

Rackheath Neighbourhood Plan

Revised for 2024-2045

Submission version, March 2025



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1. Introduction

- 1.1 The adopted Rackheath Neighbourhood Plan is a community-led document for guiding the future use and development of land up to 2037. It was the first planning document put together by the community of Rackheath and following a majority vote at the local referendum held on 19 July 2017 was subsequently adopted by Broadland Council on 20th July 2017. For clarity this will be referred to as the 2017 Neighbourhood Plan.
- 1.2 This document aims to modify and review the 2017 Neighbourhood Plan, bring it up to date to address changes in legislation and changes in circumstances. It looks ahead to 2045. Just like its predecessor, this version of the Rackheath Neighbourhood Plan Review, has been developed under the Localism Act (2011) and the Neighbourhood Planning (General) Regulation (2012), as amended. The reviewed Rackheath Neighbourhood Plan complements existing local, national and strategic planning policy, providing valuable detail that has come directly from residents of Rackheath. It is written to shape development for the period from 2024 to 2045.
- 1.3 Commissioned and part funded by Rackheath Community Council (the Parish Council), the Neighbourhood Plan Review has been developed by a Steering of local residents (see Appendix 1). The policies in the Plan reflect the views of local people, gathered through consultation events and commissioned research. The Steering Group is grateful to residents and organisations that have given their time to develop ideas for the Plan. More detail can be found in Section 3.



Figure 1: Rackheath Neighbourhood Plan Steering group.

- 1.4 For the original Neighbourhood Plan, the Neighbourhood Plan Steering Group established a set of aims for the Plan, as outlined below. These remain unchanged for the Review.

Aims of the Rackheath Neighbourhood Plan

By undertaking a Neighbourhood Plan, the community of Rackheath aims to:

- Give a voice to residents to shape development, in terms of location, scale and style.
- Develop policies that will
 - Enable the community to grow whilst retaining the rural feel and community spirit.
 - Integrate the new Rackheath development with the existing village.
 - Manage the impact of additional vehicles through Rackheath.
 - Enhance Rackheath's community and businesses.
 - Identify community needs for the use of developer contributions and other possible funds.

Accompanying documents

- 1.5 This Submission Version of the Rackheath Neighbourhood Plan Review is accompanied by the following documents. These can be found on the Rackheath Community Council website.
- Strategic Environmental Assessment Scoping Report.
 - Habitat Regulation Screening Report.
 - Updated Data Profile.
 - Housing Needs Assessment (produced by consultants AECOM in June 2024).
 - Rackheath Design Guidance and Codes (produced by consultants Rachel Leggett & Associates in September 2024 and updated in March 2025).

Pre-Submission consultation on the Neighbourhood Plan review

- 1.6 Following agreement of the Rackheath Community Council at its meeting on the 22nd October 2024, the Neighbourhood Plan Review was published for public consultation with the local community, businesses and statutory agencies between 17th November 2024 and 6th January 2025.
- 1.7 Following the conclusion of the consultation period, all comments received were reviewed and amendments made to the Plan as required. This amended Plan will be submitted to Broadland District Council for further consultation and independent examination. The Examiner will determine whether the changes to the Neighbourhood Plan are significant enough to warrant a further referendum.



2. Rackheath

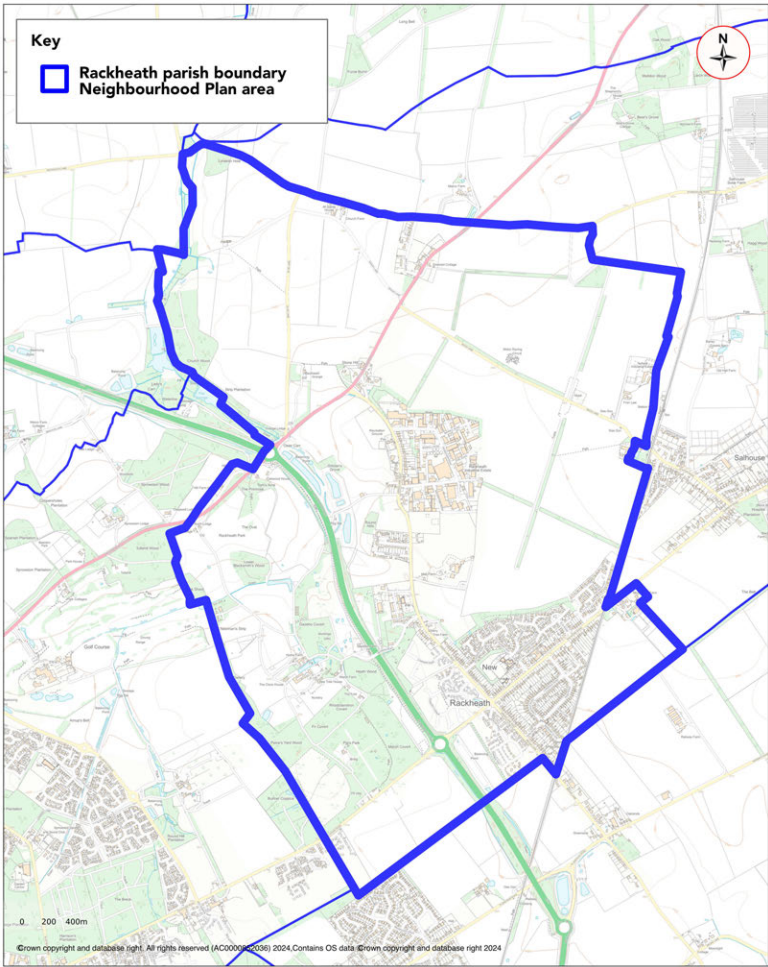


Figure 2: Rackheath parish, the Neighbourhood Area (source: Parish Online, with own annotations).

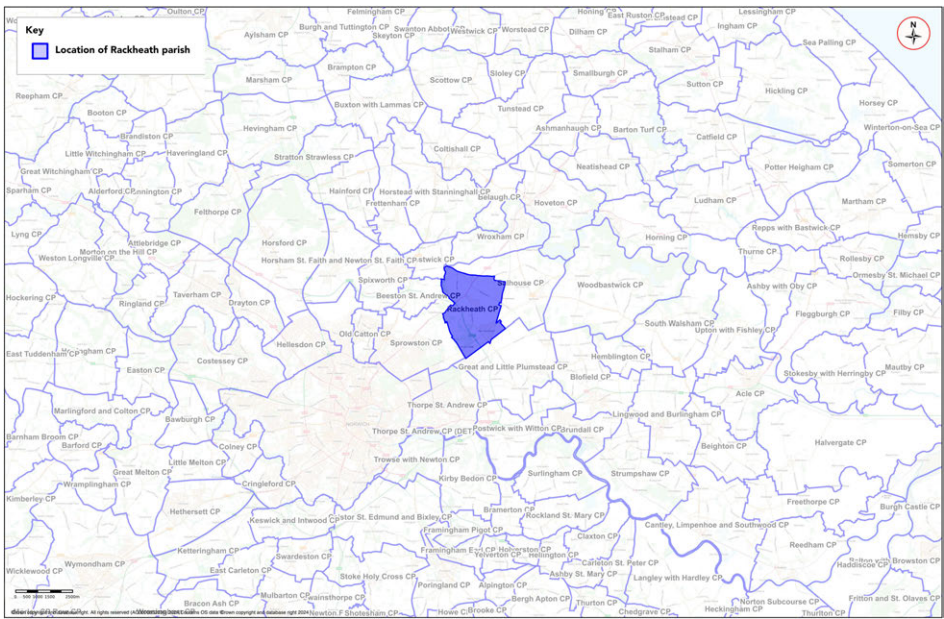


Figure 3: Location of Rackheath parish, the Neighbourhood Area (source: Parish Online, with own annotations).

- 2.1 The parish of Rackheath lies within the Broadland district of Norfolk, located approximately 9km north-east of Norwich city centre. In 2021 the population of Rackheath was 2,147 people, which had risen from 1,972 in 2011 and 1,551 in 2001.
- 2.2 Rackheath lies along Salhouse Road beyond the historic parklands of Rackheath Hall. Until 1802 the area was predominantly heathland, part of a much larger Mousehold Heath. The parish has a long history and was well established by the time of the Norman Conquest, its population, land ownership and productive resources being extensively detailed in the Domesday Book of 1086, where it is recorded as entry number 191 under the name of Rackeitha. Pre-dating the Battle of Hastings, Rackheath was also known as Ra-Cheisham, Racheia and Rackey, meaning 'a land on a watercourse'.
- 2.3 Development of the southeastern part of Rackheath village occurred in the aftermath of World War II. The northwest part of the village was built in the later 20th century. Development of Rackheath continued after the war, taking the population from circa 400 to more than 1,000 in the early 1980s with the addition of 'New Rackheath', consisting mainly of bungalows and a few houses.

Development since 2017

- 2.4 Since the 2017 Neighbourhood Plan was adopted, there has been considerable house building activity in the parish, with 327 dwellings being completed between the 2021 Census and March 2024 alone. In March 2024, planning permission existed for a further 495 dwellings which are expected to be completed by 2028. The main areas of new housing are as follows.

Completed:

- Wendover Park, Sam Smith Way: 90 new dwellings including affordable dwellings at land adjacent to Salhouse Road, Rackheath (formerly known as Site GT17).
- Trinity Meadow: 157 new dwellings, all affordable dwellings at land south-west of Green Lane East, Spencer Road and Jenkinson Road, Rackheath (formerly known as Site GT18).

- 2.5 In addition there are areas where housing construction is still on-going.

Under-construction:

- The Landings: 120 new dwellings including affordable dwellings at land south-west of Green Lane West, Rackheath, Chapman Road (northern part of the site formerly known as Site GT19), developed by Norfolk Homes.
- Princes Park: 202 new dwellings, including affordable dwellings at land south-west of Green Lane West, Rackheath (southern part of the site formerly known as Site GT19), developed by Charles Church/Persimmon.
- Liberty Park: 50 affordable dwellings at land east of Green Lane West, Rackheath, developed by Orbit Housing.

Outstanding permissions:

- In addition, there is one site that has outline planning permission granted in 2022, where construction is yet to begin. This is 205 new dwellings at land adjacent to Mahoney Green, Rackheath and is to be developed by Crest Nicholson.

Allocations:

- Furthermore 'North Rackheath' (GT16), as identified in the Growth Triangle Area Action Plan (GTAAP), is allocated for 4150 new dwellings at North Rackheath. This site has been the subject of pre-application discussion and consultation with a full application accompanied by a masterplan expected. The site is to be developed by Taylor Wimpey and Halsbury Homes.

Growth in adjacent parishes:

- The anticipated growth in Rackheath needs also to be considered in the context of further large-scale growth in the wider area, particularly the planned growth at Beeston Park of circa 3,500 additional homes. This development, whilst outside of the parish of Rackheath, has clear implications (and vice versa) given that there may well be potential opportunities and conflicts in terms of the location of services to serve new development in the area, the impact on the wider highway, electricity, gas, water and sewerage networks and the potential for competition for services such as education or sports facilities.

- 2.6 The introduction of a significant amount of new housing to the parish of Rackheath means that the village is likely to turn into a settlement the size of a small town, with still more development in the wider area. This will be the most significant growth in the history of Rackheath.



Figure 4: Aerial photograph of sites being developed off Green Lane West.

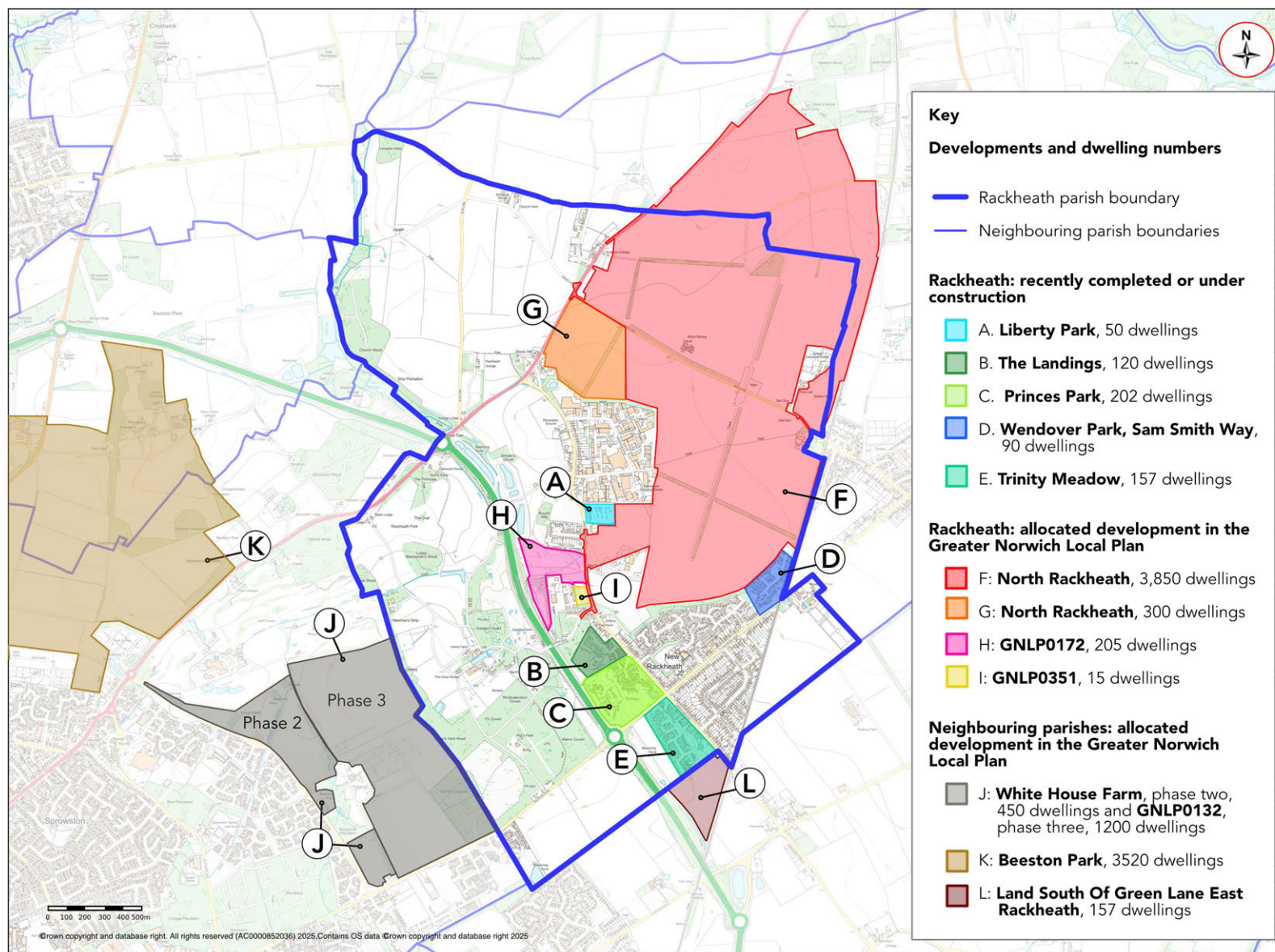


Figure 5:
Developments
and housing
numbers – in
Rackheath and
surrounding
parishes. (source:
Parish Online, with
own annotations).

Spatial and strategic policy context

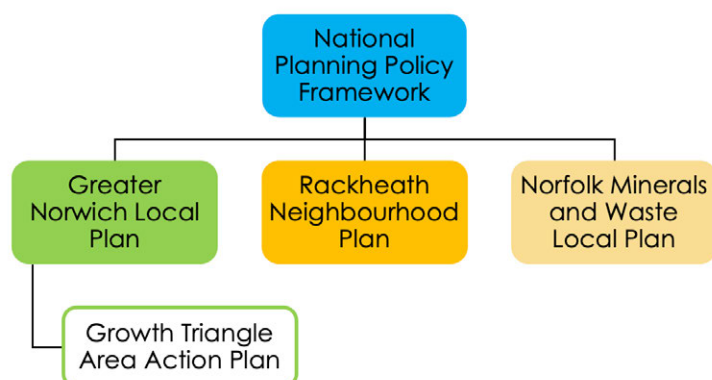


Figure 6: Planning policy hierarchy in relation to Rackheath Neighbourhood Plan.

- 2.7 The most recent version of the 'National Planning Policy Framework' (NPPF) was published in December 2024 and sets out the Government's planning policies for England and how these should be applied. Consultation on a number of changes to national planning policy were the subject of consultation by the new Government during summer of 2024 and these are reflected in the updated NPPF.
- 2.8 The 'Greater Norwich Local Plan for Broadland, Norwich and South Norfolk' (GNLP) is the key planning policy document for the sub-regional Greater Norwich area and contains the relevant strategic policies for the area. It was adopted in March 2024 and supersedes the Joint Core Strategy (JCS) which formed the strategic policies which guided the Adopted Neighbourhood Plan. Like the JCS, the GNLP forms part of the Local Plans for the districts of Broadland, Norwich and South Norfolk setting out the broad vision for the growth of the area and containing strategic policies for the period 2008 to 2038. Rackheath is featured in this strategy. The Norfolk Minerals and Waste Local Plan (NM&WLP) also forms part of the Development Plan for the area, and it identifies the minerals and waste development needs for the County and safeguarded mineral resources and waste sites in Rackheath.
- 2.9 Rackheath village is located within the Norwich Policy Area and is identified as a location for major new or expanded communities (Policy 10). Rackheath is part of the 'Growth Triangle', which is made up of Old Catton, Sprowston, Rackheath and Thorpe St Andrew. The purpose of the Growth Triangle Area Action Plan (GTAAP) is to enable and co-ordinate sustainable strategic scale development to the Northeast of Norwich in accordance with the requirements of the GNLP. The GNLP describes the Growth Triangle as a major urban extension providing 'a concentration of growth, which can support local services, facilities and infrastructure including secondary education, high quality public transport links and significant green infrastructure'.
- 2.10 The Neighbourhood Plan Review seeks to provide a further level of detail specific to the parish put together by local people. All Neighbourhood Plan policies are, and must be, in conformity with national, sub-regional and district policy. This is a statutory requirement.

Neighbourhood Plan review – plan period

- 2.11 The review of the Neighbourhood Plan looks forward to 2045. This is because this is the anticipated length of the build programme for 'North Rackheath'. Given the considerable level of development activity envisaged over this plan period, as housing and the associated infrastructure is constructed and the potential disruption to existing and new residents, this Neighbourhood Plan Review does not anticipate further site allocations or new development (except for potentially some small-scale infill windfall development) to occur in the parish during the revised Plan period.
- 2.12 Instead the Plan recognises there will need to be a period of consolidation and stability required to enable the creation of the mixed and balanced community envisaged by the Neighbourhood Plan vision.
- 2.13 This Neighbourhood Plan Review will be focused on achieving the best form of development possible for new and existing residents of Rackheath. Its policies are aimed at carefully managing the design and implementation of the new large scale development and ensuring that impacts from such a large scale and lengthy construction programme are mitigated and disruption to residents' lives is minimised.
- 2.14 The Neighbourhood Plan Review and its policies are based on the following key principles.

Statement of key principles which underpin the Neighbourhood Plan

The Neighbourhood Plan recognises that land already allocated for development will mean a significant change to Rackheath. Given the existing proposals, such as for GT16, anticipate a build programme over the next 3 decades, the successful integration of the existing proposed developments into the growing community is a key consideration.

Accordingly, the Neighbourhood Plan policies are based on the following key principles:

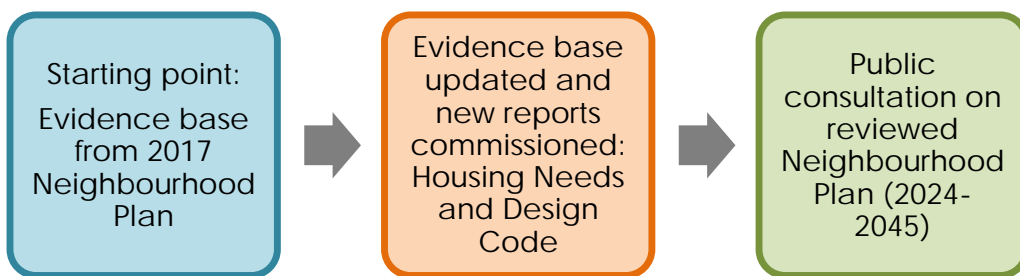
- a. The Local Housing requirement for the Neighbourhood Area over the Neighbourhood Plan period has been met by existing commitments (completions and permissions) and allocations made in the GNLPG/GTAAP.
- b. the retention of the remaining (un-allocated) rural landscape as greenfield land is paramount.
- c. any new development outside the Growth Triangle or on areas allocated as Green Infrastructure buffers or historic parkland will be avoided, except in exceptional circumstances, where it can be demonstrated that the benefit of the development outweighs the harm.
- d. where new developments come forward, these should focus on providing contributions which are underrepresented in existing proposals at the date of submission, such as the provision of additional bungalows, which have been an important feature in the Rackheath built environment historically, community living for senior residents and

- one/two-bedroom dwellings for first time buyers or those wishing to downsize.
- e. the delivery of infrastructure and green space in 'North Rackheath' (GT16), will be timely and at an early phase of the development to provide early benefits to the existing community e.g. the delivery of Green Space at the northern end of North Rackheath and allotment space on the gas pipeline.
 - f. The build programme should be well organised and programmed so as to reduce the impact on the existing community.



3. How the Plan was prepared

- 3.1 The Neighbourhood Plan Review has been commissioned and part funded by Rackheath Community Council. Other funding has come from a Locality grant from central government, and a grant from Broadland District Council. The Neighbourhood Plan Steering Group have prepared the Plan, supported by a team of three independent consultants. A list of Steering Group members can be found in Appendix 1.
- 3.2 Given that this is a review of the Adopted Neighbourhood Plan, the community engagement undertaken has been proportionate to the review, whilst meeting the statutory requirements and basic conditions. Full details on communication and engagement are included in the Consultation Statement which accompanies this submission version of the Neighbourhood Plan to Broadland District Council. The information below provides a summary of the work undertaken to date.



Additional and updated evidence base work for reviewed Neighbourhood Plan

Stage 1: updated evidence

- Steering Group workshop (15th January 2024): Neighbourhood Planning recap and changes, review of adopted vision and policies, planning for evidence base and consultation, introduction to design codes, site visit and project planning.
- Data profile for Rackheath (March 2024): document containing key data for the parish, to inform policy writing.
- Character appraisal (Spring 2024): Steering Group split the main built-up areas of the parish into district character areas and described them in detail. The work fed into the Rackheath Design Guidance and Codes work.
- Housing Needs Assessment (June 2024): an independent assessment of housing needs of the parish, undertaken by AECOM in conjunction with the Steering Group. The report addresses affordability and affordable housing need, mix of housing needed (type and size), specialist housing for older people and next steps for Rackheath. Used to inform policy writing.

- Site visits: Taylor Wimpey Heather Gardens development in Hethersett (7th February 2024) and Long Four Acres, Cuckoofield Lane and Oakley Park developments in Mulbarton.
- Design Guidance and Codes: developed by the Steering Group with informal feedback from Broadland District Council.
- Regular update and checking with the Rackheath Community Council.

Stage 2: Pre-submission consultation on the draft Rackheath Neighbourhood Plan

- The draft Neighbourhood Plan was the subject of consultation with residents through the formal pre-submission six-week consultation, which ran from 17th November 2024 to 6th January 2025.
- An exhibition of the draft Neighbourhood Plan took place on Sunday 17th November, from 11am to 2pm at The Pavilion, Green Lane West, Rackheath, NR13 6LT. Also, Thursday 21st November, from 11am to 1.30pm, again at The Pavilion. And Thursday 21st November, 3pm to 8pm at Holy Trinity Church, Salhouse Road, Rackheath, NR13 6PG. The Neighbourhood Plan and Design Guidance and Codes were on the Rackheath Community Council website and in physical form at The Pavilion.



Figure 7: Flyer for Pre-submission consultation on the draft Rackheath Neighbourhood Plan.



4. The Vision: 2045

4.1 The original 2017 Neighbourhood Plan Vision set out of the aspiration for Rackheath parish for 2037, 20 years from the Adoption of original Neighbourhood Plan. As part of the review process, the Vision has been revisited and amended to bring it up to date and to look forward to the new plan period of 2045. The amended vision is shown below and still shapes the Objectives, Policies and Projects set out in the Plan, whilst still reflecting the sentiments of the original vision as expressed by the community during the 2017 Neighbourhood Plan consultation process. There was particular interest in responding to the proposed development in the parish whilst retaining the rural feel.

4.2 The Neighbourhood Plan Vision is set out below.

Vision statement

By 2045 Rackheath will be an attractive and distinctive place, growing in a way that is sensitive to its existing community and rural setting. Green spaces, the natural environment and local heritage will be valued and protected. New development will be well designed, accessible and environmentally sustainable. It will have thriving local businesses and a strong and vibrant resident community. There will be a range of focal points in Rackheath which are used by local people, providing an excellent range of inclusive services and facilities. There will be good connections both within Rackheath and beyond. It will be a place where people want to live, work and get involved, now and for future generations.

5. Objectives and review of the Plan

- 5.1 The 2017 Neighbourhood Plan contained a series of Objectives developed to achieve the Aims and deliver the Vision, in a sustainable way. These Objectives are still relevant and address how to enhance the community, manage change and provided a starting point for the development of policies, as shown below. Where the need for new policies have been identified e.g. ENV9 and SER3, these have been added to the diagram below

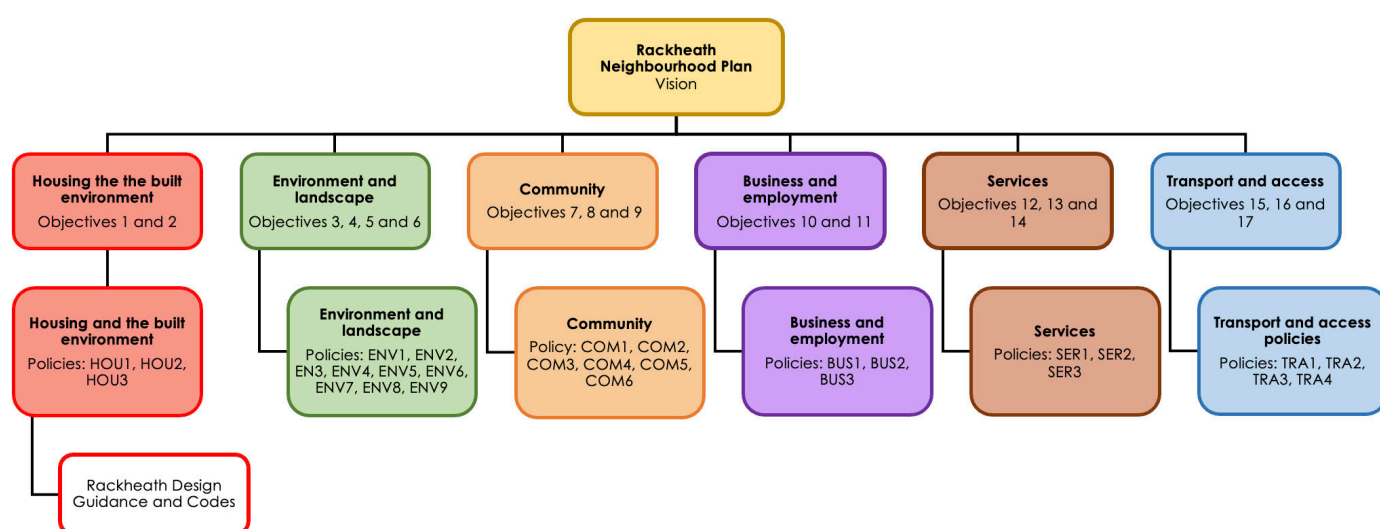


Figure 8: structure of the Neighbourhood Plan.

- 5.2 The community understands the need to accommodate housing growth. However, there remains great concern at the extent of growth planned for Rackheath, the time period of the proposed construction programme and the potential impacts on existing and new residents of Rackheath. New developments in Rackheath could erode the very qualities that make the parish a community if it is not carefully managed in terms of scale, design and impact. Rackheath's growth must be more than about meeting housing numbers; new developments should contribute to the character of the parish and provide greater local benefits. Therefore, the objectives set out to enhance the existing community as well as design new quality places.
- 5.3 To reflect the results of the community engagement during preparation of the Plan, and to ensure a cross section of areas that make up a sustainable community, the Objectives are grouped into the following six themes – Housing and the Built Environment, Environment and Landscape, Community, Business and Employment, Services, Transport and Access.

5.4 The objectives are set out below.

Neighbourhood Plan objectives	
Housing and the built environment	<p>Objective 1: To provide appropriate size, scale, density, design and layout, including mixed-use developments, which complement the character of Rackheath.</p> <p>Objective 2: To provide sufficient diversity of affordable and adaptable high-quality housing within a balanced housing market.</p>
Environment and landscape	<p>Objective 3: To protect the environment, by minimising flooding and pollution on land, in water and in the air.</p> <p>Objective 4: To protect and improve biodiversity (e.g. wildlife habitats), whilst facilitating access to the countryside.</p> <p>Objective 5: To respect the history and heritage of Rackheath.</p> <p>Objective 6: To create a high quality and green public realm.</p>
Community	<p>Objective 7: To enable friendly, co-operative and helpful behaviour in neighbourhoods.</p> <p>Objective 8: To enable social inclusion, good community engagement, feeling safe and a sense of community identity.</p> <p>Objective 9: To provide opportunities for cultural, leisure, community, sport and other social activities, for all ages.</p>
Business and employment	<p>Objective 10: To provide sufficient land and buildings to support local economic development.</p> <p>Objective 11: To create an economically viable and attractive centre.</p>
Services	<p>Objective 12: To ensure sufficient provision of educational and training facilities, including early years childcare.</p> <p>Objective 13: To ensure sufficient provision of accessible local health care and social services.</p> <p>Objective 14: To provide widely available and effective telecommunications and internet access.</p>
Transport and access	<p>Objective 15: To enable transport facilities, including public transport, that help people travel within and between communities and reduce dependence on cars.</p> <p>Objective 16: To create facilities to encourage safe local walkways, cycle ways and bridleways.</p> <p>Objective 17: To provide an appropriate level of parking for residential and business development.</p>

Neighbourhood Plan review

- 5.5 The driver for the Neighbourhood Plan review was the need to keep the Plan up to date and relevant in order to best manage the amount of development due to take place in the parish over the next 30 years. The review has focused on managing the implementation of large-scale development in the best interests of existing and future residents of Rackheath.
- 5.6 The Review has been supported by up-to-date evidence (as outlined in Chapter 3). All existing policies have been reviewed however not all were considered to be in need of amendment. Furthermore, where gaps in policy have been identified there are a number of new policies. However, the main thrust of the Neighbourhood Plan Review is consistent with that of the Adopted Neighbourhood Plan and the strategic direction and need to manage new development in a proactive way still remains the overriding objective.
- 5.7 For ease of reference the following table shows the relationship between the policies in the Adopted Neighbourhood Plan and those proposed by the Neighbourhood Plan Review.

Adopted Neighbourhood Plan 2017 Policy	Proposed Neighbourhood Plan Review Policy	Commentary
HOU1: Mixed type and tenure of housing	HOU1: Design of new development	Formerly HOU2, supported by the Design Guidance and Codes. Re-ordered to give emphasis to design.
HOU2: Character, density and massing	HOU2: High quality public realm	Formerly HOU3, supported by the Design Guidance and Codes. Re-ordered to give emphasis to design.
HOU3: High quality public realm	HOU3: Mixed type and tenure of housing	Formerly HOU1, updated and supported By Rackheath Housing Needs Assessment produced by AECOM.
ENV1: Drainage	ENV1: Fresh water supply and drainage	Updated policy to take account of latest guidance and circumstances
ENV2: Climate Change	ENV2: Climate Change	Supported by Design Guidance and Codes.
ENV3: Tree belts and wildlife habitats	ENV3: Biodiversity, Tree belts and wildlife habitats	Reviewed to place greater emphasis on biodiversity.
ENV4: Trees and soft site boundaries	ENV4: Landscape Buffers	Reviewed to focus on landscape buffers.
ENV5: Local landscape	ENV5: Local landscape and	Additional assets identified.

Adopted Neighbourhood Plan 2017 Policy	Proposed Neighbourhood Plan Review Policy	Commentary
character and historic development	local heritage assets	
ENV6: Views and Vistas across the parish	ENV6: View sand vistas across the parish	More local definition with addition of specific views.
ENV7: Greenspace	ENV7: Green space	Amended to reflect additional local green spaces.
ENV8: Approaches to Rackheath and village landscape	ENV8: Approaches to Rackheath and village landscape	Minor wording change only.
	ENV9: Dark skies	New policy.
COM1: Linked community	COM1: Linked community	Minor wording change only.
COM2: New community facilities	COM2: New play areas and community spaces	Merged former COM2 and COM3. Supported by the Design Guidance and Codes.
COM3: Social spaces, play spaces and parks	Merged with former COM2	See above.
COM4: Community safety	COM3: Community Safety	Minor wording change only.
COM5: existing community facilities	COM4: New and existing community facilities	Reviewed to reflect existing and proposed provision.
COM6: New sports facilities	COM5: New sports facilities	Reviewed to reflect community consultation.
COM7: Allotments	COM6: Allotments	Minor wording change only.
BUS1: New and expanding business	BUS1: New and expanding business	Amended to include former BUS4.
BUS2: Buffer between residential and industrial	BUS2: Buffer between residential and industrial	Minor wording change only.
BUS3: Local centre	BUS3: Local centre	Amended to reflect role of local centre.
BUS4: retention of retail premises	Merged with former BUS1	See above.
SER1: Pre-school and school provision	SER1: School and pre-school provision	Updated to reflect latest position.

Adopted Neighbourhood Plan 2017 Policy	Proposed Neighbourhood Plan Review Policy	Commentary
SER2: Primary Health Care	SER2: Health Care	Updated to reflect latest position.
	SER3: Utilities	New policy.
TRA1: Public transport	TRA1: Public transport	Updated to include greater emphasis on rail.
TRA2: Pedestrian, cycle and bridleways	TRA2: Pedestrian, cycle and bridle ways	Updated and expanded to focus on new provision.
TRA3: Layout and traffic calming	TRA3: Layout and traffic calming	Updated to reflect latest position.
TRA4: residential car parking for new developments	TRA4: Residential car parking for new developments	Minor amendments.

6. Introduction to policies

Policies

- 6.1 The Neighbourhood Plan is first and foremost a land-use document for planning purposes. Policies in the Neighbourhood Plan are based on the evidence in Chapter 3. Policies seek to achieve the vision and objectives of the Plan and are separated into the same six themes – Housing and the Built Environment, Environment and Landscape, Community, Business and Employment, Services, Transport and Access.
- 6.2 The Neighbourhood Plan policies follow the government's guidance, they exist to:
- Set out requirements in advance for new development in an area.
 - Inform and guide decisions on planning applications.
 - Ensure that the multitude of individual decisions add up to something coherent for the area as a whole.¹
- 6.3 To aid interpretation for decision makers and planning applicants, each policy is accompanied by supporting text, which includes context for the theme, the views of residents, guidelines and reference to strategic plans.

A note about references to 'centrally located'

- 6.4 A number of policies in the 2017 Neighbourhood Plan made reference to being 'centrally located' within the settlement of Rackheath. The thinking at the time was designed to integrate new and existing Rackheath residents, so that one connected community was formed, connected, in part, through the sharing of services. Since that time the thinking has modified to embrace the concept of a small number of easily accessible 'focal points' which will accommodate local day to day facilities for its surrounding community. These 'focal points' include the following:
1. Existing focal point: Existing cluster of facilities at Green Lane West/Salhouse and Stracey Roads which serves much of the existing Rackheath community,
 2. New focal points: New cluster of public and community facilities likely to include a new school and leisure facilities within the proposed GT16 allocation. For clarification, the location is likely to be, in the northern part of GT16 with the potential for a smaller local centre and primary school in the south of GT16.

¹ Tony Burton, Writing Planning Policies, Locality.

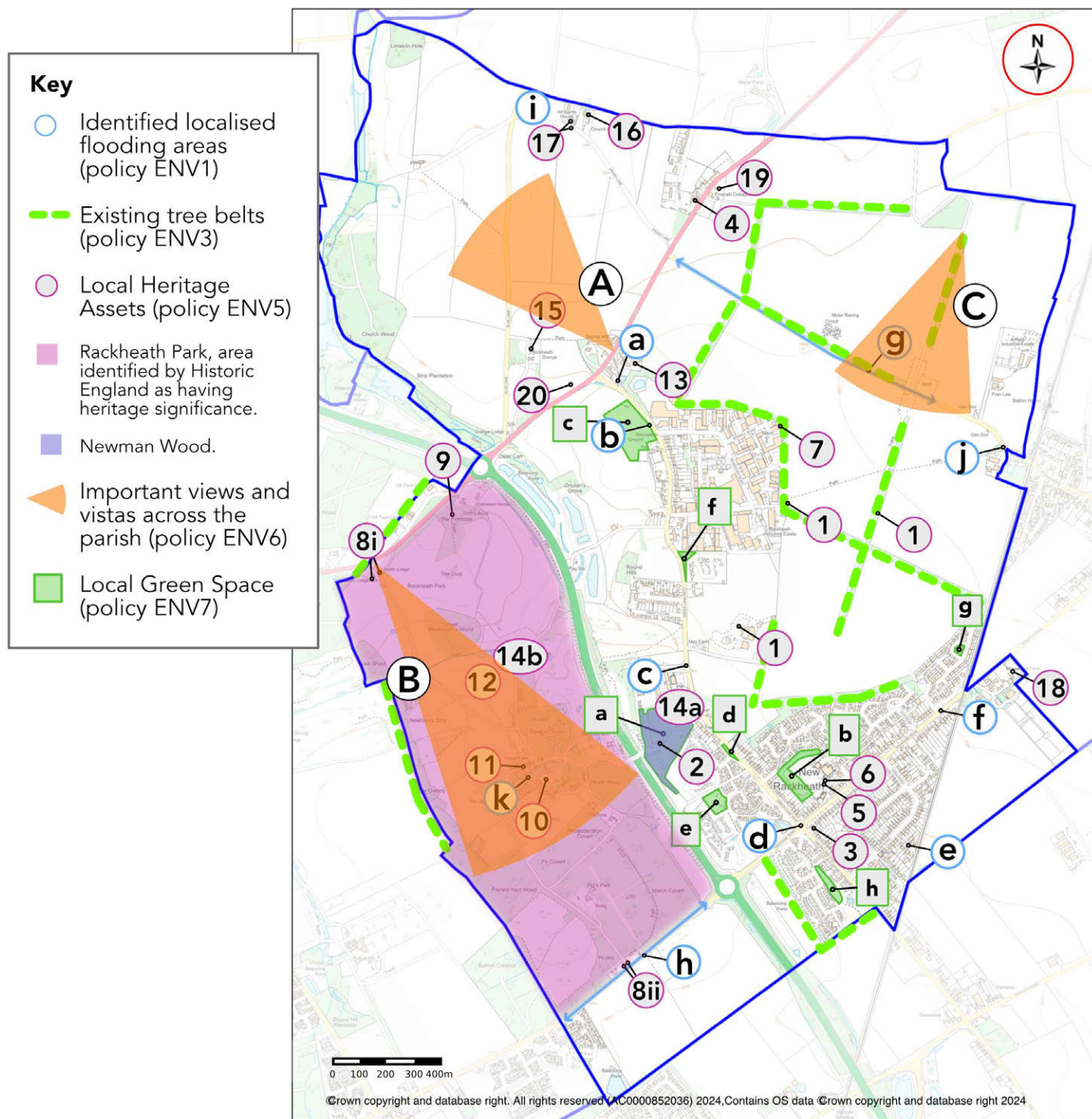


Figure 9: Composite policy map (source: Parish Online, with own annotations). Blue line denotes parish boundary.

6.1 Policies: Housing and the built environment

- 6.1.1 As outlined in earlier chapters, there has been significant development in Rackheath since the previous Census, considering the small size of the settlement, which has ramped up over recent years. Data provided by Broadland District reveals that 403 new homes have been built in the period from 2013/14-2023/24. The vast majority (98%) of this new housing was delivered since 2018, and 196 of the units built since 2013 (49%) were delivered as Affordable Housing. This high percentage Affordable Housing delivery is largely due to some Registered Provider schemes with 100% Affordable provision.
- 6.1.2 The current total number of dwellings in the parish is estimated to be 1,203 at the time of writing (876 in the 2021 Census plus 327 completions since then, as per data received from the local authority in April 2024). Significant further development is expected over the plan period and as of April 2024, Broadland District Council recorded a further net gain of 495 outstanding commitment units (dwellings on sites with planning permission minus demolitions proposed), most of which are due to be built out by 2028. This means that over the coming four years, the local housing stock in the parish should increase to a total of around 1,698 homes, close to double the number of homes recorded in the 2021 Census.
- 6.1.3 Rackheath's current tenure profile is formed predominantly of homeowners, making up around 76% of households, followed by social and private renters, accounting for 12 and 10% of households respectively. Only 2% of households live in shared ownership homes. This is very similar to the picture across the wider District, except that across Broadland as a whole, there are slightly more private than social renters, compared to the Neighbourhood Area. Proportions at a national level show slightly less owner occupation and more renting overall.
- 6.1.4 Over the intercensal period 2011-2021, the proportion of owner occupation in Rackheath remained roughly the same, but the affordable sector, both for sale and rent, and the private sector both considerably increased, by nearly 50% for social housing and 30% for private renting.
- 6.1.5 As the parish continues to grow it should remain a strong, coherent and inclusive community which works for the people of Rackheath as a whole. This can be achieved, in part through a high-quality built environment, which promotes high levels of sustainability and creates attractive, safe and well-designed places which are valued by their communities.

Objective 1: To provide appropriate size, scale, density, design and layout, including mixed-use developments, which complement the character of Rackheath.

- 6.1.6 The Neighbourhood Plan supports the National Planning Policy Framework's (NPPF) objective to create high quality, beautiful and sustainable buildings and places which create better places for people to live and work.
- 6.1.7 The trend in the years preceding the Adopted Neighbourhood Plan was for new developments to be built at high densities. However, the emphasis is now much greater on design and for new development to reflect the character of the area. In a Rackheath context, this means that proposals must plan positively for a variation of densities across a site with the aim of achieving high quality and inclusive design which enhances the quality of the environment whilst retaining a rural character to the settlement. Higher densities may be appropriate within the centre of development sites. Lower densities are appropriate for settlement edges to assist with the assimilation of development into the wider countryside and also at the more environmentally sensitive areas of the parish i.e. adjacent to the Salhouse Conservation Area and as a gateway to the Broads.
- 6.1.8 National guidance places considerable emphasis on the importance of Design Codes which reflect local aspirations and are grounded in an understanding of an area's defining characteristics. Design Codes provide a local framework for creating, beautiful and distinctive places with a consistent and high-quality standard of design.
- 6.1.9 A Design Guidance and Codes document was commissioned to support the Neighbourhood Plan review in April 2024 and was completed in September 2024. The Rackheath Design Guidance and Codes is an appendix to the Neighbourhood Plan (Appendix 2). The Design Code identifies the distinctive local characteristics of the parish and translates these into a set of guidance and codes which will guide future development in the parish both residential and non-residential, small and large scale.



Figure 10: Rackheath Design Guidance and Codes, to accompany the Rackheath Neighbourhood Plan.

6.1.10 Policy HOU1 below has been developed in conjunction with the Design Code and sets out the key design considerations felt to be the most important for the future development of Rackheath.

Policy HOU1: Design of new development

New development should seek to enhance the overall quality of design in the parish, reflecting the rural character and the local distinctiveness of existing development where this provides a positive design contribution.

Proposals for all new development in the parish should be in accordance with the relevant design guidance and codes as set out in the Rackheath Design Guidance and Codes (see Appendix 2) and where relevant, principles within Building for a Healthy Life, 2023² and Streets for All, 2018³. Proposals will need to demonstrate how they have had regard to the relevant guidance.

All new development in the parish irrespective of scale or use, should deliver high quality and inclusive design and contribute to maintaining a green and rural feel to the settlement. This can be achieved by:

1. Designing development layouts to reflect existing residential densities adjacent to the scheme.
2. Including, where possible, the principles of dementia friendly communities.⁴
3. Ensuring the massing, height, layout, orientation, scale, spacing and location of any proposed development does not result in an unacceptable loss of light or overshadowing, or other adverse amenity impacts, including privacy, on existing residents.
4. Ensuring that blocks of flats or apartments relate well to their surroundings, by centrally locating them within the development (away from settlement edges and visually sensitive locations), and siting them adjacent to community or commercial activity whilst not exceeding 3-storeys in height. See Appendix 2, Rackheath Design Guidance and Codes (Section C1).
5. Designing the layout and construction of new roads to Norfolk County Council Highways Authority adoptable standard and minimising the potential disturbance to neighbouring occupiers.

Public realm

6.1.11 The public realm is the 'parts of a village, town or city that are available, without charge, for everyone to see, use and enjoy, including streets, squares and parks.' It is essential that these are designed to the highest possible standard. There is, however, a balance between private and public space. There have been new developments on the edge of Norwich, which have provided significant amounts of open public space, but little private space in front of housing, therefore looking incongruous within the local area. Equally

² <https://www.gov.uk/government/collections/building-healthy-places>

³ <https://historicengland.org.uk/images-books/publications/streets-for-all/>

⁴ <https://www.rtpi.org.uk/practice-rtpi/2020/september/dementia-and-town-planning/>

the Steering Group have observed the dominance of streets by wheelie bins where no storage solutions have been planned. The following policy will be applied proportionately to the scale of the development proposed.

Policy HOU2: High quality public realm

New development will be expected to deliver the very highest quality in public realm design which is consistent throughout the parish and contributes to the creation of a green and rural feel to the settlement in accordance with the relevant section of the Rackheath Design Guidance and Codes as indicated below.

Proposals should include the following:

- Cycle parking (D2, D4).
- High quality street furniture (F4).
- Seating and benches in suitable locations for older people or those with a mobility impairment (F4).
- Suitable waste storage so that bins for household refuse and recycling are discreetly housed, preferably to the side or rear of properties, and do not encroach onto public space (H2).

Pedestrian routes should remain open and uncluttered in order to retain a sense of pride in the area. Where possible pavements at the frontage of the site should be linked together or crossings provided so as to facilitate sustainable walking routes around the parish.

Objective 2: To provide sufficient diversity of affordable and adaptable high-quality housing within a balanced housing market.

6.1.12 Delivering a wide choice of high-quality homes remains essential to support a sustainable, mixed and inclusive community. Consultation on the Adopted Neighbourhood Plan revealed that residents want to have a range of types of accommodation within the Parish to meet their changing needs, with families wishing to move to larger homes, older residents able to downsize and young people to have independent accommodation. It is also important that in order to ensure a mixed and balanced community is retained that those houses which are to be built include a wide range of sizes and types of new homes. New homes should be of the very highest quality, meeting community aspirations for new and existing residents.

Rackheath Housing Needs Assessment 2024

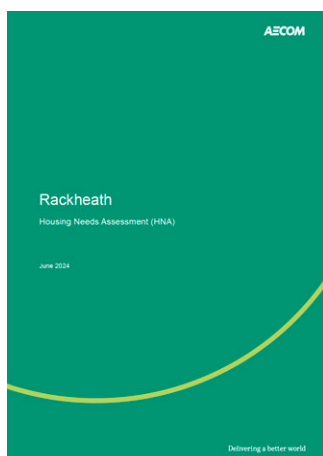


Figure 11: AECOM Housing Needs Assessment, June 2024.

- 6.1.13 A Housing Needs Assessment (HNA) for Rackheath was completed by consultants AECOM in June 2024. The HNA found that between 2014 and 2023, mean house prices in the parish have been rising steadily, by 70% or £137,500 overall. This is significantly above the average nationally, at 45%. The housing type for which prices increased most were detached (61%) and semi-detached houses (51%), although overall they were already the most expensive types of housing at the start of the period. Prices for terraces actually fell slightly by 2%.
- 6.1.14 The average total annual household income in Rackheath was £49,600 in 2020 (the most recent year for this data), while the gross lower quartile income for a single earner was £19,960 or £39,920 for dual income households across Broadland (this data is not available for smaller areas).
- 6.1.15 The HNA compared these local income levels with the cost of different tenures indicating that affordability of owner occupation or market renting in the area is relatively poor. None of the average income groups considered are able to afford to market purchase or rental prices, except for entry level market rents.
- 6.1.16 Households with two lower quartile earners can afford First Homes⁵ only if at 50% discount, and shared ownership only if they purchase a 25% or lower equity share. The proportion of the population which can rent but can't buy is relatively significant and includes households with incomes between £36,520 and £64,929. Those on single lower quartile incomes in Rackheath can only afford social and affordable rent without recourse to benefits.
- 6.1.17 Only households with above average incomes or a particularly large deposit are able to buy an average priced, or entry level market home in Rackheath. Households on average incomes or with two lower quartile incomes cannot afford average market rents but can afford entry-level market rents. All affordable housing products, except First Homes at the lowest (30%) level of discount are affordable to those on average incomes.

⁵ Please note that the NPPF 2024, removed references to First Homes. The HNA was completed prior to the publication of NPPF 2024, hence why it still refers to First Homes.

- 6.1.18 In terms of the quantity of Affordable Housing, in the special case of Rackheath, neither the approach of pro-rating Greater Norwich HNA figures to the local parish population, nor a targeted calculation based on the local housing waiting list are appropriate because the current local parish population and current housing waiting list are based on a small current population. Rackheath is located in a major growth area of the recently adopted GNLP, and anticipates significant growth, which will accommodate a much larger new and growing population, addressing housing needs from elsewhere in the wider housing market area.
- 6.1.19 To illustrate the extent of the discrepancy, the number of households:
- in the 2021 Census in Rackheath is 856;
 - currently, estimated based on Census + recent development is 1,203; and projected for the end of the plan period (taking into account the 4,565 units in the pipeline) is 5,768 (674% of the household number in the 2021 Census).
- 6.1.20 Therefore, the most appropriate and likely affordable housing needs percentage, as a per cent of total housing delivery, appears to be that based on the findings of the Greater Norwich HNA, i.e. 33% of all housing needing to be delivered as affordable housing, based on wider Greater Norwich needs, with 29% need for affordable housing for sale, and 71% for rent. Based on a projected total of 5,768 households likely to live in the parish by the end of the plan period, this would mean a total need for 1,903 units of affordable housing (33% of 5,768), minus the approximate 292 affordable units of stock currently present, which results in a residual need for 1,611 units, with 1,144 (71%) needed for rent and 467 (29%) for sale.
- 6.1.21 Both affordable housing for rent and for sale are likely to continue to fulfil an important role in meeting housing needs in Rackheath over the plan period, considering the housing affordability situation described above, especially if the very significant housing growth planned for Rackheath and the wider area is to be sustainable and the housing accessible for local people on average and lower local incomes. Therefore, meeting the need more urgent need for social and affordable rent should be prioritized, in line with the suggested mix. It is unlikely that Affordable Housing delivery over the plan period will meet these needs given a reduction in the delivery expectation on a major site.
- 6.1.22 For first-time buyers within the parish, it is important that they can buy locally and are not required to look beyond their own community. This is important not only for current residents, but for generations to come within Rackheath. Housing of all tenures should be built to allow for changes in needs and lifestyles so that as circumstances and ages change, residents can remain fully included in Rackheath parish life.
- 6.1.23 The Neighbourhood Plan supports an appropriate level of affordable housing. All future development must comply with national and district guidelines for affordable housing.

6.1.24 In current Broadland District Council policy, up to a third of the Affordable Rent tenure will be allocated with a using a local lettings policy. This gives households who currently live, work or need to move to the parish, priority for these properties.

6.1.25 As with much of the rest of the county, there is an increasing trend within the district for working from home. New residential development should be delivered with this in mind. Adaptable and flexible housing should be provided that offers occupiers the opportunity to modify and personalise their homes and workplaces. This again may enable residents to stay within their community and not have to move to a new area.

6.1.26 Policy HOU3 below has been derived to address these issues.

Policy HOU3: Mixed type and tenure of housing

In any new development there will be provision of mixed type and tenure of housing, appropriately located to ensure exclusive enclaves do not occur. The mix of housing will be informed by the Rackheath Housing Needs Assessment (2024), or relevant successor documents. Proposals for new residential development should not include large scale amounts of flatted accommodation which would detract from the rural feel of the settlement.

To meet housing need and enable social diversity, the mix of the housing across the parish should include the following:

- Smaller houses of 1-2 bedrooms, suitable for first time buyers
- Family homes, with a range of garden sizes.
- Affordable housing for rent, including social and affordable rented housing.
- Housing for older people and the disabled of all tenures, such as single storey accommodation, suitable for independent living, wheelchair access and for community living
- Supported housing (a range of housing types for people with support needs).
- Bungalows.

6.2 Policies: Environment and Landscape

- 6.2.1 The conservation, enhancement and creation of wildlife and habitats have an important role to play in the achievement of sustainable communities. Since the Adopted Neighbourhood Plan was produced, there has been a significant emphasis placed on improving biodiversity – through the Environment Act 2021 and specifically the requirement to achieve 10% Biodiversity Net Gain on all development sites. The prospect of major new development in Rackheath provides the opportunity not only to conserve and enhance the area's natural assets, but also to create new ones.

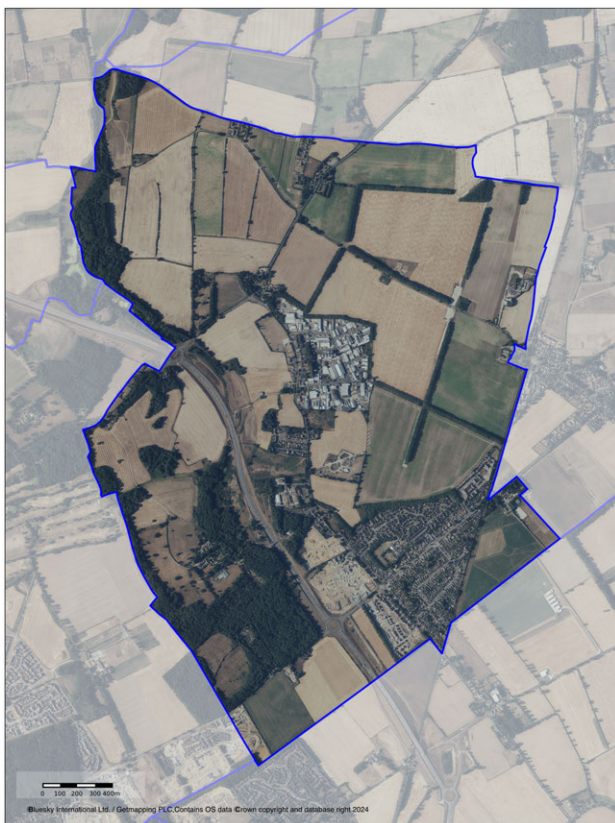


Figure 12: Aerial photograph of the parish (source: Parish Online). Blue line denotes the parish boundary.

- 6.2.2 During public consultations on the 2017 Neighbourhood Plan, residents overwhelmingly identified that the rural character and atmosphere of the village and wider parish is of great value to them and this therefore remains a priority for the Neighbourhood Plan Review.
- 6.2.3 There are no international or national environmental designations within Rackheath parish. There are however 4 County Wildlife Sites in Rackheath, which are an important element of the ecological network for Norfolk. These include:
- Paine's Yard Wood, The Owlery and March Covert.

- Ladies Wood, Church Carr and Springs, of which Church Carr and parts of the springs are within the parish.
- Tollshill Wood – a very small section is within Rackheath (the majority being in Sprowston parish).
- Gazebo Farm, north of Paines Yard Wood

6.2.4 There are large areas of deciduous woodland priority habitat within the Neighbourhood Area and 3 areas of woodland that are on the Natural England Database as being Ancient Woodland (AW) or Plantation on Ancient Woodland sites (PAWS). These areas together, represent a significant proportion of ancient woodland within Norfolk and should be protected and enhanced. The areas are:

- Church Wood – Northern part of which is described as AW and the southern section as PAWS.
- Ortolan's Grove – AW.
- Tollshill Wood – AW.

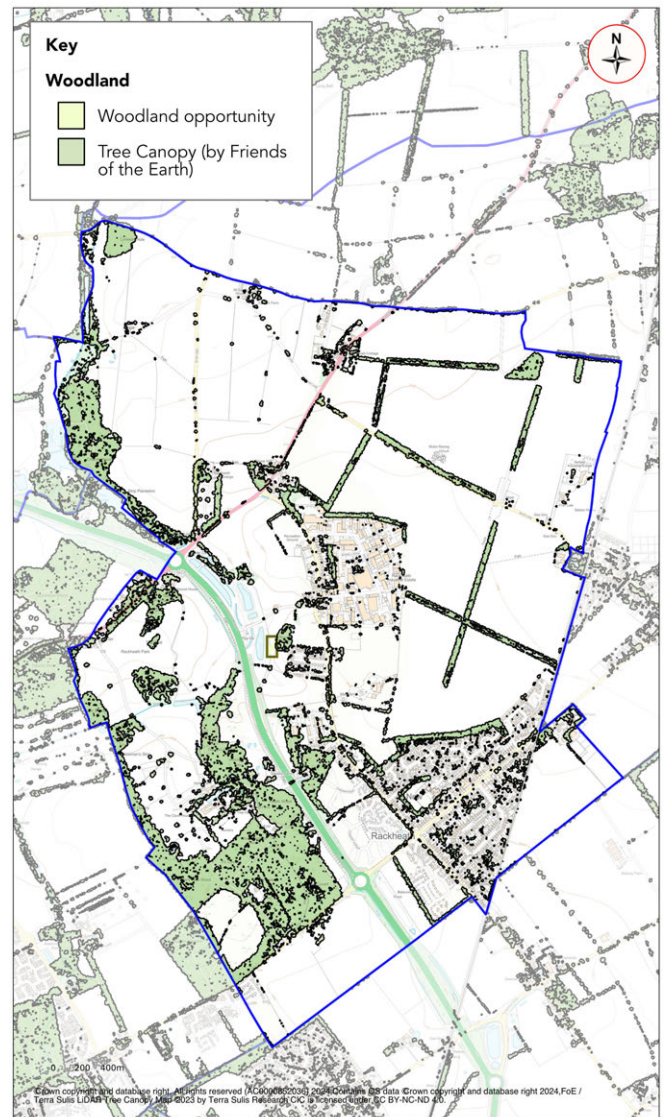
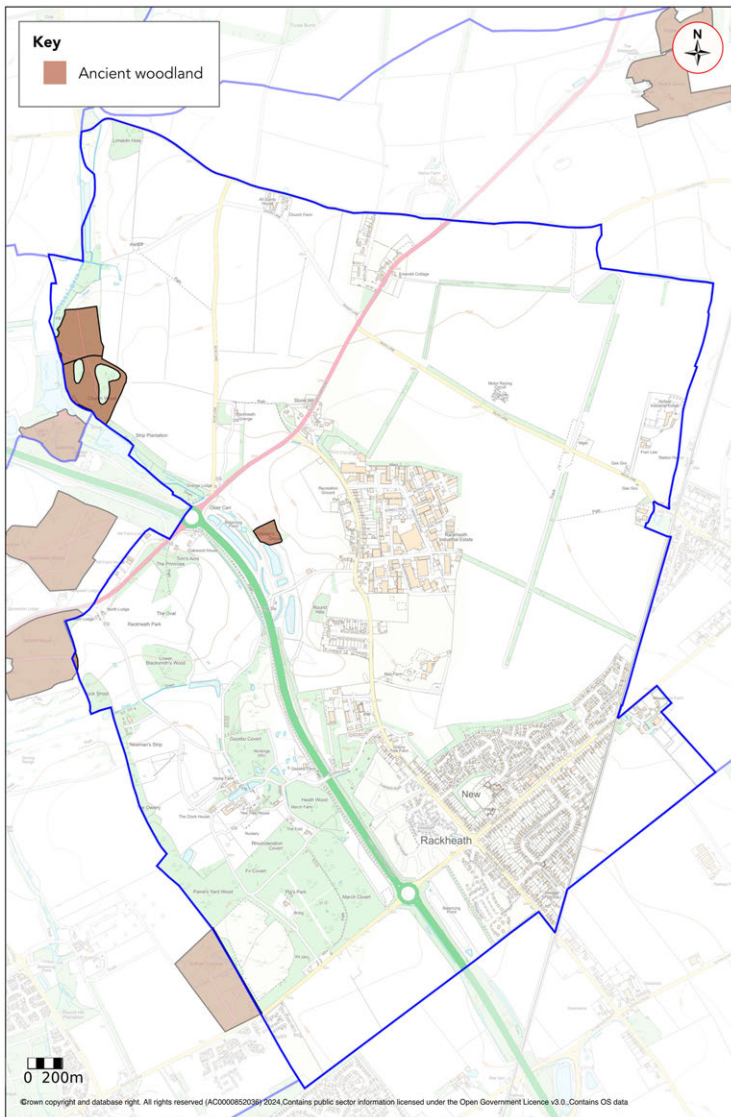


Figure 13 left: Ancient woodland (source: Parish Online, with own annotations). Blue line denotes parish boundary. Figure 14 right: Woodland opportunity and tree canopy (source: Parish Online, with own annotations). Blue line denotes parish boundary.

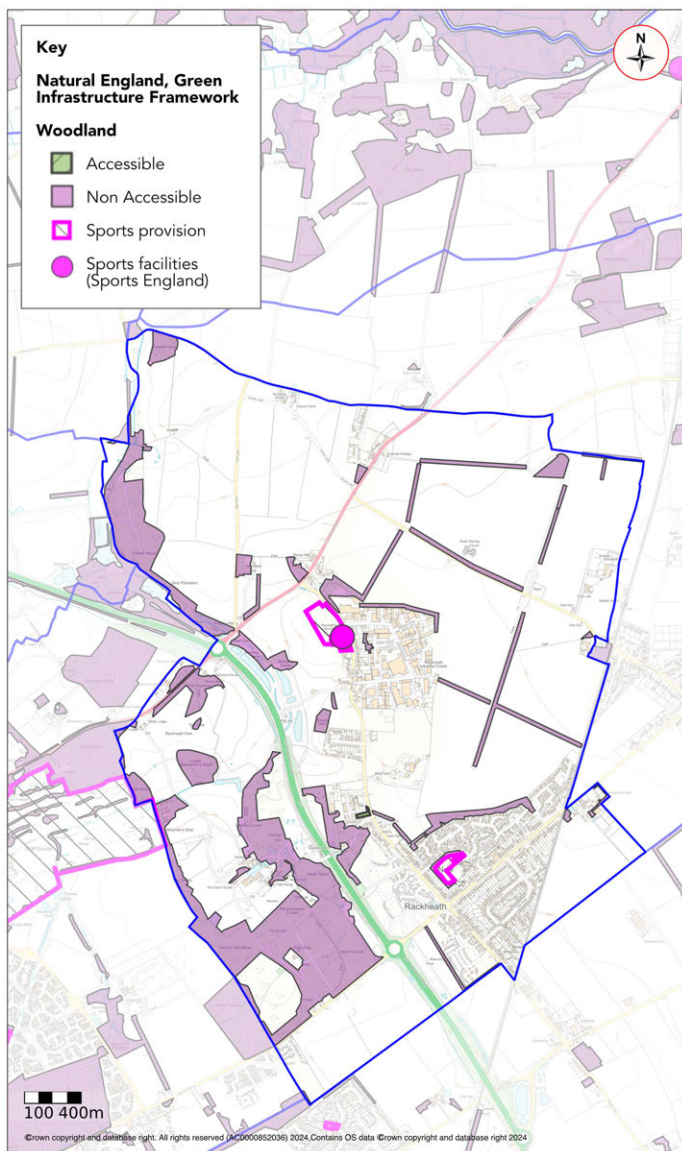


Figure 15: Green Infrastructure Framework (source: Parish Online, with own annotations). Blue line denotes parish boundary.

6.2.5 Broadland District Council's Landscape Character Assessment (September 2013) identifies Rackheath as 'Wooded Estatelands'.

Objective 3: To protect the environment, by minimising flooding and pollution on land, in water and in the air.

6.2.6 There are a number of points within the parish where localised surface, groundwater and fluvial water flooding occurs. During the heavy rainfall experienced in the Autumn of 2023 extending into early 2024, this situation was considerably worsened and number of specific locations in the parish were subject to repeated incidents of surface water flooding. In the face of climate change, this risk of surface water flooding will increase. The sewerage system is also subject to overflowing and backflow locally. The need for new developments to avoid flood plains and surface water flood zones was noted by a number of residents through consultation on the 2017 Neighbourhood Plan.

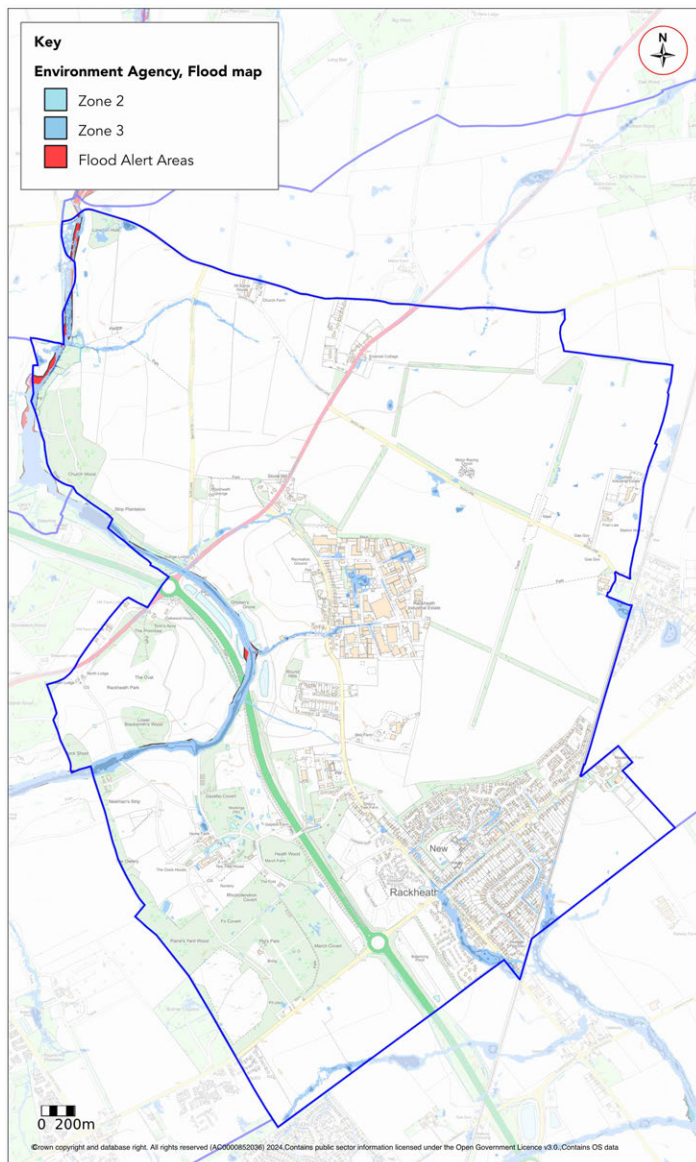


Figure 16: Flood map (source: Parish Online, with own annotations). Blue line denotes parish boundary.

- 6.2.7 National guidance on flood risk from rivers has been reinforced since the 2017 Neighbourhood Plan was produced and the National Planning Policy Framework has been amended significantly since then on this issue, specifically the promotion of Sustainable Drainage systems. (SuDS).
- 6.2.8 The Water Framework Directive (WFD) through the River Basin Management Plan (RBMPs) sets out the environmental objectives which will need to be met for surface and ground water bodies in order to comply with the requirements of the Directive. Nutrient pollution levels in the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar fell short of these requirement and Natural England used its powers to directly affect the ability of a number of local Authorities in Norfolk and Suffolk to grant planning permissions for some types of development during 2022-2024.
- 6.2.9 As a result a Nutrient Mitigation Fund (NMF) has been established by government which provides capital and revenue funding for interested parties

to unlock nutrient neutrality mitigation. The Norfolk Local Planning Authorities have set up a Joint Venture company called Norfolk Environmental Credits to help overcome the issue. However, the result of the Nutrient Neutrality problem has been that there have been delays in the granting and implementing of permissions for development and that the potential costs of development have been increased as result of the nutrient neutrality obligations. For Rackheath this means that some development may be delayed (the build programme therefore disrupted and extended) and developers may indicate that potential community benefits such as community infrastructure or affordable housing may no longer be provided due to viability issues.

6.2.10 The development of GT16 and associated developments in neighbouring parishes necessitates the need for a new Waste Water Treatment Works (WWTW) to be located within GT16 (3,500 dwellings) and another at neighbouring Beeston Park (4,200 dwellings). The Community Council have appointed engineering consultants to support them in the assessment of both WWTW and any associated wetlands. The consultants advise that historically, many WWTWs would have been located away from populated areas.

6.2.11 The dispersion of odour emissions from WWTW is influenced by meteorological conditions. Typically, when there are calm winds and low atmospheric mixing, any smells tends to hover over or around the WWTW's and neighbouring area. The geographical location of the WWTW, therefore, will have a significant effect on odour for local residents and businesses and in this location potentially the Broads. According to Water Companies and WWTW's Manufacturers, WWTW's are designed to produce little odour when operating effectively. It is vital therefore WWTW's operate at optimum design levels at all times thus minimising odours escaping into the nearby community.

6.2.12 Many complaints about WWTWs originate from works breakdowns and stoppages resulting in un-treated or part-treated sewage needing to be collected manually and either taken from site for processing or returned to the inlet of the works for reprocessing. These can be major events causing severe escapes of odour. Where odour emissions are occasionally high from particular individual WWTW treatment processes and tanks, it can be necessary to provide an additional layer of protection against odour leakage which is to cover and enclose them, then extract the contaminated air and treat it in a filtration system called an odour control unit (OCU), before discharging through an outlet stack to assist with dispersion. OCU's are well established throughout the industry. The solution to providing continuous odour control, independent of the operation of the plant, is to provide an additional layer of odour control in the form of an external physical barrier which encloses and separates the WWTW from the local environment. The barrier will severely reduce odour dispersion effects and provide additional protection to the works against temperature extremes. It is technically possible to do this and Sever Trent Water are enclosing these in similar circumstances in Staffordshire.

6.2.13 With regard to water supply, the Rackheath area was already over

abstracted at the time of the development of the 2017 Neighbourhood Plan.

- 6.2.14 Plans to address water supply, nutrient neutrality, sewerage capacity and surface water drainage should therefore be addressed at outline planning application stage and applications should be supported by robust evidence that development can comply with the required obligation and demonstrate that the proposed solutions are achievable.
- 6.2.15 Sustainable Urban Drainage Systems should be included into all of the proposed developments in Rackheath. SuDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SuDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SuDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity including habitat creation.

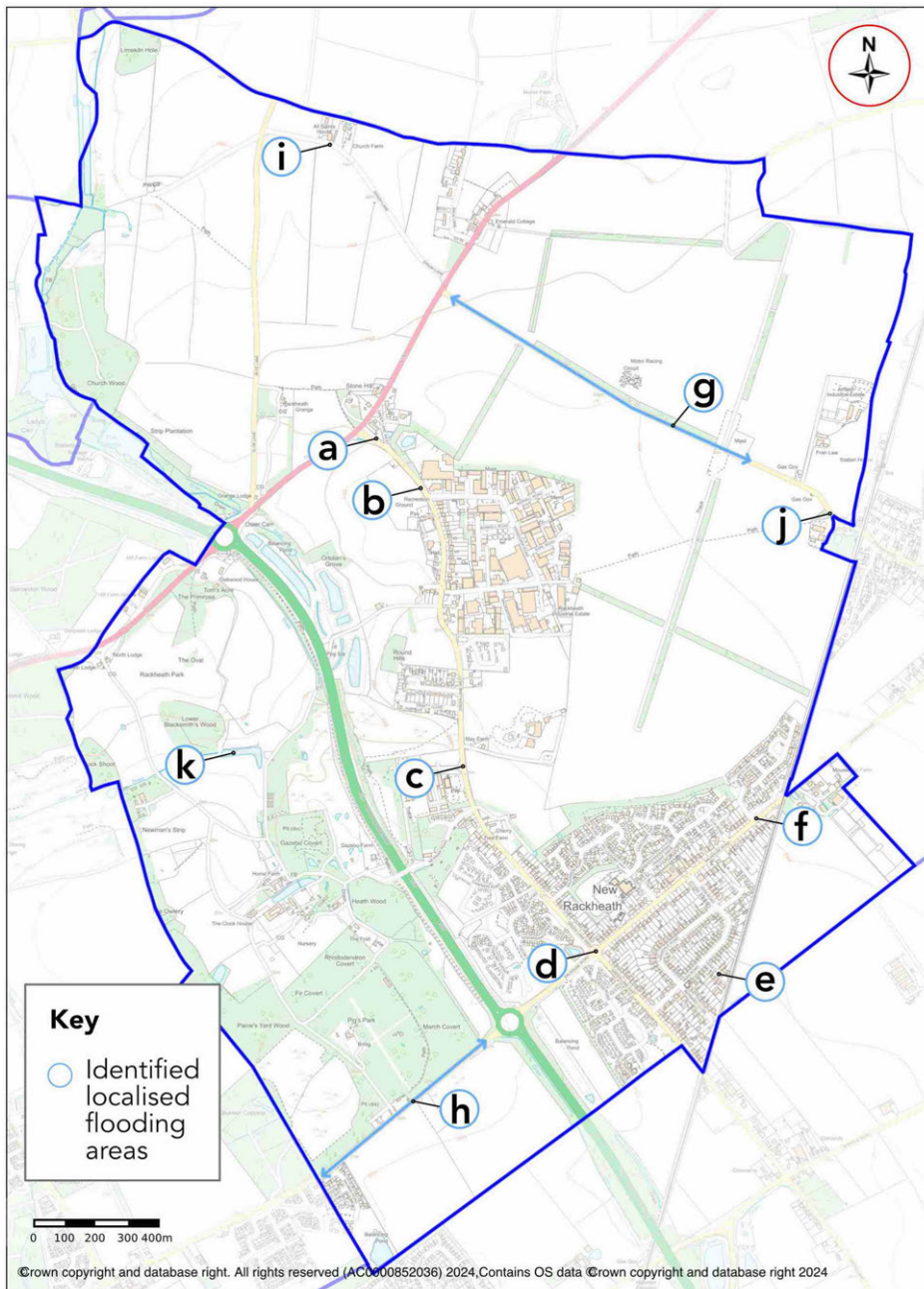


Figure 17: Identified localised flooding areas (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Policy ENV1: Fresh water supply and drainage

New development must not cause new or contribute to the exacerbation of existing flooding, pollution or drainage issues, either within the parish or outside of it.

New major or large estate scale developments⁶ must provide a foul drainage strategy at the planning application stage, which will be implemented prior to occupation. This strategy must consider the drainage of the site in the context of other future developments and existing communities, including the cumulative impacts of multiple drainage solutions and include firm plans for the future maintenance of any proposed flooding or drainage solutions.

⁶ Major: 10-30 dwellings. Large estate: 30+ dwellings. See Design Code section 4.

Surface and foul water drainage systems should remain separate to prevent rainwater entering sewers, overwhelming treatment works and leading to the discharge of effluent into watercourses.

Any wastewater treatment plant included in a development proposal must be enclosed and of the highest specification such that there is no odour detectable in any nearby dwelling, commercial space or community facility, either inside or outside.

Any fresh water supply or wastewater treatment plant must be completed and connected prior to first occupancy in the earliest phase of the development programme and should service dwellings, commercial space and community facilities and include allowance for future growth on the site, for example through future extensions to dwellings.

The retrofitting of measures elsewhere in the parish, such as swales, tree pits and rain gardens next to roads to prevent run off from highways entering combined systems is supported.

Permeable materials must be used on freestanding areas, such as parking bays, vehicle laybys, and new play areas, as appropriate.

Localised flooding

Identified localised flooding areas include (figure 17), but are not limited to:

- a. *Green Lane West in front of the old school-house site.
- b. *Green Lane West, outside the entrance to the Stracey Sports Park car park.
- c. *Green Lane West, Mahoney Green Industrial Estate entrance.
- d. *Sole and Heel roundabout.
- e. *Vera Close.
- f. *Salhouse Road, cul-de-sac before the railway line (Wendover Park/Sam Smith's Way).
- g. *Muck Lane, at various points along the road, particularly at dips.
- h. Salhouse Road, between the Broadland Northway and the Rackheath/Sprowston Boundary.
- i. Close to the pond opposite Church Farmhouse on Dobb's Lane.
- j. Adjacent to the railway line and under the railway bridges at Station Road and Stonehouse Road.
- k. Winter Lake at Home Farm, Rackheath Park.

* Identified in the 2017 Adopted Rackheath Neighbourhood Plan

Design of Sustainable Drainage Systems (SuDs). See Appendix 2, Rackheath Design Guidance and Codes (Section E4)

All new development, (including development such as extensions and new areas of hard surfacing) is required to use appropriate sustainable drainage methods (including SuDs and drainage lagoons), wetland and water features to prevent localised flooding, protect against pollution and provide wider amenity, recreational and biodiversity benefits.

Sustainable Drainage Systems of an appropriate size relative to the planned development and with an appropriate discharge location, subject to feasibility must be incorporated into any proposal.

Any proposals for the design of SuDs should:

- i. Include priority use of source control SuDs such as permeable surfaces, rainwater harvesting, stormwater harvesting and storage or green roofs and walls. Other SuDS components which convey, or store surface water can also be considered
- ii. Include mitigation against the creation of additional impermeable surfaces, attenuation of greenfield surface water runoff rates and runoff volumes within the development site boundary; and provision of clear maintenance and management proposals of structures within the development, including Sustainable Drainage Systems elements, riparian ownership of ordinary watercourses or coverts, and their associated funding mechanisms,
- iii. Contain features which appear natural, with a meadow feel and which are able to be colonised by the local fauna and flora, whilst still maintaining their design purpose.
- iv. Not impact on the Norwich Airport flight path.⁷
 - i. be well designed to ensure that they are integrated into the landscape and if located at the entrance to the development, care should be taken over their visual appearance.
 - ii. be sensitively and safely located within new developments, for example away from children's play areas.
 - iii. Be excluded from the open space calculation for the site, unless it can be practically and safely used for recreation in its own right.

All new development will be expected to demonstrate how it can mitigate its own flooding and drainage impacts, avoid increase of flooding elsewhere and seek to achieve lower than greenfield runoff rates. All proposals for new development within the Plan area must take account of the advice and guidance on surface water drainage and the mitigation of flood risk obtainable from Norfolk County Council (as Lead Local Flood Authority) and the relevant Internal Drainage Board (as statutory Drainage Board for the Plan area). All development proposals will be required to secure the necessary consents and approvals from those bodies at an appropriate and early stage. The Community Council will not adopt any SuDs, swales or drainage operations.

Climate Change

6.2.16 An area of policy which has changed significantly since the Adopted Neighbourhood Plan is that relating to climate change and in particular the move towards Net Zero Carbon.

6.2.17 National planning policy makes it clear that the planning system should support the transition to a low carbon future and should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions. Minimise vulnerability and improve resilience, encourage the reuse of existing

⁷ The provision of open water can increase the risk of bird strike.

resources and support renewable and low carbon energy and associated infrastructure.

- 6.2.18 National policy requires that new development be planned for in ways that can help to reduce greenhouse gas emissions such as through its location, orientation and design. The Adopted Neighbourhood Plan required buildings to be designed to minimise the impact of climate change and be adaptable for the future.
- 6.2.19 Given the scale of development planned for Rackheath to 2045, there are considerable opportunities to create a climate sustainable development which delivers on the national policy requirements.
- 6.2.20 The Rackheath Design Guidance and Codes 2025 contains specific guidance and code to ensure that resources in Rackheath will be used in an efficient and resilient manner to meet the needs of a changing climate. The guidance applies to both residential and non-residential development and provides detailed guidance on sustainable construction, sustainable design and net zero and climate change resilience. Policy ENV2 below provides the policy support for the implementation of the guidance and codes.

Policy ENV2: Climate change

Developers will be encouraged to build business premises and community buildings that are designed to anticipate climate change. They should be capable of being upgraded and adapted to minimise resources used in both their construction and operation, and to cut down on pollution.

The Neighbourhood Plan supports cost effective and efficient passive solar gain and solar PV panels on residential, industrial, commercial and community premises.

Management and maintenance plans must promote sustainability utilising eco-friendly systems throughout the whole lifespan of completed development proposal.

See Appendix 2, Rackheath Design Guidance and Codes (Section I).

Objective 4: To protect and improve biodiversity (e.g. wildlife habitats), whilst facilitating access to the countryside.

- 6.2.21 As mentioned earlier, the introduction of the Environment Act 2021 and subsequent update to the NPPF have given a greater prominence to biodiversity net gain. Whilst net gain is currently mandatory at 10%⁸, given the length of the plan period and the extent and timescale of the build programme in Rackheath, the Neighbourhood Plan Review provides support for a move towards a 20% net gain and Policy ENV3 below provides some

⁸ There are some exceptions to BNG such as self-build/custom build and householder developments.

guidance on how this might be achieved in Rackheath. The policy is complemented by the Rackheath Design Guidance and Codes 2025 at Section E.

- 6.2.22 Tree belts are a key strategic feature of the Rackheath landscape. The Adopted Neighbourhood Plan contained a definition for tree belts as 'an accessible cluster of trees wide enough to accommodate pathways, suitable to enable biodiversity, recreation and which are aesthetically pleasing'.
- 6.2.23 The Neighbourhood Plan continues to encourage the preservation and extension of the existing tree belts in the parish to connect housing developments and opening up access to the countryside. It also seeks to 'conserve the landscape setting of villages and seek to screen (where possible) harsh settlement edges and existing visual detractors'. Over the Neighbourhood Plan period, Local Nature Recovery Strategies are being developed which will identify priority actions for nature and map specific areas for improving habitats for nature recovery.

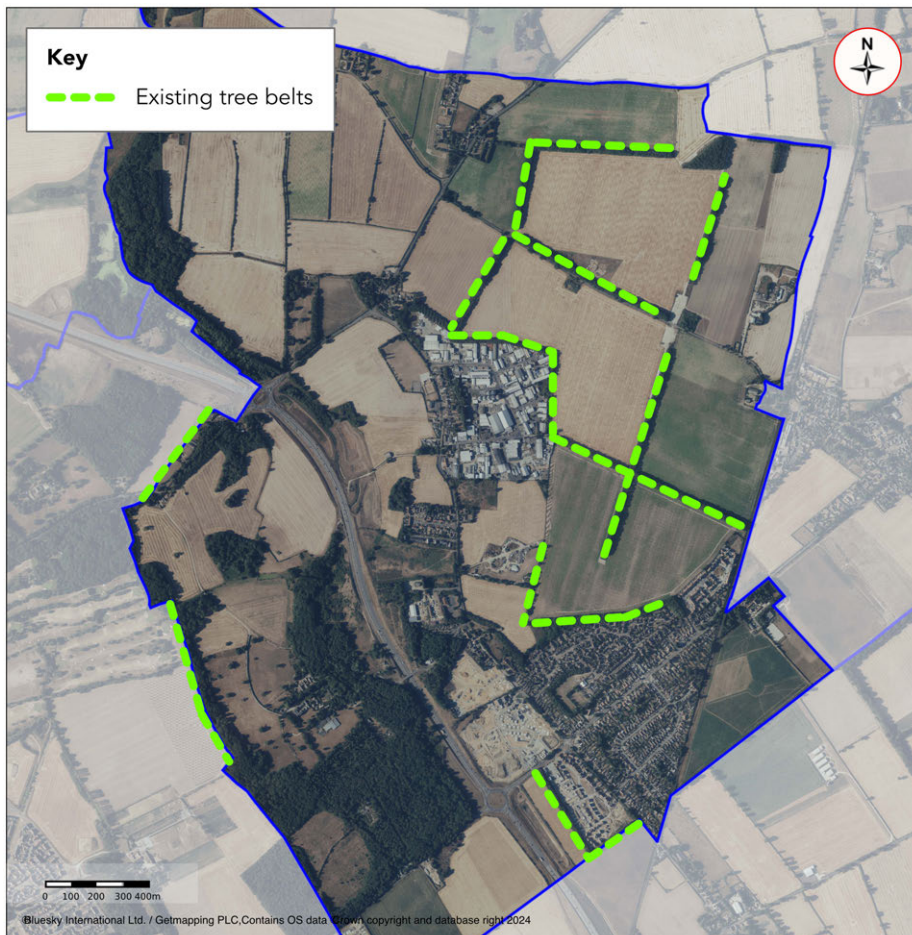


Figure 18:
Existing tree
belts (source:
Parish Online,
with own
annotations).
Blue line
denotes parish
boundary.

POLICY ENV3: Biodiversity, tree belts and wildlife habitats

All development proposals will be expected to protect, improve and enhance existing ecological networks, wildlife corridors and priority species in the parish.

Using national policy guidance and DEFRA metrics, development proposals will be expected to provide a minimum of 10 per cent net gain in biodiversity and optimally a 20 per cent net gain is encouraged through:

- a. the creation of new, and the restoration and enhancement of existing natural habitats.
- b. This will include the planting of additional trees and hedgerows, the creation of ponds, restoration of ghost ponds⁹ to restore, connect and repair fragmented biodiversity networks and create new wildlife corridors and habitat areas.

Where possible existing strategic tree belts and green corridors (shown in figure 18) should be protected, extended and linked to other existing tree belts, creating circular routes within the parish. Any development that contains tree belts should facilitate access to and through them with footpaths, cycleways and/or bridleways for both wildlife and people to connect with open spaces and the surrounding countryside, wherever possible, in order to maintain and enhance the rural character.

Development proposals should conform to the mitigation hierarchy and seek initially to retain existing features and avoid loss or damage of biodiversity. Development proposals should seek to retain mature or significant trees, groups of trees, orchards, hedgerows and woodland to sustain the rural character of Rackheath.

Development that damages or results in the loss of ancient trees, trees with a veteran feature or trees identified as Category A in accordance with BS5837, of good aboricultural or amenity value will not be supported unless it can be demonstrated that there are exceptional circumstances (i) justified by a professionally prepared tree survey and aboricultural statement and (ii) by replacing trees of similar amenity value within the Parish where removal of trees of recognised importance can be justified. Where loss or damage is unavoidable, the benefits of the development must clearly outweigh the impacts, and the development shall provide for mitigation in the form of equivalent or better replacement or replanting or appropriate natural feature on site before offsetting elsewhere within the parish will be considered. Off-site biodiversity enhancements should be directed to areas identified in any Local Nature Recovery Strategy within the parish.

New Tree planting

New tree planting should be of a scale, location and type which adds value, and with a view to optimising benefits to wildlife. New and replacement planting should be of an appropriate native and climate resilient species, with landscape maintenance and long-term management plans included within proposals. All

⁹ Constructed in accordance with Civil Aviation requirements in relation to water features and flightpaths

landscape schemes should be implemented no later than the first planting season following occupation.

Planting plans should take account of the expected eventual size of the tree including future shading, water requirements, the impact of root growth, leaf fall and berries on surrounding features such as buildings, pavements and car parking areas and the relationship with surrounding buildings. Tree species selection should take into account the changing climate and tree disease and seek to include a mix of native and climate resilient species whilst avoiding invasive species.

Wildlife measures

Unless it can be demonstrated why it is not possible to, proposals for new buildings (including non-residential development) should incorporate measures to protect and enhance wildlife species including the incorporation of wildlife friendly measures such as swift bricks, signed hedgehog access gaps and insect bricks, new garden hedgerows and trees which include a variety of nectar and pollen producing plants which are in flower across the seasons. Where gardens are to be provided, fruit trees should be included.

The addition of green roofs and/or green walls to new buildings should be encouraged and used for all new community buildings where possible.

See Appendix 2, Rackheath Design Guidance and Codes (Sections E1 and E4).

Landscape buffers

6.2.24 The Green Infrastructure Strategy for the GT AAP identifies the important local green infrastructure corridors (i.e. ecological connectivity – based on considerable data). In keeping with the rural feel of the settlement, Rackheath residents are keen to retain all trees where possible and have an edge to each new development that is soft and blends well into the surrounding countryside, whilst allowing accessibility between developments.

6.2.25 The principal landscape buffer in the Growth Triangle area is located in the south of the parish at Rackheath Park. The purpose of this buffer is to maintain the landscape setting of the parish and ensure the currently open undeveloped landscape between the Broadland Northway and the built up area of Norwich to be maintained.

6.2.26 In addition the Primary Green Infrastructure corridors as identified within the parish to the west of Salhouse Road and Rackheath Park will be maintained and enhanced.

6.2.27 In addition to the 'strategic landscape buffers' identified in the GTAAP, there is a need for smaller more localised landscape buffers which separate distinct and potentially conflicting uses to be protected and enhanced where they currently exist and to be created and maintained where new development is to take place. This not only includes buffers between residential and other uses, but also between uses which may generate detrimental impacts on

other uses, for example buffers between infrastructure such as Wastewater Treatment Plants and education or leisure use, where the landscape buffer also acts as an amenity buffer.

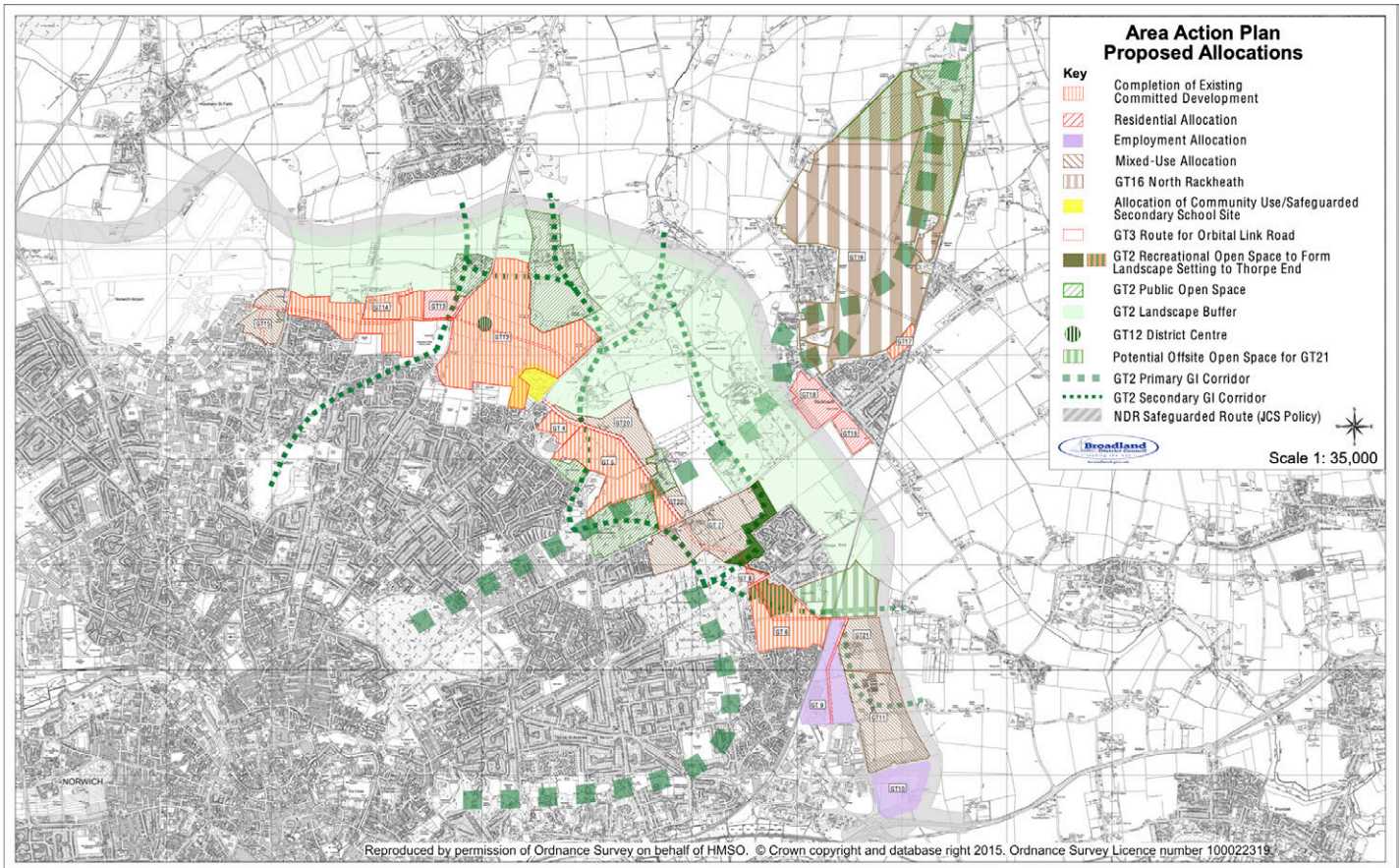


Figure 19: Proposed allocations in the Growth Triangle Area Action Plan (source: Old Catton, Sprowston, Rackheath and Thorpe St Andrew, Growth Triangle Area Action Plan, Adopted July 2016).

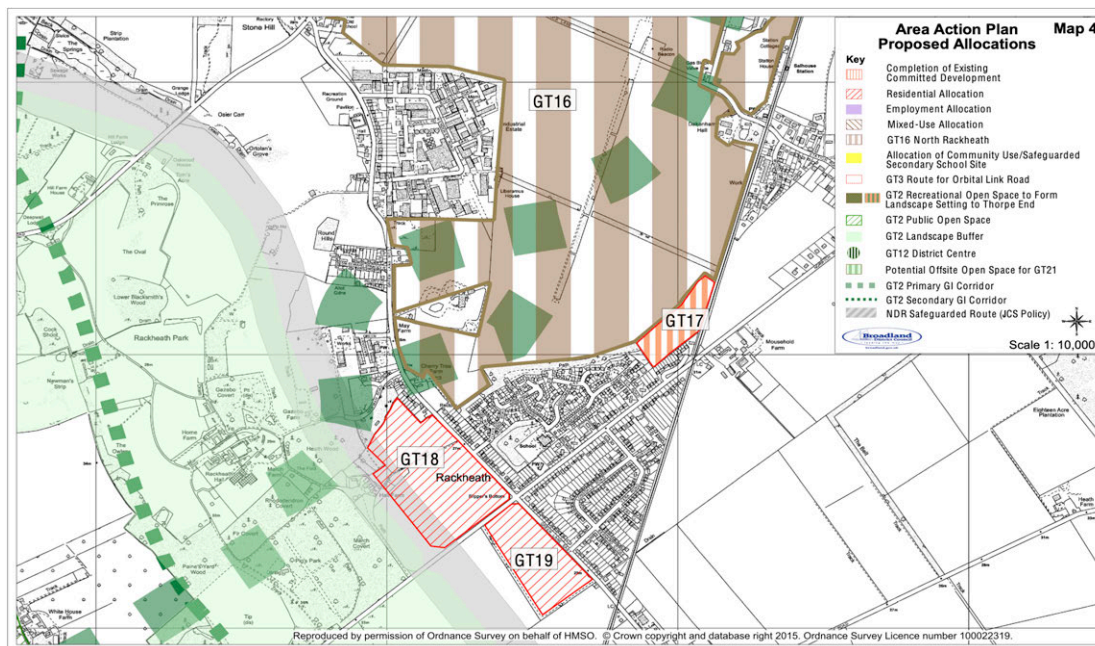


Figure 20 left and below: Proposed allocations in the Growth Triangle Area Action Plan (source: Old Catton, Sprowston, Rackheath and Thorpe St Andrew, Growth Triangle Area Action Plan, Adopted July 2016).

POLICY ENV4: Landscape buffers

Where a site boundary is between (a) residential housing and (b) commercial or communal buildings or infrastructure, then consideration must be given to suitable screening to protect the visual, olfactory, and auditory amenity of residents, which may include bunds, tree planting, green screens and separation distances.

Dwellings should not be built in close proximity to commercial operations or communal facilities without an assessment of the noise impact and amenity of future residents having been carried out and any required mitigation measures having been implemented.

Green Infrastructure buffers

The identified Landscape buffers¹⁰ identified in the Growth Triangle Area Action Plan (GTAAP), to the south of the parish at Rackheath Park, which provide the landscape setting for the parish between the Broadland Northway and the built-up area of Norwich will be maintained.

Primary Green Infrastructure corridors as identified within the parish to the west of Salhouse Road and Rackheath Park will be maintained and enhanced.

Buffer zones should be considered and encouraged around sensitive wildlife sites, where appropriate, and where this will provide ecological benefits.

Objective 5: To respect the history and heritage of Rackheath.

- 6.2.28 Development should respect the local environment, taking account of the local landscape character and its historical development. In the parish there is one Grade I listed building, Church of All Saints, sited to the north side of Wroxham Road. It was built in the early 1300s and was declared redundant in 1971, now in the care of the Norfolk Churches Trust. There are three Grade II listed buildings, Rackheath Hall set in parkland; the gateway to Rackheath Park; and a bridge approximately 100 metres north-east of Rackheath Hall.¹¹
- 6.2.29 It is the rich history that gives Rackheath its physical shape and identity. During the Second World War, Rackheath Airfield, to the north of the current village, was constructed as a base for the United States Army Air Force (USAAF), 467th Bombardment Group. Rackheath was the UK's nearest airfield to Germany. After the war the airfield was returned to agricultural land, but a line of trees fringe what was the former main runway on the airfield. The associated technical site is now Rackheath Industrial Estate.¹² The Control Tower was restored during 2006/2007.

¹⁰ As set out in the GTAAP Policy GT2

¹¹ www.britishlistedbuildings.co.uk.

¹² www.heritage.norfolk.gov.uk.



Figure 21: Rackheath Airfield technical site, WWII.



Figure 22: Official 467th photograph of the Whitehouse as taken in 1944 (source: 467th BG Association).



Figure 23: Photographs of WWII maps (source: 467th BG Association).

6.2.30 There are many buildings and archaeological sites in Rackheath parish that make a positive contribution to its local character and sense of place because of their heritage value. Local people drew up a list of those that could be protected or enhanced, and this is reflected in the 2017 Neighbourhood Plan. Work on the Neighbourhood Plan Review has revealed an extended list of potential 'Local Heritage Assets' or locally listed buildings. These are listed in Policy ENV5 and have been assessed against the Historic England Listing Criteria. The results of these assessments are shown in Appendix 3.

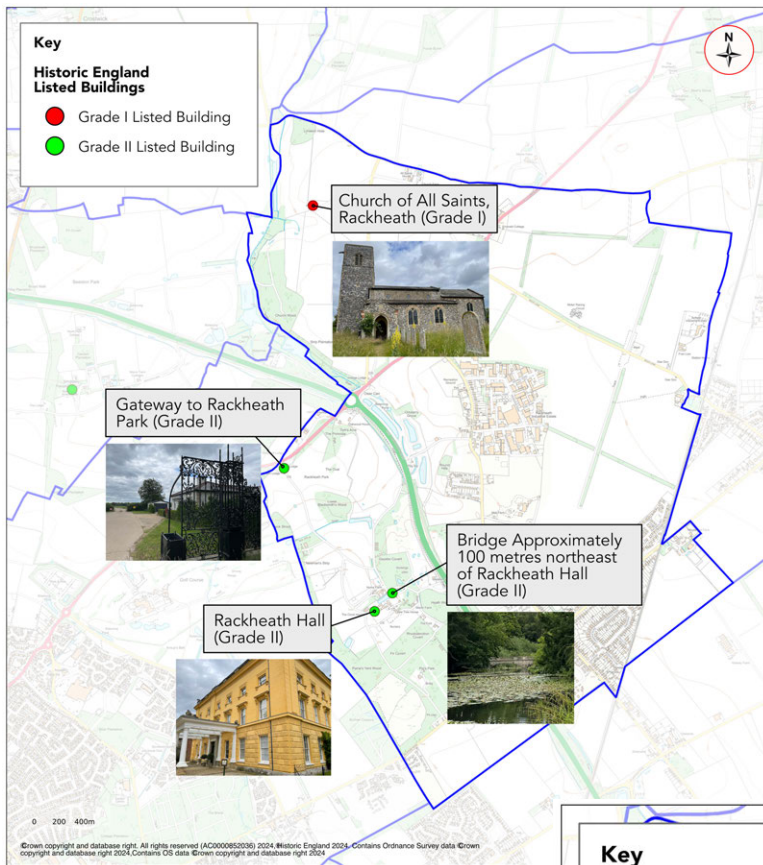
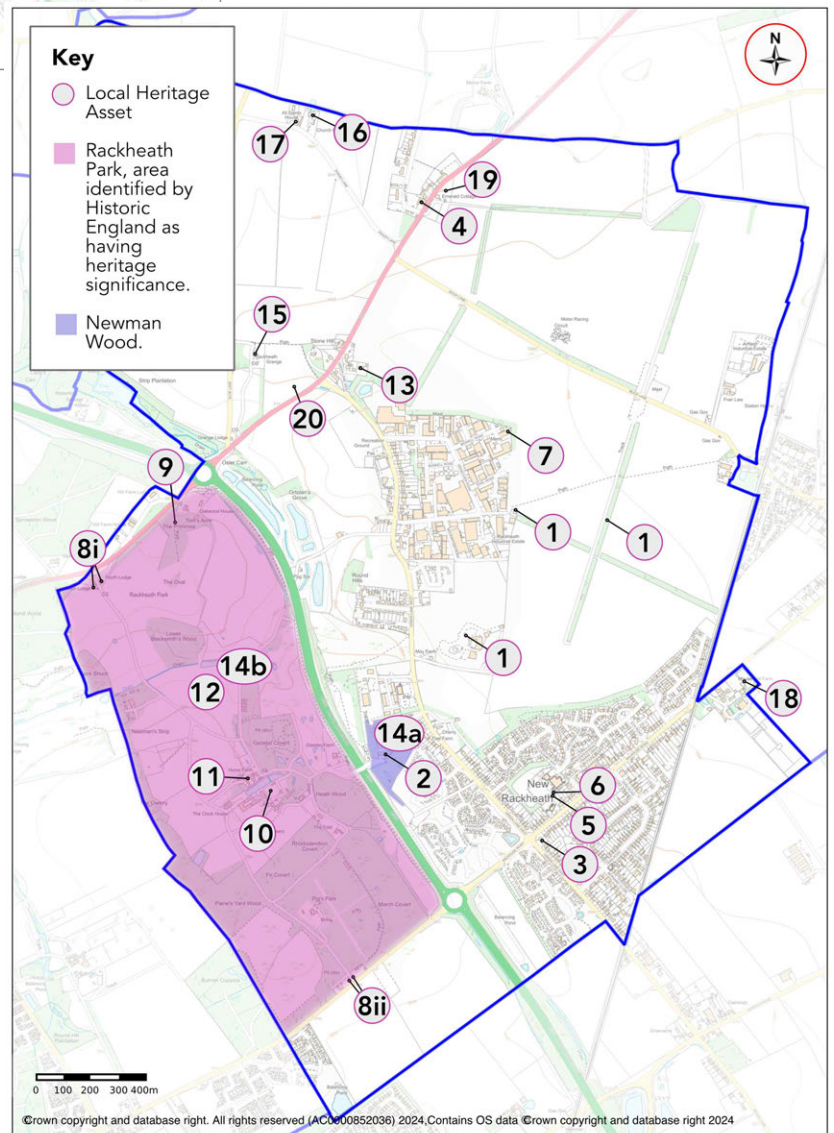


Figure 24: Listed Buildings (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Figure 25: Local Heritage Assets (source: Parish Online, with own annotations). Blue line denotes parish boundary.



POLICY ENV5: Local landscape and local heritage assets

New developments will be required, as appropriate, to demonstrate how local landscape and heritage assets including listed buildings and features of local significance (as identified in Broadland District Council's Landscape Character Assessment) have been considered and have been used to influence the development's layout and design.

Proposals requiring consent, which affect any of the buildings and structures of historic interest (as identified below) must take account of their significance and, where possible, avoid loss or harm. The renovation or alteration of the buildings or structures below should be designed sensitively and with careful regard to the heritage asset's historical and architectural interest and setting.

Where the proposal would result in the loss of or significant harm to one of these buildings or structures the harm should be weighed against the potential benefits in terms of sustainable development of the proposals.

The following locally important Local Heritage Assets (figure 25) should be protected from loss or significant harm:

1. *The old airfield runway and associated former WW2 structures (identified and defined by the tree belt), including the Control Tower and the Turning Circle
2. *The White House (Colonel Shower's Quarters later used as a scout hut)
3. *Sole and Heel public house
4. *The Green Man public house
5. *Village sign
6. *Memorial Gates at Holy Trinity Church
7. *USAAF War Memorial on the Rackheath Industrial Estate
8. Entrance lodges to (i) Rackheath Park at Wroxham Road (x2) and (ii) Salhouse Road (x2)
9. Keepers Cottage, Rackheath Park, Wroxham Road
10. Walled Garden at Rackheath Park
11. Home Farm (and associated buildings)
12. Area identified by Historic England west of the Broadland Northway- Rackheath Park
13. The Old School, off Green Lane West
14. Buildings and structures within the parish associated with WWII.
 - a) Officer quarters, mess hall and communal canteen at Newman Woods
 - b) Domestic quarters at Rackheath Park
15. Rackheath Grange
16. Church Farm, House, Dobbs Lane
17. Church Barn, Swash Lane
18. Mousehold Farm, Norwich Road
19. Beech Tree House
20. The Old Rectory

* Identified in the 2017 Adopted Rackheath Neighbourhood Plan.

See Appendix 3 for full assessments of each heritage asset.

Views and vistas

6.2.31 The 2017 Neighbourhood Plan identified the view from Stone Hill towards the Church as an important view. This Review has identified two other views which are of particular community importance and should be protected from development which would adversely affect their value. To contribute to the rural feel of the settlement, Rackheath residents need to be able to see the countryside through views and vistas within the parish. Whilst it is recognised that there will be significant change in the parish due to the level of development, it is possible to design and arrange development so that the identified important views are respected. This includes the view along the WWII runway at Rackheath Airfield.

Description and photographs of views



View A

From Stone Hill looking northwest towards All Saints Church: across agricultural land, from the rural edge of Rackheath towards the listed church, framed by hedgerows and established trees.



View B

From the listed gateway to Rackheath Park, along the drive through the historic parkland to Blacksmith's Wood, Rackheath Hall and the listed bridge: across and towards the historic parkland, undulating landscape rising towards the southeast, and framed by hedgerow and established trees associated with the Rackheath Hall.



View C

Along the former 03/21 WWII runway at Rackheath Airfield, and associated tree belts: wide open and long, southerly view, along and towards line of trees marking the former runway.

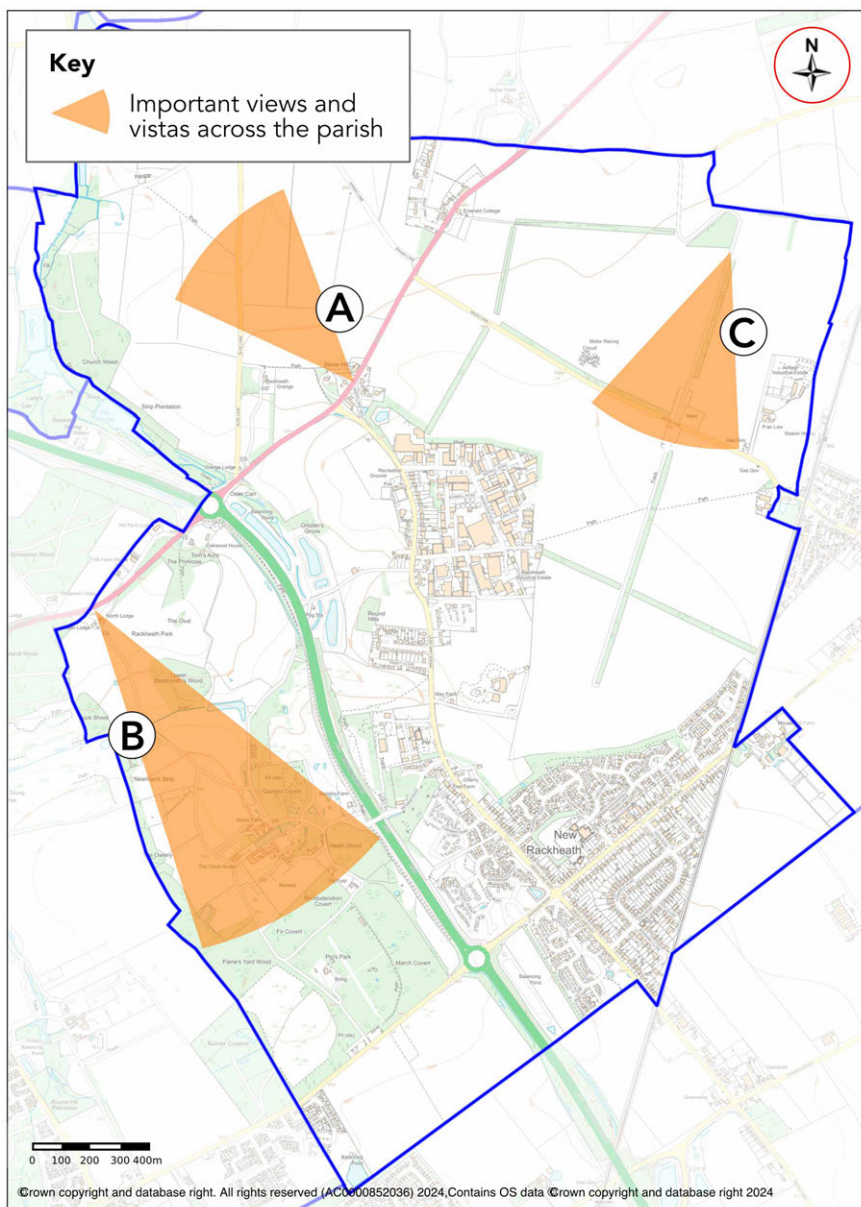


Figure 26: Important views and vistas across the parish (source: Parish Online, with own annotations). Blue line denotes parish boundary.

Policy ENV6: Views and vistas across the parish

The following views and vistas as shown in figure 26 are identified as important public views. Development within these views that would be the detriment of the view as a whole, will not be supported.

Proposals should be accompanied by a statement, appropriate to the scale of the proposal, which demonstrates how the view has been taken into consideration. Any proposal that would have a significant adverse impact on the landscape or character of the view concerned will not be supported.

The following views are considered particularly important

- A. *From Stone Hill looking northwest towards All Saints Church.
- B. From the listed gateway to Rackheath Park, along the drive through the historic parkland to Blacksmith's Wood, Rackheath Hall and the listed bridge.
- C. Along the former 03/21 WWII runway at Rackheath Airfield, and associated tree belts.

* Identified in the 2017 Adopted Rackheath Neighbourhood Plan

Where new settlement edges are to be created by new development, to maintain and enable a rural feel, views and vistas along streets and/or open spaces to the surrounding countryside should be kept and created within new developments where there are opportunities to do so.

Objective 6: To create a high quality and green public realm.

- 6.2.32 The Adopted Neighbourhood Plan was keen to ensure that there should be green space throughout new developments, which incorporate existing features of the landscape and contributes to a green public realm. A centrally located village green has been suggested as a way of ensuring a large amount of green space and keeping rural feel to the settlement. Equally a cricket pitch was suggested.
- 6.2.33 The Neighbourhood Plan designated areas as Local Green Space for special protection (i.e. where the community is able to rule out new development other than in very special circumstances, for example, for reasonable expansion of the existing facilities to meet growing needs). These came through community consultation. Newman Woods was identified as important in consultation with the community, in need of conservation and expansion. Newman Woods contains the Old Scout Hut (Colonel Showers) and has potential for a project and greater community use.
- 6.2.34 The Community Council is also mindful that new green spaces will come forward as a consequence of new development in order to fulfil the open space requirements required by the strategic policies. The Neighbourhood Plan Review proposes to ensure that where these green spaces come

forward, they should also be protected as Local Green Spaces due to their community and recreation value. There are three developments which have come forward since the Adopted Neighbourhood Plan was produced at The Landings, Trinity Park and Princes Park. Each development has open space provision and therefore these spaces are also identified as Local Green Spaces and are protected by Policy ENV7 below. See also Appendix 4.

Note: The designation of land as a Local Green Space does not impede the maintenance of any assets, such as Anglian Water assets.

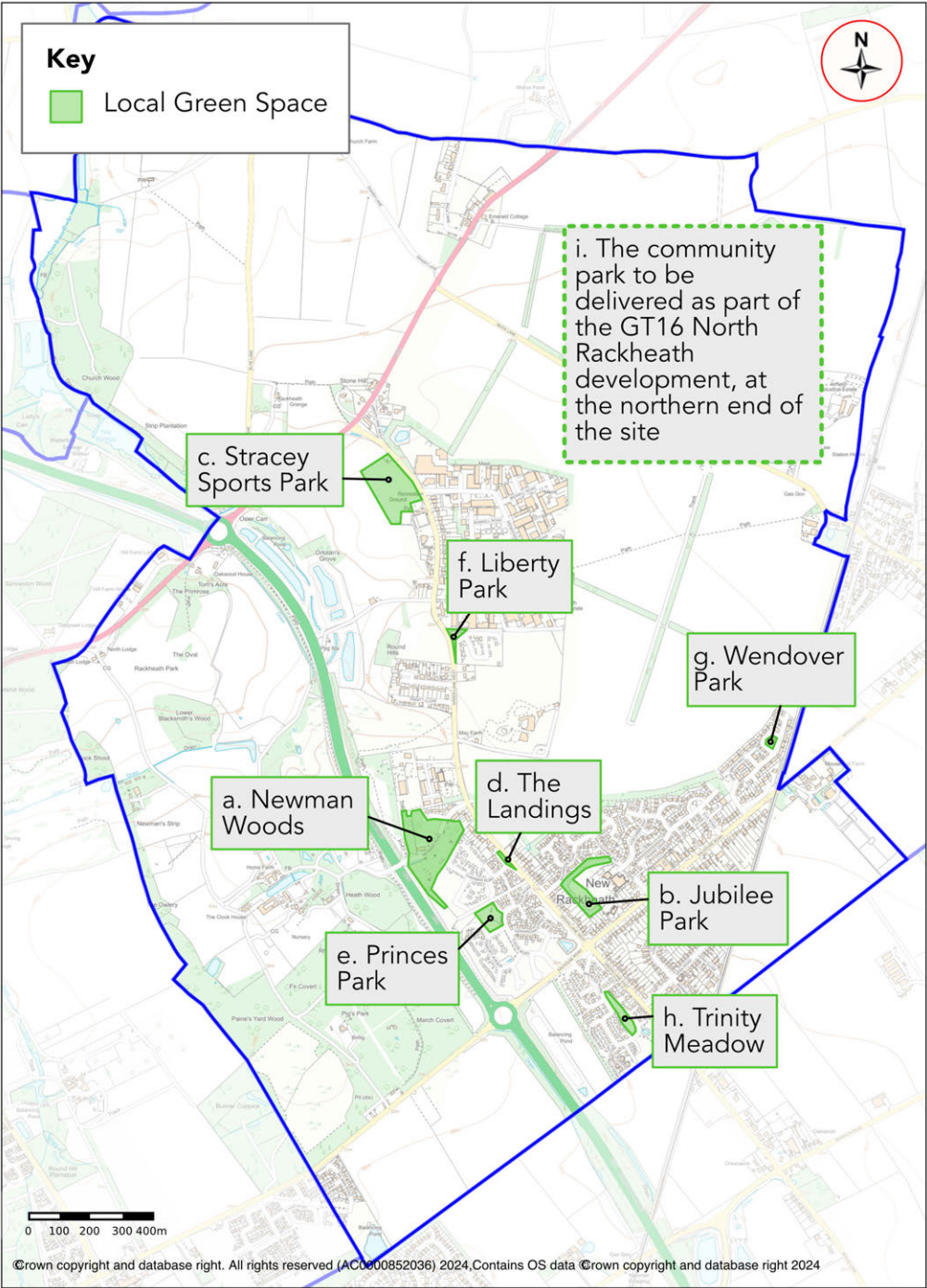


Figure 27:
Local Green
Spaces
(source: Parish
Online, with
own
annotations).
Blue line
denotes parish
boundary.

POLICY ENV7: Green space

Proposals for new housing development should include quality outdoor green amenity space. Detailed proposals for the area identified in the Growth Triangle Area Action Plan as GT16 North Rackheath should include a green space, large enough to function as a village green and possibly a cricket pitch, which is centrally located (see figure 27 and related text) within the settlement of Rackheath and provides a focal point for the Parish.

Where new developments provide elements of green infrastructure (such as open space, natural green space, recreational areas, allotments, community woodland and orchards) the developer will be required to demonstrate an effective and sustainable management programme for them by having:

- i. an effective transition to Local Authority ownership; or
- ii. an effective transition to the Community Council ownership with suitable funding
- iii. grant to cover projected future upkeep costs for at least the next twenty years; or
- iv. management by an established management company or other suitable management organisation with a viable business case and operating model to cover projected costs for at least the next twenty years, this will be legally underwritten through the provision of a bond by the Developer.

Local Green Spaces

New green spaces delivered on development sites as part of the open space contribution for that development will be protected as though they were Local Green Spaces.

The Neighbourhood Plan designates the following as Local Green Spaces (as shown in figure 27):

- a. *Newman Woods
- b. *Jubilee Park
- c. *Stracey Sports Park
- d. The Landings
- e. Princes Park
- f. Liberty Park
- g. Wendover Park
- h. Trinity Meadow
- i. The community park to be delivered as part of the GT16 North Rackheath development, at the northern end of the site where this falls within Rackheath Parish

* Identified in the 2017 Adopted Rackheath Neighbourhood Plan

These Local Green Spaces will receive special protection in accordance with national policy'

Approaches to Rackheath

- 6.2.35 The rural feel of Rackheath remains a key consideration and Policy ENV8 seeks to ensure that where new development is located at key entrances to the village, opportunities should be taken to soften and enhance these entrances through the use of tree, hedge and shrub planting. Entrances to Rackheath should be distinctive and attractive as should entrances to individual developments. Specific guidance is contained in the Rackheath Design Guidance and Codes 2025.

Policy ENV8: Approaches to Rackheath and village landscape

New developments located at the village entrances will be encouraged to enhance the approaches to Rackheath, for example through the provision of signage, tree, shrub and flower planting.

Within developments, new junctions, roundabouts, footpaths, car parks and arrival points should have high quality landscaping to create a rural and green feel. Where there are existing or new community green spaces, the Neighbourhood Plan encourages houses to look out onto them.

Dark skies

- 6.2.36 The NPPF indicates that development proposals should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation. The issue of Dark Skies is not addressed in the Adopted Neighbourhood Plan or the strategic policies of the GNLP and therefore leaves scope for a locally distinctive planning policy on the subject.
- 6.2.37 High levels of lighting can affect the health, wellbeing and amenity of adjacent residents but also have impacts for natural habitats and species. Nil or low levels of light pollution are an important aspect of peace and tranquillity.
- 6.2.38 Light pollution comes in many forms such as sky glow as a consequence of water droplets in the air and illumination from artificial light and glare. Artificial light is not detrimental in all cases and the solution to light pollution is not turning off all lighting. Light pollution is where light is excessive or intrudes where it is not wanted or expected. Well-designed lighting sends light only where it is needed and without scattering it elsewhere. The NPPF advises that by encouraging good design in planning policies this should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.

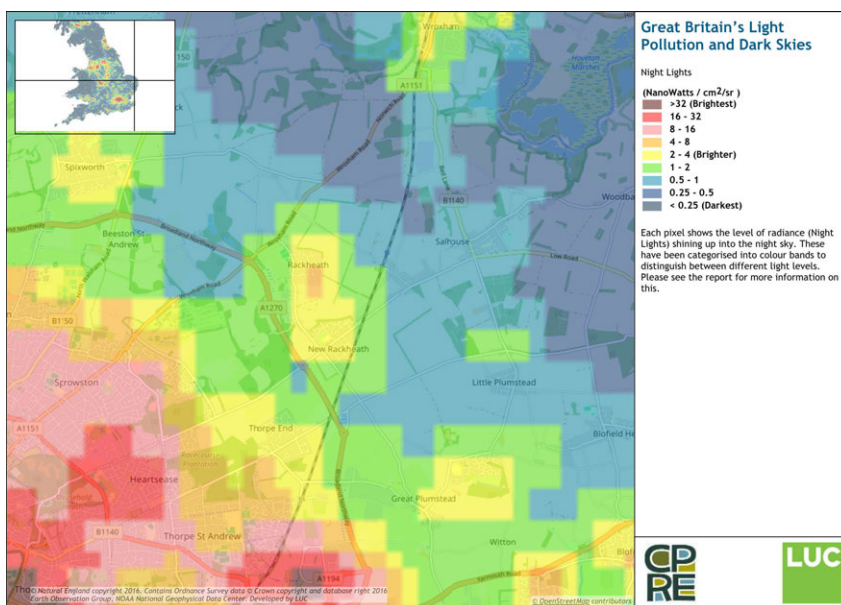


Figure 28: Light pollution and dark skies (source: Commission for the Protection of Rural England).

6.2.39 The Rackheath Design Guidance and Codes provides some further specificity on the issue to complement Policy ENV9 below. Not all lighting schemes require planning permission for example those on domestic dwellings. However, where lighting forms part of a proposal or relates to a non-residential building, it is reasonable to seek to control it.

POLICY ENV9: Dark skies

Development proposals must take account of Rackheath forming part of Norfolk's Rural Dark Landscapes.¹³ New street-lighting should not be located at the edge of the settlement. In new and existing developments, both residential and commercial, lighting may be provided where necessary for security or safety but must be designed to minimise the impact on dark skies and the environment by having minimal light spillage, using downlighting and energy efficient bulbs and restricting hours of lighting (for example through the use of motion detectors).

Proposals including lighting likely to cause disturbance or risk to nocturnal wildlife should seek to mitigate such disturbance or risk. Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats¹⁴. Where lighting cannot be avoided altogether in proposals then it must be designed to avoid light spill onto wildlife roosts, foraging habitat, and commuting routes for bats, birds, and other species

Proposals including prominent lighting visible from the surrounding landscape will not be supported, unless it can be demonstrated that such lighting is required in the interests of safety and security.

¹³ <https://www.cprenorfolk.org.uk/resources/reducing-light-pollution/>

¹⁴: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

6.3 Policies: Community

- 6.3.1 Rackheath residents have the opportunity to enjoy a vibrant community life. During the preparation of the 2017 Neighbourhood Plan, when Rackheath Primary School Year 5 and 6 pupils were asked what they love about living in Rackheath, many referred to the community 'good events', 'lots of lovely people', 'how we all know each other' and 'Rackheath is a great and friendly place'.
- 6.3.2 Through that initial consultation it was identified that there is a need to ensure that new development in Rackheath is fully integrated into existing communities and settlements, to the benefit of all. Policies within the Plan aim to improve the physical, environmental and social linkages between existing and planned new places to ensure that Rackheath develops as a whole rather than in a fragmented, disparate form.

Objective 7: To enable friendly, co-operative and helpful behaviour in neighbourhoods.

- 6.3.3 All new developments will be required to connect with the existing settlement of Rackheath as well as develop community infrastructure for the parish as a whole. A well laid out place with good community facilities has the potential to be a holistic and inclusive neighbourhood with great community spirit. It is important to existing residents that Rackheath should be developed as one linked community and not appear as a series of distinct estates.

Policy COM1: Linked community

Developments should contribute to an enhanced and joined-up movement network of roads, footpaths, pavements, tree belt routes, cycleways and bridleways to connect Rackheath as one parish and to connect it to adjoining parishes.

Objective 8: To enable social inclusion, good community engagement, feeling safe and a sense of community identity.

Community facilities

- 6.3.4 The overarching social objective of the planning system as set out in the NPPF is to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, with accessible services and open spaces that reflect current and future needs and support the health, social and cultural well-being of communities.

- 6.3.5 In order to achieve this, planning of new development must go hand in hand with planning for the community services and facilities that need to be in place to support development and meet the needs of residents. This includes transport, education, library provision, green infrastructure, sports facilities, local shops, footways and cycleways, allotments, fire hydrant provision, health services and a range of cultural facilities. These together are described as 'community infrastructure'. Housing and other development will be expected to contribute towards improving local services and infrastructure through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via a Section 106 agreement/Section 278 agreement); or use of a planning condition.
- 6.3.6 The NPPF requires that the levels and types of infrastructure required to support growth should be set out clearly in strategic policies e.g., in this case the Greater Norwich Local Plan or the Growth Triangle Area Action Plan.
- 6.3.7 With the level of growth envisaged for Rackheath there is a need for new, improved, or reconfigured facilities, in order to at least maintain the quality of life for the whole community.
- 6.3.8 Whenever the prospect of housing growth is discussed, it is inevitable that there will be concerns expressed about how the vital community infrastructure needed to support a viable community will keep pace with the expected population growth. It is essential that thought is given to community infrastructure at an early stage and that the needs of the current community, the capacity of existing services and the anticipated needs of new residents are taken into account.
- 6.3.9 Uncertainty around infrastructure provision is unsettling for the community and large-scale new community infrastructure can take time to be agreed both in terms of the exact provision and how it is funded. Developers should work proactively to ensure that the timing of new infrastructure coincides with the timing of growth and is planned well in advance rather than seen as an afterthought.
- 6.3.10 Strategic facilities such as education, health care and large-scale green infrastructure are identified in the strategic policies however, there is a role for the Neighbourhood Plan to provide some specificity about the provision of more localised facilities such as green spaces, meeting spaces and play areas. The Neighbourhood Plan seeks to ensure that such facilities are well designed, safe, inclusive and located where they can provide the greatest benefit to the community they are intended to serve.
- 6.3.11 Discussion with the Rackheath Community Council in respect of the proposed facilities is encouraged at an early stage, to ensure that a range of play options can be incorporated throughout the parish for all age groups, including from small children to older people. Prior to the installation of new play equipment on development sites, consultation with the Community Council should take place to establish the details of provision and future maintenance.

POLICY COM2: New play areas and community spaces

Where open space is to be provided as a consequence of new development, this will be provided in proportion to the scale of the development. Rackheath seeks to have a variety of open spaces available to residents including large play areas or parks, as well as smaller pocket play areas. Such spaces should be provided throughout developments with good approach routes on pavements (with allowance for pushchairs and mobility scooters), footpaths and cycleways (and cycle parking), all of which should benefit from natural surveillance.

Larger play and park provision should have appropriate levels of parking, and where possible, be located near community buildings. All play areas and parks should have good road access, be near family housing and benefit from natural surveillance. In addition to the provision of play equipment for children of all ages, facilities must be provided for teenagers and adults, which are inclusive and able to be used by those with physical impairments.

All new major or large estate scale developments, and developments which are more than 1 mile walk from one of the Local Green Spaces are expected to include smaller areas with play equipment within the open space provision on their site. Such spaces should have cycle parking and natural surveillance from:

- a. the residential dwellings on that site, and
- b. seating provision near the play areas.

New play spaces delivered as a consequence of new developments should ensure that they contribute to a range of play options throughout the parish for all age groups, including from small children to older people.

See Appendix 2, Rackheath Design Guidance and Codes (Sections E1, F1 and F2).

Community safety

6.3.12 Crime levels are relatively low in Rackheath. Between 2022 and 2023 there were 142 reported crimes within the Super Lower Output Area for Broadland which covers the parish, which was still lower than the averages for Norfolk and England covering the same period.

6.3.13 The Neighbourhood Plan seeks to ensure that social spaces are built into new developments, where people will naturally meet and to encourage social interaction. These need not be buildings. It is very important that specific spaces and shelters for young people are built into the design of a place from the outset, so they feel some ownership of the neighbourhood.

6.3.14 Different kinds of spaces should be provided to give character to the parish. These spaces do not need to be large but must be of high quality. These should be designed as an integral part of any public realm strategy, ensuring that there is a strong interface with the surrounding new and existing

landscape, limiting the possibility of them becoming a focus for anti-social behaviour.

POLICY COM3: Community safety

New developments should be designed with good natural surveillance, active frontage, permeable routes and buildings that face towards, public realm and open spaces/play areas. Development proposals will be expected to meet the requirements of 'Secured by Design'¹⁵ unless they can demonstrate a clear justification for any departure or an alternative approach that would not compromise community safety. Particular consideration should be given to the safety and security of users, including children.

See Appendix 2, Rackheath Design Guidance and Codes (Sections D4, D5 F1 and F2).

Objective 9: To provide opportunities for cultural, leisure, community, sport and other social activities, for all ages.

6.3.15 Rackheath parish has a number of community facilities, which service the needs of the local community and play a vital role in supporting the Parish's sense of identity.

6.3.16 The Community Council is responsible for the Stracey Sports Park on Green Lane West, a 3-acre field with 2 maintained football pitches, bowls facility, a pavilion and multi-purpose sports area. The Community Council also maintains Jubilee Park, near the school off Willoughby Way, which has a variety of play equipment for the use of children from toddlers to teenagers. Rackheath has a village hall on Green Lane West, which is managed by a group of trustees (a registered charity). Holy Trinity Church is also used for community activities throughout the week as well as worship. There is a Plymouth Brethren Meeting Place on Green Lane West.



Figure 29: New outdoor gym and play equipment at Stracey Park, October 2024.

¹⁵ www.securedbydesign.com

- 6.3.17 Improvement and extension to all these facilities would be welcomed as the community grows. However, it is recognised that some 3850 new homes should expect growth in provision too. It is particularly important to provide facilities that can be accessed by young people.
- 6.3.18 Consultation with residents undertaken by the Community Council in November and December 2023, revealed overwhelming support for the Community Council to improve existing or develop new community facilities at Stracey Park and the surrounding area. The results of the survey expressed support for adaptable and flexible facilities suitable for a wide range of uses, for new facilities which complement the existing facilities in the parish, for facilities which will enable residents to be more active and health, which provide an opportunity for residents to access and enjoy village life and would bring people together.
- 6.3.19 The most popular suggestions in the survey were facilities for teenagers, quiet communal areas including a reading area, indoor fitness and sports facilities and physical improvements such as kitchen and car park.
- 6.3.20 Suggestions for specific items included an all-weather 3G pitch, community hub/multi-purpose building, dog walking areas and improved footpaths. There was also support for any new facilities to be as inclusive as possible and be accessible to all ages, incomes and abilities. In particular young people, showed an enthusiasm for the provision of a variety of new sports facilities. With regard to a cricket pitch, there is a desire by Rackheath Cricket Club to be relocated back in Rackheath. There has been suggestion that this would make a good central feature of the community, in keeping with the rural village nature.
- 6.3.21 The placement of new sports facilities is particularly important in ensuring that young people who cannot drive can access them. They should therefore be delivered close to public transport routes and connected to the wider footpath and cycle network. Where it is likely that a facility will attract visitors from a wider area than the parish, sufficient parking is needed.
- 6.3.22 The community has also expressed an interest in the provision of new allotments, rented to individuals by Rackheath Community Council.

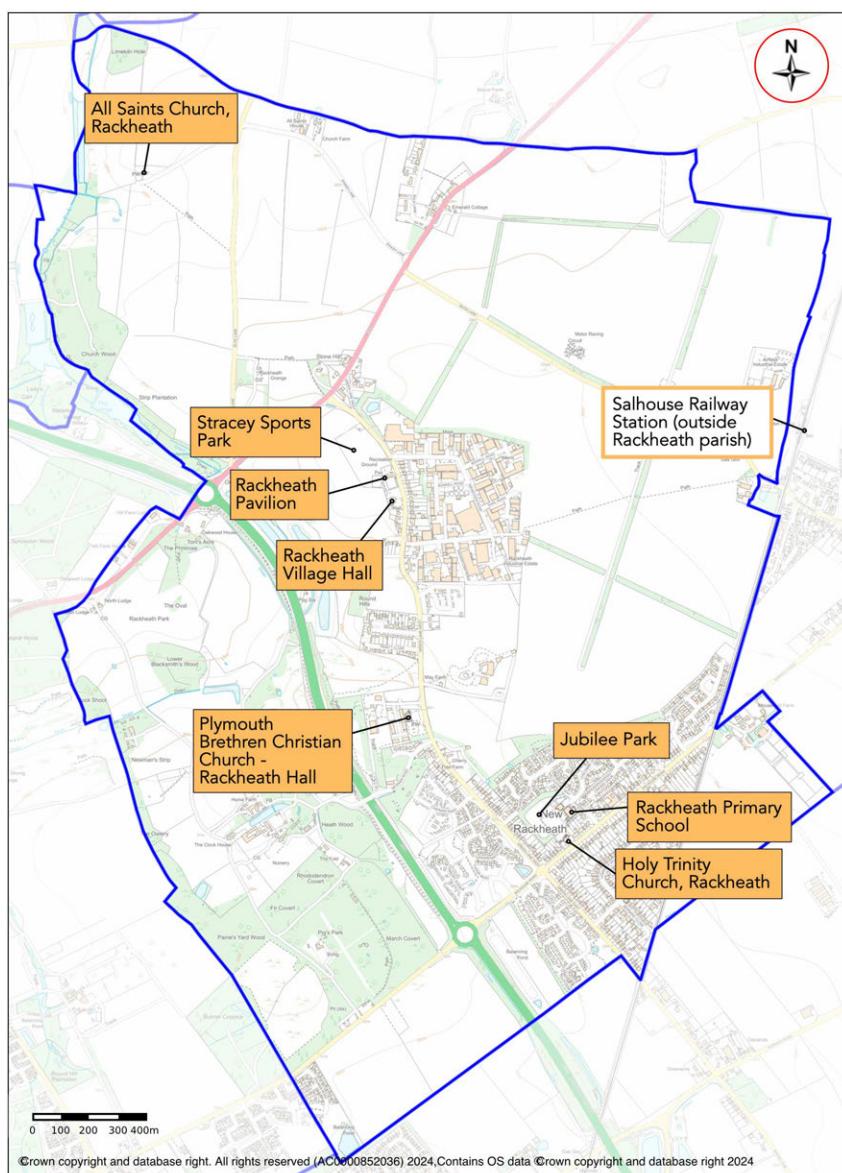


Figure 30: Community facilities in Rackheath (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY COM4: New and existing community facilities

The Neighbourhood Plan supports the provision of further community infrastructure for the parish, providing focal points which encourage a strong sense of community identity.

A new community hub building which complements and enhances existing provision as part of the North Rackheath Masterplan will be supported. This should be located near the proposed secondary school on GT16 and include provision for car parking facilities (with Electric Vehicle charging facilities), cycle parking and ready access to the Wroxham Road. The hub may include leisure facilities and an option for hospitality to foster social engagement within the community. The site location should be identified in the North Rackheath masterplan and should be protected from changes which dilute its size or change its function as a community asset.

Such a facility should be built as early as possible within the phasing of the overall development and any leisure and community facilities should offer affordable access for local residents and be well connected to the parish and surrounding areas by public transport, footpaths and cycleways
The uses and management of such a building should be determined in consultation with the Community Council.

Existing facilities

The enhancement and expansion of existing community facilities, in particular Rackheath Village Hall, Jubilee Park, Stracey Sports Park and the Pavilion, Holy Trinity Church/Centre and Newman Woods (figure 30) is encouraged and proposals which would result in their loss will not be supported unless:

- a. It can be demonstrated that the facilities are no longer needed or viable
- b. It can be demonstrated that suitable alternative provision exists; or
- c. Suitable alternative provision will be delivered by new development.

The construction methods and furnishing of community buildings will be encouraged to minimise energy and water use and promote the use of alternative energy sources.

POLICY COM5: New sports facilities

The Neighbourhood Plan encourages the provision of new inclusive indoor and outdoor sports facilities, which should be genuinely equally accessible to all groups within the community. Such facilities should be suitable for a wide range of ages, particularly those suitable for young people and older people. There is particular support for the following:

- a. Football pitch(es).
- b. Cricket pitch.
- c. Multipurpose courts or hard courts e.g. suitable for tennis, football and basketball
- d. Pavilions with changing rooms.

New sports facilities should be located within reasonable distance of main link roads, cycleways and footpaths and public transport, as well as providing sufficient parking provision.

POLICY COM6: Allotments

Major and large- estate scale developments should make appropriate provision for allotments. Proposals for allotments that are near to the gas pipeline or the railway line, or provide a buffer for residential development, will be supported. The delivery of allotments in Site GT16 should be delivered at the earliest possible opportunity. Once implemented the allotments will be protected from future development as Local Green Space.

6.4 Policies: Business and Employment

- 6.4.1 The Greater Norwich Local Plan (2024) establishes Rackheath as a growth location, in part because of its existing employment opportunities, railway line and the Broadland Northway (NDR). Rackheath is considered a strategic employment location, helping to revitalise the area's economy.
- 6.4.2 Rackheath Industrial Estate, to the east of Green Lane West, occupies an area of about 48 acres. The estate was built on the former airfield and its buildings date from the 1950s. In addition to the main industrial estate in Rackheath, there are 2 smaller industrial estates – Mahoney Green, the opposite side of Green Lane West consisting mainly of modern speculative units, and units on the former Charrington's Depot off Muck Lane. All are occupied by small local businesses.¹⁶
- 6.4.3 Existing retail uses on Salhouse Road, include a general store, care home, hairdressers, fish and chip shop, garage and the recently reopened Sole and Heel public house. Vera Road has a Post Office, pharmacy and general store. The Green Man public house is located on Wroxham Road. The nearest significant shopping facilities are in Sprowston, around 3km to the west which includes a large Tesco supermarket, and Wroxham, about 5km to the north.
- 6.4.4 The Neighbourhood Plan is positive about new business and employment development provided it is on an appropriate scale appropriate to a growing rural village.



Figure 31: Single access point into and out of Rackheath Industrial Estate (source: Parish Online with own annotations).

¹⁶ Concept Statement in respect of Rackheath Eco-community, Barratt Strategic Manor Farm Rackheath Ltd, February 2009.

Objective 10: To provide sufficient land and buildings to support local economic development.

- 6.4.5 As the population of Rackheath grows, so must the opportunities to employ and be employed locally. Through consultation on the 2017 Neighbourhood Plan, there was support for land to be provided for more industrial units and offices for local employment, training and apprenticeships, particularly where linked to local education provision. Residents and businesses there was concern about new industry being in keeping with a rural village. There was no community support for heavy or polluting industry (such as incineration, chemical treatment, hazardous waste, landfill and potentially contaminative land uses).
- 6.4.6 Good access to and from the Rackheath Industrial Estate onto the A1151 and the Broadland Northway is very important for existing businesses and to maintain a sense of any new development contributing to retaining the rural sense of the settlement. This was unanimously supported through consultation on the 2017 Neighbourhood Plan. Equally there was strong business and community support for a second access point onto the Rackheath Industrial Estate for businesses and emergency services. This relates to the two gas explosions that have taken place on the estate in the last five years. Information from the Norfolk Fire Service in 2024, revealed that the fire service have been called to 25 fires at the Industrial Estate over a 10 year period.
- 6.4.7 Parking provision is also required for any business expansion. Community consultation on both the 2017 Neighbourhood Plan and the Neighbourhood Plan Review revealed concerns over parking provision on the Rackheath Industrial Estate which results in considerable on-street and pavement parking which in turn causes congestion, hazardous vehicle movements and the potential to obstruct access for emergency vehicles. New or expanded business premises will need to ensure that sufficient parking is provided so that these problems are not exacerbated.
- 6.4.8 In any mixed-use development, careful consideration needs to be given to the location and relationship between industry and residential uses. A buffer between the two uses is suggested below, an idea presented through initial business consultation and later more widely supported. The height and massing of new industrial and commercial buildings should also be carefully considered with a maximum height of 14 metres. However, where these will be visible for some distance in the landscape or where they are in close proximity to visually or environmentally sensitive areas such as the approaches to the settlement, the gateway to The Broads and the Salhouse Conservation Area, building height will be expected to be lower.
- 6.4.9 Where new buildings are proposed these should not dominate the landscape through their size massing or colour of materials. The design of new buildings should maximise opportunities to include measures to save energy and water and be appropriate for modern business use,

POLICY BUS1: New and expanding businesses

The Neighbourhood Plan supports the provision of:

- a. land for light industry and offices, which enable local employment and/or training and apprenticeships
- b. a range of retail units (which may have living-space at first floor level).

Any new or expanding business must provide adequate off-road parking for use by customers and staff.

The following should be incorporated into the design of business and employment units, as appropriate:

- i. high speed broadband
- ii. electric vehicle charging points
- iii. low carbon technologies for heating and energy sources
- iv. rainwater harvesting.

The development of new businesses should be located within easy reach of public transport facilities and/or main link roads. Traffic movements should be designed to avoid country lanes and residential areas and have convenient access onto the Broadland Northway. Buildings should be no more than 14m in height to enable assimilation into the wider rural landscape.

Proposals for heavy, noisy, odorous or polluting industry (such as chemical treatment and potentially contaminative land uses) will not be supported. Proposals that seek to retain commercial premises in Rackheath will be supported. The loss of existing retail premises on Salhouse Road and Vera Road will be resisted, unless the current use is demonstrably no longer viable.

Buffers between residential and industrial uses

- 6.4.10 With the planned growth of Rackheath including the need to create new residential and employment areas, it is important that where uses are to be located adjacent to each other that there are no adverse impacts created. This relates to impacts on the amenity of existing or new residents from the positioning, use or impacts from of new industrial or employment generating development.

POLICY BUS2: Buffer between residential and industrial

A significant and effective landscape or acoustic buffer must be provided between all residential development and all existing or proposed industrial uses other than Class E¹⁷ uses in order to protect residential amenity from the potential impacts of industrial uses and processes. Where the need for a buffer is identified, consideration must be given to suitable screening to protect the visual, olfactory, and auditory amenity of residents, which may include bunds, tree planting and separation distances.

Objective 11: To create an economically viable and attractive centre.

- 6.4.11 To enable Rackheath to be one community, for new and existing residents, an attractive centre is required. Such a centre should be multi-functional and act as the heart of the community. The centre should have small retail units providing convenient shopping on a scale, which meets local needs, be a public transport node, be locally distinct and have access to proportionate parking. Some recent and large developments on the edge of Norwich have developed with no retail provision. The 'agent of change' principle set out in the NPPF (paragraph 200, December 2024) will be applied to all such development to ensure that existing businesses do not have in reasonable restrictions placed on them as a result of development permitted after they were established. This would not apply should that business expand, intensify or change its use.
- 6.4.12 The creation of a 'high street' was not supported through consultation, with residents concerned that Rackheath would lose its rural feel, having "the potential to create an inappropriate urban feature if not carefully designed" (resident quote). Rather than a large retail park style development, residents have a preference for smaller scale retail units. In order for it to be viable, attractive and active the centre needs to be located where there is passing pedestrian traffic and central to the settlement of Rackheath, not just to one development.
- 6.4.13 Whilst current Rackheath residents welcome new employment opportunities, they are also concerned for existing businesses, particularly those located off the Salhouse Road. In order to resist the decline of the shops and services already serving the parish, the policy also seeks to set criteria to retain shops and other retail facilities within the community.

¹⁷ Formerly B1 uses such as offices, research and development, non-polluting industrial processes

POLICY BUS3: Local Centre

Within GT16 North Rackheath, the Plan supports the creation of a new Local Centre, which is mixed-use (homes, shops and businesses), centrally located along main movement routes and within walking distance of homes. Where retail units or facilities are near schools, parking facilities should be available for use by the schools at drop off and collection times.

6.5 Policies: Services

- 6.5.1 Rackheath should be well served with public, private, community and voluntary services that are appropriate to people's needs and accessible to all. As the settlement of Rackheath grows, so should the services. There is concern amongst existing residents that the services they depend on will be over stretched before new provision is made for new residents.
- 6.5.2 There are many examples of new developments where the services have lagged behind housing growth, or where they have never materialised. If Rackheath is to be a small attractive town, it needs an excellent range of services. The Growth Triangle Area Action Plan (GTAAP) requires the master planners to include a 'phasing plan indicating the orderly sequence of development, including how infrastructure and services are to be coordinated with development'¹⁸.
- 6.5.3 The GTAAP also states that GT16 North Rackheath should have 'two primary schools of no less than 2 hectares in size and one secondary school site, of approximately 10 hectares in size, at least one community building, a police beat base and the provision of at least 0.4 hectare site for a community waste recycling centre and a health and social care facility.
- 6.5.4 The most recent masterplan for the site includes primary school provision for two schools although confirmation on whether a new secondary school will be provided within Rackheath or at Beeston Park/Sprowston is still to be determined by Norfolk County Council. Planning permission for a medical centre which will serve the parish has been granted just outside of the parish at Great Plumstead and construction work began in September 2024. The masterplan also includes two local centres, employment land, community space and indoor sports and recreation provision.
- 6.5.5 Housing and other development will be expected to contribute towards providing local services and infrastructure through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via a s106 agreement / s278 agreement); or use of a planning condition/s. New or improved infrastructure will generally be funded/delivered through CIL and/or S106/s278 agreements (including use of planning conditions) having regard to the Greater Norwich Growth Board (GNGB) and the Greater Norwich Infrastructure Plan (GNIP).

¹⁸ Growth Triangle Area Action Plan Adopted July 2016, page 67.

Objective 12: To ensure sufficient provision of educational and training facilities, including early years childcare.

- 6.5.6 Rackheath Primary School is situated on Willoughby Way and takes children from Reception to Year 6. with capacity for 210 pupils, which operates with a planned admission number of 30 per year. Information provided by Norfolk County Council in 2024, indicates that the vast majority of pupils from the parish attend Rackheath Primary School, some however select schools such as Salhouse Primary School, Spixworth Primary School, Dussindale Primary School and Little Plumstead Primary School. Due to the significant amount of development planned for the area, which increases the catchment population beyond the capacity of the primary school. There are plans to build two new 2 Form Entry primary schools and a new secondary school to serve the planned development. Development of the new schools is dependent on the development delivery timescales. It is anticipated that the schools will grow alongside and meet the need of the increased numbers. If the new development does not hit certain timescales this could impact the ability for the construction of new schools, and vice versa the development of the schools may lag behind the pace of development.
- 6.5.7 Most secondary school aged children currently go to Broadland High School in Hoveton. The Growth Triangle Area Action identifies the need for a secondary school in the vicinity. This would be welcomed within Rackheath parish and ideally located within GT16.
- 6.5.8 Any new school provision of open space on school sites should also be available for local community use. School parking is of concern to the residents of Rackheath; therefore the policy requires applications to demonstrate parking provision which is linked to other community provision. It is also important that new school sites have opportunities for future expansion.
- 6.5.9 Rackheath Bombers Preschool, in a building adjacent to Rackheath Primary School, provides early years facilities in Rackheath parish. There is no childcare provision on Rackheath Industrial Estate. In order to support residents and business, further provision of preschool facilities should be planned for and were unanimously supported through consultation. Preschool provision should be near other educational buildings to maximise the use of available facilities.

POLICY SER1: School and pre-school provision

The Neighbourhood Plan supports the provision of a secondary school as well as additional primary schools and pre-school nurseries in Rackheath. The development of North Rackheath in accordance with GTAAP Policy GT16 North Rackheath, should be phased to ensure that land is made available in time for schools to be completed when they are needed. Such schools must have easily accessible pedestrian and cycleway access from existing areas of Rackheath as well as from new developments.

School facilities should be designed so as not dominate the landscape and only be more than 2 storeys high where they are surrounded by sufficient open space to allow their assimilation into the wider landscape. School sites should allow sufficient land for future expansion.

Where possible, the location of schools should be linked with local centres providing community, sports, leisure and other facilities. Such facilities should allow additional parking which is available for use by the school at peak times. Adequate parking provision for staff and visitors as well as convenient arrangements for dropping off and collecting students should be demonstrated. Laybys to allow school collection and drop off without impeding traffic flow must be provided near school entrances.

See Appendix 2, Rackheath Design Guidance and Codes (Section G3).

Objective 13: To ensure sufficient provision of accessible local health care and social services.

6.5.10 Primary Health Care provision has been very limited in Rackheath with the Hoveton and Wroxham Medical Centre holding a satellite surgery located once a week in Rackheath and Salhouse. During the preparation of the 2017 Neighbourhood Plan, this was of considerable concern to local residents as the population grows. However, since the adoption of the Neighbourhood Plan planning permission has been granted for a new medical centre just outside of the parish at Great Plumstead. Construction work on the Medical Centre began in September 2024 and is due to be completed in 2025. The centre will provide medical services for Rackheath parish and includes consultation and examination rooms, community areas and district nurse facilities, as well as back office and shared space for healthcare colleagues in the centre.

6.5.11 It is however recognised that given the scale of growth identified in the area that there may be a need for further medical provision over the lifetime of this Neighbourhood Plan. Where new, additional provision is proposed it must be located central to the settlement of Rackheath, to enable access by all Rackheath residents. Medical services could be provided through shared space such as sharing the building of other community provision, such as a community hub building.

Policy SER2: Primary Health Care

The Neighbourhood Plan supports future enhancements to medical and dental services, both at the Medical Centre and at a new facility should one come forward in development proposals.

Any new facilities must:

- a. be centrally located
- b. be easily accessible on foot or by public transport, and

- c. have adequate car parking for staff and visitors, taking into account that some users will be less mobile and have need of generous sized parking spaces
- d. be surrounded by sufficient space to allow for future expansion of the facilities (including car parking)
- e. have suitable lay-bys for users to be dropped off and picked up without impeding the flow of traffic.

Objective 14: To provide widely available and effective telecommunications and internet access.

6.5.12 Community consultation during the production of the 2017 Neighbourhood Plan, showed overwhelming support for more efficient and effective broadband and mobile connectivity throughout the parish which was at that time sporadic. Businesses in particular identified this as very important. Business units, residential dwellings and community facilities all need to be equipped for the best internet connectivity available now, and with the potential to adapt to future technologies.

6.5.13 Given the scale of growth envisaged for Rackheath (and the remainder of the Growth Triangle) it is envisaged that major upgrades to other infrastructure such as electricity and water supply and sewerage systems will be required during the plan period. Whilst upgrades and enhancements to infrastructure often do not require planning permission and are carried out under permitted development rights by the infrastructure provider, where such improvements would result in the installation of new structures, care should be taken to determine their locations to ensure they do not adversely affect residential amenity and landscaping and other mitigations to lessen their impacts will be sought.

POLICY SER3: Utilities

The Neighbourhood Plan recognises that there will need to be significant infrastructure improvement for utilities such as electricity (especially with the move away from fossil fuels for all households), fresh and foul water, broadband etc in the local area such as GT16, North Rackheath, as they are developed.

Where the opportunity arises, utilities should be extended, and capacity allowance made to upgrade the utilities for the existing Rackheath community (both residential and commercial) at the same time.

Utilities structures should be discrete and grouped in locations so as to minimise the visual impact on the built environment. Such facilities should not be located in green spaces and should be shielded with shrubs to maintain a rural feel.

6.6 Policies: Transport and Access

- 6.6.1 With over 4000 new houses proposed for the parish at the time of writing, the community is concerned about the impact that this will have on local traffic and transport infrastructure.
- 6.6.2 As a rural parish, there is a dependency on the car. Car ownership is high, with only 7 per cent of households having no car or van in 2011 and only 7.4% in 2021. 40 per cent of households have one car or van, 41 per cent of households have two, 9 per cent have three and 3 per cent have four or more cars or vans per household.¹⁹ This is combined with limited bus routes and operating times, plus poor access to Salhouse Railway station by pedestrian and cycle routes from Rackheath.
- 6.6.3 The policies that follow are designed to ensure that new and existing residents in the parish are not as reliant on the private car and have realistic sustainable transport options. There is also recognition that any new estate developments need good parking provision for those that are car dependent.
- 6.6.4 The village settlement of Rackheath lies to the north of the Broadland Northway which provides a northern by-pass for Norwich and is located in the southern part of Rackheath parish. The Broadland Northway was under construction during the latter stages of the preparation of the Adopted Neighbourhood Plan and was opened to traffic in April 2018. The route runs 19.5km (12 miles) around the north of Norwich, from the A47 junction at Postwick in the east, to the A1067 Fakenham Road in the west.

¹⁹ Office for National Statistics, Census 2011.

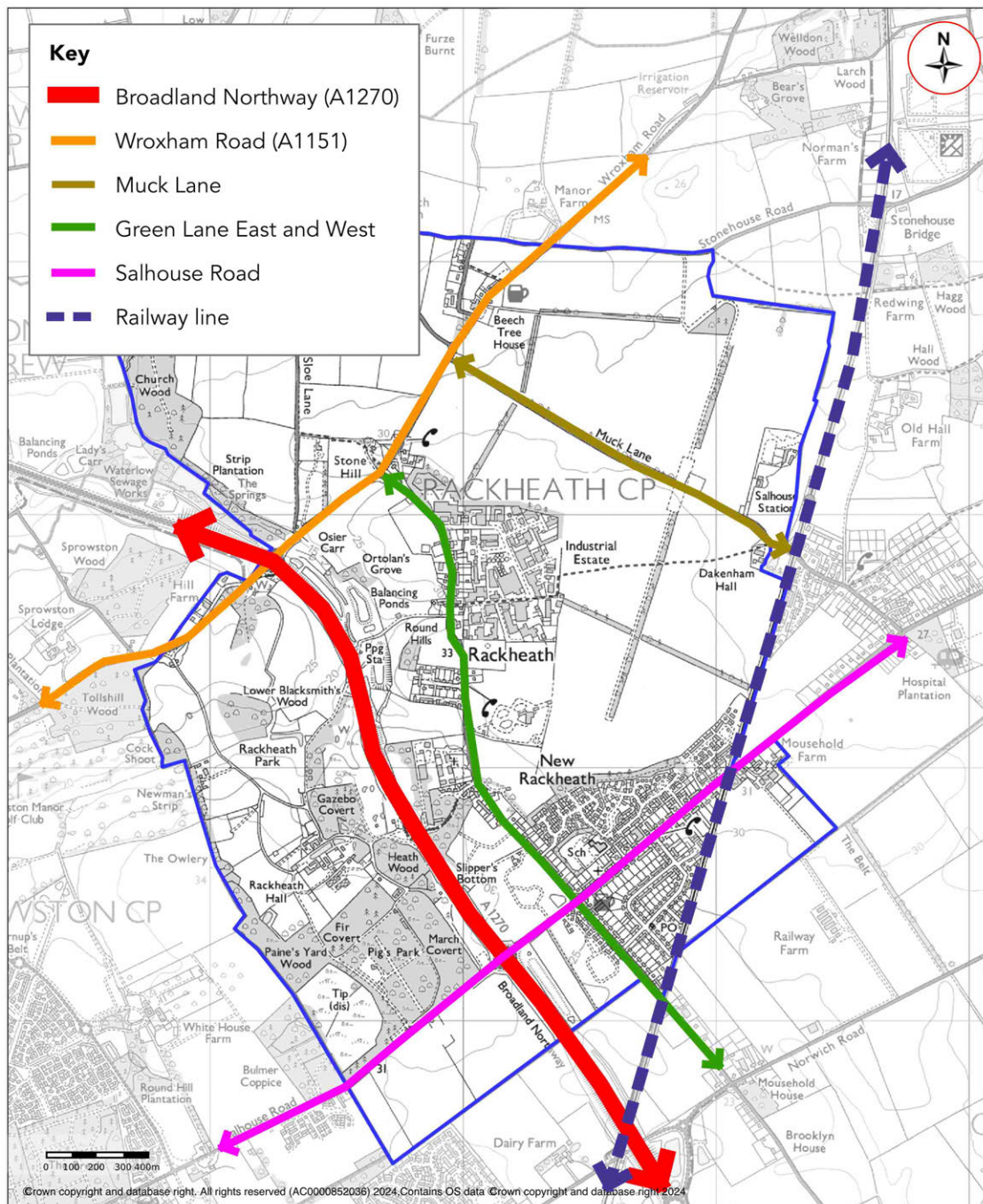


Figure 32: Main routes for Rackheath (source: Broadland District Council with own annotations). Blue line denotes parish boundary.

Objective 15: To enable transport facilities, including public transport, that help people travel within and between communities and reduce dependence on cars.

6.6.5 The Adopted Neighbourhood Plan encourages development that addresses the impact of climate change by reducing the reliance on the private car. Development that is not located near to sustainable transport will not be supported.

- 6.6.6 Sufficient bus stops should be built into developments, with clear and direct walkable routes, including well-placed crossings on major roads. Bus stops should be located where activity takes place, near shops and junctions.
- 6.6.7 The Growth Triangle Area Action Plan requires the masterplan to 'consider the feasibility for enhanced passenger rail services, a new rail halt and a freight rail facility to be delivered as part of the proposed development'. A Rackheath halt would be welcomed and supported by Rackheath residents and businesses. However, should it not be feasible, improved access to and from the Salhouse station is an essential requirement.

POLICY TRA1: Public transport

Road infrastructure must be developed to allow bus provision between Rackheath residential and employment areas and the following:

- a. Norwich
- b. Key services, leisure areas and employment areas in nearby parishes and towns
- c. Salhouse Station.

Salhouse station must be easily accessible by footpath and cycle way and must have nearby car parking and bike storage facilities, with such car parking being directly accessible from and conveniently located in Rackheath in the event that Station Road is closed to vehicular traffic.

Objective 16: To create facilities to encourage safe local walkways, cycle ways and bridleways.

- 6.6.8 Linked to other policies, local services, facilities and employment should be connected to residential areas by safe and convenient routes. New developments should create a network of different street types with characters that reflect their relative importance, using the principles set out in 'Manual for Streets'²⁰, to ensure that streets are designed as places first but with effective accessibility. It states that 'Streets are the arteries of our communities – a community's success can depend on how well it is connected to local services and the wider world'.
- 6.6.9 The community has previously expressed concerns over traffic calming measures such as road humps, road tables and comparable measures.
- 6.6.10 The original Broadland Northway proposals included strategic off-carriageway cycle and pedestrian route, passing through the Northeast Norwich Growth Triangle, linking east Norwich with the northern Norfolk Broads at Wroxham. This was included in the Green Infrastructure Strategy within the GTAAP. Sections of this route have been delivered as part of the mitigation for the

²⁰ Manual for Streets – Department for Transport 2007.

Broadland Northway, including a section underneath the road adjacent to the railway line. As part of the Broadland Northway works, a pedestrian bridge crossing the route near Newman Woods/Newman Road has been delivered.

Walking and cycling

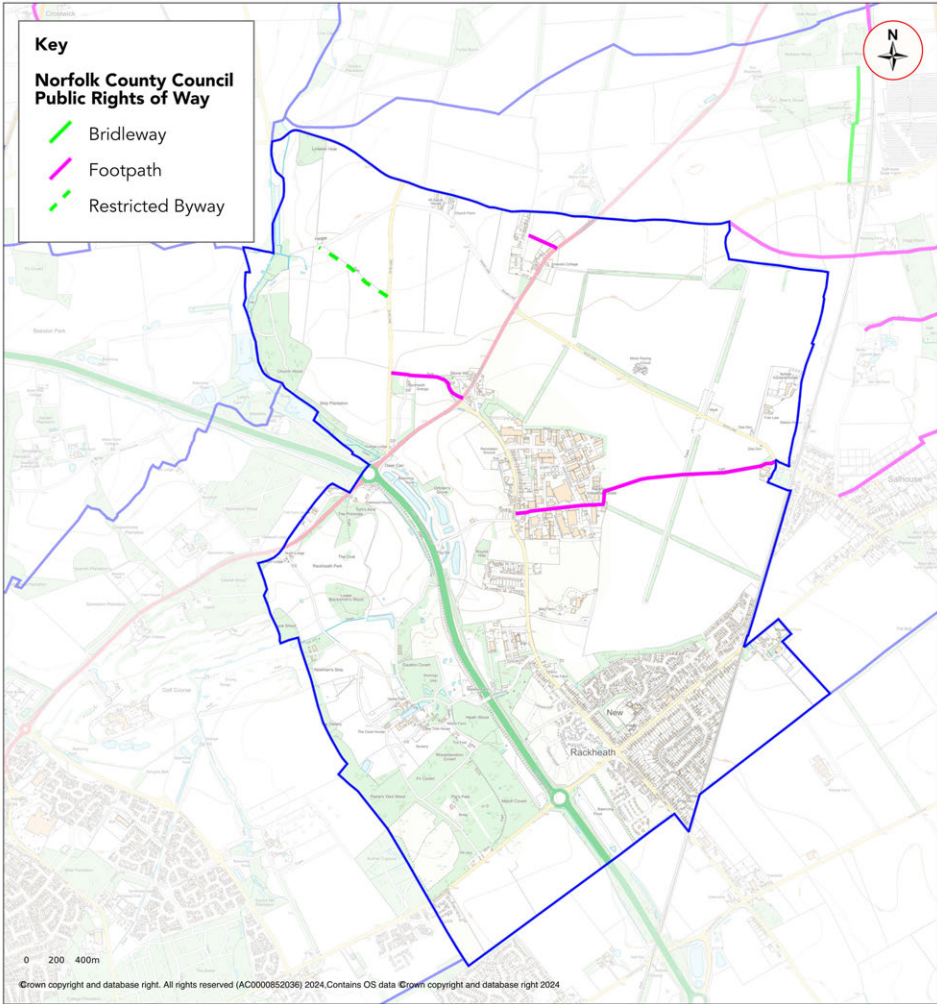


Figure 33: Current Public Rights of Way (source: Parish Online, with own annotations). Blue line denotes parish boundary.

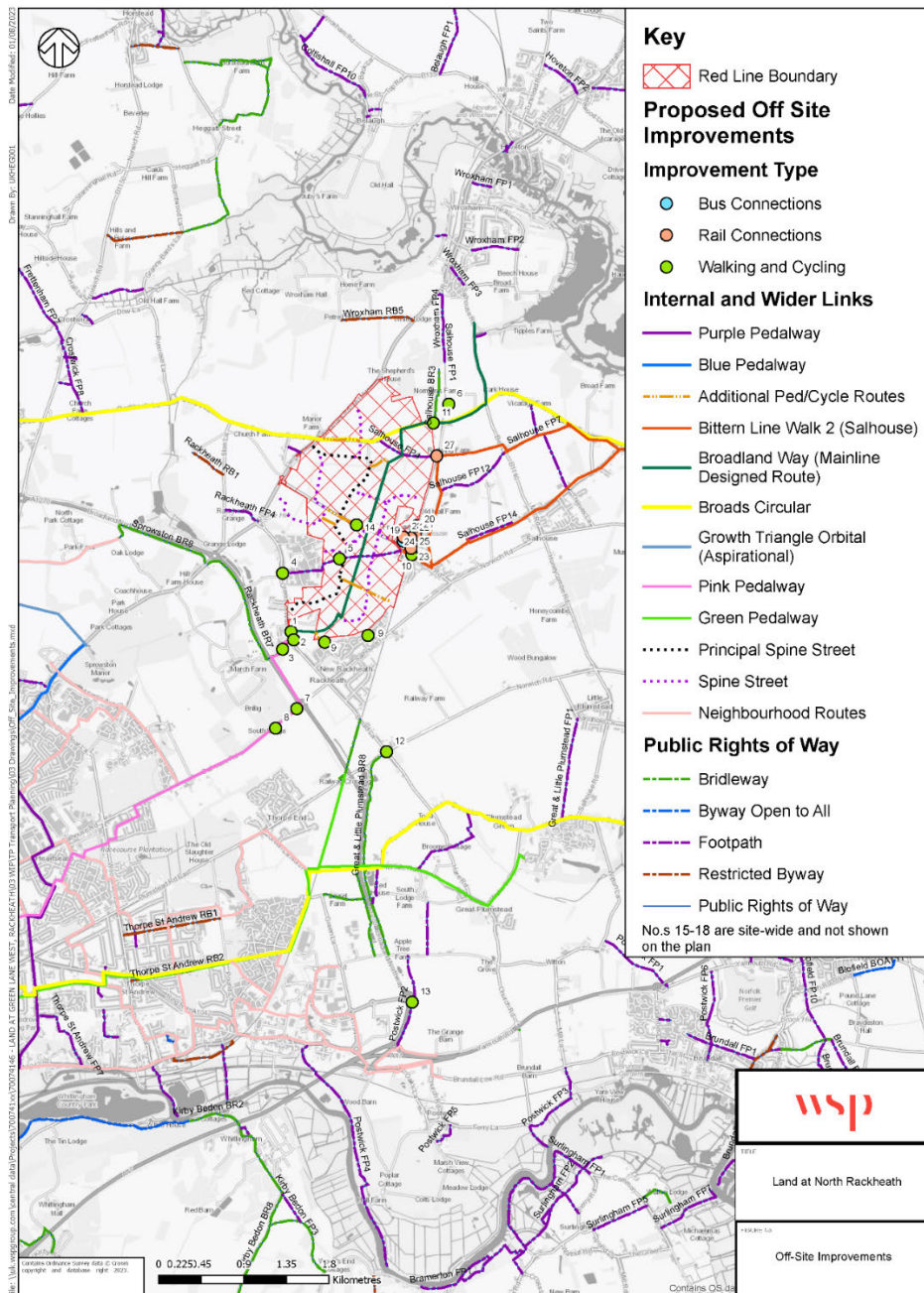


Figure 34:
Proposed links
for GT16
North
Rackheath
(source:
Taylor
Wimpey,
2024). Blue
line denotes
parish
boundary.

6.6.11 Government guidance encourages development proposals to provide for high quality walking and cycling networks and supporting facilities such as cycle parking. Such networks should be comprehensive and provide not only for recreational routes but also for meaningful routes that can realistically be used for commuting to work or school. In addition, new routes should connect to the existing network and be suitable for use by people with disabilities and reduced mobility. New cycling and pedestrian routes should be safe, secure, and attractive, and respond to the character of the area and any relevant design standards.

6.6.12 Government guidance in respect of plan making and transport issues tends to focus on promoting sustainable transport e.g. public transport, walking and cycling, rather than addressing issues of speeding and traffic congestion.

Plans are urged to consider at an early stage the impacts of development on transport networks, realise opportunities for improvement, promote walking and cycling and public transport use and ensure that any adverse impacts of traffic are mitigated. It is also acknowledged that the pattern of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

- 6.6.13 The government advises that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes, which can help to reduce congestions and emissions and improve air quality and public health.

POLICY TRA2: Pedestrian, cycle and bridleways

Developments will be expected to encourage sustainable transport and the health and wellbeing of residents by:

- a. Providing safe, attractive and convenient pedestrian routes, cycle ways and bridleways. Routes must follow desire lines and link with potential destinations, particularly bus stops, schools, employment areas, shops, community facilities, the Rackheath Health Hub and access to the countryside.
- b. Providing safe crossing points at the intersection with roads to enable a safe passage for pedestrians and cyclists within Rackheath and, in particular, to schools, taking into account good sight lines given the reduced noise from cycle and EV traffic; and
- c. Ensuring that footpaths and cycle ways should, where possible, always be separate from roads and well overlooked
- d. Ensuring footways, crossing points and parking bays are designed to safely accommodate the needs of people with mobility difficulties and pushchairs (e.g. dropped pavements at corners).

Where the legal requirements for S.106 agreements are met, developments will be encouraged to contribute to sustainable transport solutions outside the footprint of the development site.

See Appendix 2, Rackheath Design Guidance and Codes (Sections D1 and D2).

All new development should create opportunities to encourage the use of sustainable transport through the provision of footpath and cycle access within the site and which connects to the existing network of footpaths and cycleways, in particular where these link to schools, community facilities and recreational spaces. All major development proposals should be located where there is access to public transport services.

New pedestrian and cycle routes

This Neighbourhood Plan provides in principle support for the following new routes where they cross into the Neighbourhood Area:

- i. Rackheath to Norwich via the railway line.
- ii. Pedestrian /cycle route to Norwich down GT16 runways, over the Newman Road bridge and on to the Salhouse Road to join up with pedestrian/cycle routes in Sprowston.

- iii. Spixworth to Wroxham via Rackheath Lane.
- iv. Rackheath to Ranworth.
- v. Rackheath to Wroxham via railway line.
- vi. Rackheath to Salhouse Station.

Existing Public Rights of Way

Development which is likely to affect an existing Public Right of Way must take account of its route and incorporate it into the scheme, preferably in a wide and open green corridor. Where Public Rights of Way are impacted, appropriate diversions or new routes should be provided that are more or at least, equally safe, accessible, and convenient for users.

POLICY TRA3: Layout and traffic calming

Proposals for housing development of ten or more dwellings and for new commercial or recreational development should:

- a. quantify the level of traffic movements they are likely to generate and its cumulative effect with other developments in Rackheath and the adjoining area; and
- b. assess the potential impact of this traffic and include measures to mitigate any negative impacts on road safety, pedestrians, safe road crossings cyclists, parking and congestion within Rackheath.

Where new developments abut 'A' roads, allowance should be made for any necessary future widening of the A road along the full length of the shared perimeter with the highway by including a verge of no less than 3m width.

In order to retain a rural feel, development design and layouts should promote a street hierarchy which is sensitive to users' needs and which prioritises the safety of pedestrians, taking into account the reduced noise profile of electric cars and cycles.

Development must demonstrate a high degree of permeability and maximise pedestrian access throughout. There should be more than one route in and out of major or large estate scale developments including for emergency vehicles and for all commercial developments of more than 1 hectare.

Measures to ensure vehicles are driven at a safe and appropriate speed through Rackheath will be supported. Where traffic-calming measures are necessary to achieve this, they should be integral to highway design and include the use of road width restrictions and highway demarcations.

Lay-bys should be designed into the street landscape in appropriate places and in particular at bus stops, retail areas (especially where there is limited off street parking available), and near school entrances.

See Appendix 2, Rackheath Design Guidance and Codes (Sections D1).

Objective 17: To provide an appropriate level of parking for residential and business development.

- 6.6.14 Government guidance recognises that there continues to be a demand for parking in both residential and non-residential developments. The NPPF makes it clear that parking standards for residential and non-residential development should only be set where there are clear and compelling reasons for doing so that are necessary to manage the local road network. Parking provision for developments in Broadland will be made in order to satisfy the relevant adopted standards of Norfolk County Council as highway authority.
- 6.6.15 Adequate and well-maintained parking provision is an important element of new development, whether it is for a single dwelling or for a major housing scheme or business premises. The Neighbourhood Plan encourages sustainable transport options; however, it is also a reality that private cars will be used to access services and employment either within or beyond the town.
- 6.6.16 Allocated parking on new residential estates should discourage indiscriminate and on-kerb parking. As demand for electric vehicles is expected to increase over the plan period, opportunities should be taken to encourage the installation of electric vehicle charging points both in residential and non-residential developments.
- 6.6.17 In larger housing developments, unless parking provision is well designed it can either dominate or detract from the overall visual appearance of that development. Where parking is to be provided it should be an integral part of the design and layout and it should also be designed to meet the needs of residents it is intended to serve.
- 6.6.18 Rackheath residents are concerned about parking on new developments. On-street parking can cause problems on estate roads. It is therefore necessary to incorporate parking into the overall design of the local environment. Streets can be made to incorporate a certain level of unallocated on-street parking in the form of parallel or angled parking bays or parking squares. However, consideration must be given to location, proximity to accesses, sightlines and manoeuvring requirements so that indiscriminate parking and the obstruction of footways and carriageways is avoided. It is also important that the requirements of emergency and other service vehicles are catered for together with the needs of people with disabilities. Bus routes within residential developments will require a clear passage of 6.75 metres, which must be available where on-street parking is proposed.
- 6.6.19 Community parking is also an important consideration in the development of a well-functioning place, in particular for easy access to shops, schools and community facilities. Whilst the Neighbourhood Plan encourages sustainable transport options, it is also a reality that private cars will be used, as current public transport provision is only to Norwich and Wroxham. The Bittern Line (train line) runs between Norwich and Sheringham.

POLICY TRA4: Residential car parking for new developments

Car parking provision should be of a high-quality design so that:

- a. any garages, car ports, other semi-enclosed facility or driveway is visually integrated into the building landscape and can accommodate wider SUV and electric vehicles and includes electric vehicle charging facilities.
- b. unallocated on-street parking can be accommodated without
 - i. impeding access for service vehicles, or
 - ii. adversely impacting traffic flow
- c. indiscriminate parking or any obstruction of footpaths, cycleways and pavements at all times is prevented.
- d. conflict between vehicles and pedestrians is minimised, particularly to safeguard children in areas where they walk and play.

Electric vehicle charging points must be provided in communal parking areas, both within a residential or commercial development or within car park areas linked to new community buildings or facilities. Where parking facilities are to be covered, these should be well designed and where practical, include solar panels on the roof.

All forms of parking areas should be designed to minimise the visual impact of the car on the street scene and on the amenity of residents and be constructed with permeable surfacing. Communal car parking areas should be well landscaped to ensure their visual and physical integration.

Whilst recognising that on-street parking will occur, streets should be designed to safely accommodate unallocated on-street parking. The level of provision should be such that indiscriminate parking, and the obstruction of footways and carriageways are avoided.

See Appendix 2, Rackheath Design Guidance and Codes (Section D4).



7. Implementation and monitoring

- 7.1 The Neighbourhood Plan Review covers the period 2024 to 2045. The 2017 Neighbourhood Plan covered the period up to 2037. The strategic policies of the area were at that time contained in the Joint Core Strategy (JCS), which was superseded by the Adoption of the Greater Norwich Local Plan (GNLP) in March 2024. The GNLP plan period extends to 2038. Further development will take place during this time and beyond with the build programme for north Rackheath likely to take place over 30 years. Therefore, the Neighbourhood Plan Review looks to the period 2045.
- 7.2 Rackheath Community Council will lead on and monitor the implementation of the Neighbourhood Plan which is likely to require review again before the end of the Plan period as the growth programme continues. The Community Council will consider the need for any further modification or review as and when it is considered appropriate.
- 7.3 The factors that will influence such decisions include:
- o The need for a review following any changes to national policy which may necessitate further revisions to the Plan's policies.
 - o The need for a review in parallel with the review of the GNLP.
 - o Monitoring the effectiveness of policies within the development management process (which may necessitate a future review of the plan).

8. Project updates

- 8.1 Appendix 2 of the 2017 Neighbourhood Plan identified a number of project ideas which had arisen as a result of consultation carried out in preparing that plan. These were grouped under the same themes as the Neighbourhood Plan policies. An update on the progress of projects is shown below.

HOUSING AND THE BUILT ENVIRONMENT PROJECT

- Adopted roads: Work towards having all new roads and rights of way adopted by Norfolk County Council. UPDATE: Design Code and Neighbourhood Plan Review require all new roads to be designed and constructed to an adoptable standard.

ENVIRONMENT AND LANDSCAPE PROJECTS

- Community woodland: Investigate the potential for creating new community woodland.
- Newman Woods: Investigate options for opening up Newman Woods to wider community use. UPDATE: Transfer of ownership of Newman Woods to the Community Council in progress.
- Allotments: Space should be set aside for the provision of allotments to meet any future demand. The Parish Council will monitor the need for the provision of allotments in Rackheath. UPDATE: Review of Neighbourhood Plan requires developers to make provision for allotments.
- Private green space: Investigate future community use. UPDATE: Community Council will review the potential for transfer of new open space to its ownership on a site by site basis.
- Local Heritage Assets: Investigate the potential for improvements. Investigate the renovation potential for the Old Scout Hut (Colonel Showers). UPDATE: Neighbourhood Plan Review contains an extended list of potential Non Designated Heritage Assets. Production of a heritage trail highlighting the contribution of Rackheath Airfield to WWII.

COMMUNITY PROJECTS

- Stracey Sports Park: Upgrade and update the area with more equipment and a Multi-Use Games Area (MUGA). UPDATE: New play equipment installed at Stracey Park; upgrades to Jubilee Park and installation of a zipwire.
- Rackheath Village Hall: Modernisation and refurbishment.

BUSINESS AND EMPLOYMENT PROJECT

- Assets of community interest: Rackheath Parish Council to compile and register a list of Assets of Community Value.

SERVICES PROJECTS

- Schools: Work with the Local Education Authority to ensure sufficient school provision is in place for Rackheath. UPDATE: Primary and secondary school provision currently shown in the Masterplan for Site GT16.
- Primary Health Care: Work with the Clinical Commissioning Group and deliverers of Primary Health Care to consider provision of sufficient health care to meet the needs of Rackheath. UPDATE: Medical centre under construction and due to open in 2025.

TRANSPORT AND ACCESS PROJECTS

- Access and signage: Encourage the development of a new access point from the Industrial Estate onto A1151 Wroxham Road, to avoid heavy goods vehicles coming through the village. Signage from the Northern Distributor Road will be sought at:
 - Salhouse Road roundabout, restricting heavy goods vehicles entering Rackheath village.
 - Wroxham Road roundabout, directing heavy goods vehicles to the industrial area and Wroxham.
 - UPDATE: NDR (Broadland Northway) now open. Community Council working with NCC Highways to improve road safety and speed limits at key points.
- Community transport: Investigate the feasibility of setting up demand responsive community transport provision within Rackheath with surrounding villages, for example, a community car scheme or dial-a-ride mini bus service.
- Crossing points: Investigate the potential for new crossing points on Green Lane West and other roads. UPDATE: Neighbourhood Plan Review identifies key crossing points.
- New bus routes: Encourage the provision of new bus routes/expansion of existing routes.



Appendix

Appendix1: Steering Group members

- Tony Emes, Rackheath resident.
- Nicola Kerr, Rackheath resident and Community Councillor.
- Pippa Nurse – Rackheath resident, Chair of the Community Council, local business owner.
- Fran Whymark – Rackheath resident, Parish, District and County Councillor.

Supported by:

- Aileen Beck – Rackheath Parish Clerk.
 - Rachel Leggett – Project Manager, Principal independent consultant for the Design Code and Community Engagement Neighbourhood Plan.
 - Andrea Long, Independent Consultant for drafting the Neighbourhood Plan.
 - Emma Harrison – Independent consultant for the Data Profile and Sustainability Appraisal.
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Appendix 2: Rackheath Design Guidance and Codes 2025

See separate appended document.

Appendix 3: Description of Local Heritage Assets (ENV5)

The following are Identified at Local Heritage Assets in the 2017 Adopted Rackheath Neighbourhood Plan.

1. The old airfield runway and associated former WW2 structures (identified and defined by the tree belt), including the Control Tower and the Turning Circle.
2. The White House (Colonel Shower's Quarters later used as a scout hut).*
3. Sole and Heel public house.
4. The Green Man public house.
5. Village sign.
6. Memorial Gates at Holy Trinity Church.
7. USAAF War Memorial on the Rackheath Industrial Estate.

The information below outlined the justification for the inclusion of important character buildings and historic features. The criteria is based on the 'Local Heritage Listing: Historic England Advice Note 7', page 9.

- o Age: The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
- o Rarity: Appropriate for all assets, as judged against local characteristics.
- o Architectural and Artistic Interest: The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
- o Architectural and Artistic Interest: The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
- o Group Value: Groupings of assets with a clear visual design or historic relationship.
- o Archaeological Interest: The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
- o Historic Interest: A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
- o Landmark Status: An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

New Local Heritage Assets

8. Entrance lodges to (i) Rackheath Park at Wroxham Road (2) and (ii) Salhouse Road (2): Wroxham Road lodges are single storey white render and slate roofed, with projecting porchways supported by columns. Orientation is side on to the street and facing each other. Entrance marked by the 'former golden gates' associated with the Great Exhibition – now wrought iron. Salhouse Road lodges are two storeys, (or storey and a half) white render with dark tiled roof, simple porchways facing each other and side on to the road.
 - Age: Circa 1886; added some time after the hall together with an avenue and the 'Golden Gates'. Walled garden is on 1830s maps.
 - Rarity: Two pairs of entrance lodges to Rackheath Hall (Grade II Listed) which sits within Rackheath Park a Registered Park and Garden dating from 1588.

- Architectural and Artistic interest: All four lodges features on the 1919 Rackheath Hall Estate Map. The fact that not all four lodges are the same and they are in two distinct pairs provides some architectural diversity and therefore interest.
- Group value: Each pair has a distinct value of its own however, they derive greater historic value through their association with Rackheath Hall and the historic parkland.
- Archaeological interest: None known.
- Historic interest: Historical association with notable Stracey family through Rackheath Hall and Rackheath Park, despite being later additions.
- Landmark status: Mark the entrance to Rackheath Park from key accesses of Salhouse Road and Wroxham Road.



Top: North entrance lodges on Wroxham Road.



Bottom: South entrance lodges, Salhouse Road

9. Keepers Cottage, Rackheath Park, Wroxham Road

White render and black tiled roofed two storey detached dwelling sat just inside Rackheath Park.

- Age: Shown on the 1919 Rackheath Estate Map, likely to be 19th century circa 1850.
- Rarity: Likely to be principal cottage for housing estate game keeper. Elements of Victorian gothic.
- Architectural and Artistic interest: Similar in age and materials to the entrance Lodges.
- Group value: Part of a wider collection of estate properties
- Archaeological interest: None known.
- Historic interest: Name suggests links to historic estate game activity.
- Landmark status: Located close to Wroxham Road although now located behind 2m close boarded fencing.



Left: Keepers Cottage (source: Google maps 2025).

10. Walled Garden at Rackheath Park

- Age: Mid to late 19th century.
- Rarity: Only walled garden with the wider Rackheath Park.
- Group value: Group value due to association with Rackheath Hall and Rackheath Park.
- Archaeological interest: None known.
- Historic interest: Associations with Stracey family and Rackheath Hall and Park.
- Landmark status: None, entirely within Rackheath Park.



All above: Walled Garden.

11. Home Farm (and associated buildings)

- Age: Late 19th century.
- Rarity: Principal farmstead associated with Rackheath Hall and Park
- Architectural and Artistic interest: Originally stables for the hall, potentially includes a former icehouse.
- Group value: Originally stables for the hall, potentially includes a former ice- house.
- Archaeological interest: None known.
- Historic interest: Association with Rackheath Hall and Park.
- Landmark status: Not visible in the landscape, encompassed within the Park.



Left: Home Farm.

12. Area identified by Historic England west of the Broadland Northway- Rackheath Park (land to the west of the A1270).

- Age: Area of land to the west of the A1270 between Rackheath Hall and listed bridge.
- Rarity: Low rarity. Part of wider parkland landscape.

- Architectural and Artistic interest: Area acts as wider setting of Rackheath Hall and Rackheath Park.
- Group value: Provides wider setting to Grade II Listed assets of Hall, bridge and Rackheath Park.
- Archaeological interest: None known although anticipated archaeology in the area.
- Historic interest: Provides landscape setting and enhances significance of the designated heritage assets.
- Landmark status: Should be retained as open space and undeveloped.



Both above: Area identified by Historic England west of the Broadland Northway- Rackheath Park.

13. The Old School, off Green Lane West: Former Village School building now a private dwelling.

- Age: Victorian.
- Rarity: Former Village School building.
- Architectural and Artistic interest: Typical Victorian school building – red brick, concrete tiled roof.
- Group value: None.
- Archaeological interest: None known.
- Historic interest: Former school building and has community historic association.
- Landmark status: Located on Green Lane West, set back from the road, behind close boarded fencing.



Left: The Old School.

14. Buildings and structures in the parish associated with WWII.

- (a) Officer quarters, mess hall and communal canteen at Newman Woods
- Age: 1939-45.

- Rarity: Most easterly of the WW2 airfields closest to Germany.
- Architectural and Artistic interest: Many of the buildings were typical Type T2 buildings.
- Group value: Group value derived from its WWII collective heritage relating to the use of the airfield and associated ancillary buildings.
- Archaeological interest: Much of the site is still visible as earthworks.
- Historic interest: B-24 liberators flew from the base operated by USA 8th Airforce 467 bomb group – the ‘Rackheath Aggies’.
- Landmark status: Originally had visible defences.

(b) Domestic Quarters in Rackheath Park (NHER 50740). The domestic site for the World War Two airfield at Rackheath.

- Age: 1939-45.
- Rarity: Most easterly of the WW2 airfields – closest to Germany.
- Architectural and Artistic interest: Visible on aerial photographs as clusters of huts and other structures dispersed across Rackheath.
- Group value: Group value derived from its WWII collective heritage relating to the use of the airfield and associated domestic buildings.
- Archaeological interest: Aerial photographs taken in the 1980s and ‘90s. indicate that substantial remnants of the site, in the form of huts, structures and areas of concrete, still survived.
- Historic interest: Association with the WWII airfield.
- Landmark status: Not notably visible. Enclosed within Rackheath Park.



Left: (a) Officer quarters, mess hall and communal canteen at Newman Woods.



Left: (b) Domestic Quarters in Rackheath Park.

15. Rackheath Grange

- Age: 17-18th century farmstead.
- Rarity: Few remaining intact farmsteads in the parish.

- Architectural and Artistic interest: Red brick and concrete tile, main house and a collection of outbuildings.
- Group value: Value derives from the collection of buildings.
- Archaeological interest: None known.
- Landmark status: Located away from main roads, surrounded by mature trees and hedging however, upper storeys are visible in the landscape.



Left: Rackheath Grange.

16. Church Farm, House, Dobbs Lane

White render and pantiles roof two storey farmhouse with outbuildings.

- Age: Circa 18th century.
- Rarity: There are few remaining farmhouses in the parish.
- Architectural and Artistic interest: White render is distinctive, set behind low brick and flint wall. Front porch. Sympathetic renovations and later additions
- Group value: Farmhouse and adjoining single storey outbuildings in same materials.
- Archaeological interest: None known.
- Historic interest: Associations with All Saints Church.
- Landmark status: Set back from the road in a remote location.



Left: Church Farmhouse.

17. Church Barn, Swash Lane

Red brick and pantiles former barn.

- Age: Circa 18th/19th century.
- Rarity: Barn with deep roofline. Elevation facing the road is largely intact with little interventions. Rear has been domesticated with additions and renovations.
- Architectural and Artistic interest: Interesting Gable end. Has undergone interventions with addition of roof lights.
- Group value: Part of a collection of Church related buildings together with Church Farm House and All Saints Church.
- Archaeological interest: None known.
- Historic interest: Association with All Saints Church.

- Landmark status: Located close to highway at Swash Lane. Imposing roofline.



Left: Church Barn.

18. Mousehold Farm, Norwich Road

Run as an equestrian centre. Red brick, red pantiles farmhouse.

- Age: Mid to late 19th century.
- Rarity: One of a small number of remaining farmhouses in the parish.
- Construction is typical.
- Architectural and Artistic interest: Some decorative window detailing remains.
- Group value: Farmhouse and a range of outbuildings/barns remain.
- Archaeological interest: None known.
- Landmark status: Set back from the road, not a frontage building.



Left: Mousehold Farm, Norwich Road
(source: Google maps 2025).

19. Beech Tree House

White render and slate roof dwelling, with rendered outbuilding and red brick bay window.

- Age: Late 19th century, Victorian.
- Rarity: Medium to high level: Possible former coaching inn, with own grounds and orchard.
- Architectural and Artistic interest: Materials typical of that period in Rackheath and consistent with that used in Rackheath Pak and the entrance lodges.
- Group value: Association through time and materials with properties associated with Rackheath Park.
- Archaeological interest: None known.
- Historic interest: Former coaching inn.
- Landmark status: Despite its history is not prominent and is screened from the road.



Left: Beech Tree House (source: Google maps 2025)

20. The Old Rectory

Red brick and slate tiles, former rectory.

- Age: 17-18th century.
- Rarity: associated with All Saints Church.
- Architectural and Artistic interest: Red brick and slate tiles.
- Group value: Value derives from the association with All Saints Church.
- Archaeological interest: None known.
- Historic interest: Former Rectory associated with All Saints Church (now decommissioned).
- Landmark status: Set back from main road, surrounded by mature trees.



Left: The Old Rectory (source: Google maps 2025).

Appendix 4: Justification for Local Green Spaces

The table below outlines the justification for the inclusion of each Local Green Space identified. The criteria are based on the National Planning Policy Framework.

d) The Landings	
In reasonably close proximity to the community it serves	Within main built-up area of the settlement, located on Green Lane West, surrounded by development, bordered by new dwellings.
Demonstrably special	Area of open green space provided as part of the development of site formerly known as GT19. Has community and recreational value.
Local in character and is not an extensive tract of land	Not an extensive tract of land and has physical boundaries. Does not extend into open countryside.

e) Princes Park	
In reasonably close proximity to the community it serves	Within main built-up area of the settlement, surrounded by development, bordered by new dwellings
Demonstrably special	Area of open green play space provided as part of the development of site formerly known as GT19. Has community and recreational value.
Local in character and is not an extensive tract of land	Not an extensive tract of land and has physical boundaries. Does not extend into open countryside.

f) Liberty Park	
In reasonably close proximity to the community it serves	Within main built-up area of the settlement, bordered by new dwellings.
Demonstrably special	Area of green amenity space provided as part of the adjacent development. Has amenity value.
Local in character and is not an extensive tract of land	Not an extensive tract of land and has physical boundaries. Does not extend into open countryside.

g) Wendover Park	
In reasonably close proximity to the community it serves	Within main built-up area of the settlement, bordered by new dwellings.
Demonstrably special	Area of green amenity space provided as part of the adjacent Wendover Park development off Salhouse Road. Has amenity and community value.
Local in character and is not an extensive tract of land	Not an extensive tract of land and has physical boundaries. Does not extend into open countryside.

h) Trinity Meadow	
In reasonably close proximity to the community it serves	Within main built-up area of the settlement, bordered by new dwellings.

Demonstrably special	Area of green amenity space provided as part of the adjacent development on Green Lane East. Has amenity and community value.
Local in character and is not an extensive tract of land	Not an extensive tract of land and has physical boundaries. Does not extend into open countryside.

Appendix 5: Glossary

Glossary of terms used and/or relevant to the Rackheath Neighbourhood Plan and supporting submission documents. Definitions are taken directly from the glossary of the National Planning Policy Framework December 2024, except where stated.

Affordable housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

(c) Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

(d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.

Air quality management areas: Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity Net Gain: BNG is an approach to development. It makes sure that habitats for wildlife are left in a measurably better state than they were before the development. <https://www.gov.uk/guidance/understanding-biodiversity-net-gain>

Brownfield land: See Previously developed land.

Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Climate change adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Decentralised energy: Local renewable and local low-carbon energy sources.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Early years: The provision of childcare (including education) for a young child, meaning a child from birth to the September after the child turns 5.

Environmental impact assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Habitats site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Local Green Space: Spaces identified as being demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city. [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK](#)

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.

Local Nature Partnership: A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Major hazard sites, installations and pipelines: Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

Nature Recovery Network: An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

Nutrient Neutrality: A requirement for developments to prove that all surface water runoff and wastewater generated by the development will be less than, or equal to, the nutrients generated by the existing land use. This aims to reduce nutrient pollution within our wildlife in both freshwater and river habitats. This advice is relevant to 74 local planning authorities based on catchment areas set out by Natural England. <https://www.planningportal.co.uk/planning/sustainability-and-planning/nutrient-neutrality/what-is-nutrient-neutrality>

Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Non Designated Heritage Asset: Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets. [What is a non-designated heritage asset and what does this status mean for development? – What is your question about?](#)

Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Older people: People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Post-16: Young people who are over compulsory school age but under 19, or aged 19 or over and for whom an Education, Health and Care (EHC) plan is maintained.

Previously developed land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Safeguarding zone: An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to which specific safeguarding provisions apply.

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual.

Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Special Areas of Conservation: Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas: Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site investigation information: Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 Investigation of Potentially Contaminated Sites – Code of Practice).

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Spatial development strategy: A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended).

Stepping stones: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic environmental assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies: Policies and site allocations which address strategic priorities in line with the requirements of section 19(1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic policy-making authorities: Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

Supplementary planning documents: Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable Drainage System: A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport.

Transport assessment: A comprehensive and systematic process that considers and sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed to deal with the anticipated transport impacts of the development.

Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel plan: A long-term management strategy for an organisation or site that details how agreed sustainable transport objectives are to be delivered, and which is monitored and regularly reviewed.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites not specifically identified in the development plan.

