression that such fixtures will be automatically resisted.</p> <p>Costs: Good design need not necessarily mean higher build costs as recent Government initiatives have demonstrated. Also, the emphasis on securing high quality design comes from PPS1 which does not draw a distinction between market and affordable housing. Balances between design requirements and affordability will be made during Development Control negotiations.</p>	Isabel Lockwood	Bidwells
New Residential Development	Observations	<p>COMMENTS that on-line accessibility is a good idea. More guidance needed for correcting design errors, in particular for windows, roof shapes, chimneys, etc (possibly more sketched examples). A separate chapter dealing with extensions and replacement windows would be useful.</p>	<p>The Design Guide will most definitely be available on-line to capture the biggest possible audience.</p> <p>The suggestion about including advice on reversing design errors is not without validity. However, given the countless building-specific situations, it is difficult to see how this type of advice could be provided meaningfully - solutions need to be tailored to individual properties. Unlike new build, the subject area is considered less suited to establishing general principles. As the Design Guide must concentrate on matters over which the LPA has some control, a separate chapter along the lines suggested would represent a change of approach and could significantly increase the length of the document.</p> <p>The LPA already produces a Replacement Windows leaflet which includes good and bad examples of window design.</p>	Rodney Palmer	Rodney Palmer Ltd

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Title	Nature of Response	Summary	NNDC Response	Consultee	Organisation
New Residential Development	Support	Support comments and hope that if adopted, the Council will ensure the design objectives are enforced under policies EN4 and EN6.	Reference to this has been included in the Replacement Windows section along with some general tips on some of the detailing to be avoided. Support welcomed and noted.	Mo Anderson - Dungar	Colby Parish Council
New Non-Residential development	Support	Chapter 4 - Support comments and hope that if adopted, the Council will ensure the design objectives are enforced under policies EN4 and EN6.	Comments noted - the design objectives will most definitely be enforced under the EN4 & EN6	Mo Anderson - Dungar	Colby Parish Council
New Non-Residential development	Observations	No mention of 'Secure by Design' recommendations. Disappointed with lack of security measures regarding car parks.	Reference to Secured by Design added at 4.6. Reference to car park security added at 4.11.	Teri Munro	North Norfolk District Council
New Non-Residential development	Observations	COMMENTS that illustrations would be useful, together with specific advice on building/road materials.	Comments noted - the need for additional illustrations will be considered as part of the final production of the document. It is considered that more specific advice on road and building materials would create undue prescription within the Guide.	Katherine Fletcher	English Heritage
Historic Buildings	Observations	COMMENTS that it would be useful to refer to PPG15 in regards to listed buildings, and to include illustrations. Reference could also be made to English Heritage publications, as well as providing advice on protection of listed structures and siting of satellite dishes on historic buildings.	Comments noted. General reference to Government guidance included at 5.7. Mention of PPG15 not considered appropriate given its limited expected lifespan. Incorporating illustrations will be considered prior to the final production of the document. Para 5.11 makes it clear that satellite dishes are not acceptable on prominent elevations. By inference, this restricts their siting to rear elevations and outbuildings, a fact later confirmed in 5.16 which deals with appropriate locations for renewable energy products.	Katherine Fletcher	English Heritage

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Title	Nature of Response	Summary	NNDC Response	Consultee	Organisation
Conservation Areas	Observations	COMMENTS that illustrations would be useful, as would extending the list of bullet points for new buildings to include siting within a plot. Also, applications in Conservation Areas should not be outline, and in regards to demolition, this only applies to buildings over 115 cubic metres. Other comments relating to Conservation Areas, Satellite Dishes and English Heritage publications.	Comments noted. Reference to PPG 15 deliberately avoided to date-proof the Guide. Illustrations to be considered prior to the production of the final document. References to siting and the importance of detailed applications included at 6.6. As more specific advice is available within the Council-produced Conservation Area leaflet, it is not considered necessary to go into too much legislative detail within the Guide. Retaining a general tone (specifically in respect of demolition) can also result in a more cautionary approach being adopted by readers.	Katherine Fletcher	English Heritage
Conservation Areas	Support	Support comments made in Chapter 6	Support welcomed and noted.	Mo Anderson - Duncar	Colby Parish Council
Conversions	Support	Support aims and objectives of all this chapter	Support welcomed and noted.	Mo Anderson - Duncar	Colby Parish Council
Conversions	Observations	COMMENTS that illustrations would be useful and more advice could be provided on Agricultural Buildings and chimneys	Comments noted - illustrations to be considered prior to the production of the final document. Reference to the cart doors being pinned back already included at 7.11. Reference to the subdivision of curtilages added at 7.11.	Katherine Fletcher	English Heritage
Shop fronts and Advertisements	Observations	COMMENTS that use of illustrations could go further, with photographs of good examples and annotated drawings. Reference could also be made to an English Heritage publication.	Comments noted - more detailed consideration will be given to the appropriateness of the illustrations prior to the production of the final document.	Katherine Fletcher	English Heritage
Shop fronts and Advertisements	Support	Support aims and objectives of all this chapter.	Support noted and welcomed	Mo Anderson - Duncar	Colby Parish Council
Shop fronts and Advertisements	Support	Support aims and objectives of all this chapter.	Support noted and welcomed	Mo Anderson - Duncar	Colby Parish Council
Landscape Design	Observations	Landscaping is a very important factor in designing	Reference now included in the "New Planting" section.	Teri Munro	North Norfolk District Council

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Title	Nature of Response	Summary	NNDC Response	Consultee	Organisation
		out crime, but nothing included from the 'Secure by Design' Guidance.			
Materials	Support	Support aims and objectives of all this chapter.	Support noted and welcomed	Mo Anderson - Dungal	Colby Parish Council
Materials	Observations	COMMENTS that, in regards to timber boards, advice could be given as to its finish.	Comments noted - reference added to the finish of boarding within the 'Choosing Materials' diagram.	Katherine Fletcher	English Heritage
Vernacular Details	Observations	COMMENTS that the illustration in Fig 1.37 would be more traditional if fitted with 3 or 4 vertical planks.	Comment noted and accepted. However, it is not considered sufficiently important to justify the commissioning of a fresh illustration. The existing door has given good service over many years without any previous criticism.	Katherine Fletcher	English Heritage
Vernacular Details	Observations	COMMENTS in relation to pictures and wording.	Comments noted - some alterations made to illustration headings. Space constraints prevent a more comprehensive pictorial guide covering polite architectural details. Title of Appendix changed to "Traditional Details" to reflect the fact that not all details are truly vernacular.	A Boyce	Cromer Preservation Society
Sustainable Construction	Observations	COMMENTS that the chapter is comprehensive on sustainability, but there are anomalies between Chapter 3 and Chapter 11.	The challenge has been laid down in the introduction of the Guide, for architects and designers to design both locally distinctive and sustainable buildings. The Council will work with architects during the development control process to help understand and respond to the challenges and tensions raised in designing new developments to comply with Core Strategy policies related to both design and sustainable construction. We do not consider paragraph 3.54 to be in conflict with chapter 11; it is offering advice on how to try and deal with differing objectives and recommends engaging in early discussions with the Council on how to achieve this. No change to the text is considered necessary. The Code for Sustainable Homes is only relevant to new dwellings whereas the Design Guide and related policies apply to all new development in the District, hence the need for both the Code and requirements for energy and water efficiency above Building Regulation standards to be specified. The Council will work with developers to try and arrive at solutions which allow high levels of affordable housing to be built, whilst also achieving high environmental standards.	Isabel Lockwood	Bidwells

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Title	Nature of Response	Summary	NNDC Response	Consultee	Organisation
Sustainable Construction	Observations	COMMENTS that a number of irrelevant sections are included within this chapter - most relate to energy-efficiency secondary fittings, some to sustainable construction. Would be better placed in an 'energy efficiency in the home/workplace' document.	The purpose of the Design Guide is to provide further supporting information on how to comply with a number of Core Strategy policies, including EN6 which is concerning sustainable construction and energy efficiency. The information regarding possible energy efficiency measures is therefore not out of place in this chapter and the Council considers that no changes are required.	A Boyce	Cromer Preservation Society
Sustainable Construction	Support	Support aims and objectives of this entire chapter.	Support welcomed and noted.	Mo Anderson - Dungalgar	Colby Parish Council
Sustainable Construction	Observations	COMMENTS that requirements will push new builds towards using standard materials/building techniques. Questions relating to local distinctiveness and integration of housing/retail developments.	The challenge has been laid down in the introduction of the Guide, for architects and designers to design both locally distinctive and sustainable buildings. The Council will work with architects during the development control process to help understand and respond to the challenges and tensions raised in designing new developments to comply with Core Strategy policies related to both design and sustainable construction.	Ian Shepherd	CPRE
Sustainable Construction	Observations	Good but long, could link to the section on modern design.	Comments noted.	Barry Bridgwood	
North Norfolk Design Guide	Observations	COMMENTS that the document addresses an appropriate range of policy topics, responding well to the environment, energy and emissions policies of the East of England Plan.	The Council are pleased to note that EERA considers that the Design Guide is in general conformity with the RSS.	Helen De La Rue	East Of England Regional Assembly (EERA)
Architectural Overview	Observations	Expand the section to encourage good, appropriate contemporary design adopting specific design issues, and promoting a sensitive approach to new buildings.	Comments noted and concurred with. Paras 2.20 & 2.21 expand upon the advice contained in 2.18 in broad accordance with the consultee comments.	Barry Bridgwood	

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Title	Nature of Response	Summary	NNDC Response	Consultee	Organisation
Architectural Overview	Observations	Design guide needs a positive beefed up contemporary section, with more examples of modern contextual solutions to encourage good contemporary design.	Comments noted and accepted. Additional examples of good modern design will be added prior to the final production of the document. References to the encouragement of good contemporary design included at 1.7, 2.18 and 2.21	Christopher Pike	Pike Partnership
Architectural Overview	Support	Chapter 2 section 2.18 - Support comments related to contemporary style - new buildings should be "of their time" rather than a pastiche, but should incorporate good sustainable design and local distinctiveness, as well as energy saving features.	Comments noted and welcomed	Mo Anderson - Dungal	Colby Parish Council
Architectural Overview	Observations	COMMENTS that the later 20th century was unremarkable for architecture in Norfolk, whilst early-mid 20th century is worthy of comment.	Comments noted - 2.16 amended accordingly.	A Boyce	Cromer Preservation Society
Site layout	Observations	COMMENTS that NNDC should promote a revival of front gardens and boundary hedges/fences/walls instead of communal roadside lawns. Also comments in regards to clumsy wide glazing bars on windows and need to comments on negative impact of U-PVC	Comments noted - the illustration of the mews court development has been removed following several criticisms. It will be replaced with an appropriate example of a modern layout prior to final adoption. Reference to clumsy glazing bars added to Replacement Windows section. Reference to the environmental impact of windows also added to this section. However, it is not considered appropriate to criticize a particular product within a general guide.	A Boyce	Cromer Preservation Society
Site layout	Observations	COMMENTS that the supporting illustration 3.1 is unlikely to achieve aims. Communal/grouped garage courts could be located to rear/out of sight. Also suggests more open	Comments noted. Picture 3.1 is to be deleted following comments received from several consultees. New illustrations to be added prior to final production of the document. In respect of private amenity space, the 40% reference has been removed and replaced with a new and easier to apply criteria.	Terry Harper	Norfolk Homes Limited

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Title	Nature of Response	Summary	NNDC Response	Consultee	Organisation
Site layout	Observations	fronted/'rural' buildings. Also provides comments in regards to Amenity Criteria.	Comment noted - emphasis of text changed accordingly in a re-worked Roads, Footpaths & Cyclepaths section.	Peter Strudwick	Sheringham & District Preservation Society
Site layout	Observations	I support the statement regarding size of gardens, but more flexibility needed on distance of windows. Table leaves no discretionary options so a separate table for town centre developers should be considered.	Comments noted. The wording of the Amenity Criteria section has been further altered to make it clearer that the criteria will be interpreted flexibly.	Christopher Pike	Pike Partnership
Site layout	Object	Para 3.16 Amenity Criteria	Comments noted. The blank to blank distance in the former Guide was little used and concerned maintenance more than amenity. It is therefore not considered necessary to reproduce this requirement in the new Guide. Reference to higher densities now added to Amenity Criteria section. The wording has also been amended to make it clear that the amenity criteria will be interpreted in a flexible manner. Private amenity space requirements amended in accordance with the consultee's helpful suggestion.	Hugh Ivins	
Building design	Observations	CHAPTER 3 (3.32) COMMENTS regarding disagreement with the use of the word "occasionally" - could stifle good design and interest. Flexibility needed to enable modern densities, range of houses/types and decent sized private gardens.	Comments noted - By deleting the word "occasionally", the text would advocate that all buildings can afford to be higher than their neighbours - this is not always the case. This said, the wording of this para has been slightly altered in an attempt to remove the apparent prescription. The new wording also opens the door for ordinary streetscene buildings (rather than just corner/gateway buildings) to be taller than their neighbours.	Terry Harper	Norfolk Homes Limited
Introduction	Observations	listing and proposed changes	Comment noted - no change deemed necessary as the Guide attempts to transcend legislative change.	Caroline Davison	Norfolk County Council
Restorations and renovations	Observations	typos and word changes	Comments noted - changes made in accordance with the suggestions.	Caroline Davison	Norfolk County Council

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Title	Nature of Response	Summary	NNDC Response	Consultee	Organisation
Restorations and renovations	Observations	CHAPTER 5 (RESTORATIONS AND RENOVATIONS) COMMENTS that need to explicitly state why damp proof courses should not be inserted and that lime needs to be mentioned in regards to cement mortars.	Comments noted - references to DPCs and lime added at 5.5 and 5.10 respectively.	A Boyce	Cromer Preservation Society
Extensions	Support	Chapter 5 - section 5.16 - Work with Conservation agencies to ensure that incorporation of energy saving features is carried out to a high standard and does not detract from buildings' historic characteristics.	Comments noted - NNDC works with a range of conservation consultees during the planning process.	MoAnderson - Dungar	Colby Parish Council
Energy efficiency	Observations	suggestions on presentation	Comments noted - ticks and crosses added.	Caroline Davison	Norfolk County Council
Energy efficiency	Observations	CHAP5 - 5.16 COMMENTS - The use of wood for heat should be promoted as an appropriate solution to maximise the use of zero and low carbon energy sources of buildings without harming their special character and interest.	Comments noted.	Steve Scott	Forestry Commission
Shopfronts	Observations	COMMENTS in relation to shop fronts - a recessed lobby is a common feature of 19th/20th century shop fronts. Pictures 8.1-8.3 are not good representations of common shop fronts.	Comments noted - it is not considered politik to mention owner's neglect in a document of this kind, particularly as there is no statutory duty to maintain buildings. Para 8.5 amended to include reference to recessed lobbies. Consultee to be approached in respect of the shopfront illustrations and whether they can be replaced with something more appropriate.	A Boyce	Cromer Preservation Society
Advertisements	Observations	COMMENTS that it may be worth putting major investment into painted signs.	Comment noted - a preference for painted signage is already included within 8.7.	A Boyce	Cromer Preservation Society

3 Public Consultation

Title	Nature of Response	Summary	NNDC Response	Consultee	Organisation
Introduction	Observations	CHAPTER 10 COMMENTS that Norfolk had white brick as well as red.	Comment noted - the word "red" has been removed from 10.1 and a reference to 'white' bricks added to the diagram under 10.5.	A Boyce	Cromer Preservation Society
Choosing materials	Observations	COMMENTS that the diagram, alongside 'flint', should include pebble house fronts and flint flakes/galleting fronts to be more comprehensive. Also comment that plain tiles are also found on later Victorian 'domestic revival' styles.	Comments noted. However, the diagram under 10.5 can not hope to be comprehensive. Therefore no mention needs to be made of specialist techniques such as galleting which is hardly ever used in a new build context. The explanatory comments associated with plain tiles have been amended to reflect the consultee's comments.	A Boyce	Cromer Preservation Society
Minimising energy consumption	Support	CHAP11 - 11.25/11.28/11.67 SUPPORT - The Forestry Commission is pleased to note the references to combined heat and power systems in section 11.25-11.28 and to biomass boilers in section 11.67.	Support welcomed and noted.	Steve Scott	Forestry Commission
Adaptation to future climate change	Support	Anglian Water fully supports the principles of water efficiency, grey water recycling, rainwater harvesting and SuDS.	Support welcomed and noted.	Gary Parsons	Anglian Water Services Ltd
The Code for Sustainable Homes	Support	Anglian Water fully supports the adoption of the Code for Sustainable Homes to achieve reductions in water consumption.	Support welcomed and noted.	Gary Parsons	Anglian Water Services Ltd

Interested Parties A



A Interested Parties

A.1 The following organisations were identified from the LDF Consultation Database as having an interest in design and construction issues. The consultation document was also sent to the Statutory Bodies as required by the regulations.

Developers & Housing Associations

Abbeyfield Fakenham
Abbeyfield Sheringham
Abel Developments Ltd
Allied Earth Developments Ltd
Anglia Housing Group
Anglia Regional Co-Op Society Ltd
Anglian Development Ltd
Bloor Homes Eastern
Bovis Homes Ltd Eastern Region
Broadland Housing Association
Building Partnerships
Bullen Developments Ltd
C E Davidson Ltd
Castlemore Developments
Coke Estates Ltd
Coleman Properties
Co-op Homes Services
Cotman Housing Association
Cripps Development Ltd
F W Smith Builders Ltd
Fairstead Homes Ltd
Flagship Housing Group
Free Invest Ltd
Garden Link Homes Ltd
Gilden Developments Ltd
Grays of Norwich Ltd
H Bullen & Sons Ltd
Hanover Housing Association
Hastoe Housing
Horning Properties
Housing 21
J K Developments
John Evennett Associates
John Grooms Housing Association
Location 3 Properties Ltd
Martin King Construction Ltd
McCarthy & Stone Ltd
Morston Holt Ltd
N R Powell Developments Ltd
Noble Properties Ltd
Norfolk Homes Limited
North British Housing
Orbit Housing Association

A Interested Parties

Peal Estates LLP
 Peart & Barrell Ltd
 Peddars Way Housing Association
 Persimmon Homes
 PF & ST Brown Properties Ltd
 Places for People
 R G Carter Ltd
 Southrepps Development Ltd
 Sterling Developments Ltd (London)
 Sutherland Homes Ltd
 The Guinness Trust
 Thurne Bungalows Management Company Ltd
 Victory Housing Trust
 WestGate Properties (Anglia) Ltd
 Wherry Housing Association
 Wildmoor Properties

Statutory Consultees

Borough Council of King's Lynn & West Norfolk
 Breckland District Council
 Broadland District Council
 Broads Authority
 East of England Development Agency (EEDA)
 East of England Regional Assembly (EERA)
 English Heritage/Historic Buildings and Monuments Commission
 Environment Agency
 Government Office for the East of England (Go-East)
 Great Yarmouth Borough Council
 Natural England
 Norfolk County Association of Parish & Town Councils
 Norfolk Landscape Archaeology
 Parish & Town Councils in North Norfolk (and adjoining)

Local & National Interest Groups

Access 4 Life
 Anglian Water
 Commission of Architecture and the Built Environment (CABE)
 CPRE North Norfolk
 Cred (Carbon Reduction Group)
 Cromer Preservation Society
 Friends of the Earth
 HBF (Home Builders Federation)
 Mobile Operators Association (MOA)
 National Federation of Builders
 National Trust (Local Office)
 Norfolk Coalition of Disabled People
 Norfolk Coast Partnership
 Norfolk Constabulary
 Norfolk Historic Buildings Group
 Norfolk Rural Community Council
 North Norfolk Crime & Disorder Reduction Partnership

Interested Parties A

North Norfolk Environment Forum
North Norfolk Historic Building Trust
Renewables East
Sheringham and District Preservation Society
Society for the Protection of Ancient Buildings
Stalham Environment Group
The Holt Society

