

# Rackheath Consultation Statement

To accompany reviewed Rackheath Neighbourhood Plan  
submission version, for examination

**March 2025**

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# 1. Introduction

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## 1.1 Background and consultation requirements

- 1.1.1 Rackheath Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is a revised version of the Plan for 2024-2045, and a part of the Government's current approach to planning. It has been undertaken which draws on consultation and other evidence bases.
- 1.1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of Rackheath Neighbourhood Plan. It also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.1.3 The Neighbourhood Plan Steering Group has endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, who have been engaged in the process.
- 1.1.4 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:
- a. Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - b. Explain how they were consulted;
  - c. Summarise the main issues and concerns raised by the persons consulted; and
  - d. Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.<sup>1</sup>

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<sup>1</sup> <https://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

## 2. Community engagement stages

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### 2.1 The recruitment of a Steering Group

2.1.1 Rackheath Parish Council agreed to undertake a review of the July 2017 adopted Neighbourhood Plan on 27<sup>th</sup> September 2022, and that a Steering Group of interested residents should be formed to guide and produce the Plan. See Appendix 2 for Steering Group members.

### 2.2 Community engagement

2.2.1 In October 2023 Rackheath Neighbourhood Plan Steering Group appointed project support and agreed a further communication plan and community engagement plan.

2.2.2 The revised Neighbourhood Plan draws, in part, on the evidence base from the 2017 Adopted Neighbourhood Plan. This are as follows.

- **Stage 1: Introducing the Neighbourhood Plan.** Events were held on Saturday 28th June 2014 at Holy Trinity Church, Saturday 14th March 2015 at the Village Hall, and Sunday, 29 June 2014 and Sunday, 5 July 2015 at Rackheath Live, to explore the support for undertaking a Neighbourhood Plan and identifying key issues. From these events, the Neighbourhood Plan started in earnest and the Vision, Aims and Objectives of the Plan were drafted.
- **Stage 2: Development of ideas.** To test the Vision, Aims and Objectives of the Plan and to develop initial policy ideas, the following were undertaken:
  - February/March 2016 'consultation conversation' meetings with a range of interest groups to discuss the aims and objectives of the Plan and to gather ideas for policy. The following were visited: Bombers Preschool committee; Holy Trinity Church Rackheath Parochial Church Council; Plymouth Brethren; Rackheath Cricket Club; Rackheath Parish Council; Rackheath Players; Rackheath Village Hall Management Committee; Rackheath Young at Heart Group; Rackheath Youth Club
  - Drop-in session for Rackheath businesses, held on 2 March 2016 in the B-24 cafe on the Rackheath Industrial Estate. Attendees were invited to put flags into a map and answer three questions. The questions were also available to answer online.
  - Email correspondence with key stakeholders.
- **Stage 3: Development of policies.** To test the emerging policy ideas and gather further detail the following were undertaken:
  - Three public workshops for residents and businesses to drop in to comment on policy ideas for the Neighbourhood Plan. These were held on Saturday morning, 9 April at Holy Trinity Church, Monday evening 11 April at Rackheath Village Hall, and

Wednesday lunchtime, 13 April 2016 in the B-24 cafe on the Rackheath Industrial Estate. 145 people attended the events and a further 73 people responded to the same material online. Flyers promoting the events and the online consultation were delivered to every household.

- Further engagement with young people on specific policies – Rackheath Primary School (Years 5 and 6) and Broadland High School (Year 8 Geography lesson).
- The Steering Group also undertook a mock-masterplanning exercise and did four visits to other new large housing developments.

2.2.3 There are two stages of evidence base work that were undertaken for the reviewed Neighbourhood Plan. Full details of Stage 2 consultation work can be found in Appendix 3. The names of individual respondents have been removed.

- **Stage 1: updated evidence**

- **Steering Group workshop** (15<sup>th</sup> 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 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 Heathersett (7<sup>th</sup> 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 will be with residents through the formal pre-submission six-week consultation, running from 17<sup>th</sup> November 2024 to 6<sup>th</sup> January 2025.
- An exhibition of this draft Neighbourhood Plan to take place on: Sunday 17<sup>th</sup> November, 11am to 2pm at The Pavilion, Green Lane West, Rackheath, NR13 6LT. Also, Thursday 21<sup>st</sup> November, 11am to 1.30pm, again at The Pavilion. And Thursday 21<sup>st</sup> November, 3pm

to 8pm at Holy Trinity Church, Salhouse Road, Rackheath, NR13 6PG. The Neighbourhood Plan and Design Guidance and Codes to be found on the Rackheath Community Council website and at The Pavilion.

- A link to the Neighbourhood Plan and Design Code was also sent to the following organisations for formal comment:
  - Active Norfolk
  - Anglian Water Services Ltd
  - Astill Planning
  - Beeston St Andrew Parish Council
  - Broadland District Council
  - Broads Authority
  - BT
  - CofE Diocese of Norwich
  - Community Action Norfolk
  - Crostwick Parish Council
  - CTIL
  - Environment Agency
  - Equal Lives
  - Great and Little Plumstead
  - Historic England
  - Homes England
  - Hyperoptic
  - ITS Technology
  - Marine Management Organisation
  - Mobile Operators Association
  - National Grid
  - National Highways
  - Natural England
  - NCC Historic Environment Service
  - Network Rail
  - New Anglia Local Enterprise Partnership
  - Norfolk & Suffolk Gypsy Roma & Traveller Service
  - Norfolk & Waveney Integrated Care Partnership
  - Norfolk Chamber of Commerce
  - Norfolk Constabulary - Estates Department (HQ)
  - Norfolk County Council
  - Norfolk Geodiversity Partnership
  - Norfolk Wildlife Trust
  - Norwich International Airport Ltd.
  - Rackheath Parish Council
  - Salhouse Parish Council
  - Spixworth Parish Council
  - Sports England East
  - Sprowston Town Council
  - SSE Telecom
  - Tetlow King
  - The Bridge Plus
  - Thorpe St Andrew Town Council
  - UK Power Networks
  - Water Management Alliance

- Wroxham Parish Council

## 2.3 Communication

- 2.3.1 To spread news of the emerging Neighbourhood Plan, the Steering Group used:
- The Neighbourhood Plan page on the Rackheath Parish Council website:  
<https://www.rackheathparishcouncil.org.uk/neighbourhoodplan>
  - Posters displayed around the parish.
  - Flyers delivered to households and businesses.
  - Facebook.
  - Updates at Parish Council meetings which are open to the public.
- 2.3.2 Prior to the Referendum, the Steering Group intend to write a short summary of the Neighbourhood Plan to be delivered within the community.

## 2.4 Environmental screenings

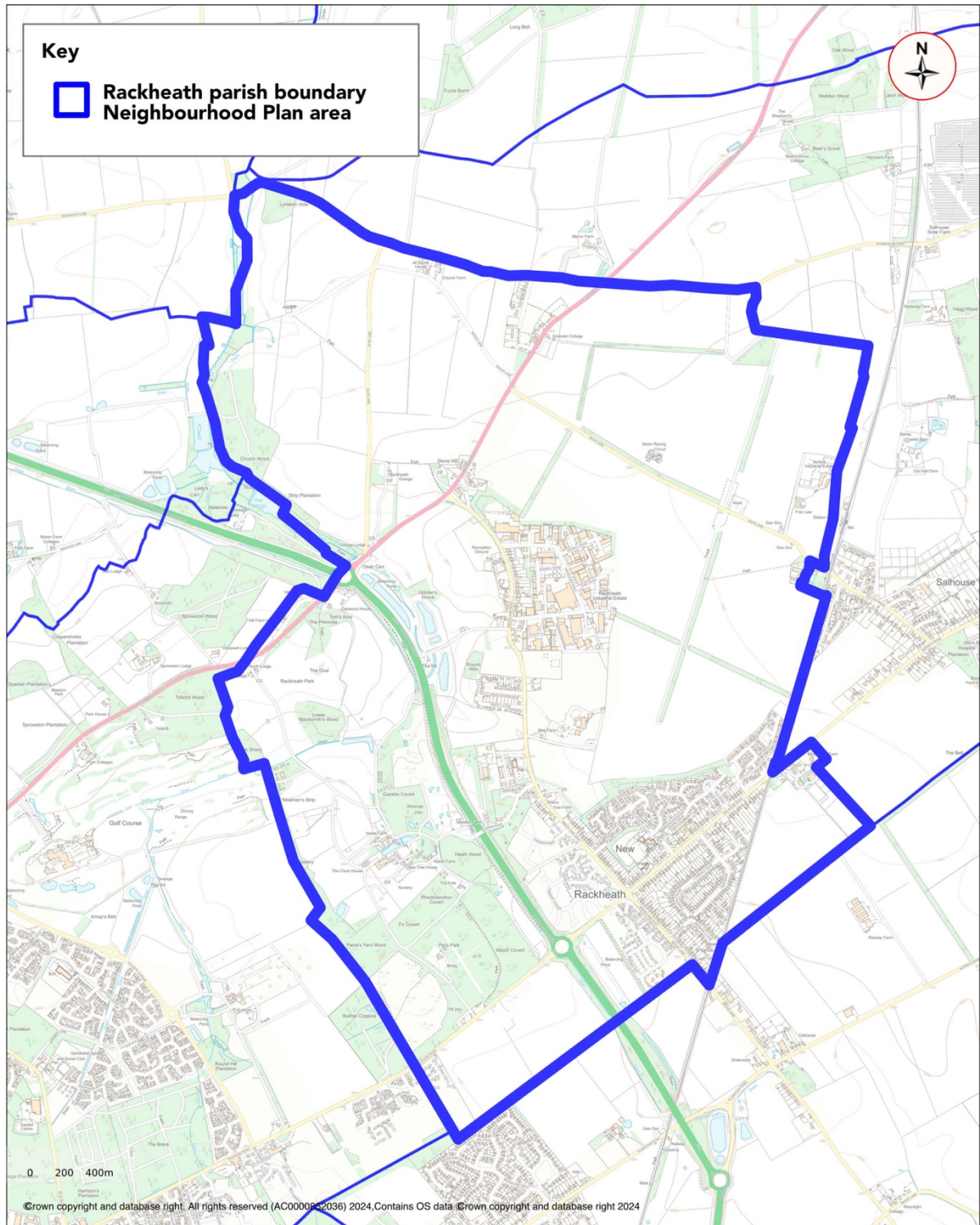
- 2.4.1 A Habitat Regulation Assessment (HRA) Screening and a Strategic Environmental Assessment (SEA) Screening were undertaken in summer 2024. Consultation responses were received from the Environment Agency, Historic England and Natural England. The following determinations were made:
- On the basis of this screening report, and the response from Natural England, Broadland District Council determines that a HRA is not required in relation to the emerging Rackheath Neighbourhood Plan.
  - Based on the assessment undertaken in the SEA Screening Report and the responses received from the consultation bodies, the Council considers that it is unlikely that significant environmental effects will arise from implementation of the Rackheath Neighbourhood Plan, and therefore that an SEA is not required.

## 3. Conclusion

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- 3.1 The programme of community engagement carried out during the production of reviewed Rackheath Neighbourhood Plan was appropriate to the process of reviewing the Neighbourhood Plan.
- 3.2 The comments received throughout and specifically in response to the consultation on 'Pre-submission draft of Rackheath Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework, and the Greater Norwich Local Plan.

# APPENDIX 1: Neighbourhood Plan Area



# APPENDIX 2: Neighbourhood Plan Steering Group members

The Rackheath Neighbourhood Plan Steering Group consisted of the following 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 3: Stage 2 – Pre-submission consultation on the draft Neighbourhood Plan

## Appendix 3(a): Posters/flyers for pre-submission consultation.

Comment on the new draft

## Rackheath Neighbourhood Plan



**Drop-in exhibition**

Sunday 17th November, 11am to 2pm at **The Pavilion**, Green Lane West, Rackheath, NR13 6LT


Thursday 21st November, 11am to 1.30pm, again at **The Pavilion**

Thursday 21st November, 3pm to 8pm at **Holy Trinity Church**, Salhouse Road, Rackheath, NR13 6PG

**Read a copy of the Plan**

From 17th November 2024 to 6th January 2025 read a physical copy of the Neighbourhood Plan at The Pavilion, or online at [www.rackheathparishcouncil.org.uk/neighbourhoodplan](http://www.rackheathparishcouncil.org.uk/neighbourhoodplan)

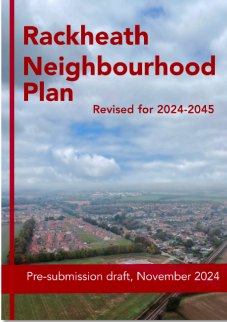
Consultation closes for comments on 6th January 2025.



The Rackheath Neighbourhood Plan is a planning policy document written by the community to guide future development in the parish until 2045. It has been updated since it was last written and adopted in 2017. The Steering Group wants to know your views on the new draft Plan.


**Rackheath Neighbourhood Plan**

Revised for 2024-2045



Pre-submission draft, November 2024

The Plan and accompanying Design Guidance and Codes document will shape development happening to Rackheath.



Rackheath Design Guidance and Codes

It manages the planning of the Neighbourhood Plan

20th November 2024

**IMPORTANT** After this consultation, the Neighbourhood Plan will be revised and submitted to Broadland District Council for examination and to determine whether it needs to go to local referendum. It will become part of the statutory development plan for the area.

**Appendix 3(b): Consultation response form (also online).**

# Rackheath Neighbourhood Plan

## DRAFT Neighbourhood Plan CONSULTATION RESPONSE FORM

Consultation period: 17<sup>th</sup> November 2024 to 6<sup>th</sup> January 2025.

The revised Rackheath Neighbourhood Plan is a planning policy document written by the community to guide future development in the area until 2045. The Steering Group want to know your views on the draft Plan.

Please use this form to comment on the draft Neighbourhood Plan, or comment online at [www.rackheathparishcouncil.org.uk/neighbourhoodplan](http://www.rackheathparishcouncil.org.uk/neighbourhoodplan), so we can make amendments before submitting it for examination.

PLEASE NOTE: This is a formal stage of consultation on the Neighbourhood Plan before it is submitted to Broadland District Council. Comments received will be reported in a Consultation Statement which will be submitted alongside the Plan, and which will include your organisation (if applicable) and comments. The Consultation Statement will be publicly available online.

On submission of the Neighbourhood Plan, Rackheath Community Council (the Parish Council) is required to share personal details of those that have commented on the document to Broadland District Council so that they can discharge their legal duties in relation to publicising the submission of the Plan, in accordance with the Neighbourhood Planning (General) Regulations. By submitting a consultation response at this stage, you authorise Rackheath Community Council to legally collect and share your data in this manner. You can view the Community Council's Privacy Policy on the website.



BY 6<sup>th</sup> January 2025, please deliver your form to The Pavillon, Green Lane West, Rackheath, NR13 6LT  
email [rackheathplan@gmail.com](mailto:rackheathplan@gmail.com), or complete this form online at [www.rackheathparishcouncil.org.uk/neighbourhoodplan](http://www.rackheathparishcouncil.org.uk/neighbourhoodplan)

<b>Name</b>	
<b>Email address</b> (or postal address)	
<b>Organisation name</b> (if appropriate)	

Please let us know what you think of the draft Rackheath Neighbourhood Plan policies.

<b>HOUSING AND THE BUILT ENVIRONMENT policies</b>	
<b>HOU1: Design of new development</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>HOU2: High quality public realm</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>HOU3: Mixed type and tenure of housing</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments

<b>ENVIRONMENT AND LANDSCAPE policies</b>	
<b>ENV1: Fresh water supply and drainage</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>ENV2: Climate change</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>ENV3: Biodiversity, tree belts and wildlife habitats</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>ENV4: Landscape buffers</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>ENV5: Local landscape and local heritage assets</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments

<b>ENV6: Views and vistas across the parish</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree <i>Comments</i>
<b>ENV7: Green space</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree <i>Comments</i>
<b>ENV8: Approaches to Rackheath and village landscape</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree <i>Comments</i>
<b>ENV9: Dark skies</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree <i>Comments</i>

<b>COMMUNITY policies</b>	
<b>COM1: Linked community</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree <i>Comments</i>
<b>COM2: New play areas and community spaces</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree <i>Comments</i>
<b>COM3: Community safety</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree <i>Comments</i>
<b>COM4: New and existing community facilities</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree <i>Comments</i>

<b>COM5: New sports facilities</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>COM6: Allotments</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments

<b>BUSINESS AND EMPLOYMENT policies</b>	
<b>BUS1: New and expanding businesses</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>BUS2: Buffer between residential and industrial</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>BUS3: Local Centre with rural village feel</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments

<b>SERVICES policies</b>	
<b>SER1: School and pre-school provision</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>SER2: Primary Health Care</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>SER3: Utilities</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments

<b>TRANSPORT AND ACCESS policies</b>	
<b>TRA1: Public transport</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>TRA2: Pedestrian, cycle and bridleways</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>TRA3: Layout and traffic calming</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>TRA4: Residential car parking for new developments</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments

Please let us know what you think of the draft Rackheath Design Guidance and Codes document (Appendix to the Neighbourhood Plan).

<b>DESIGN GUIDANCE AND CODES (Appendix)</b>	
<b>A: Context</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>B: Identity</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>C: Built form</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>D: Movement</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments

<b>E: Nature</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>F: Public spaces</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>G: Uses</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>H: Homes and buildings</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>I: Resources</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments
<b>J: Lifespan</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree Comments

**OVERALL**, do you

Agree with the draft Neighbourhood Plan




Disagree with the draft Neighbourhood Plan

*Any further comments about the draft Neighbourhood Plan*

Please note, if you have any further comments, you are welcome to add another page, or email rackheathplan@gmail.com. **THANK YOU.**

**Appendix 3(c): Log of all comments and responses to pre-submission consultation (Regulation 14).  
Rackheath NEIGHBOURHOOD PLAN**

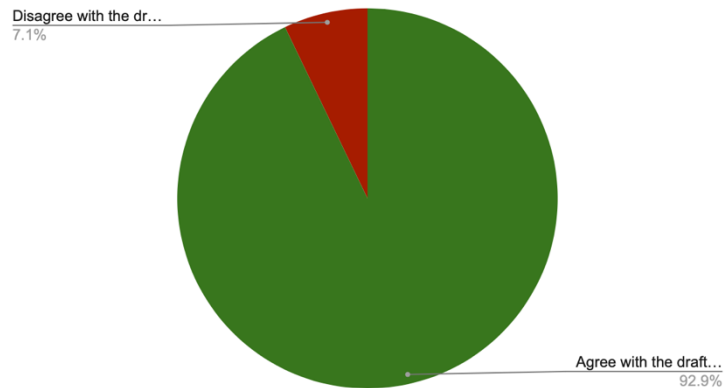
**Table code**

	Supportive comment or no change to the Plan
	Change to map or supporting text
	Change to policy/text.
	Change made

The pie charts in the document show the results of those that completed the Consultation Response Forms (paper and online combined).

**Overall**

Count of OVERALL, do you



## GENERAL COMMENTS

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested response	Action
1	Broadland District Council	General	<p>Although it is understood at this current stage what the phrase 'Adopted Neighbourhood Plan' is referring to, where it is used throughout the document, it is felt it would be less ambiguous to refer to the document as the '2017 Neighbourhood Plan'. It may be confusing for those reading the plan who are not so familiar with its history, and it is a phrase that will ultimately need amending in any case, as and when the updated version is made.</p> <p>Where community consultation is referred to in supporting text, it would be clearer for the reader if it was specified whether this relates to 2017 consultation or recent consultation undertaken in support of the modified plan.</p> <p>In addition, we have identified below one or two instances where supporting text should be updated to provide the context/rationale for proposed modifications to an associated policy (i.e. why is the policy being modified in this way – what new evidence provides the rationale?). However, there may be areas that we have missed. Therefore we would suggest that supporting text in each chapter is reviewed to ensure that it captures any proposed modifications to relevant policies.</p> <p><u>Consistent message re. character</u></p>	<p>Noted. Amend to use suggested wording.</p> <p>Noted this can be specified</p> <p>Noted. Supporting text to be reviewed.</p>	Amend NP accordingly No changes to the Design Code required. <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested response	Action
			<p>We feel that there needs to be better clarity on the messaging between the Neighbourhood Plan document and the Design Code, as regards the terms, 'village', 'town' and 'settlement', as all three have been used. In various places the plan refers to "retaining the prevailing character of a rural village" whilst also including figures (within the Design Code) clearly showing urban and suburban development, taken from the National Model Design Code, as examples (e.g. Figure 36, p31). In para 6.2.28 of the Neighbourhood Plan update it states "To contribute to the rural village feel of the new town", which does come across as contradictory. It is also accepting that there will be some three storey elements of new development – but that is not in any way characteristic of a rural village. Paragraph 6.5.2 of the plan also refers to a 'small, attractive town'; although the Design Code states (B1) 'all new residential development must take every opportunity to create a heart to the village...'. </p> <p>This issue is raised in certain specific cases, below, particularly where achieving a 'village feel', in certain instances, may not be achievable. However, the consistency with the Design Code report should also be specifically be addressed. Our recommendation would be to refer to 'a settlement with rural characteristics' (or similar), rather than referring to it as a village or town (and ensuring that any such labelling is consistent.</p>	<p>Noted. Consistency of terminology between the two documents to be reviewed.</p> <p>Noted.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested response	Action
2	Norfolk County Council	General	<p>5. Minerals and Waste</p> <p>Background The Norfolk Minerals and Waste Local Plan (NM&amp;WLP) set out the minerals and waste development needs and planning policies for Norfolk and forms part of the Development Plan for Norfolk. Minerals and waste development itself is outside the scope of neighbourhood plans. However, the NPPF requires mineral resources, site and infrastructure to be safeguarded, whilst the National Planning Policy for Waste states that planning authorities should ensure that non -waste development does not prejudice the implementation of the waste hierarchy or the efficient operation of waste management facilities. Further information on minerals and waste planning in relation to Neighbourhood Plans can be found at <a href="https://www.norfolk.gov.uk/article/38668/Minerals-and-waste">https://www.norfolk.gov.uk/article/38668/Minerals-and-waste</a></p> <p>There are no existing allocated minerals or waste sites within Rackheath in the current <a href="#">adopted Norfolk Minerals and Waste Development Framework documents</a>. There are also no future allocated sites in Rackheath in the <a href="#">emerging Norfolk Minerals and Waste Local Plan (NM&amp;WLP)</a>, which is anticipated to be adopted in 2025.</p> <p>Excluded development In accordance with the relevant legislation, policies in neighbourhood plans cannot relate to excluded</p>	Noted.	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested response	Action
			<p>development. County Matters, that is minerals extraction and waste management development, are excluded development. The planning policies pertaining to minerals extraction and associated development and waste management facilities are contained within the Norfolk Minerals and Waste Local Plan. We have raised objections regarding policies and text about excluded development in policy ENV1 and paragraph 6.4.5 of the Neighbourhood Plan.</p> <p>Spatial and strategic planning context Figure 5 (page 10) sets out the spatial and strategic policy context and does not include the Norfolk Minerals and Waste Local Plan, which is part of the Development Framework for development in Rackheath. It is suggested Figure 5 be amended to include The Norfolk Minerals and Waste Local Plan on the same tier as the Neighbourhood Plan and the Greater Norwich Local Plan, to ensure the strategic context is represented. The Norfolk Minerals and Waste Local Plan currently consists of the adopted Minerals and Waste Core Strategy and Development Management Policies DPD, the Waste Site Specific Allocations DPD and the Minerals Site Specific Allocations DPD. However, Norfolk County Council is currently producing a new Norfolk Minerals and Waste Local Plan (NM&amp;WLP) which will replace all three of the existing DPDs when it is adopted.</p>	<p>Noted. Diagram to be amended.</p>	<p>Amend Figure 5. <input checked="" type="checkbox"/></p>

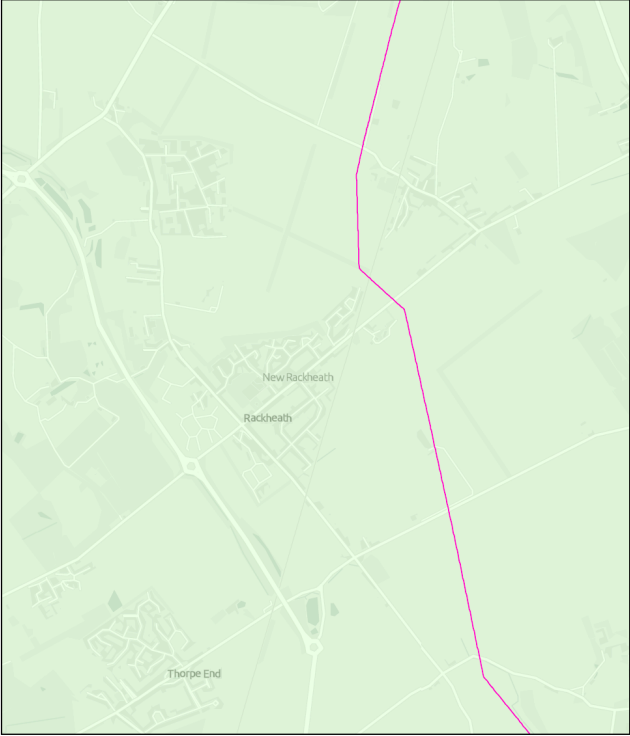
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested response	Action
			This policy context should be acknowledged in paragraph 2.8 (page 10) by inserting a new sentence at the end of paragraph: <i>"The Norfolk Minerals and Waste Local Plan (NM&amp;WLP) also forms part of the Development Plan for Norfolk and it identifies the minerals and waste development needs for the County and safeguarded mineral resources and waste sites in Rackheath. The Development Plan for Norfolk consists of the Local Plans produced by Norfolk's Local Planning Authorities, the Norfolk Minerals and Waste Local Plan and Neighbourhood Plans."</i>	Noted. Add requested text.	Add sentence to the end of paragraph 2.8 <input checked="" type="checkbox"/>
3	Anglian Water	General preamble	<p>Anglian Water is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012 and we support neighbourhood plans and their role in delivering environmental and social prosperity in the region.</p> <p>Overall, Anglian Water is the water supply and water recycling provider for over 6 million customers. Our operational area spans between the Humber and Thames estuaries and includes around a fifth of the English coastline. The region is the driest in the UK and the lowest lying, with a quarter of our area below sea level. This makes it particularly vulnerable to the impacts of climate change including heightened risks of both drought and flooding, including inundation by the sea. Additionally, parts of the area have the highest rate of housing growth in England.</p>	Response noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested response	Action
			<p>Anglian Water has amended its Articles of Association to legally enshrine public interest within the constitutional make up of our business – this is our pledge to deliver wider benefits to society, beyond the provision of clean, fresh drinking water and corrective treatment of used water. Our Purpose is to bring environmental and social prosperity to the region we serve through our commitment to Love Every Drop.</p> <p>Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources. Anglian Water has produced a specific guidance note on the preparation of NPs found using this link under our Strategic Growth and Infrastructure webpage - <a href="http://www.anglianwater.co.uk/StrategicGrowthandInfrastructure">Strategic Growth and Infrastructure (anglianwater.co.uk)</a> The guidance also has sign posting/ links to obtaining information on relevant assets and infrastructure in map form, where relevant.</p> <p>Anglian Water is committed to ensuring that development in our region continues to thrive while protecting our assets, existing customers and the environment. We want to ensure that growth aligns with environmental responsibilities and infrastructure capacity.</p> <p>Anglian Water delivers new water supply and sewerage services across our region to support sustainable growth for housing and economic development in the fastest</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested response	Action
			<p>growing region of England.</p> <p>There are areas in our region where our water and wastewater networks are at capacity. To remedy this Anglian Water will deliver over £5bn in new infrastructure between 2025- 2030 including initiating development of two new strategic reservoirs, upgrading treatment facilities, extending our strategic water supply pipeline by nearly 700km, and numerous nature-based solutions such as wetlands and sustainable urban drainage schemes.</p> <p>The infrastructure we deliver is primarily funded in two ways, including:</p> <ol style="list-style-type: none"> <li>1. Developers pay infrastructure charges to connect to, and where necessary provide additional capacity for our water supply and sewerage networks, which are governed by Ofwat's charging rules; and</li> <li>2. Water and sewerage charges agreed by Ofwat every five years, paid by our customers to fund our investment programme on past and future infrastructure to: <ul style="list-style-type: none"> <li>• Address a rapidly growing population;</li> <li>• Ensure we are resilient to impacts of climate change;</li> <li>• Enhance our environment to reach the environmental destination agreed with customers and regulators; and</li> </ul> </li> </ol>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested response	Action
			<ul style="list-style-type: none"> <li>Secure future water supplies.</li> </ul> <p>Anglian Water's plans are reviewed every five years and include business plans for our investments through the Water Resources Management Plans (WRMP) <a href="#">Water resources management plan</a> and Drainage and Wastewater Management Plans (DWMP) <a href="#">Drainage and wastewater management plan</a> and a Long Term Delivery Strategy (LTDS) <a href="#">Our strategies and plans</a>. These provide a 25-year long term view to 2050, which also corresponds with the Government's net zero commitment.</p> <p>Detailed response on the draft neighbourhood plan The comments set out below are made, ensuring the making of the plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water. Overall, we are supportive of the policy ambitions within the neighbourhood plan, subject to the proposed amendments.</p>		
4	National Gas Transmission	General	<p>About National Gas Transmission</p> <p>National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>Proposed sites crossed by or in close proximity to National Gas Transmission Assets</p>	Response noted .	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested response	Action
			<p>Following a review of the above document we have identified the following National Gas Transmission assets as falling within the Neighbourhood area boundary:</p> <p>Asset Description Gas Transmission Pipeline, route: BACTON TO YELVERTON</p> <p>A plan showing details of National Gas Transmission's assets is attached to this letter. Please note that this plan is illustrative only.</p> <p>National Gas Transmission also provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li>• <a href="https://www.nationalgas.com/land-and-assets/network-route-maps">https://www.nationalgas.com/land-and-assets/network-route-maps</a></li> </ul>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested response	Action
			<p style="text-align: center;">Rackheath Neighbourhood Plan National Gas Asset Map</p>  <p>24/12/2024, 12:07:11</p> <p>1:18,017</p> <p>0 0.15 0.3 0.6 mi 0 0.23 0.45 0.9 km</p> <p>Gas_Assets_6495 Development_Plan_Monitoring_v2_977_5701 Development_Plan_Monitoring_v2_977</p> <p><small>Contains OS data © Crown Copyright and database right 2023 Contains data from OS Zoomstack</small></p> <p><small>Web AppBuilder for ArcGIS Ordnance Survey data © Crown copyright and database right 2023</small></p>		
5	Natural England	General	Natural England does not have any specific comments on this draft neighbourhood plan.	Response noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested response	Action
	Wroxham Parish Council	General	Neighbourhood Plan. Overall Wroxham PC are impressed with the plan and particularly at how the plan addresses the needs of all the different demographic groups in the village. It recognises that expansion must be accompanied by efforts to foster community. The plan addresses the need for community with the focus on a central hub area, but also that recognises that the village is naturally divided into sub sections and looks to create smaller hubs to address their differing needs.	Support welcomed	No change
<b>6</b>	Individual 1	General	New plans should not overtake current growth and should be considered when current housing or industry would be affected by new plans	Comments noted. The Neighbourhood Plan review is not promoting any additional development to that already identified	No change
<b>7</b>	Individual 3	General	Trainline links on Green Lane East?	Noted	No change
<b>8</b>	Individual 4	General	A complex project but congratulations on the documentation	Support noted	No change
<b>9</b>	Individual 6	General	MOSTLY AGREE - great intentions but will the builders actually comply? This needs to be adequately policed to ensure this utopia becomes a reality.	Noted. The implementation of the policies will be critical to the success of the development.	No change

<b>Ref</b>	<b>Respondent</b>	<b>Reference</b> (paragraph or policy number)	<b>Comment</b>	<b>Steering Group Suggested response</b>	<b>Action</b>
				Enforcement and compliance rests with the District Council	
<b>10</b>	Individual 7	General	More footpaths and cycleways needed. Slower road speeds.	Noted. The plan seeks to address the issue of footpaths and cycleways. Traffic speeds are outside the scope of the NP	No change
<b>11</b>	Individual 9	General	Mostly agree	Support noted	No change
<b>12</b>	Individual 12	General	Overall the plan is good. Has a demographic survey of the residents been undertaken? This would advise type of housing needed. No mention of waste bins on street furniture list. Library as part of time community service/utility.	Noted. A Housing Needs Assessment has been undertaken to support the housing mix policy.	No change
<b>13</b>	Individual 13	General	Overall, yes I agree. As lovely as the essence of the village is respected, acknowledged and upheld. Too much is too much, but will it be recognised before permission is given? Don't lose the village please.	Noted. The Np does not promote any additional development	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested response	Action
				over than already identified.	
14	Individual 14	General	Re site 6 - Newman Road Woods - liaise with volunteers who maintain this regards this. When will it be transferred to ownership of Parish Council? Date?	Comments noted. The transfer of ownership is being progressed	No change
15	Individual 15	General	Mostly. The doing work, please tarmac Burton Drive unadopted bit - NCC does not want to know.	Noted. This is outside of the scope of the emerging NP	No change
16	Individual 16	General	Agree	Support noted	No change
17	Individual 17	General	As owner of The Old School, I agree that it should be included in the local heritage assets	Support noted	No change
18	Individual 18	General	Make sure the plan is used for future development.	Noted	No change
19	Individual 19	General	Thanks to all those who have worked to produce the Plan	Support noted	No change
20	Individual 22	General	Moved to Rackheath Play 24. Find it very friendly lots of walks and play area for children. Cycle routes could be longer (joined up). Supermarket would be handy. Also indoor gym. Very impressed with Rackheath so far.	Noted. The NP seeks to address future facilities	No change
21	Individual 24	General	Good to see focus on mixed housing, environs and biodiversity focus alongside commercial business support and heritage asset management. Thanks for all your efforts. Really key to maintain Rackheath's historic village identity (and link with Salhouse and its historic assets) and appreciate this effort to do so.	Support noted	No change

<b>Ref</b>	<b>Respondent</b>	<b>Reference</b> (paragraph or policy number)	<b>Comment</b>	<b>Steering Group Suggested response</b>	<b>Action</b>
<b>22</b>	Individual 25	General	no - far too many properties being built. There is no village centre nor any community spirit - consultation a complete waste of time. The church which was built as a centre for all is a dying building. Nothing takes place for the community at the church any more. Only two positives currently in the village is school and pharmacy. The pavilion was built in the wrong place. Other villages have a community centre. The church should be made to open up as a community centre!!!	Comments noted. However the operation and management of the church building is not a matter for the NP or the PC.  However as the new developments take place it is anticipated that a series of hubs to act as community focal points will come forward which will help provide a community centre.	No change
<b>23</b>	Individual 26	General	The few specific comments under HOU 1&3 ,COM3 & TRA2 and SER2 have been included after further information coming to light .I have made no other specific comments about other items as have been involved in the Draft & Steering Group	Noted. (see specific comments later)	No change

<b>Ref</b>	<b>Respondent</b>	<b>Reference</b> (paragraph or policy number)	<b>Comment</b>	<b>Steering Group Suggested response</b>	<b>Action</b>
<b>24</b>	Individual 28	General	Very impressed by all the ideas in the draft neighbourhood plan. Thanks for all the work that has gone into it.	Support noted	No change
<b>25</b>	Individual 29	General	Fine words but no ambition or plan for what needs to be done	Noted. The NP is a plan to control the future development	No change
<b>26</b>	Individual 30	General	instead of terms such as 'encouraging'. aspects like solar paneling, heat pumps etc should be mandatory. Local and national government should set the targets, and construction companies follow these. These powerful lobbyists have a track record of watering down regulation and it should be stopped. Make the market and make it accountable.	Noted. It is difficult for the NP to 'require' things over and above formal standards e.g. building regulations. The Design Code sets out what is code and what is guidance.	No change
<b>27</b>	Individual 31	General	I believe it is important to have safe access to an open station building at Salhouse with a more frequent train service to encourage the use of this public transport and reduce the number of vehicles commuting to and from Rackheath	Comments noted. The NP supports this in principle although the Station lies outside of the Rackheath NP area.	No change

## INTRODUCTORY AND OTHER CHAPTERS

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group suggested response	Action
28	Broadland District Council	7. Implementation and Monitoring (p81)	<p>It is felt that this section could be more comprehensive, with added references to:</p> <ul style="list-style-type: none"> <li>• The need for a review following any changes to national policy which may necessitate further revisions to the Plan's policies.</li> <li>• The need for a review in parallel with the review of the GNLP.</li> <li>• Monitoring the effectiveness of policies within the development management process (which may necessitate a future review of the plan). This monitoring should ideally be undertaken on (at least) an annual basis by the Parish Council.</li> </ul> <p>In addition, the listing of projects (Appendix 2) from the 2017 Neighbourhood Plan has disappeared. Are there no new community projects/aspirations that have been identified as part of the review? It would be useful, if nothing else, for the revised Neighbourhood Plan to include an update on the progress of the various projects identified in the original plan.</p>	<p>Noted.</p> <p>The rationale for review to be strengthened for clarity</p> <p>Noted. An update will be provided.</p>	Amend accordingly <input checked="" type="checkbox"/>

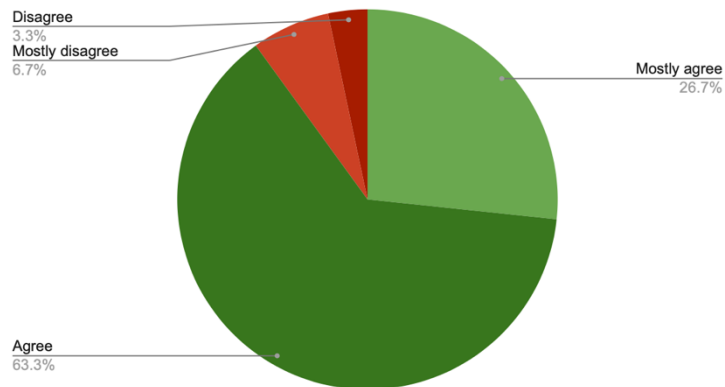
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group suggested response	Action
29	Broadland District Council	Appendices	<p>In addition to the proposed new local heritage assets, the modified Neighbourhood Plan also seeks to designate six new Local Green Spaces and two new views and vistas. However, there are no appendices (similar to Appendix 3) which set out the evidence and justification for their inclusion. We consider it important to set out this justification (particularly for proposed LGS, against paras. 105-107 of the NPPF) somewhere within the revised Neighbourhood Plan.</p> <p>Appendix 4 – Glossary: we recommend that this is reviewed. For example, consider adding entries for Biodiversity Net Gain; Green Infrastructure; Local Green Space; National Planning Policy Framework; Nutrient Neutrality; Sustainable Urban Drainage Systems.</p>	<p>Noted.</p> <p>LGS assessments for the proposed LGS to be included as an appendix.</p> <p>The glossary will need to be reviewed against NPPF 2024 in any event</p>	<p>Amend and review accordingly.</p> <p>New LGS assessments and views justification</p> <p>Bring glossary up to date. <input checked="" type="checkbox"/></p>
30	Manor Farm Rackheath and Taylor Wimpey	Chapter 6	<p><b>Chapter 6: Introduction to policies</b></p> <p>Paragraph 6.4 sets out a note relating to references in policy to 'centrally located' in the adopted Neighbourhood Plan. The text states that thinking has been modified to embrace a small number of easily accessible focal points. This includes reference to a new focal point related to the proposed school and leisure facilities proposed as part of the North Rackheath development.</p> <p>It refers to the central location likely to be, but not limited to the southern end of GT16 North Rackheath. As written, this is misleading, as the new focal point referenced will be in the northern part of the site. There</p>	<p>Comments noted. It is acknowledged that a centrally located area is no longer the ambition and that there will be a series of focal points throughout the parish which will emerge.</p>	<p>Amend para 6.4 accordingly <input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group suggested response	Action
			<p>will be a smaller, local centre and primary school in the southern part of the site.</p> <p><b>Proposed amendment to address the above: Amend text in paragraph 6.4 to reflect the locations.</b></p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group suggested response	Action
31	Norfolk Wildlife Trust	General and Vision Statement	<p>Thank you for consulting Norfolk Wildlife Trust on the revised Rackheath Neighbourhood Plan consultation (Regulation 14).</p> <p>We recognise and welcome the consideration given to the natural environment within the Neighbourhood Plan and Design Code.</p> <p><b>Vision Statement</b> We welcome the wording within the Vision Statement that green spaces and the natural environment will be valued and protected.</p>	Support noted	No change

### POLICY HOU1: Design of new development

Count of HOU1: Design of new development



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
32	Broadland District Council	'6.1 Policies: Housing and the built environment'; para. 6.1.7 (p27)	Contrary to what is expressed in this paragraph, the NPPF still very much promotes higher densities of residential development (paras. 129 and 130 of Dec 2024 NPPF). We would suggest that the NP and Design Code promote varying densities across new development – to provide more sustainable, higher density, more urban development near the centre of the main development and along the initial spine road, and lower density development where it interfaces with public spaces, the countryside and existing development. This should help to create the more rural feel that is desired.	Noted. Accept the point that the NP and DC need to promote varying densities across the plan area. However it is important that in order to maintain the rural feel of the settlement that lower densities should be employed at development edges and to protect environmentally sensitive locations e.g. as buffer to the Broads, the Salhouse Conservation Area and Wroxham Road	Amend accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
33	Broadland District Council	Policy HOU1: Design of new development (p28)	<p>The main part of the policy states, 'contributing to maintaining a green and rural village'. However, as stated elsewhere, the size densities will not be akin to those of a rural village, and there are references elsewhere to being a town. The text refers to blocks of flats not exceeding 3 storeys in height. However, 3 storey buildings are not very characteristic of a rural village, so there is contradiction with the preceding text in the same policy.</p> <p>In point 1 of the Policy, we would suggest revising the wording 'reflect existing residential densities in the locality of the scheme' so that it is clearer as to what is meant (e.g. 'adjacent to', 'in the immediate vicinity of'?).</p> <p>We consider point 4, within the third paragraph of the policy, a very sensible requirement, particularly as most registered providers tend to prefer smaller blocks of 8-9 flats and tend to avoid larger blocks of over 3 storeys. Registered providers also tend to avoid large, mass off-street parking and prefer on-street bays or smaller parking areas (to avoid ASB issues with larger blocks of flats).</p> <p>Should the final paragraph constitute point 5 of the list?</p>	<p>Noted. This will be reworded.</p> <p>Noted. The wording will be reviewed to ensure clarity.</p> <p>Support noted</p> <p>This could be included as point 5.</p>	Amend accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
34	Manor Farm Rackheath and Taylor Wimpey	HOU1	<p>Policy HOU1: Design of new development</p> <p>The final paragraph of the policy states:</p> <p><i>Designing the layout and construction of new roads to Norfolk County Council Highways Authority adoptable standards and minimising the potential disturbance to neighbouring occupiers, including avoiding locating new roads where they immediately abut existing dwellings and gardens.</i></p> <p>While the intention of the policy is understood, in terms of impact on amenity, avoiding locations immediately adjacent to existing dwellings and gardens is not considered possible. Taking North Rackheath as an example, there is a need for development to connect with the existing development. Cohesive phasing of development requires a level of connectivity with the existing community including new access roads.</p> <p>North Rackheath itself will be developed in phases and over many years. In the context of the policy wording, future residents will become existing residents. It will not be possible to comply with a policy which requires new roads to be located immediately abutting the then existing dwellings. This would give rise to parking problems and a requirement for backyard court parking which is not considered desirable or safe. Furthermore, there is a</p>	Comments noted. Final sentence can be reworded for clarity	Amend final sentence for clarity. <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>conflict between the policy the highways requirements of Norfolk County Council.</p> <p>In addition, new roads should only be designed to adoptable standards where they are intended to be adopted.</p> <p><b>Proposed amendment to address the above: Where new roads are to be adopted the layout and construction should be designed to Norfolk County Council Highways Authority adoptable standards and minimise the potential disturbance to neighbouring occupiers.</b></p>	<p>It is important that the design and construction of new roads is to adoptable standards irrespective of whether there are plans to adopt them, which prevents Future problems for residents and management companies. The approach is consistent with Policy 10 of the Adopted Spixworth Neighbourhood Plan. No change</p>	

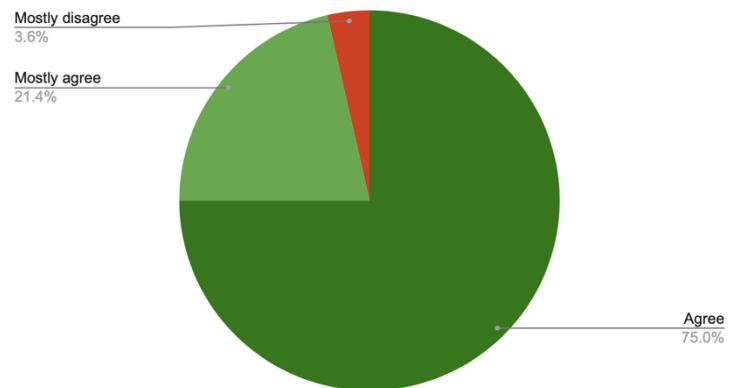
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
35	Individual 2	HOU1	Need to be careful about 'not exceeding 3 storeys' but agree with the principle	Comments noted	No change
36	Individual 12	HOU1	Be nice to see encouragement for high insulation specifications	Comments noted. This is dealt with in the Design Code	No change
37	Individual 13	HOU1	Emphasis on appropriate housing	Noted	No change
38	Individual 18	HOU1	Why dementia friendly?	Dementia friendly environments can promote independence, safety and comfort for individuals living with dementia. Over 900,000 people in the UK are currently affected, and this figure expected to rise.	No change
39	Individual 24	HOU1	Focus of affordability to support residents/families to remain in area and also support local businesses is welcome	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
40	Individual 25	HOU1	too many houses being built	Noted. The NP does not promote additional housing over that already planned for.	No change
41	Individual 26	HOU1	<p>Management Company &amp; Developers To achieve the design quality criteria there must be a statement concerning the Developer and their appointed Management Company as these create problems on completion and handover if not clearly defined during the design phase. The issues that must be highlighted are as follows: -</p> <p>1.Planning Compliance Documented checks to ensure all aspects of design quality have been incorporated and approved as so before planning discharge the applications. e.g. Streets &amp; Pavements, Landscape open spaces for communal use etc</p> <p>2.No conflicts of interest between a Management Company reporting to Developer Directors before Owner Directors are appointed.</p>	<p>Comments noted; The problems being experienced by some management companies is the reason for requiring road design to adoptable standards.</p> <p>Some these lie outside the remit of the NP</p>	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
42	Individual 29	HOU1	The plan does not go far enough in terms of designing for the future, particularly with the climate emergency.	Noted. The NP promotes the highest environmental standards it is reasonably allowed to/ Further detail is in the Design Code	No change

## POLICY HOU2: High quality public realm

Count of HOU2: High quality public realm

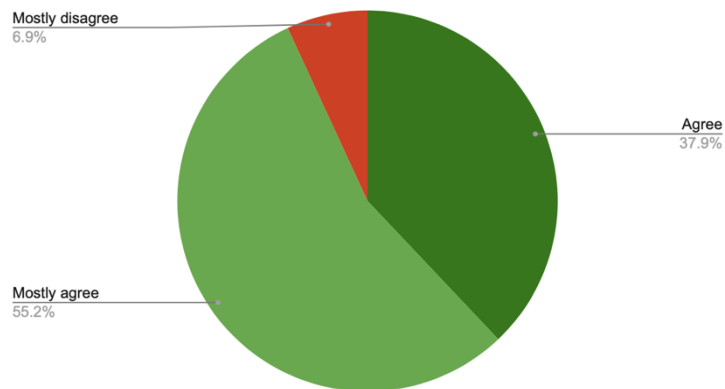


Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
43	Broadland District Council	'Public realm', para. 6.1.11 (p28)	Footnote 5 appears to be missing from the bottom of the page.	Noted. Footnote is not required	Amend accordingly <input checked="" type="checkbox"/>
44	Broadland District Council	Policy HOU2: High quality public realm (p29)	<p>Although it is acknowledged the wording was part of the original policy, it is felt that the requirements set out in part one of the policy should be proportionate to the development proposed; i.e. 'all new development' could include anything from a small extension to an existing property to significant residential development. Clearly it is not viable or sustainable for all types of development to include each of the items listed.</p> <p>As regards 'delivering the very highest quality in public realm design which is consistent throughout the parish', is this referring to consistent quality or consistent design? This needs clarifying. If the latter then we would suggest that the policy should allow for more variation within the GT16</p>	<p>In reality the scale of development proposed in Rackheath means that the majority will be on larger sites. However the supporting text can explain these will be proportionately applied to the scale of the development proposed.</p> <p>Consistency relates to the quality however, the design guide is</p>	<p>Amends supporting text to Policy HOU2 accordingly <input checked="" type="checkbox"/></p> <p>Cross references needed in the policy to references in</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			area, at least. It can be positive to have differences in the public realm as this can help people to navigate through an area/development and prevents a homogenous development with few features.	seeking a degree of local identity in the design of public realm which.	the Design Code <input checked="" type="checkbox"/>
45	Individual 29	HOU2	This seems to be tackled via a wish list rather than a comprehensive plan	Noted. HOU2 is a policy which will help determine future planning applications	No change

### POLICY HOU3: Mixed type and tenure of housing

Count of HOU3: Mixed type and tenure of housing



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
46	Broadland District Council	'Rackheat h Housing Needs Assessment 2024', para. 6.1.16 (p30)	<p>In this paragraph (and elsewhere) there is a reference to First Homes but there is no definition for 'First Homes' in the NP Update Glossary (it is only defined in the HNA).</p> <p>The Glossary includes the 2023 NPPF Affordable Housing definitions and so still retains reference to Starter Homes – even though these have been superseded by First Homes (see below for further comments on First Homes).</p>	<p>Noted. The glossary contains the NPPF 2023 definitions as the 2024 NPPF had not been published prior to the beginning of the consultation period!. Glossary to be updated as a consequence of NPPF 2024. A noted will be included as to the status of first homes. References to first homes will be removed as a consequence of NPPF2024.</p>	Amend glossary and other references to be compliant with NPPF 2024.☑
47	Broadland District Council	Policy HOU3: Mixed type and tenure of housing (p32)	<p>Should the policy refer applicants / decision-makers to the Housing Needs Assessment that was developed as part of the Neighbourhood Plan ('or any more up-to-date and relevant evidence that may have been developed since')?</p> <p>What is meant by 'large scale amounts of flatted accommodation'? This could be open to interpretation, and there is a distinction that should be made between the centre of GT16 and the existing village,</p>	<p>Noted. The policy could refer directly to the HNA.</p> <p>Noted. This is a similar point to that addressed in response 32 above which refers to the need for different densities across the site and for the more sensitive areas e.g. closest to the Broads,</p>	Refer to HNA in Policy☑

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>for example (where development in the centre of GT16 is likely to be relatively dense around the main commercial centre / high school / leisure centre / primary school).</p> <p>The first bullet point references 'Starter homes of 1-2 bedrooms'. It is unclear whether this is referring to the (now obsolete) affordable housing tenure, 'Starter Homes', or whether it is simply intended to mean smaller house types for first-time buyers. We suggest that it would be sensible to refer to '1 and 2 bedroom homes for First Time Buyers', as the reference to 'Starter homes' is misleading.</p> <p>The second bullet point states that family homes should have a range of garden sizes. H2 in the design code states "Large family homes should have large gardens" – does this imply then that small family homes only need small gardens? It's probably more</p>	<p>Salhouse Conservation Area etc would not necessarily be suitable for large areas of flats both in terms of height but also massing. There are challenges faced by existing developments in dealing with communal area e.g. communal heating, landscaping etc</p> <p>This refers to smaller house types for first time buyers and policy can be amended to reflect this</p> <p>Noted. The Design Code can be amended to address this point</p>	<p>Amend policy to refer to smaller house types <input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>important to state that smaller family homes should have adequate enough gardens, especially as larger houses in many cases are underoccupied. There is a tendency for developers to under-provide garden space for the smaller affordable houses so this is more important than providing large gardens for the larger private houses. Also, it would be better to have longer gardens if north facing.</p> <p>It is felt that Policy HOU3 could specify the minimum affordable housing requirement of 33% (as required by the GNLP), including 'affordable housing for rent tenure or social rent and a range of tenures for affordable home ownership (which can include shared ownership, shared equity, DMS or First Homes'.</p> <p>Housing enabling aims to ensure continued delivery of bungalows and wheelchair accessible ground floor flats within the provision of affordable homes. It may be helpful to reference delivery of wheelchair accessible and level access accommodation within the open market dwellings, too.</p>	<p>The NP should not repeat LP policy.</p> <p>Noted, This could be added to the policy for clarity</p>	<p>Design Code H2: Added in that gardens with Affordable Housing should not be smaller than private housing. North facing gardens should be longer.☑</p> <p>Amend policy to refer to wheelchair accessibility across tenures☑</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
48	Manor Farm Rackheath and Taylor Wimpey	HOU3	<p><b>Policy HOU3: Mixed type and tenure of housing</b></p> <p>This policy has been updated following a Rackheath Housing Needs Assessment produced by AECOM.</p> <p>The Greater Norwich Local Plan (GNLP) forms the up to date policy position in the Development Plan. The GNLP was adopted in March 2024.</p> <p>Policy 5 – Homes is relevant and requires residential proposals to address the needs of all sectors of the community and include a variety of homes in terms of tenure and cost. The policy requires major development proposals to provide a mix of affordable housing sizes, types, and tenures in agreement with the local authority, taking account of the most up-to-date local evidence of housing need. The policy requires affordable housing of at least equivalent quality to the market homes on-site.</p> <p>While the Policy states requirements for new development to provide the provision of mixed type and tenure, it is not clear how</p>		No change

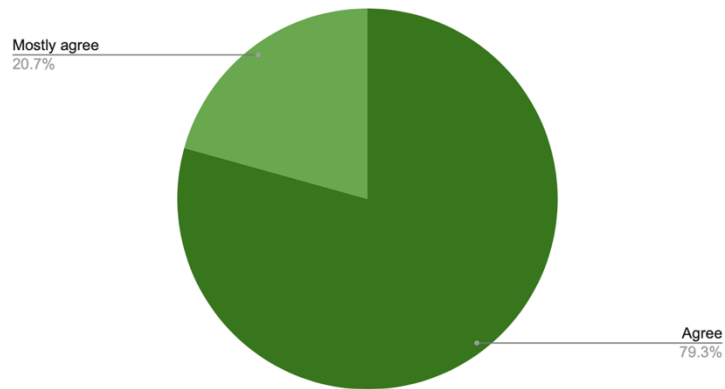
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action																														
			<p>the latter part of the policy relates as it is referred to as housing across the Parish.</p> <p>Not all developments will incorporate the range set out in the policy.</p> <p>You will note the proposals for North Rackheath include the following provision, as set out on the application forms and compliant with the SHMA mix.</p> <table border="1" data-bbox="674 743 1319 911"> <thead> <tr> <th colspan="5">Sales Mix guide</th> </tr> <tr> <th>1 Bed</th> <th>2 Bed</th> <th>3 Bed</th> <th>4 Bed</th> <th>5 Bed</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>Market Housing Mix</b></td> </tr> <tr> <td>0%</td> <td>10%</td> <td>45%</td> <td>40%</td> <td>5%</td> </tr> <tr> <td colspan="5"><b>SHMA Affordable Housing Mix</b></td> </tr> <tr> <td>9%</td> <td>48%</td> <td>34%</td> <td>8%</td> <td>1%</td> </tr> </tbody> </table> <p><b>Proposed amendment to address the above: the bullet points should be deleted and the policy reworded in line with the GNLP: Residential proposals should address the need for homes for all sectors of the community having regard to the latest housing evidence, including a variety of homes in terms of tenure and cost. New homes should provide for a good quality of life in mixed and inclusive communities and major development proposals should</b></p>	Sales Mix guide					1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	<b>Market Housing Mix</b>					0%	10%	45%	40%	5%	<b>SHMA Affordable Housing Mix</b>					9%	48%	34%	8%	1%	<p>The HNA provides a more e and localised that set out in . The suggested s too broad.</p>	
Sales Mix guide																																			
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Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<b>provide adaptable homes to meet varied and changing needs.</b>		
49	Individual 6	HOU3	Density of population is important - I cannot imagine the queues at roundabouts etc if housing is too dense. Garden size needs to be bigger - green space!	Noted. See other responses above on this issue of garden size	No change
50	Individual 9	HOU3	The social houses in Trinity Meadow has brought many social issues that we didn't have before	Noted.	No change
51	Individual 12	HOU3	Bungalows are high land use with low accommodation space relative to multi-storey properties. Has a demographic survey been completed to assess most required housing?	A Housing Needs Assessment has been completed to support this policy.	No change
52	Individual 14	HOU3	Provide plenty of driveway parking to prevent roadside parking	Noted. Parking is dealt with under separate policy and in the Design Code	No change
53	Individual 18	HOU3	Why lots of social housing/shared ownership being allowed?	The adopted policy of Broadland is for 33% of new housing to be in affordable tenures – this includes social rented and shared ownership	No change
54	Individual 21	HOU3	Not enough bungalows	Noted. The policy mix includes new bungalows	No change
55	Individual 22	HOU3	Not many bungalows	Noted. The policy mix includes new bungalows	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
56	Individual 26	HOU3	See HOU1 Above	Noted. See response 41 above	No change
57	Individual 29	HOU3	Housing development in Rackheath to date has not solved the need for social rented housing, and it is hard to see how that will change through this plan	Noted. This is a wider issue being addressed by the new NPPF 2024	No change

**POLICY ENV1: Fresh water supply and drainage**

Count of ENV1: Fresh water supply and drainage



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
58	Broadland District Council	'6.2 Policies: Environment & Landscape' ; para. 6.2.1 (p33)	It is worth clarifying that exceptions to the BNG regulations exist. BNG does not apply to all development sites.	Noted. This could be added as a footnote or to the text at 6.2.18	Add footnote <input checked="" type="checkbox"/>
59	Broadland District Council	'6.2 Policies: Environment & Landscape' ; para. 6.2.3 (p33)	Gazebo Farm is a fourth County Wildlife Site within the Neighbourhood Area and should be included.	Noted.  Add CWS at Gazebo Farm	Amend 6.2.3 to include extra CWS <input checked="" type="checkbox"/>
60	Broadland District Council	'6.2 Policies: Environment & Landscape' ; para. 6.2.9 (p36)	This paragraph refers to the Norfolk LPAs exploring a Joint Venture company to help overcome the nutrient neutrality issue. In fact, this company is now established – Norfolk Environmental Credits. Further details are available on the company website, here - <a href="http://www.norfolkenvironmentalcredits.co.uk">www.norfolkenvironmentalcredits.co.uk</a> .  You can also find further context on the Council website, here - <a href="#">Nutrient neutrality   Broadland and South Norfolk</a>	Noted. 6.2.9 to be updated	Amend 6.2.9 <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
61	Broadland District Council	Policy ENV1: Fresh water supply and drainage (p38)	Major development is defined in footnote 6 as 'up to 30 dwellings'. However, there is no minimum defined, which means that a single dwelling could be defined as 'major'. The NPPF 2023 defines major development as greater than 10 homes or a site of 0.5ha or more. To avoid confusion, it is suggested that this definition is used.	Noted. A cross reference to the Design Code definition is required	Amend definition for clarity and cross refer to Design Code <input checked="" type="checkbox"/>
62	Manor Farm Rackheath and Taylor Wimpey	ENV1	<p><b>Policy ENV1: Fresh water supply and drainage</b></p> <p>This policy includes a requirement for waste water treatment plant to be fully enclosed. There is no mention or understanding of whether a technical solution exists to enclose such plant. There is also reference to highest specification, with no qualification of what that is. You will note that the proposed location of the WWTW at North Rackheath is within an employment area and is accompanied by an odour assessment which confirms:</p> <p><i>Odour modelling has been undertaken which demonstrates that a WwTW would be feasible in the proposed location with the red line boundary.</i></p>	<p>Comments noted.</p> <p>Schema Engineering Ltd has been appointed by Rackheath Community Council to support them in the assessment of the Beeston Park WWTW and North Rackheath GT16 WWTW, both proposed to support substantial developments (approx 3500 and 4200 dwellings respectively, plus</p>	The supporting text to the policy can be reinforced <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p><i>The odour modelling demonstrates that it is unlikely that odours from the proposed WwTW would adversely affect the amenity of the proposed residential development to the south of Muck Lane and the existing residential receptors on Wroxham Road.</i></p> <p><i>Furthermore, the odour modelling indicates that the proposed employment area surrounding the WwTW is outside the 3.0ouE/m<sup>3</sup> isopleth line and therefore suitable for the proposed use.</i></p> <p>Both residential and commercial receptors have been modelled, following parameters agreed by BDC.</p> <p>The purpose of the Policy is to ensure there is no odour nuisance. The policy should be reworded to delete reference to proposed WWTW being fully enclosed and instead to refer to applications with integral WWTW to be accompanied by an assessment of odour to demonstrate that it can be operated without causing odour nuisance.</p> <p>It is also worth noting, in the case of North Rackheath that the WWTW is proposed as</p>	<p>commercial operations as well as secondary and primary schools). The proposed locations for the WWTW and (in the case of Beeston Park) associated wetlands are within or on the border of Rackheath and neighbouring parishes. Historically, many WWTWs would have been located away from populated areas.</p> <p>The dispersion of odour emissions from WWTW is influenced by meteorological conditions. Typically, when</p>	

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			<p>part of the application for outline planning permission with an expectation that there will be some form of condition relating to foul water. Notwithstanding the above, there will also be a requirement to secure full planning permission from Norfolk County Council. An Environmental Permit to operate is also required from the Environment Agency which will address all the operational requirements, including odour. This application has already been submitted to the EA.</p> <p>Further, NPPF states that duplication of controls should be avoided.</p> <p>The policy also requires the WWTW to be completed and connected prior to first occupancy in the earliest phase of the development. There is no reasoned justification for this. The need for a WWTW at North Rackheath is driven by a requirement to achieve nutrient neutrality. The timing of consents and the wider consenting regime for the WWTW means that it may not be completed or operational in time for first occupancy. This should not be regarded as an impediment to development where provisional, alternative means of achieving</p>	<p>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. 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</p>	

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			<p>NN are achievable e.g. tankering off foul flows or taking properties off septic tanks, or combinations.</p> <p>As it stands this part of the policy is unacceptable.</p> <p><b>Proposed amendment to address the above: revise text to read:</b>  <b>Any waste water treatment plant included in a development proposal must be built to industry standard and accompanied by an Odour Assessment to demonstrate the odour impacts are not significant and mitigation is employed where necessary.</b></p> <p>The policy also refers to permeable materials <u>must</u> be used on freestanding areas.....<u>as appropriate</u>. There is no reasoned justification to support the use of the word must and there is a conflict with the addition of the words as appropriate. LLFA and Environment Agency will guide an appropriate solution for each site. Notwithstanding the above, such a requirement imposes significant costs on developers.</p>	<p>optimum design levels at all times thus minimising odours escaping into the nearby community. Many complaints about WWTWs originate from works breakdowns and stoppages resulting in untreated 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</p>	

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			<p><b>Proposed amendment to address the above: delete this part of the policy.</b></p> <p>The final part of the policy states that all developments should seek to achieve lower than greenfield runoff rates. There is no reasoned justification for this. The LLFA, in assessing our current application require greenfield runoff rates to be assessed and more than one given the different catchments. There is no requirement from them, or in guidance, to seek to achieve lower than greenfield run off rates, which is considered an onerous requirement.</p> <p><b>Proposed amendment to address the above: delete the word and seek to achieve lower than greenfield runoff rates.</b></p>	<p>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</p>	

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				<p>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.</p> <p>It is technically possible to do this and Sever Trent Water are enclosing these in</p>	

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				<p>similar circumstances in Staffordshire.</p> <p>It is not considered acceptable for human faeces to be processed in the open air in a location that provides a gateway to the Broads which is heavily environmentally protected. This is consistent with responses made by the RCC in respect of Beeston park.</p>	
63	Environment Agency	General water	Thank you for consulting us on the draft revised Rackheath Neighbourhood Plan. We have had to prioritise our limited resources and must focus on influencing plans where the environmental risks and opportunities are highest.		No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>For the purposes of neighbourhood planning, we have assessed those authorities who have “up to date” local plans (plans adopted within the previous 5 years) as being of lower risk, and those authorities who have older plans (adopted more than 5 years ago) as being at greater risk. We aim to reduce flood risk and protect and enhance the water environment, and with consideration to the key environmental constraints within our remit, we have then tailored our approach to reviewing each neighbourhood plan accordingly.</p> <p>We note the Greater Norwich Local Plan was recently adopted in 2024 and therefore have few concerns regarding the proposed draft Neighbourhood Plan, particularly given the Plan does not allocate additional development. Nevertheless, we are providing the below advice, which we previously shared in response to the Strategic Environmental Assessment Screening Report consultation.</p> <p><u>Water Quality</u></p> <p>We have identified that the Plan area boundary includes the catchment for</p>	<p>Noted</p> <p>Noted</p> <p>Support noted</p>	

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			<p>Whitlingham Water Recycling Centre, which is currently operating close to or exceeding its permitted capacity. Given the Plan does not allocate sites for growth development across the Plan period, we do not have any significant concerns. We would still expect to see consideration for any windfall developments captured in a relevant policy for Water Quality in the catchment of the Plan Area and serving WRC. We are therefore pleased to see the proposed inclusion of Policy ENV1, which requires a foul drainage strategy to be submitted in support of new major or large estate scale developments at the planning application stage.</p> <p><u><a href="#">Published Joint Guidance on Neighbourhood Planning</a></u></p> <p>We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans.</p>	Noted	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			This is available at: <a href="#">How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning</a>		
64	Anglian Water	ENV1 and ENV2	<p><b>Policy ENV1: Fresh Water supply and drainage / Policy ENV2: Climate change</b></p> <p>Policy ENV1 does cover several different elements relating to flooding, water supply and drainage. It is considered that there is repetition of strategic policies contained within the Greater Norwich Local Plan (GNLP) and other related guidance. Also, depending on the nature and scale of development proposal not all sections of the current policy will be relevant. It is suggested that the policy could be simplified and broken down into separate policies. The second part of Policy ENV2 largely replicates parts of Policy ENV1 and is therefore unnecessary. This is also a relevant comment for the newly inserted draft Policy SER3: Utilities with repetition of policy coverage.</p> <p>Regarding new treatment plants which may be required, the neighbourhood plan does not specifically refer to a named existing water recycling centre. The 'made' Neighbourhood Plan does refer to the existing Whitlingham WRC. For information,</p>	Agree to reword policy for clarity	Amend policy and Design Code accordingly <input checked="" type="checkbox"/>

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			<p>to deliver a new water recycling centre (WRC) for housing growth in the vicinity of Rackheath. there is a NAV (new appointments and variations) proposal from an alternative utility undertaker rather than Anglian Water. It may be helpful if the neighbourhood plan could be clearer within the policy as to what is meant by new treatment plants.</p> <p>The development management policies for these types of facilities are contained within the strategic policies of the Minerals and Waste Local Plan. For example, Policies WP14: Water Recycling Centres; Policy MW1: Development Management Criteria; Policy W15. Whitlingham Water Recycling Centre; and Policy W17. Safeguarding waste management facilities of the emerging Norfolk Minerals and Waste Local Plan are relevant. It is considered that Policy ENV1 therefore is potentially duplicating other strategic policies of considered that Policy ENV1 therefore is potentially duplicating other strategic policies of the development plan (refer to para. 2.8) which are therefore unnecessary to include within the neighbourhood plan.</p>		

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			<p>Para. 6.2.9 – Anglian Water is no longer on the Board of Norfolk Environmental Credits (joint venture), although we continue to work closely with the Norfolk Local Planning Authorities and other relevant bodies. We respectfully request that this paragraph is amended.</p> <p><i>Infrastructure capacity</i> It is noted that the draft neighbourhood plan does not make specific allocations for housing, commercial or other development, but includes but includes policies for consideration of different development proposals which may come forward i.e. Policies BUS1, SER1, SER2, COM5 etc. In accordance strategic (national and local) planning policies, developers will need to demonstrate that there is sufficient water available to support proposed development and that adequate mains foul water treatment and disposal already exists or can be provided in time to serve the development.</p> <p>Anglian Water provides water supply services across the area. Anglian Water's statutory obligations on water supply are set out in the section below.</p>	<p>Noted. This para to be updated to reflect current position.</p> <p>Noted</p> <p>Noted</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>In cases where a supply or connection are to be requested from Anglian Water, developers should undertake pre-planning engagement at the earliest opportunity to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development, which may include sustainable points of connection (SPOC) to our water supply and wastewater networks to minimise impacts on existing communities and the environment.</p> <p>It is imperative that there is sufficient capacity or the ability through a phased approach to support new development prior to the sites being occupied for use. This may need to be secured using appropriate planning conditions.</p> <p><i>Water supply</i> Anglian Water welcomes inclusion in Policy ENV2 and supporting design code document of the need to use resources in a more efficient and sustainable manner. It is noted that specifically under Policy COM4 this advocates that '<i>The construction methods and furnishing of community</i></p>	Support noted	

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			<p><i>buildings will be encouraged to minimise energy and water use and promote the use of alternative energy sources.'</i></p> <p>Anglian Water has a statutory duty to supply water for domestic purposes only. This means we are legally obliged to supply water to all household properties as well as any domestic requirements (e.g., drinking water, hand-basins, toilets and showers) of non-household properties. In many cases, domestic demand will be the only requirement for non-household properties (e.g., schools, hospitals, offices, shops and hairdressers). Non-domestic demand refers to water use for industrial processes, (e.g., agri-food production or car washes), and there is no legal requirement for us to supply for this type of water usage where it might put at risk our ability to supply water for domestic purposes.</p> <p>Anglian Water's water resources management plan (WRMP) for 2025-2050 identifies key challenges of population growth, climate change, and the need to protect sensitive challenges of population growth, climate change, and the need to</p>	Noted	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>protect sensitive environments by reducing abstraction. Managing the demand for water is therefore an important aspect of maintaining future supplies. The neighbourhood plan area is located within the Fenland Water Resources Zone. See <a href="http://anglianwater.co.uk">Water resources management plan</a> (anglianwater.co.uk)</p> <p>To help protect the environment, the Environment Agency (EA) is reviewing abstraction licences and reducing the amount of water that businesses including Anglian Water can abstract from the environment. As a result, the gap between the demand for water and our supply (aka headroom) has shrunk.</p> <p>The current situation is reducing our ability to be flexible with new requests to supply non-domestic connections which were not planned for in the WRMP. However, where our supplies allow, we will endeavour to help businesses in whatever way we can to meet their needs and continue to serve the communities and economies they support.</p> <p>To respond to both this challenge, and a growing population, Anglian Water is</p>	Noted	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>building a new strategic pipeline to move water around our region. We have also developed plans to build two new reservoirs to increase water supply. These solutions will take time to deliver, and so it is more crucial than ever that all homes and businesses are water efficient, to reduce the overall demand for water, to meet government targets and to ensure there is enough water to go around.</p> <p>For water supply for non-household use*, Anglian Water now has a threshold of 20m3 a day for consideration of whether meeting that commercial/ industrial request could jeopardise domestic supplies for households. This is due to pressure on water supplies because of abstraction reduction, climate change and a fast-growing population. As a result, the gap between the demand for water and our supply (headroom) has shrunk. Prospective applicants are advised to contact Anglian Water at <a href="mailto:planningliaison@anglianwater.co.uk">planningliaison@anglianwater.co.uk</a> to avoid situations where water intensive demand projects progress to site acquisition, design or planning applications without establishing that a water supply and wastewater solution is feasible.</p>	Noted	

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			<p><i>(*Water supply for toilets and welfare facilities, as well as firefighting fall with the domestic definition.)</i></p> <p>As a region identified as seriously water stressed, we encourage measures to improve water efficiency in developments. This can be achieved by a fixtures and fittings approach, including through rainwater/ storm water, harvesting and reuse, and greywater recycling. Such measures to improve water efficiency standards and opportunities for water reuse and recycling also reduces the volume of wastewater needing to be treated by our water recycling centres. This will help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.</p> <p>Given the proposed national focus on water efficiency, Anglian Water encourages Local Plans and Neighbourhood Plans to cover this issue through a policy-based approach. Anglian Water has produced a Water Efficiency Protocol with other partners (the Environment Agency, Natural England and</p>	Noted	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>Cambridge Water) on the imperative for development plan policies to achieve tighter water efficiency standards than the optional standard of 110 litres per person per day (l/p/d) for new homes.</p> <p>This position is reinforced by the direction taken by the Government Department DEFRA</p> <p>This position is reinforced by the direction taken by the Government Department DEFRA which supports the need to improve water efficiency Plan for Water: our integrated plan for delivering clean and plentiful water - GOV.UK (www.gov.uk) and the Government's <a href="#">Environment Improvement Plan</a> which sets ten actions in the Roadmap to Water Efficiency in new developments, including consideration of a new standard for new homes in England of 100 litres per person per day where there is a clear local need, such as in areas of serious water stress. It has recently been announced by Government that a review of the Water Efficiency Standard(s) within the Building Regulations 2010 (Part G2 of the Approved Documents) will be consulted on in the next few months.</p>	<p>Note: these may not require the benefit of planning permission</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>It is appropriate that the neighbourhood plan include details in its policies to help shape the design of development in the area by promoting water efficiency. We request the neighbourhood plan seeks a high standard of water efficiency for new developments for the reasons set out above. This would reflect the adopted Greater Norwich Local Plan (GNLP) which sets out under Policy 2 'Sustainable Communities' the importance of a high level of water efficiency.</p> <p>This should include positive features of water efficient fixtures and fittings, and through rainwater/storm water harvesting and reuse, and greywater recycling. In addition, if water efficiency measures are promoted, this will help reduce the amount of foul drainage from developments and lessen any pressure on water recycling centres.</p> <p><i>Flooding</i></p> <p>We note references to localised flooding being made under Policy ENV1 in the neighbourhood plan but the list does not provide details of the causes of flooding. However, if relevant in terms of sewer</p>	<p>Noted</p> <p>Noted</p>	

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			<p>flooding, further information on reducing the risk of such events can be found on our website: <a href="https://www.anglianwater.co.uk/help-and-advice/flooding-guidance/reduce-the-risk-of-flooding/">https://www.anglianwater.co.uk/help-and-advice/flooding-guidance/reduce-the-risk-of-flooding/</a></p> <p>As part of our Get River Positive commitment, we have pledged to be as transparent as possible with the data we collect about our water recycling network and the improvements that we are making, especially around storm overflows. We have provided an online map that shows our latest investment schemes to improve the environment, including 2021 storm overflow data and the river network. Information can be found on our website: <a href="https://www.anglianwater.co.uk/services/sewers-and-drains/stormoverflows/improving-rivers-and-coastlines">https://www.anglianwater.co.uk/services/sewers-and-drains/stormoverflows/improving-rivers-and-coastlines</a></p> <p><i>Surface water flooding and SuDS</i></p> <p>Anglian Water is supportive of measures to address surface water run-off, including the preference for this to be managed using Sustainable Drainage Systems (SuDS) and</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>requiring permeable surfaces for new areas of hardstanding within developments (including parking areas and driveways) to align with the drainage hierarchy.</p> <p>We are aware that with more people opting for more paved and decked areas in their gardens we are seeing a loss of green areas, in both urban and more rural areas. This means rainwater has nowhere to go, increasing the amount of water travelling into the sewer which can then cause flooding. We, therefore, advocate the use of natural drainage and sustainable drainage systems (SuDS) to minimise surface water run-off from existing properties and new development as part of the solution to protect the sewer network. Such measures help to avoid surface water run-off from entering our foul drainage network, and connections to a surface water sewer will only be considered where all other options are demonstrated to be impracticable. Any requirements for a surface water connection to our surface water sewer network will require the developer to fund the cost of modelling and any upgrades required to accept the flows from the development.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>Anglian Water encourages the use of nature-based solutions for SuDS wherever possible, including retrofitting SuDS to existing urban areas to enhance amenity and biodiversity within the neighbourhood plan area and contribute to green and blue infrastructure.</p> <p>It is the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England in 2024/ 2025. However, we welcome the policy approach to ensure SuDS measures are incorporated within new developments, until the Schedule is formally implemented and the necessary measures are in place.</p>		
65	Norfolk County Council	ENV1	<p>Lead Local Flood Authority</p> <p>The Lead Local Flood Authority (LLFA) comments at Regulation 14 stage are as follows.</p> <p>The LLFA note that the current Rackheath Neighbourhood Plan (adopted by Broadland District Council in July 2017) is currently under review with the aim of</p>		Amend policy and text accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>updating it to address changes in legislation and circumstances, for a longer period until 2045. We note that whilst all existing policies have been reviewed, not all were considered in need of amendment and where gaps in policy were identified additional policies have been included. However, it is noted that the main thrust of the Neighbourhood Plan Review document remains consistent with that of the Adopted Neighbourhood Plan and the strategic direction.</p> <p>The LLFA welcomes that the Rackheath Neighbourhood Plan Revised for 2024 - 2045 Pre-Submission Draft document dated November 2024 (Regulation 14) and its 28 no. proposed policies make references to flooding from various sources such as surface water and fluvial flooding, and to the implications of climate change upon development and flood risk. It is however noted that no reference is made within the document to sources such as groundwater flooding, with no groundwater mapping provided. Policy ENV1: Fresh Water Supply and Drainage, Policy ENV2: Climate Change, Policy ENV3: Biodiversity, Tree Belts and Wildlife Habitats, Policy ENV7: Local</p>	<p>Support noted</p> <p>Agree to include reference to groundwater flooding</p> <p>Support noted</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>Green Spaces, Objectives 4 and 5: Environment and Landscape and the Rackheath Design Guidance and Condes 2024 (within Appendix 2), within the Regulation 14 document, are identified as being of the most relevance to matters for consideration by the LLFA.</p> <p>The LLFA particularly welcomes the inclusion of Policy ENV1: Fresh Water Supply and Drainage and its enhancement from the policy included within the current Neighbourhood Plan, along with its supporting text in respect of flood risk and references made in the document to the need for consideration of flood risk in future developments, the implications of climate change, and identifying areas within Rackheath which have been affected by localised surface water flooding (Figures 9 and 17). The LLFA would welcome references be included within the document to ensuring new developments gives adequate and proportional consideration to their likely effect on all sources of flooding and supported with relevant mapping. It is also noted that part of Parish lies within the Norfolk Rivers Internal Drainage Board, and it would therefore be</p>	<p>Noted -references to groundwater can be included</p> <p>Noted. Reference to 4 pillars to be added</p> <p>Support noted</p> <p>Noted . Reference to study to be added</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>beneficial identify these areas within the mapping.</p> <p>The LLFA further welcomes references made in the document within Objective 3, Policy ENV1: Fresh Water Supply and Drainage and Policy ENV2: Climate Change, to the use of Sustainable Drainage Systems (SuDS) within developments, including what the SuDS approach involves, the benefits derived from its inclusion and examples of SuDS features such as swales and permeable paving. The LLFA consider that this policy could be further enhanced by directly referencing the four pillars of SuDS, namely water quality, water quantity, amenity and biodiversity and the inclusion of the definition of the term 'SuDS' within the Glossary section of the document included in Appendix 4.</p> <p>The LLFA further welcome references made in the document to the availability and need to consider guidance from relevant Agencies in respect of flood risk management, drainage and flooding matters such as the Norfolk County Council LLFA and the Internal Drainage Board.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>The LLFA would recommend reference be made by name to the 'Norfolk County Council LLFA Statutory Consultee for Planning: Guidance Document Version 7.1 June 2024' within the Neighbourhood Plan (or the relevant updated version depending on the timeframe for the preparation and adoption of the final Neighbourhood Plan document) regarding surface water risk and drainage for any allocated sites or areas of proposed development, available from the <a href="#">"Information for developers" section of the Norfolk County Council website</a>.</p> <p>The LLFA welcome references made to the Rackheath Neighbourhood Plan Document complimenting Strategic Policies included within the Greater Norwich Local Plan for Broadland, Norwich and South Norfolk and National Planning Policy Framework (NPPF).</p> <p>The LLFA are aware of AW DG5 records within the Parish of Rackheath, however, this will need to be confirmed with/by Anglian Water.</p> <p>According to LLFA datasets (extending from 2011 to present day) we have 10 no. records of internal flooding and 26 no.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>records of external/anecdotal flooding in the Parish of Rackheath. The LLFA highlight the importance of considering surface water, groundwater and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area. We note that all external flood events are deemed anecdotal and have not been subject to an investigation by the LLFA.</p> <p>We advise that Norfolk County Council, as the LLFA for Norfolk, publish completed flood investigation reports <a href="#">here</a>.</p> <p>According to Environment Agency datasets, there are areas of localised surface water flooding (ponding) and surface water flow paths present within the Parish of Rackheath.</p> <p>The LLFA note that some flood risk mapping has been included in the document. The LLFA recommend that mapping be provided for all sources of flooding, with any mapping covering the entirety of the Neighbourhood Plan Area. Information on this and associated tools/reference documents can be found at:</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<ul style="list-style-type: none"> <li>• <a href="#">GOV.UK - Long Term Flood Information – Online EA Surface Water Flood Map</a></li> <li>• <a href="#">Norfolk County Council (NCC) – Flood and Water Management Policies</a></li> <li>• <a href="#">Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document</a></li> </ul>		
66	Norfolk County Council – Minerals and waste	ENV1	<p><b>Policy ENV1: Fresh water supply and drainage</b></p> <p>We <b>object</b> to the following text about excluded development being included within policy ENV1 (page 38) : “Any wastewater treatment plant included in a development proposal must be fully 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.” This text must be deleted from the Neighbourhood Plan because wastewater treatment plants are County Matters and County Matters are excluded development from Neighbourhood Plans.</p>	<p>See response to 62 above.</p> <p>Given the potential location of the WWTW within the development the issue should not be dealt with in isolation.</p>	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
67	Norfolk Wildlife Trust	ENV1	<p>6.2 Policies: Environment and Landscape We welcome reference to the County Wildlife Sites (CWS) and Ancient Woodland in this section.</p> <p>6.2.3 advises that there are 3 County Wildlife Sites (CWS) within Rackheath parish. We note that Gazebo Farm County Wildlife Site (CWS) which is north of Paine's Yard Wood CWS is missing. We recommend that this is included in the list and the number updated to 4 County Wildlife Sites.</p> <p>We recommend that this section also includes reference to the large areas of Deciduous Woodland, Priority Habitat, within the Neighbourhood Plan boundary.</p> <p><b>Policy ENV1: Fresh water supply and drainage</b></p> <p>We note that the parish has been subject to repeated incidents of surface water flooding and as stated in Section 6.2.6, the risk of surface water flooding will increase with climate change. Sustainable Urban Drainage Systems (SuDS) are extremely important in reducing flood risk, reducing pollution downstream and locally, increasing biodiversity, providing valuable habitat for wildlife and when used</p>	<p>Support welcomed</p> <p>CWS to be added</p> <p>Add accordingly</p> <p>Noted. Design Code – Note.</p>	<p>Amend accordingly <input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>effectively can provide habitat connectivity.</p> <p>We therefore support the inclusion of wording on Sustainable Drainage Systems (SuDS) within this policy. It would be useful to include reference to Section E4:Surface Water Drainage' in the Design Code.</p> <p>A minor amendment: section (i) and (ii) should be amalgamated as 'rainwater harvesting' should be together. Currently the words 'rainwater' and 'harvesting' are separated.</p>	Noted. Error to be corrected	
68	Norfolk Rivers Drainage Board	ENV1	<p>Thank you for consulting the Norfolk Rivers Internal Drainage Board on the Rackheath Neighbourhood Plan.</p> <p>Rackheath falls partially within the Internal Drainage District (IDD) of the Norfolk Rivers Internal Drainage Board (IDB) and therefore the Board's Byelaws apply to any development within the Board's area.</p> <p>The principal function of the IDBs is to provide flood protection within the Board's area. Certain watercourses within the IDD receive maintenance by the Board. The maintenance of a watercourse by the IDB is an acknowledgement by the Board that the watercourse is of arterial importance to the</p>	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>IDD. Main Rivers within the IDB are regulated by the Environment Agency. Therefore, I recommend that an applicant proposing a discharge or any other works affecting a main river to contact the Environment Agency.</p> <p>The area outside the Boards' IDD falls within the Boards' watershed catchments (meaning water from the site will eventually enter the IDD). The Board will comment on planning for all major developments (10 or more properties) within the IDD watershed that are likely to discharge surface water into a watercourse within the IDD. Under certain circumstances, some major developments outside the IDD boundary may also be regulated by the Board's byelaws. We request that the Board is consulted as any planning application comes forward relating to any of the identified allocation sites. For any development site, we recommend that a drainage strategy is supplied which has been considered in line with the Planning Practice Guidance <a href="#">SuDS discharge location hierarchy</a>.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.</p> <p>I note that land in North Rackheath as identified in the Growth Triangle Area Action Plan (GTAAP) has been allocated for 4150 new dwellings. While this development has not been allocated within your neighbourhood plan, in order to avoid conflict between the planning process and the Board's regulatory regimes and consenting processes where developments are proposed within or partially within a Board's IDD, please be aware of the following:</p> <p>Byelaw 3- Discharge of Surface Water into the Board's District</p> <ul style="list-style-type: none"> <li>• If a development proposes to dispose of surface water via infiltration, we recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site</li> </ul>	<p>Noted</p> <p>Note – this guidance is for the body who determines the applications i.e. Broadland DC</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.</p> <ul style="list-style-type: none"> <li>• If (following testing) a strategy wholly reliant on infiltration is not viable and/or a development proposes to discharge surface water to a watercourse, the proposed development will require consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (available at <a href="https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf">https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf</a>).</li> <li>• If a development proposes to discharge surface water to a sewer, I recommend that you satisfy yourselves that this proposal is in line with the drainage hierarchy (as per best practice) and is viable in this location.</li> </ul> <p>Byelaw 3- Discharge of Treated Foul Water into the Board's District</p> <ul style="list-style-type: none"> <li>• If a development proposes to discharge treated foul water to a watercourse, this proposal will require land drainage consent</li> </ul>		

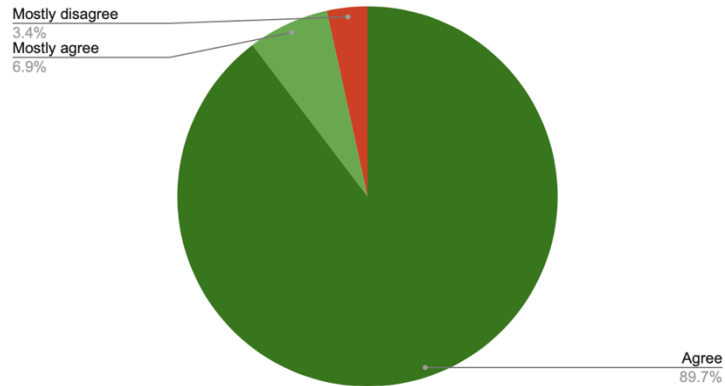
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>in line with the Board's byelaws (specifically byelaw 3).</p> <p>Byelaw 10- Works within 9m of Board Maintained Watercourse/s</p> <ul style="list-style-type: none"> <li>• Should any development include works within 9 metres of a Board maintained watercourse, consent would be required to relax Byelaw 10 (no obstructions within 9 metres of the edge of drainage or flood risk management infrastructure).</li> </ul> <p>Section 23 of the Land Drainage Act (1991) and Byelaw 4- Alterations Proposed to a Watercourse</p> <ul style="list-style-type: none"> <li>• Should any development include works to alter a Board maintained watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).</li> <li>• Should and works be proposed to alter a riparian watercourse, consent would be required under Section 23 of the Land Drainage Act 1991 (and byelaw 4).</li> </ul> <p>For developments outside a Board's IDD but within its watershed catchment, where surface water discharges have the potential to indirectly affect the Board's IDD, we would offer the following advice:</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<ul style="list-style-type: none"> <li>• If it is proposed that a site disposes of surface water via infiltration, we recommend that the viability of this proposal is evidenced. As such we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.</li> <li>• If it is proposed to discharge surface water to a watercourse within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the <a href="#">Non-Statutory technical standards for sustainable drainage systems</a> (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.</li> </ul> <p>The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			the <a href="#">National Planning Policy Framework</a> ). For further information regarding the Board's involvement in the planning process please see our <a href="#">Planning and Byelaw Strategy</a> , available online.		
<b>69</b>	Individual 25	ENV1	A must!!	Noted	No change
<b>70</b>	Individual 27	ENV1	This should also stand for any road works etc, as we've had a lot of issues over the past years by works making drainage worse.	Noted, although roadworks lie outside of the NP remit	No change

**POLICY ENV2: Climate Change**

Count of ENV2: Climate change



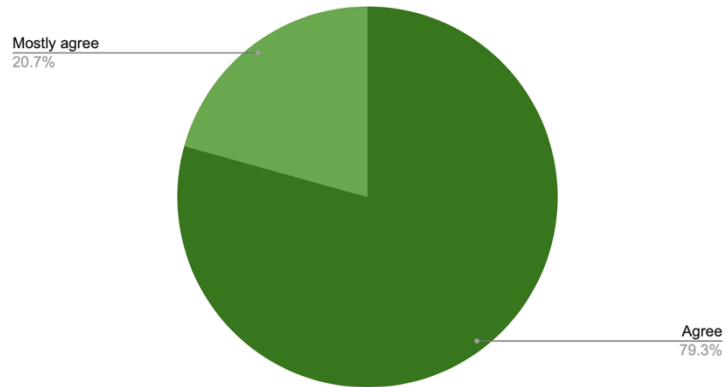
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
71	Broadland District Council	Policy ENV2: Climate change (p41)	<p>The final paragraph of the policy is a duplicate of the final paragraph of ENV1: Fresh water supply and drainage.</p> <p>The fourth paragraph states 'See Appendix 2 Rackheath Design Guidance and Codes 2024', but does not elaborate on this. The policy should be clear on why applicants / decision makers are being asked to refer to this document. If there are particular elements of the Design Guidance that are relevant to this policy and that should be referenced, then these should be specified.</p>	<p>Noted. This will be deleted as appropriate</p> <p>Noted specific reference to the Design Code to be added</p>	Amend accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
72	Manor Farm Rackheath and Taylor Wimpey	ENV2	<p><b>Policy ENV2: Climate Change</b></p> <p>The first part of the policy states business premises and community buildings should be designed to anticipate climate change. While some elements of climate change can be anticipated, it is a moving target and it will be extremely difficult to plan for upgrades when the type of upgrade is not known. Buildings will be built to appropriate Building Regulation standards at the time.</p> <p><b>Proposed amendment to address the above: delete the second sentence of the first paragraph.</b></p>	<p>Noted. This wording is consistent with the requirements of the NPPF 2024 at paragraph 161.</p> <p>Noted . However this is not agreed</p>	No change
73	Individual 12	ENV2	At least one more post box	Noted	No change
74	Individual 24	ENV2	Future proofing of developments to take account of Noted official climate trend predictions should be key	Noted	No change
75	Individual 25	ENV2	No one knows what the future climate - how it will impact	Noted. Although there is considerable effort worldwide on predicting climate impacts	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
76	Individual 29	ENV2	It does not go anywhere near what needs to happen to secure a response to the climate emergency - why not aim for a green town?	Noted. Historically there was an original proposal for Rackheath to be an Eco Town. However, the NP aims for similar high environmental standards for future development to achieve viable, sustainable housing over the plan period.	No change

**POLICY ENV3: Biodiversity, Tree belts and wildlife habitats**

Count of ENV3: Biodiversity, tree belts and wildlife habitats



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group suggested Response	Action
77	Broadland District Council	POLICY ENV3: Biodiversity, tree belts and wildlife habitats (p43)	<p>Although it is clear, within the second paragraph, that the Plan is ideally seeking more than the 10% minimum BNG on developments, the wording implies that there is an expectation that there should be a 20% net gain on areas that been intensively farmed. This exceeds national policy, meaning that the Neighbourhood Plan policy is not in accord with the basic conditions. We would suggest an amendment to the wording, such that higher proportions of BNG are encouraged on such sites, rather than expected.</p> <p>Para. 4 – To clarify existing language and remove conflict with standing advice, we would advise</p>	Noted. Agree to amend	Amend accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group suggested Response	Action
			<p>replacing “Development that damages or results in the loss of ancient trees or trees identified as category A in accordance with BS5837 of good arboricultural or amenity value not be supported unless (i) justified by a professionally prepared tree survey and arboricultural statement and (ii) by replacing trees of similar amenity value within the Parish where removal of trees of recognised importance can be justified” with “<b>Development that damages or results in the loss of ancient trees / trees with veteran features or trees identified as category A in accordance with BS5837 will be refused unless it can be demonstrated that there are exceptional circumstances.</b>” There is also a typo where the wording states, ‘Where loss of or damage is unavoidable...’</p> <p>Para. 5 – ‘...New and replacement planting should be of an appropriate species...’ What is an appropriate species? This is open to debate. It would be better to say ‘native species’.</p> <p>Penultimate paragraph – Consider replacing “Where practical” with “<b>Unless it is demonstrated why it is not possible to... new buildings will incorporate...</b>” to tighten up language. You could also replace “hedgehog doors” with “<b>signed hedgehog access gaps</b>”, which would assist residents in identifying the purpose of the gap in their fence. Another</p>	<p>Agree to amend .</p> <p>Correct error</p> <p>Note: with climate change ‘native species ‘are no longer the preferred planting , the policy could say climate resilient species.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group suggested Response	Action
			<p>neighbourhood plan required a fruit tree in each garden, which is an innovative proposal and something you may wish to consider. You could also consider requiring use of locally sourced green hay/seed mixes on development (rather than commercial seed mixes).</p> <p>Final paragraph – similar to the comment re. ENV2, it is too ambiguous to include a statement within policy such as 'See Appendix 2...' Policy wording should be clear and concise. If there is a reference to a particular supporting document or appendix, it should be explained why this is being referred to in the context of the policy.</p>	<p>Amend wording</p> <p>Noted. Additional text and rationale to be added.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group suggested Response	Action
78	Manor Farm Rackheath and Taylor Wimpey	ENV3	<p><b>Policy ENV3:Biodiversity,tree belts and wildlife habitats</b></p> <p>This policy extends beyond legislative and mandated BNG requirements and places an unnecessary and unacceptable burden on sites previously farmed. It does not assist in directing development to brownfield sites , if the farmland site is already allocated for development. Increasingly brownfield sites, which have been left unmanaged, are developing priority habitats with prohibitively high off site credits. The requirement is 10%. In some instances, securing 10% is challenging, with the cost of offsite credits impacting viability. A requirement to optimally achieve 20% is contrary to legislative requirements and should be delete.</p> <p><b>Proposed amendment to address the above: delete the words and <i>optimally a 20 per cent net gain in areas which have been intensively farmed prior to development</i>. Paragraph 6.2.18 also needs to be updated to reflect the above.</b></p>	<p>See BDC response above</p> <p>See response to 77 above.</p>	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group suggested Response	Action
79	Anglian Water	ENV3	<p><b>Policy ENV3: Biodiversity, tree belts and wildlife habitats</b></p> <p>Anglian Water supports this policy and prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing and new areas of green and blue infrastructure.</p> <p>We would also support opportunities to maximise green infrastructure connectivity, including through opportunities to minimise surface water run-off from existing urban areas through the creation of rain gardens, for example. Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land.</p> <p>As the neighbourhood plan progresses, there may also be benefit in referencing the emerging Local Nature Recovery Strategy for Norfolk <a href="#">Local Nature Recovery Strategy - What a Local Nature Recovery Strategy is - Norfolk County Council</a> as this will identify priority actions for nature and map specific areas for improving habitats for nature recovery.</p>	<p>Support noted</p> <p>Noted</p> <p>Noted. Add reference to Nature Recovery Strategies.</p>	Amend accordingly <input checked="" type="checkbox"/>
80	Norfolk Wildlife Trust	ENV3	<p><b>Policy ENV3: Biodiversity, tree belts and wildlife habitats</b></p>	See BDC response above	Amend accordingly <input checked="" type="checkbox"/>

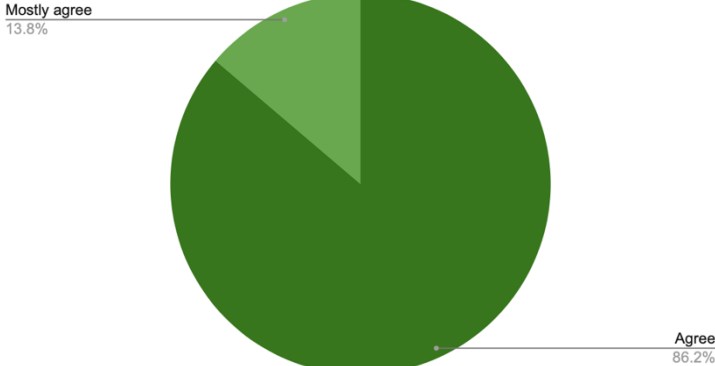
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group suggested Response	Action
			<p>We support this policy (with amendments). We welcome the aspiration for 20% BNG in 'areas which have been intensively farmed..' within this policy and note the wording in the Design Code, 'Across Rackheath there should be a minimum of 10 per cent biodiversity net gain by the end of the Neighbourhood Plan period, rising to an aspirational 20 per cent...' However we recommend that this goes further and includes an aspiration for any new development to deliver 20% BNG (not just that which is on intensively farmed land).</p> <p>The State of Nature[1] report highlights the significant historical losses that have occurred across the UK and safeguarding what remains of our natural heritage is a vital cornerstone in nature's future recovery. Given the pressures facing biodiversity, we recommend an ambition of 20% Biodiversity Net Gain should be encouraged (generally) to provide greater confidence in genuine gains for biodiversity and ensure the successful recovery of nature in Norfolk. Natural England's biodiversity net gain study (Vivid Economics, June 2018) considered the impacts on the economics and viability of development and concluded that a biodiversity net gain requirement was not expected to affect the financial viability of housing developments (up to 20% biodiversity net gain scenario); it also suggests there is a strong case for greater ambition.</p>	Support noted	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group suggested Response	Action
			<p>County Wildlife Sites (CWS) are areas of land rich in wildlife but outside of the statutory designated sites. To ensure that this policy is robust we therefore recommend a small amendment to the first paragraph to specifically include County Wildlife Sites (CWS) and also Priority Habitats in addition to the existing wording.</p> <p>We welcome inclusion of wording relating to the Local Nature Recovery Strategy (LNRS). We also particularly welcome inclusion of the wording on 'wildlife measures'.</p> <p>It is noted that within the Design Code at E1, green walls and roofs are encouraged in Rackheath. (These are also mentioned in Figure 61, from the National Design Guide and in E4: Surface water drainage.) We particularly advocate the addition of green roofs/walls to buildings as they provide numerous benefits: increasing biodiversity, reducing run-off, improving air quality and improving thermal performance by providing shading and insulation which contributes to greater energy efficiency, whilst adding aesthetic value to spaces. We therefore recommend some additional wording within this policy to make green roofs/walls more prominent within the Neighbourhood Plan, for example (or similar wording):</p>	<p>Support noted</p> <p>Support noted</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group suggested Response	Action
			'The addition of green roofs and/or green walls to new buildings should be encouraged (See Design Code Sections E1 and E4) and used for all new community buildings where possible.'		
81	Individual 2	ENV3	Tree belts should encourage staple trees like oak etc rather than scrub	Noted.	No change
82	Individual 3	ENV3	Agree	Noted	No change
83	Individual 4	ENV3	Agree	Noted	No change
84	Individual 9	ENV3	Trees have been felled for new developments which shouldn't have. This needs more rigorous policing	Noted. The implementation of policy will be BDC.	No change
85	Individual 15	ENV3	VERY important - don't make our village a concrete jungle	Support noted	No change
86	Individual 17	ENV3	Is 10% enough?	See BDC and NWT above	No change
87	Individual 24	ENV3	Great to see - would recommend getting views from Norfolk Wildlife Trust (who may favour particular biodiversity hotspots)	Noted. NWT are a consultee and they have responded . See above	No change
88	Individual 29	ENV3	The word pond needs to be added	Noted. Reference to ponds could be made in para 2b	Ad refence to pond creation in para 2b☑

**POLICY ENV4: Landscape Buffers**

Count of ENV4: Landscape buffers



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
89	Broadland District Council	Policy ENV4: Landscape buffers (p46)	This includes the requirement for a noise assessment for new dwellings near commercial development. The concept is fine, but it doesn't sit well in this particular policy (i.e. Landscape buffers) and is likely to get lost/missed.	Noted. However, the reference will be made in both policies to reinforce the importance.	Amend policy BUS2 <input checked="" type="checkbox"/>
90	Manor Farm Rackheath and Taylor Wimpey	ENV4	<p><b>Policy ENV4: Landscaper buffers</b></p> <p>The landscape buffers shown on the maps and GI corridors are to be taken as indicative. Master planning the site has been flexible to ensure a cohesive settlement while providing appropriate land use quantum. The main GI corridor was largely driven by the line of the gas main. The gas main does not prohibit development.</p> <p>Point 1 of the Policy relates to the old airfield runway and associated structures and requires protection from significant loss or harm. You will be aware that North Rackheath masterplan pays full regard to the site's significance as set out in the Design and Access Statement. The alignment of the runway is reflected in the design but will not be retained.</p>	Comments noted. However the existing treeline is considered to be important to the heritage of the site and should be retained.	No change

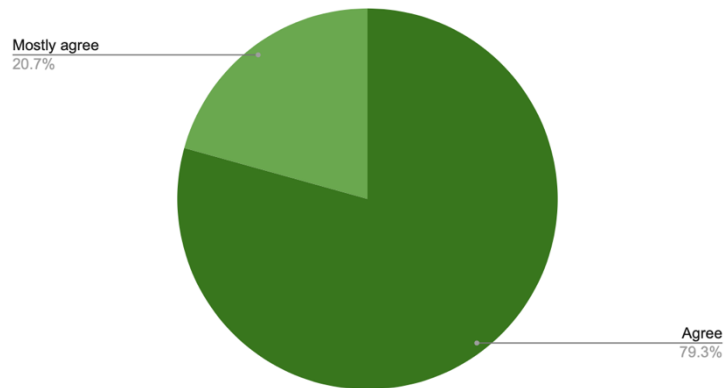
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p>Since the adoption of the endorsed Masterplan for the site in 2018, it was always intended to be removed. The design and proposed heritage trail but has been discussed with the local historical society and agreed as an appropriate reflection of the historical significance.</p> <p><b>Proposed amendment to address the above: delete bullet 1 from the list and add a separate paragraph: The design of North Rackheath incorporates the historical significance of the old airfield runway and structures. The implementation of a Heritage Trail, incorporating interpretation boards, will ensure that the significance and historical reference is retained for future generations.</b></p>		
91	Anglian Water	ENV4	<p><b>Policy ENV4: Landscape buffers</b></p> <p>Para. 6.2.24 and Design Code on page 22 – <i>“Buffers must be provided between infrastructure uses where the impact of uses may conflict, e.g. school and wastewater treatment works. This must be a minimum of 5 metres and created through planting of trees and hedges.”</i></p> <p>It is not clear how this buffer requirement has been arrived at and its justification. Refer to policies of the Minerals and Waste Local Plan regarding required areas and what they may entail regarding new or extended water recycling centres.</p>	Noted	Amended wording in the Design Code to ‘A suggested minimum’ <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
92	Norfolk Wildlife Trust	ENV4	<p><b>Policy ENV4: Landscape buffers</b></p> <p>We support this policy but recommend additional wording to strengthen protection around the County Wildlife Sites (CWS) and other important habitats. We recommend policy wording to incorporate buffer zones designed to protect sensitive landscape patches and areas of high biodiversity from the impacts of development, for example: 'Buffer zones should be considered and encouraged around sensitive wildlife sites, where appropriate, and where this will provide ecological benefits.'</p> <p>In addition to landscape buffers using trees and hedges, we also recommend that consideration is given to the use of green screens where appropriate. Green screens can be particularly beneficial within the more urban areas and provide numerous benefits. They use living plants to absorb pollutants from the air, therefore purifying the air but also providing a habitat for birds and insects, increasing local biodiversity whilst providing natural sound dampening and a natural aesthetic appeal.</p>	<p>Noted</p> <p>Noted</p> <p>Add reference to green screens</p>	Amend accordingly <input checked="" type="checkbox"/>
93	Individual 6	ENV4	Really important - people need to take pride in the place they live in, which starts with heritage, wildlife and a sense of wellbeing	Noted	No change
94	Individual 17	ENV4	Definitely needs consideration. Expansion of Partner Skip Hire is a prime example of when it wasn't fully considered - even if only impacting a handful of properties	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
95	Individual 24	ENV4	Agree with landscape buffer between Broadland Northway and Rackheath Park to restate Rackheath's essential extra urban/rural nature	Noted	No change

**POLICY ENV5: Local landscape and local heritage assets**

Count of ENV5: Local landscape and local heritage assets



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
96	Broadland District Council	POLICY ENV5: Local landscape and local heritage assets (p49)	<p>We would question the use of 'all development' being expected to demonstrate how heritage and landscape have been considered. A rear extension is unlikely to be able to do this. It would be better to set out that this should apply to a specific scale of applications, in order for the requirement to be proportionate.</p> <p>Re. the second paragraph, there is a potential contradiction with national policy, in terms of avoiding harm to assets. There are two types of harm in national policy - this isn't defined here. Harm can be acceptable where it is less than substantial and it results in public benefits.</p> <p>The reference to those assets which feature within the 2017 Neighbourhood Plan would be better placed in the supporting text – it doesn't relate to the policy requirement itself. In addition, this notation isn't consistent throughout the Plan (e.g. there isn't a similar reference for Policy ENV1 or for Policy ENV7, where new sites/locations have been added to the policy).</p>	<p>Noted.</p> <p>This needs to be applied proportionately.</p> <p>Noted. The policy refers to significant harm.</p> <p>Noted. However, it is placed in the policy to make this clear – located in the text it might be missed.</p>	Amend accordingly <input checked="" type="checkbox"/>
97	Historic England	History/ heritage general	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of your Neighbourhood Plan.</p> <p>We welcome the production of the neighbourhood plan, but do not consider it necessary for Historic</p>	Response noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p>England to be involved in the detailed development of your strategy at this time. We refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: &lt;<a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>&gt;.</p> <p>For any specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Norfolk County Council.</p> <p>Please note that the National Planning Policy Framework was updated on the 12th December 2024, with some modifications to both wording and paragraph numbers in the historic environment section, which may require updating in your plan.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>		

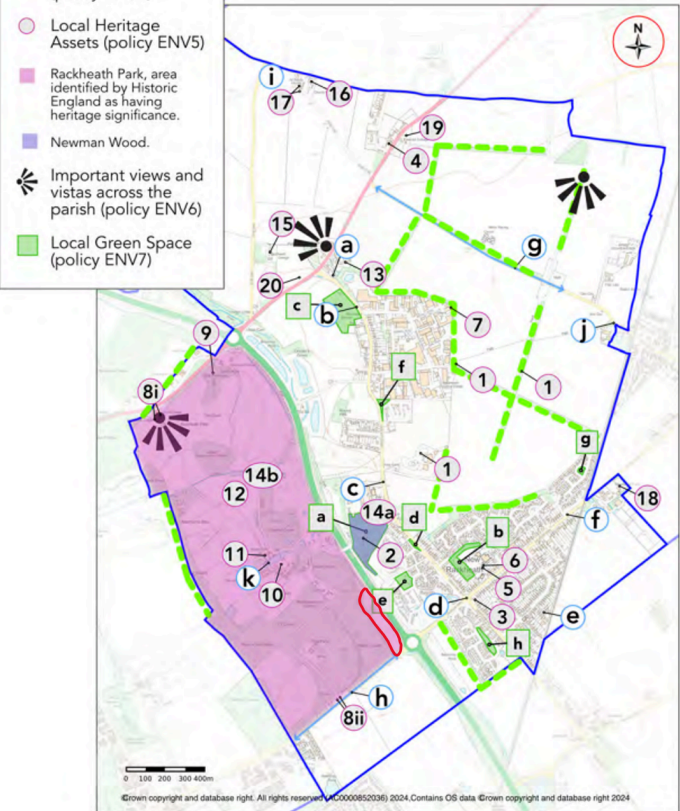
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
98	Norfolk County Council - Norfolk Historic Environment Record	ENV5	<p>Historic England's published guidance on the preparation of Neighbourhood Plans (<a href="https://historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/</a>) encourages the full consideration of heritage assets and suggests ways in which this can be achieved.</p> <p>Based on this guidance, we would like to suggest the authors of the plan follow a number of steps:</p> <ol style="list-style-type: none"> <li>1. Study Historic England's published guidance and consider how the plan can take its advice on board.</li> <li>2. Contact the Norfolk Historic Environment Record and request information on heritage assets within the plan area. The NHER can be contacted at <a href="mailto:heritage@norfolk.gov.uk">heritage@norfolk.gov.uk</a>.</li> <li>3. Consider the full range of heritage assets within the plan area and identify those they feel are most significant. They may wish to prepare a local list of heritage assets they believe should be protected and enhanced and put this to the community for consideration.</li> </ol> <p>I note that your draft plan does not really mention buried archaeological remains at present. Consulting the county Historic Environment Record could produce more monuments which you may want to include in your list of Local Heritage Assets.</p>	<p>Noted. See also HE response above.</p> <p>Noted. Review for archaeology.</p> <p>This is not necessary for a</p>	Amend accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			You may also want to include a statement saying that this office will issue advice on any required archaeological mitigation for new developments which may have an adverse impact.	Neighbourhood Plan.	

	Norfolk County Council	ENV5	<p>3. Historic Environment</p> <p>3.1. Historic England's published guidance on the preparation of Neighbourhood Plans should be consulted. It encourages the full consideration of heritage assets and suggests ways with which this can be achieved. Based on this guidance, we would like to suggest the authors of the plan follow a number of steps:</p> <ol style="list-style-type: none"> <li>1. Study Historic England's published guidance and consider how the plan can take its advice on board.</li> <li>2. Contact the Norfolk Historic Environment Record (NHER) and request information on designated and undesignated heritage assets within the plan area. The NHER can be contacted at <a href="mailto:heritage@norfolk.gov.uk">heritage@norfolk.gov.uk</a>.</li> </ol> <p>Consider the full range of heritage assets within the plan area and identify those they feel are most significant. They may wish to prepare a local list of heritage assets they believe should be protected and enhanced and put this to the community for consideration.</p> <p>The draft plan does not really mention buried archaeological remains at present. Consulting the county Historic Environment Record could produce more monuments which you may want to include in your list of Local Heritage Assets.</p>	Noted	No change
<b>99</b>	Individual 17	ENV5	As owner of The Old School - I think this is important	Support Noted.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
100	Individual 18	ENV5	Access to Rackheath Park All Saints Church, Rackheath?	Noted. Public access is not a criterion of for local listing	No change
101	Individual 24	ENV5	Salhouse Station Group, who are working to conserve our raining 1890s building and working with greater area, Broadland District Council and other organisations to reopen it as a community-use space, would welcome support by arrows Salhouse Station to your asset list.  Great to see forms on preserving WW2 buildings and runways.  Really important to work with Norfolk Historic Churches Trust to look after All Saints Church as a valuable Grade II early 14th Century church. 2 currently feels forlorn and could do with community support for its maintenance and upkeep.	Support noted	No change
102	Individual 31	ENV5	Although just outside the Parish boundary, consideration should be given to including The Salhouse Station Waiting Room in the list of important Local Heritage Assets	Noted. This lies outside the parish boundary but could be included in the Salhouse NP	No change
103	Individual 32	ENV5	Thank you for talking to me at the drop in exhibition on Thursday evening.	Noted.	No change

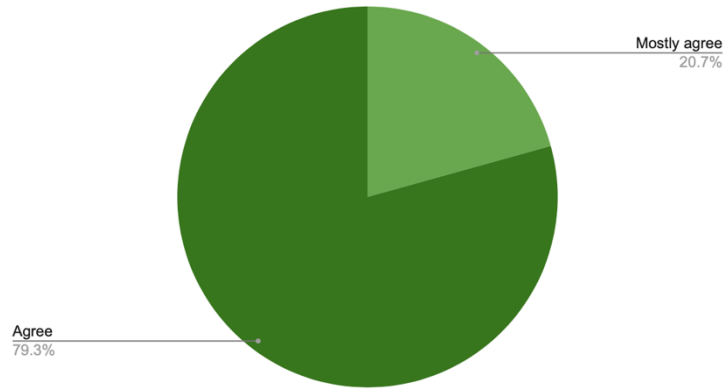
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p>I mentioned that our arable land has somehow been highlighted as part of the Rackheath park land of Heritage significance. (I have marked it with a red line on your map that I have attached)</p> <p>You thought that this was probably a highlighting error and could be removed from this designation.</p> <p>I can confirm that it has always been arable land.</p> <p>Please let me know if this is possible or if you need any more information?</p>	<p>However, after review it is considered that the map does not require amending</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			 <p>The map displays the Rackheath Park area with various planning designations. A legend in the top-left corner identifies the following features:</p> <ul style="list-style-type: none"> <li><b>Local Heritage Assets (policy ENV5):</b> Represented by pink circles with numbers (e.g., 1, 2, 3, 4, 5, 6, 7, 8i, 8ii, 9, 10, 11, 12, 13, 14a, 14b, 15, 16, 17, 18, 19, 20).</li> <li><b>Rackheath Park, area identified by Historic England as having heritage significance:</b> Shaded in light pink.</li> <li><b>Newman Wood:</b> Shaded in light blue.</li> <li><b>Important views and vistas across the parish (policy ENV6):</b> Indicated by black sunburst symbols (e.g., 'a', 'b', 'c', 'd', 'e', 'f', 'g', 'h', 'i', 'j', 'k').</li> <li><b>Local Green Space (policy ENV7):</b> Outlined with a dashed green line.</li> </ul> <p>The map also includes a north arrow and a scale bar (0 to 400m). A copyright notice at the bottom reads: "©Crown copyright and database right. All rights reserved. ©0000852036) 2024. Contains OS data. ©Crown copyright and database right 2024."</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
104	Individual 33	ENV5	<p>My land falls within the heritage site, I am looking to give up growing plants, and looking to put in planning for two houses or bungalows along the driveway running along my boundary. Also convert two of the three buildings into holiday lets or put up 2 log cabins and having a camping and caravan site. To do this I would be removing the greenhouses and multispans tunnels from the site, starting with the large greenhouse and tunnels in the middle. Doing this to the site in my eyes would improve what is there at the minute, bringing the main part back to grassland. None of the land around has public access and there is development both sides of me, the walled garden and the woodland beside me on the other side. These are both on the potential heritage site.</p>	<p>Noted. This area of land falls within the area of historic landscape identified by Historic England and applications in this location will be assessed on that basis</p>	No change

**POLICY ENV6: Views and vistas across the parish**

Count of ENV6: Views and vistas across the parish

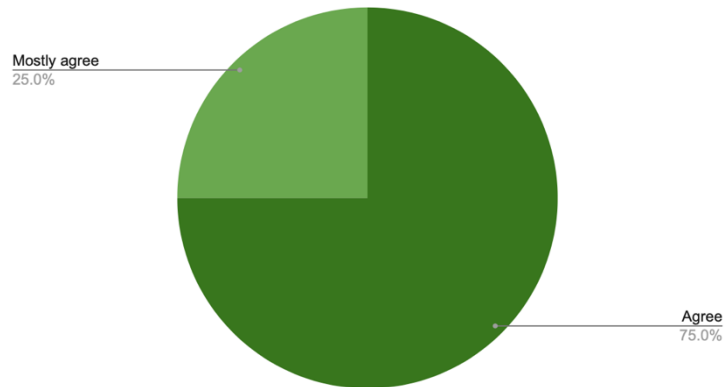


Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
105	Broadland District Council	'Views and vistas' (pp.50-51) incl. Policy ENV6: Views and vistas across the parish	<p>Paragraph 6.2.28 states, 'The Adopted Neighbourhood Plan identified a number of views across the parish...', but the 2017 Plan only identified one key view (from Stone Hill, looking north west).</p> <p>Also, there isn't any explanation as to how the new views have been identified. It would be useful for the supporting text to include more detail on how these new views have been identified and how their assessment (for example, using criteria such as public accessibility, scenic quality, rarity etc.) has led to their inclusion in the updated Neighbourhood Plan.</p>	<p>Noted.</p> <p>(See Home Farm app important for views)</p>	Amend accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p>It would also be useful for the Neighbourhood Plan to include photos which illustrate the views. In addition, rather than including a standard 'view' symbol on Figure 26, best practice is to draw a view cone which illustrates more precisely the parameters of the view (i.e. the location, axes and extent of the view).</p> <p>There is a typo in view a), where the wording states, '...looking Northwest <b>towards</b> All Saints Church'</p> <p>One of the key views (c) is the old runway. The policy states that any proposal that results in significant adverse harm will not be supported. The applicant can demonstrate they have considered the view in their application, but does building 3,850 houses around this view (it goes straight through the allocation) result in a significant adverse impact on the landscape? The character will fundamentally change, but this could be done in a way that respects the view. It is considered that the policy should acknowledge this.</p>	Noted. Error to be corrected	
106	Individual 24	ENV6	Great to see view across the old airfield featured	Noted	No change

## POLICY ENV7: Green space

Count of ENV7: Green space



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
107	Broadland District Council	POLICY ENV7: Green space (pp.53-54)	We assume that the new community open space, mentioned in the first paragraph, refers to the country park that will be delivered as part of the GT16 scheme. This park will almost entirely be located in Salhouse parish and, whilst this does not prevent the	<p>Noted. Reference can be added</p> <p>Noted. The priority is that the green space is located where it is best suited to fulfil its function and where it can be easily accessed It is recognised a cricket pitch is a large user of space and this might be better located closer to Salhouse.</p>	Amend accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>policy from focusing on it, we believe there should be a reference or acknowledgment of this fact within supporting text.</p> <p>The first paragraph refers to the inclusion of a green space as part of GT16, 'large enough to function as a village green and possibly a cricket pitch, which is centrally located'. The recreational policy requirement is far in excess of just a cricket pitch. It will be a large recreation ground providing multiple football pitches and cricket pitches along with changing facilities/clubhouse circa 600sqm. This far exceeds the scale of a typical village green and so we would suggest that this</p>	<p>Noted. Amend for clarity</p> <p>In this case the spaces that come forward as part of the development are likely to meet the NPPF criteria as they will have been created for the benefit of the community.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>character aspiration is revised. Does 'centrally located' mean within the development or within Rackheath? The masterplan shows the space on the edge of the development but this is still quite central when considering Rackheath as a whole.</p> <p>Re. the second paragraph, it may be worth adding a reference to 'a suitable management organisation' to this list, in order to keep options open for the future.</p> <p>'Local Green Spaces' – policies should be specific and concise, and the criteria within the NPPF for meeting Local Green Space designation are necessarily rigorous. It</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>cannot be assumed that any and all future open spaces secured through development will meet the NPPF criteria and LGS status cannot automatically be designated. This would need to be undertaken through a further modification to the Neighbourhood Plan. Therefore this first paragraph under 'Local Green Spaces' should be removed.</p> <p>In addition, we would suggest, in the final paragraph, it would be clearer and more in keeping with national legislation to state something similar to 'These Local Green Spaces will receive special protection in accordance with national policy'.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
108	Norfolk County Council	ENV7	<p>The Policy wording for ENV7: Green Space (page 54) the final paragraph states 'In these spaces development will not be permitted unless it is compatible with their character and function as Local Green Spaces.'</p> <p>It should be noted the NPPF (December 2024) paragraph 108 states policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts set out in chapter 13 of this Framework. Paragraph 154 (a-h) lists exclusions where development in the Green Belt is appropriate and it is considered this policy should be</p>	<p>Noted .</p> <p>See BDC response</p>	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>updated to reflect the wording of the NPPF.</p> <p>Suggested Wording to replace the last sentence of Policy ENV7: <i>"In these spaces development on these sites will not be acceptable other than in very special circumstances in line with national policy, or where it is compatible or enhances the character and function, without compromising the principal function of the space as a Local Green Space."</i></p>		
109	Norfolk County Council	ENV7	<p><b>LLFA Review of Local Green Spaces (LGS)</b></p> <p>4.14. The revised Neighbourhood Plan document proposes 9 no. Local Green Spaces which are identified in Policy ENV7: Green</p>	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>Spaces and Figure 27. It is understood that designation of LGSs provides a level of protection against development. The LLFA do not normally comment in LGSs unless they are/are proposed to be part of a SuDS or contribute to current surface water management/land drainage. If it is believed that a designated LGS forms part of a SuDS or contributes to current surface water management/land drainage, this should be appropriately evidenced within the submitted Neighbourhood Plan. The LLFA have no comments to make on the proposed LGSs in the plan.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			4.15. Should you have any queries with the above comments please contact the Lead Local Flood Authority at llfa@norfolk.gov.uk.		
110	Norfolk County Council – Minerals and waste	ENV7	<p><b>Policy ENV7: Green space</b></p> <p>It is noted policy ENV7 (page 53): Green space has been amended with 6 additional local green spaces. It should be noted that Stracey Sports Park and Newman Woods are over 2 hectares in size and underlain by safeguarded sand and gravel resource. Since the allocation is for local green space, it does not sterilise the mineral resource underlain. However, if a planning application was to be submitted for built development, policy</p>	<p>Noted</p> <p>Noted</p>	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			CS16 "safeguarding mineral and waste sites and mineral resources" in the adopted Minerals and Waste Core Strategy (or any successor policy of the Minerals and Waste Local Plan) would apply.		
111	Norfolk County Council - Transport	ENV7	<p>Transport</p> <p>The Highway Authority has reviewed the proposed green space designations within the Rackheath Neighbourhood Plan. All proposed greenspace allocations are captured within one map of Rackheath with no specific plans showing each individual allocation (pg. 53). This makes it hard for us to comment on as a number of sites are located adjacent to the highway, so it is hard to</p>	<p>Map to be enlarged.</p> <p>This was protected in the previous plan.</p> <p>LGS designation does not prohibit maintenance of assets if required.</p>	Increase map size <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>determine whether the proposed allocations will have any highway implications. In order for us to comment on the individual sites we need a more detailed and zoomed in map of each of the proposed green space designations as detailed below:</p> <ul style="list-style-type: none"> <li>a. Newman Woods – Objection. Individual proposed green space allocation plan needed.</li> <li>b. Jubilee Park – No objection.</li> <li>c. Stracey Sports Park – No objection.</li> <li>d. The Landings – Objection. Individual proposed green space allocation plan needed.</li> <li>e. Princes Park – Objection– Grassed area contains underground highway surface water soakaways which will</li> </ul>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>require ongoing future maintenance.</p> <p>f. Liberty Park – Objection. Drainage features</p> <p>g. Wendover Park - Objection. Individual proposed green space allocation plan needed.</p> <p>h. Trinity Meadow – Objection – Grassed area contains underground highway surface water soakaways which will require ongoing future maintenance.</p> <p>i. The community park to be delivered as part of the GT16 North Rackheath development, at the northern end of the site - Objection. This should not be designated as a green space as the site does not have planning permission.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
112	Manor Farm Rackheath and Taylor Wimpey	ENV7	<p><b>Policy ENV7: Green Space</b></p> <p>This policy seeks to secure 20 year bonds as part of securing green infrastructure. This not a model Taylor Wimpey will accept. Delivery is to be secured through an obligation to provide a ManCo.</p> <p><b>Proposed amendment to address the above: delete bullet v.</b></p>	The proposed approach is similar to that in the Adopted Old Catton Neighbourhood Plan -Policy 3 <a href="https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/old-catton-neighbourhood-plan-adopted-version-v5.0.pdf">https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/old-catton-neighbourhood-plan-adopted-version-v5.0.pdf</a>	No change
113	Anglian Water	ENV7	<p><b>Policy ENV7: Green Space</b></p> <p>Policy ENV7 designates a number of areas of Local Green Spaces. Anglian Water does have assets forming part of our water and water recycling network (e.g., rising mains and sewers) located within the vicinity of these</p>	Noted. Access to assets for maintenance purposes should not be impeded by this policy . Additional wording can clarify this.	Amend accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>designated areas of local green space and important open space. There are several pipes which are located underground located within/ adjacent to the public highway and green verges. For information, maps of Anglian Water's assets detailing the location of our water and water recycling infrastructure are available at: <a href="http://www.utilities.digdat.co.uk">www.utilities.digdat.co.uk</a></p> <p>For example, there are mains, rising mains and sewers located underground on the sites at a. Newman Woods; b. The Landings; and f. Liberty Park.</p> <p>We do not consider that the policy should prevent any operational</p>		

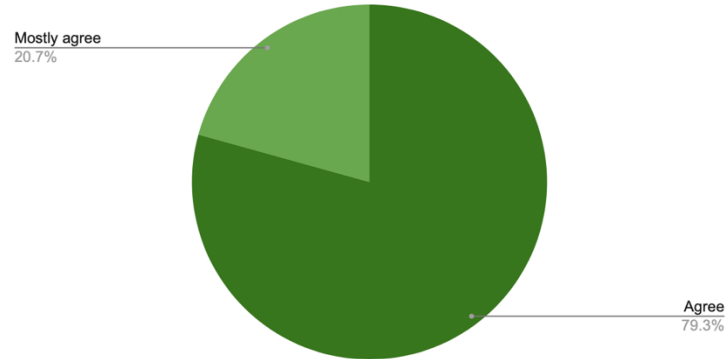
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>development that may be needed to manage, maintain or repair our assets. Policy ENV7 states "In these spaces development will not be permitted unless it is compatible with their character and function as Local Green Spaces."</p> <p>The neighbourhood plan should clarify that managing development with a LGS is to be consistent with national policy on the Green Belt as set out in para. 107 of the NPPF (2023) - <i>"Policies for managing development within a Local Green Space should be consistent with those for Green Belts."</i> Paragraphs 152 to 156 of the NPPF, sets out criteria regarding the types of development that may be</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Suggested Response	Action
			<p>appropriate in Green Belt areas.</p> <p>Policy ENV7 should not introduce a more restrictive approach to development proposals and, therefore, be amended accordingly to reflect the NPPF. See case <i>R on the Application of Lochailort Investments Limited v Mendip District Council</i>. Case Number: C1/2020/0812.</p>		
<b>114</b>	Individual 6	ENV7	Very important	Noted	No change
<b>115</b>	Individual 9	ENV7	Trinity Meadow open space is a mess	Noted. The condition of LGS is not a NP issue	No change
<b>116</b>	Individual 14	ENV7	Must ensure medieval hedge between new builds and site 6 - Newman Road Woods is protected	Noted. This would be compliant with Policy ENV5	No change

<b>Ref</b>	<b>Respondent</b>	<b>Reference</b> (paragraph or policy number)	<b>Comment</b>	<b>Steering Group Suggested Response</b>	<b>Action</b>
<b>117</b>	Individual 17	ENV7	Talks about funding from the developer to council on transfer. Needs commitment from council (with funding) to maintain long-term	Noted. The Community Council will review this on a development by development basis	No change
<b>118</b>	Individual 18	ENV7	Managed by existing Parish not management companies	Noted. The Community Council will review this on a development by development basis	No change
<b>119</b>	Individual 25	ENV7	Sounds good???	Noted	No change

**POLICY ENV8: Approaches to Rackheath and village landscape**

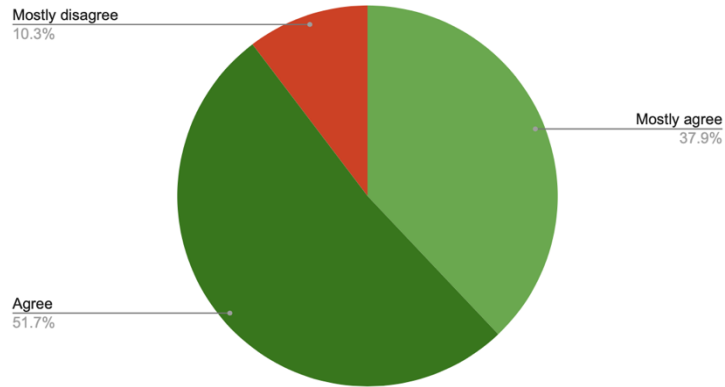
Count of ENV8: Approaches to Rackheath and village landscape



Ref	Respondent	Reference (paragraph or policy number)	Response	Steering Group Suggested Response	Action
120	Individual 6	ENV8	More pedestrian crossing points. Junctions need to be improved with so much additional traffic it really needs to be 'slowed down' 40mph in Green Lane/30mph in Salhouse through the village is too high - 20mph everywhere	Noted	No change
121	Individual 17	ENV8	Footpath from Green Lane West (Wroxham Road junction) to NDR is needed - join up with existing walkway/cycle paths	Noted. This is an important route. See transport section	No change

**POLICY ENV9: Dark skies**

Count of ENV9: Dark skies



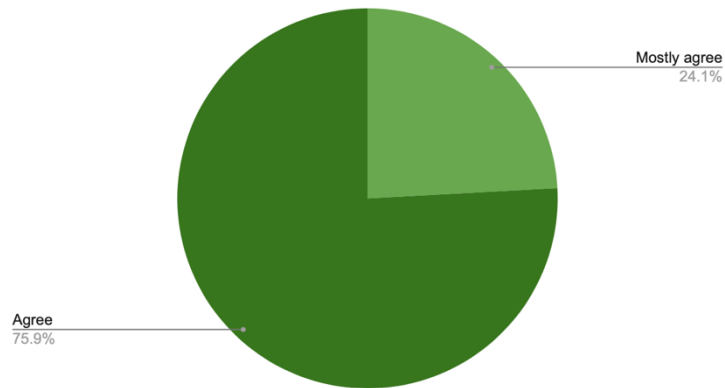
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
122	Manor Farm Rackheath and Taylor Wimpey	ENV9	<p><b>Policy ENV9: Dark skies</b></p> <p>In principle the dark skies policy is understood, however, there will be parts of the site and off site connections that foremost comply with the requirements of the County Highways which may, for reasons of safety, require some form of lighting. Work is ongoing on requirements for links to Canfor Road and Wylde Road, in particular.</p>	<p>Noted.</p> <p>It is acknowledged that some area will be required to be lit for safety and security.</p>	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
123	Norfolk Wildlife Trust	ENV9	<p><b>ENV9: Dark Skies</b></p> <p>We welcome the policy on Dark Skies. We particularly support the wording, 'Proposals including lighting likely to cause disturbance or risk to nocturnal wildlife should seek to mitigate such disturbance or risk...'</p> <p>However, to ensure the most robust protection for wildlife we recommend the addition of the following policy wording, or similar: 'Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats: (<a href="https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/">https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/</a>).</p> <p>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.'</p>	<p>Noted</p> <p>Amend accordingly.</p>	Amend accordingly <input checked="" type="checkbox"/>
124	Individual 9	ENV9	We don't want street lighting on existing development thanks	Noted. This applies to new development	No change
125	Individual 17	ENV9	Agree but security and safety is a key consideration as the area becomes more populous	Noted.	No change
126	Individual 18	ENV9	Low level lighting better than complete dark	Noted	No change
127	Individual 22	ENV9	Not enough street maps	Noted	No change
128	Individual 24	ENV9	Great to see - really important for quality of life	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
129	Individual 27	ENV9	The estate I live in, princes park, doesn't have any street lighting and the lighting on the houses is really poor. This isn't safe for people walking at night, especially children.	Noted It is acknowledged that some area will be required to be lit for safety and security with appropriate lighting on walkways an footpaths and pir on dwellings.	No change
130	Individual 29	ENV9	The plan is unlikely to preserve dark skies - why not actually plan for a dark skies community	See responses above .	No change

**POLICY COM1: Linked community**

Count of COM1: Linked community

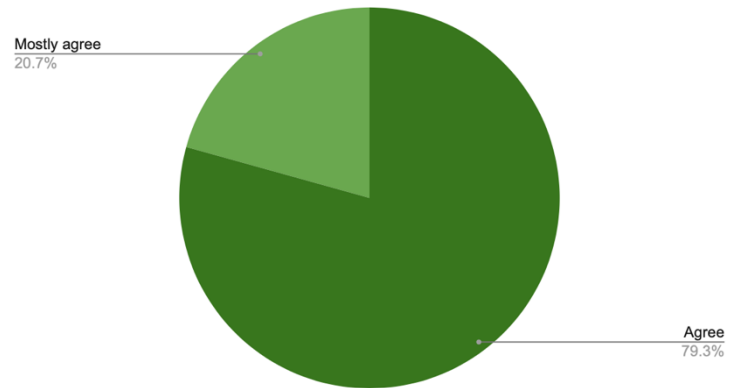


Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
131	Individual 9	COM1	Need a footpath to Salhouse. Also need to connect a footpath to the new developments in Sprowston	Noted. See TRA2	No change
132	Individual 14	COM1	Protect the belt and paths at end of W? Road and no road built through this	Noted	No change
133	Individual 24	COM1	Salhouse Station could support local sustainability and equitable access as the hub of a circular walk around Rackheath parish taking in development zones and historic assets like All Saints Church and the area.	Comments noted. Policy TRA makes specific reference to Salhouse Station	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
134	Individual 28	COM1	It would be good to have bike paths linked up, so it's safe and easy to cycle to adjoining areas, particularly a cycle path linking Rackheath to the cycle paths starting at Woodlands Heath. Also safe cycle paths to schools, particularly secondary school.	Noted. Issues such as these are addressed under the TRA policies	No change

### POLICY COM2: New play areas and community spaces

Count of COM2: New play areas and community spaces



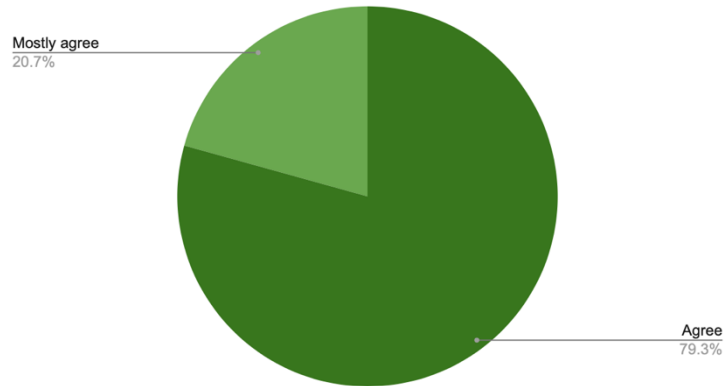
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
135	Broadland District Council	POLICY COM2: New play areas and community spaces (p59)	<p>Again, it is felt that an element of proportionality is required in the first paragraph of the policy ('All developments are required to include new landscaped play areas and parks...'). The current requirement within Broadland's Development Management DPD (Policy RL1) is for residential development of five dwellings or more to make provision for recreation space.</p> <p>There is a grammatical error in the second paragraph – '...facilities must be provided for teenagers and adults, which is <b>are</b> inclusive...'</p> <p>How is a 'large play park' defined in the Neighbourhood Plan? Care needs to be taken not to encourage parking at LEAPs and LAPs that service the development and local housing, as that goes against sustainability goals (although it will be needed for the large, formal recreation space and country park, as they will have a wider catchment).</p> <p>Re. third paragraph – what constitutes a 'smaller development'? Would this apply to one dwelling? This would be an unreasonable expectation. As stated above, Policy RL1 of the DMDPD does not require developments of less than 5 dwellings to provide recreation space.</p>	<p>Noted. It is acknowledged that not all applications will be of a suitable scale to deliver this.</p> <p>Error to be corrected</p> <p>Agree this requires clarity and can be reworded</p> <p>See earlier comments re major and smaller developments and include cross reference to the Design Code.</p>	Amend as appropriate <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p>Re. the penultimate paragraph, policies should not make extra requirements relating to the planning consultation process. We would suggest that this wording is moved to the supporting text.</p> <p>Re. the final paragraph, please see earlier comments in relation to referencing the Design Guidance and Codes.</p>	<p>Agree to move to supporting text.</p> <p>Noted specific reference to section of Design Code to be given</p>	
<b>136</b>	Individual 12	COM2	Need to include waste bins and a means and process for emptying	Noted. Waste collection is not an NP issue	No change
<b>137</b>	Individual 14	COM2	Facilities for teenagers be provided to reside them running etc around streets	Noted . Th policy refers to provision for teenagers.	No change
<b>138</b>	Individual 17	COM2	Should be served by walkways/cycle paths as well as car parking	Noted. These are dealt with by other policies and the Design Code	No change

<b>Ref</b>	<b>Respondent</b>	<b>Reference</b> (paragraph or policy number)	<b>Comment</b>	<b>Steering Group Response</b>	<b>Action</b>
<b>139</b>	Individual 18	COM2	Scout hut/Men's Shed needed. Too much play equipment, may be more cycle/footpaths	Comments noted. If there was wider support for such a facility, when land becomes available the Community Council will seek to cater for identified needs.	No change
<b>140</b>	Individual 22	COM2	Excellent play area	Noted	No change
<b>141</b>	Individual 25	COM2	Await to see if they are put in place	Noted	No change
<b>142</b>	Individual 27	COM2	Princes park still hasn't opened the park	Noted	No change
<b>143</b>	Individual 28	COM2	The new additions to play areas are great and even better to get more.	Noted	No change

**POLICY COM3: Community Safety**

Count of COM3: Community safety

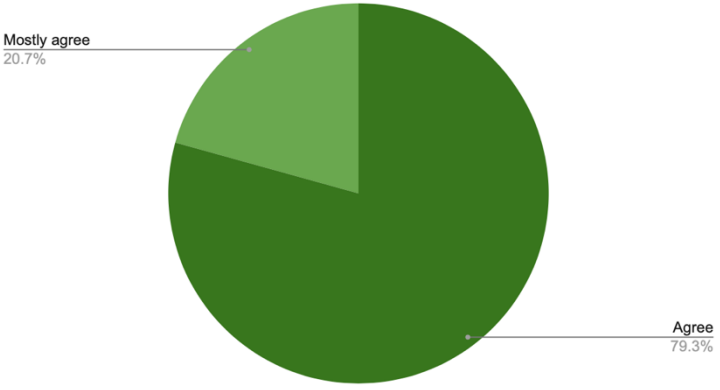


Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
144	Broadland District Council	POLICY COM3: Community safety (p60)	There is a lot of overlap with Policy HOU1 – can the policies be merged? As it is, there is no reference within Policy COM3 to the relevant parts of the accompanying Design Code.	This is an policy from the 2017 Plan. Specific reference to the Design Code can be included	Amend accordingly <input checked="" type="checkbox"/>
145	Individual 17	COM3	As per earlier comment re Dark Skies	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
146	Individual 26	COM3	<p>Cycle Tracks extent and safety</p> <p>There are two issues of concern on this subject non-joined up cycle tracks and safety.</p> <p>Incomplete sections of Cycle tracks have been observed within Rackheath and also linking to other areas outside the boundaries. There are many gaps between installed cycle tracks where cyclists are forced onto public roads coming into direct contact with cars HGVs and other traffic. There is also insufficient safe crossing across major highways including the NDR forcing cyclists to cross fast moving traffic or take major and complicated detours without signage directions.</p>	<p>Comments noted. The NP is seeking to improve facilities for pedestrians and cyclists at Poicy TRA2 . See also Figure 34.</p>	No change

**POLICY COM4: New and existing community facilities**

Count of COM4: New and existing community facilities

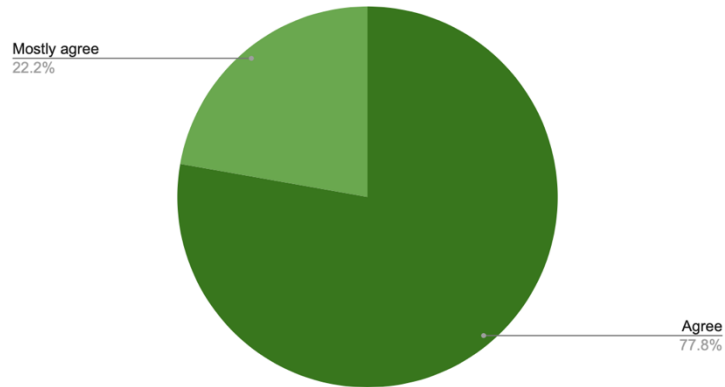


Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
147	Broadland District Council	POLICY COM4: New and existing community facilities (p62)	Re. paragraph 3, providing a community facility in the centre of the site during phase 1 is impossible and unviable from a phasing perspective (it is a long way from site access points). "As early as possible" in the development or "in the earlier phases" would be a more realistic and achievable statement.	Noted. Agree to reword and amend to refer to primary school which is to be delivered in the earlier phases. Given the extensive built programme for GT16 (30 years), it is not appropriate for occupants of the earlier phases to have to wait for their community facilities. The community infrastructure must be delivered alongside the school and housing.	Amend accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
148	Manor Farm Rackheath and Taylor Wimpey	COM4	<p><b>Policy COM4: New and existing community facilities</b></p> <p>You are aware of the proposals for the community and wider facilities. We are aware of discussions you have had with BDC. As part of a discussion on wider community stewardship, we would like to pick this policy requirement up with you.</p> <p>We also note that the Leisure facility is currently shown in our Phase 4, not earlier stages. The leisure offering is subject of discussion but will be BDC led.</p>	Comments noted. See also response to 147 above	No change
149	Individual 2	COM4	(note RVH is a charitable trust)	Noted.	No change
150	Individual 12	COM4	No library?	Noted. The leisure facilities proposed in Phase 4 currently has library provision proposed.	No change
151	Individual 26	COM4	Cycle Tracks extent and safety There are two issues of concern on this subject non-joined up cycle tracks and safety.	Noted. See COM 3 above and response to 146	No change

## POLICY COM5: New sports facilities

Count of COM5: New sports facilities



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
152	Broadland District Council	POLICY COM5: New sports facilities (p63)	First paragraph – planning policies cannot specify that facilities should be financially accessible. This is not a planning matter and relates to the subsequent management of facilities. We suggest that this reference is deleted from the policy and that it is referred to further in para. 6.3.19, if necessary.	Comments noted . Wording to be relocated to text. However it is felt that the opportunity to access such facilities	Amend accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
				should be equally available to all.	
153	Sport England	COM5	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the <b>National Planning Policy Framework</b> (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 102 and 103. It is also important to be aware of Sport England's statutory consultee role in <b>protecting playing fields</b> and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p>	Response noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</a></p> <p>Sport England provides guidance on <b>developing planning policy</b> for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</a></p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 103 of the NPPF, this takes the form of <b>assessments of need and strategies for indoor and outdoor sports facilities</b>. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. <a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p> <p>If <b>new or improved sports facilities</b> are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. <a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p> <p>Any <b>new housing</b> developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or</p>		

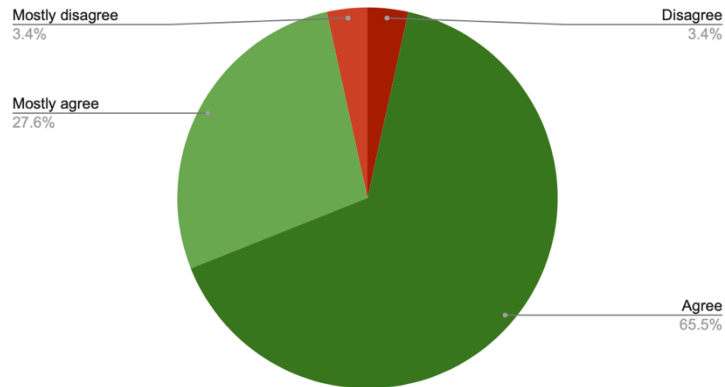
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p>outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how <b>any new development</b>, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p> <p>PPG Health and wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a></p> <p>Sport England's Active Design Guidance: <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a></p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
<b>154</b>	Individual 2	COM5	Facilities in general - vexing question about what to provide for 'teens' - not sure how this can be included for today's generation	Noted. It is difficult to know what specific provision is to be made and whether it will be used. However the recent installation at Stracey Park includes provision for older children.	No change
<b>155</b>	Individual 9	COM5	We already have this	Noted	No change
<b>156</b>	Individual 12	COM5	Skating park?	Noted. Although there is currently no space available for a skatepark.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
157	Individual 17	COM5	Agree, but are football and cricket pitches the priority - what are the younger people who come to the village going to be interested in?	Comments noted. The Community Council conducted a survey of recreational needs.	No change
158	Individual 25	COM5	A must have	Noted	No change
159	Individual 28	COM5	Possibly a designated running route with distance markers and one which could be used for parkrun. Parkrun seems a good way to foster community spirit.	Comments noted. The difficult in any recreational provision in Rackheath is acquiring land. The country park planned for GT16 may present a venue for a park run	No change

## POLICY COM6: Allotments

Count of COM6: Allotments

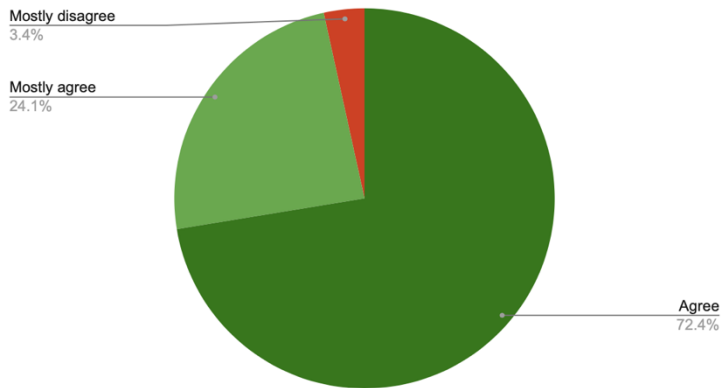


Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
160	Broadland District Council	POLICY COM6: Allotments (p63)	<p>'large-scale estate developments' – the labelling here is inconsistent with the definition on page 38, which states 'large estate scale'.</p> <p>Re. support for those near to the gas pipeline or the railway line – does this mean that other locations aren't supported?</p> <p>Re. allotments being 'brought forward from Phase 5' – we would advise against referring to specific phases within the policy, as the phasing plan has not been agreed as part of the</p>	<p>Noted. Terminology to be reviewed for consistency.</p> <p>Comments noted. The locations stated are the preference as they will not be suitable for other competing uses. However other</p>	Amend accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			application, as yet. However, it is fine to state 'at the earliest opportunity' or 'as early as possible'.	locations will be supported. The NPPF Agree to amend wording in respect of phasing.	
<b>161</b>	Manor Farm Rackheath and Taylor Wimpey	COM6	<b>Policy COM6: Allotments</b>  Just to note, the North Rackheath proposals incorporate allotments in Phase 3.	Noted.  See 160 above	No change
<b>162</b>	Individual 15	COM6	Must have. With disabled access and raised beds - I can't kneel, with MS	Noted	No change
<b>163</b>	Individual 25	COM6	A must have	Noted	No change

**POLICY BUS1: New and expanding business**

Count of BUS1: New and expanding businesses



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
164	Broadland District Council	POLICY BUS1: New and expanding businesses (p65)	<p>This policy has expanded beyond the 2017 version. However, nothing has been added to the supporting text to justify why this is the case and to provide context to these modifications. We would suggest that the supporting text is updated accordingly.</p> <p>Schools and functional buildings tend to have a higher floor to ceiling ratio, so a limit of 3 residential storeys may only be 2 in the commercial/service building context. Also, sports halls / schools etc. may have functional requirements to be higher. We would suggest adding a point about where exceptions may be justified.</p> <p>Para. 6.4.9 (preceding the policy) states 'Home working is also encouraged where appropriate'. This would be</p>	<p>Noted. Supporting text to be clarified</p> <p>Agree that there may be a need for schools or leisure facilities to be higher and the policy could set out the</p>	Amend accordingly <input checked="" type="checkbox"/>

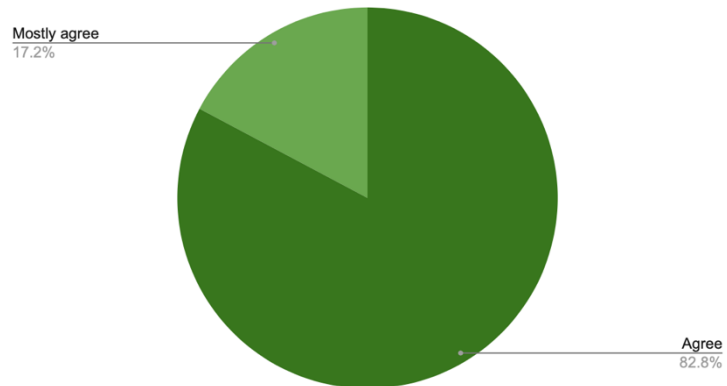
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			clearer if it stated that homes should be adaptable to allow for home working. In the design code it states that 'all homes must be designed with the flexibility to be used for homeworking' (G1, p54) but we consider this should be amended to state 'should', as not all housing will be designed for working people.	<p>rationale around the need for assimilation into the landscape.</p> <p>This sentence is not necessarily appropriate for this area of policy and will be removed. Do not agree with the statement in respect of home design.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
165	Norfolk County Council – Minerals and waste	BUS1	<p><b>Business and employment – paragraph 6.4.5 (page 65)</b></p> <p>We object to the references to incineration, hazardous waste and landfill within paragraph 6.4.5. References to waste management facilities must be deleted from paragraph 6.4.5 because waste management facilities are County Matters and County Matters are excluded development from Neighbourhood Plans.</p>	Noted. However this reference is reporting on back on points made in consultation.	No change
166	Manor Farm Rackheath and Taylor Wimpey	BUS1	<p><b>Policy BUS1: New and expanding business</b></p> <p>There is an accepted need to provide for new and expanding businesses. North Rackheath employment land has increased in quantum since the original submission, through discussion with BDC. The approach to delivering land for light industry, offices and retail needs to be flexible to respond to demand.</p> <p>A review of potential demand suggests that restricting heights to 11m (three storey residential) will discourage opportunities for employment in the future. We propose a height of 14m in our application which we prove through assessment work does not give rise to significant effects.</p> <p><b>Proposed amendment to address the above: remove reference to three residential storeys and replace with 14m.</b></p>	Comments noted. However a caveat needs to be added to explain the more sensitive locations.	Amend accordingly <input checked="" type="checkbox"/>
167	Individual 1	BUS1	Off road parking is essential to allow no impact to other businesses. Current and new	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
168	Individual 17	BUS1	As long as supported by the necessary infrastructure, especially road...	Noted	No change
169	Individual 27	BUS1	We need to encourage and support more businesses from opening, we could for example benefit from more convenience stores and takeaways etc.	Noted	No change

### POLICY BUS2: Buffer between residential and industrial

Count of BUS2: Buffer between residential and industrial



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
170	Broadland District Council	Policy BUS2: Buffer between residential and industrial (p66)	This policy references Class E. Class E includes a range of uses, some of which may be noisy, so it isn't necessarily the case that no potential uses in this class would need a noise assessment. This policy would be a better location for the noise assessment requirement that is included in ENV4.	Noted. See comments made under ENV4	Amend accordingly – include the noise assessment requirement <input checked="" type="checkbox"/>
171	Norfolk County Council – Minerals and waste	BUS2	<p><b>Buffers between residential and industrial uses</b></p> <p>In relation to <b>paragraph 6.4.10</b> (supporting text to Policy BUS2) (page 66), it should be noted that the NPPF (2024) incorporates the 'agent of change principle' in paragraph 200, which states existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed. Therefore, it is suggested the following sentence should be added to the end of paragraph 6.4.11: <i>"The 'agent of change principle set out in the NPPF (paragraph 200, December 2024) will be applied to all such development."</i></p> <p><b>Safeguarded waste management facility</b></p>	<p>Noted.</p> <p>Amend accordingly</p>	Amend accordingly <input checked="" type="checkbox"/>

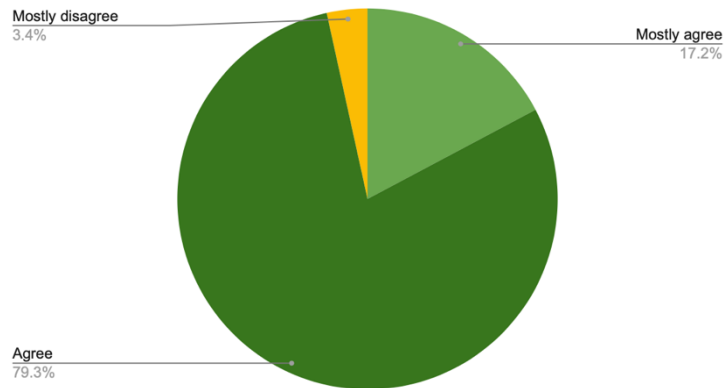
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p>For information and context, there is an existing safeguarded waste management site (see appendix 1) at Unit 5, Wendover Road, Rackheath Industrial Estate, NR13 6LH. The facility is safeguarded through policy CS16 of the adopted Norfolk Minerals and Waste Core Strategy and Development Management Policies DPD (which will be replaced by Policy WP17 in the new NM&amp;WLP when it is adopted). The safeguarding of waste management facilities is necessary to ensure that the impact of other forms of development does not prejudice the implementation of the waste hierarchy or the efficient operation of the waste management facility. Therefore, applications for new development in proximity to existing safeguarded waste management facilities or water recycling centres should take into account any potential conflicts, and the provision of suitable mitigation to inform the design and management of a scheme, including but not limited to functionality, and residential amenity. <a href="#">As can be seen on the site map Norfolk County Council – Local Plan: Adopted Revised Policies Map</a>, the site is shown in orange hatching and the consultation area (shown with a dotted line) extends to 250 metres around the safeguarded waste management facility. Safeguarded facilities can be viewed at <a href="#">Adopted policy documents - Norfolk County Council</a>.</p>		



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
172	Individual 1	BUS2	No houses should adjoin industrial, whether light or heavy	Noted. The NP policies seek to achieve this	No change
173	Individual 2	BUS2	Concern about position/smell/excess water associated with sewage/waste water treatment	Noted. The NP policies seek to control this	No change

### POLICY BUS3: Local centre with a rural village feel

Count of BUS3: Local Centre with rural village feel



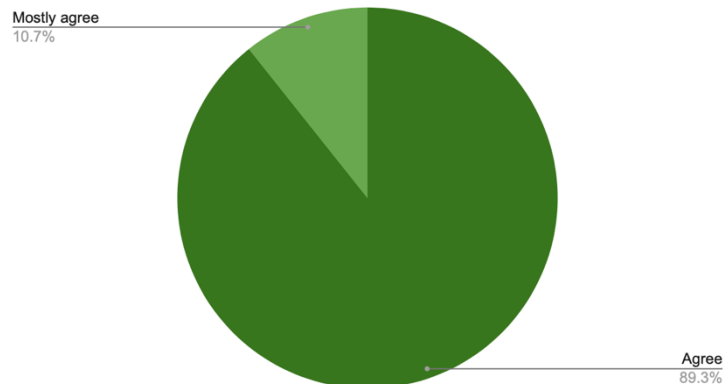
<b>Ref</b>	<b>Respondent</b>	<b>Reference</b> (paragraph or policy number)	<b>Comment</b>	<b>Steering Group Response</b>	<b>Action</b>
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174	Broadland District Council	POLICY BUS3: Local Centre with a rural village feel (p67)	The GT16 masterplan includes the provision of two local centres as part of the scheme. The main service centre alone (high school, primary school leisure centre, commercial centre) is likely to be larger than many villages. With this in mind, we would again suggest that the character aspiration of having a local centre with 'a rural village feel' should be reviewed.	Noted. This relates to points made under the HOU and ENV policies in respect of retaining a rural character for the settlement and therefore ensuring that where located on the approach to the Broads or the Salhouse Conservation Area that careful assimilation of new buildings into the landscape is a priority.	Amend accordingly <input checked="" type="checkbox"/>
175	Broadland District Council	'Buffers between residential	Paragraph 6.4.12 states 'The creation of a "high street" was not supported through consultation, with residents concerned that Rackheath would lose its village feel.'	Comments noted	Design Code wording/

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
		and industrial uses', para. 6.4.12 (p66)	However, examples given of retail and active frontages in the design code show high streets (p 25 and 26.) The document needs to be clearer about what the aspiration is with the local centres if it is to be helpful to the how the local centre is developed, as it is ambiguous at present and does not provide clear guidance (also see comment on Policy BUS3, below).		Photographs to be reviewed. <input checked="" type="checkbox"/>
176	Individual 6	BUS3	Rackheath needs a 'heart' - it is so fragmented	Noted	No change
177	Individual 9	BUS3	Essential	Noted	No change
178	Individual 14	BUS3	Can we have some takeaway foods or potentially new shops	Noted. The proposals provide for a local hub/centre	No change
179	Individual 25	BUS3	Currently no community spirit whatsoever	Noted. However with the re-opening of the two public house sin the parish it is hoped this will foster a greater community spirit	No change
180	Individual 29	BUS3	Rackheath will not be a rural village	Noted.	No change

## POLICY SER1: School and pre-school provision

Count of SER1: School and pre-school provision



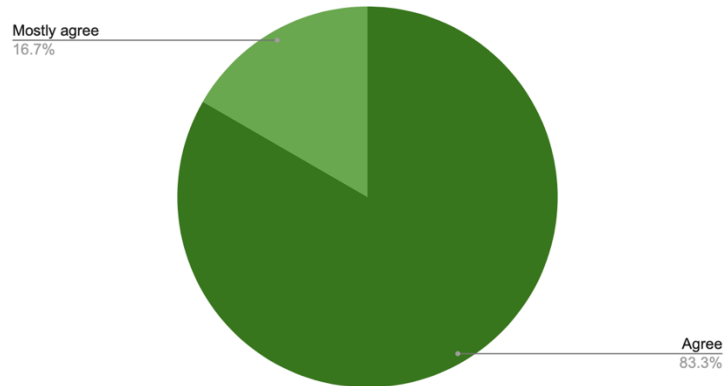
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
181	Broadland District Council	POLICY SER1: School and pre-school provision (p69)	<p>Again, the policy has been modified, but there is no explanation within the accompanying supporting text of the context/rationale for these proposed modifications. We suggest that the supporting text needs amending.</p> <p>In addition, the final paragraph (which refers to the Design Codes) should be expanded, as mentioned elsewhere.</p>	<p>Noted. The supporting text to be updated to provide rationale .</p> <p>Noted</p>	Amend accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
182	Broadland District Council	POLICY SER1: School and pre-school provision	<p>We would question the school facilities being no more than two storeys high – there is a need to consider the new secondary school and the design may be appropriate for more than two storeys, at least in some elements. It is more important to think about the design and achieving a good design than being overly prescriptive.</p> <p>Again, the policy has been modified, but there is no explanation within the accompanying supporting text of the context/rationale for these proposed modifications. We suggest that the supporting text needs amending.</p> <p>In addition, the final paragraph (which refers to the Design Codes) should be expanded, as mentioned elsewhere.</p>	<p>Noted . It is accepted that school provision may need to be higher – check correlation with Design Code. Buildings may be higher where they are surrounded by open space which will help to assimilate them into the landscape.</p>	<p>No change to Design Code – heights are for dwellings.☑</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
183	Manor Farm Rackheath and Taylor Wimpey	SER1	<p><b>Policy SER1: School and pre-school provision</b></p> <p>There is no reasoned justification for restricting schools to 10m in height (two storey residential). While TW will not build the schools, it is considered that a more flexible, design lead approach is appropriate. We have assessed our proposals based on 12m without impact.</p> <p><b>Proposed amendment to address the above This paragraph should be updated to reflect this.</b></p> <p>In respect of Paragraph 6.5.3, while the GTAAP states a requirement for two primary schools of no less than 2ha in size and one secondary school, if required of 12 ha in size, it should be noted that land for two primary schools of 2.5ha is provided for in the proposals. A secondary school has been confirmed by Norfolk County Council as being required. However, a site of 12ha is no longer required and the land proposed, and agreed with NCC, is now 10ha.</p> <p>There is no longer a requirement for a community recycling facility. It is anticipated other services can be accommodated in the community hub/local centres.</p> <p><b>Proposed amendment to address the above This paragraph should be updated to reflect this.</b></p>	<p>See BDC 182 above</p> <p>Noted that space now required is 10ha.</p> <p>Noted</p>	Amend accordingly <input checked="" type="checkbox"/>
184	Individual 9	SER1	These are already needed . Why aren't they being built?	Noted.	No change

**POLICY SER2: Health Care**

Count of SER2: Primary Health Care



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
185	Norfolk and Waveney Integrated Care System	SER2	<p>Thank you for consulting the Norfolk and Waveney Integrated Care System (ICS) strategic estates workstream on the neighbourhood development plan. The following comments are on behalf of the Norfolk and Waveney ICS, incorporating Norfolk &amp; Waveney Integrated Care Board (ICB), Norfolk Community Health and Care (NCHC), Norfolk &amp; Norwich University Hospital NHS Foundation Trust, and Norfolk and Suffolk NHS Foundation Trust.</p> <p>Existing Healthcare Position Proximate to the Proposed Development Plan Area</p>	The change of name for the new medical practice is noted.	Amend the name of the medical practice <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p>The local Primary Care Networks (PCN) that cover the health needs of the Rackheath Neighbourhood area residents are East Norwich and NN4. These networks are a groups of GP practices that work together, and with wider health and care providers, to deliver a wider range of services to the local population.</p> <p>Alongside the service providers listed in the introduction, and in terms of physical infrastructure local to Rackheath residents, Rackheath is located within the catchment area of the following GP practices: East Norwich Medical Partnership, Thorpewood Medical Group, and Hoveton and Wroxham Medical Centre.</p> <p>Estate Infrastructure expansion schemes in Rackheath, and Sprowston, form a strategic joint approach to meeting existing and anticipated healthcare demand from the Greater Norwich Local Plan, and this Rackheath Neighbourhood Plan. These developments provide capacity to meet growth in registration demand in Rackheath and the wider parts of the East Norwich and NN4 PCN areas.</p> <p>Review and Assessment of the Proposed Development Plan</p> <p>The Rackheath Vision Statement states 'There will be a range of focal points in Rackheath which are used by local people, providing an excellent range of inclusive</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p>services and facilities' this is supported by objective 13, 'to ensure sufficient provision of accessible local health care and social services'.</p> <p>At the time of the consultation the plan states there are 372 dwellings currently under construction, 205 dwellings awaiting construction having received outline planning permission in 2022 and the identified growth triangle area 'North Rackheath' which is allocated for up to 4150 new dwellings. This is a considerable amount of growth within the area without considering new development growth in surrounding parishes.</p> <p>Objective 13 highlights that a new medical centre is under construction and due to be complete by spring 2025, this will provide much needed medical services to Rackheath and surrounding areas, where previously Hoveton &amp; Wroxham Medical Centre held surgeries as a satellite site. The neighbourhood plan also recognises that due to the amount of growth, further medical provision may be required during the plan period and that this could look to utilise existing space central to Rackheath such as a community building to allow easy access for residents.</p> <p>Policy SER2: Primary Health Care, lays out the support for future enhancements to medical and dental services at the new medical centre and at a further new facility if this was to come forward over the plan period.</p>		

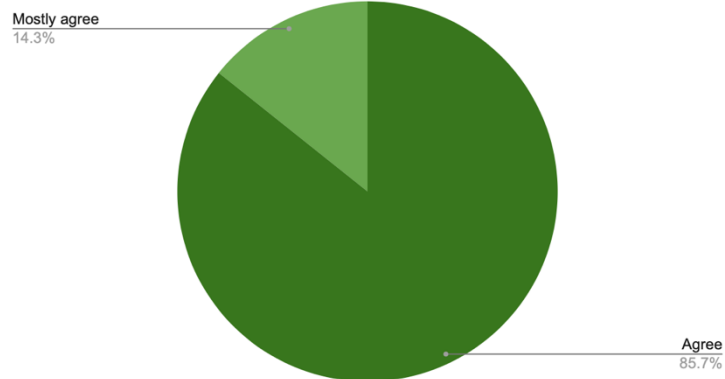
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p>In the event that this may be required in the future, it is noted that with an adopted Neighbourhood Plan in place, Rackheath Parish Council will benefit from 25 per cent of the community infrastructure levy revenues raised by the local planning authority from development that takes place in Rackheath, and where appropriate and possible, Rackheath Parish Council can use CIL as well as work with agencies and neighbouring Parish Councils to deliver local priorities. The ICS would welcome the inclusion of healthcare as one of these priorities and support from the parish should the need arise to draw on CIL funding for future healthcare related projects.</p> <p>Conclusion</p> <p>There is a considerable amount of development previously completed, under construction, awaiting construction, and allocated for future construction within Rackheath and the surrounding areas.</p> <p>These developments will result in significant population growth and the need for additional healthcare estates infrastructure to meet the needs of growing demands on health and care services.</p> <p>Estate Infrastructure expansion schemes in Rackheath, and Sprowston, form a strategic joint approach to meeting existing and anticipated healthcare demand</p>	<p>Rackheath already benefits from 25% CIL due to the 2017 Adopted NP.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p>from the Greater Norwich Local Plan, and this Rackheath Neighbourhood Plan. These developments will provide capacity to meet growth in registration demand in Rackheath and the wider parts of the East Norwich and NN4 PCN areas.</p> <p>The ICS would welcome Rackheath Parish Councils support in ensuring suitable and sustainable provision of healthcare services across all health sectors for the plan area, through the utilisation of local CIL (community infrastructure levy) developer contributions as and when future improvements to healthcare capacity are required.</p>		
<b>186</b>	Individual 13	SER2	Green Lane East will it still be access from only the Sole & Heel land? Consider increased traffic	Noted. There are currently no proposed changes to this position	No change
<b>187</b>	Individual 14	SER2	Agree with the principle but very concerned about traffic to new doctors, currently only one roadway	Noted	No change
<b>188</b>	Individual 15	SER2	We all need an NHS dentist. Mine has gone private and very pricey	Noted	No change
<b>189</b>	Individual 25	SER2	Excellent	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
190	Individual 26	SER2	Healthcare & Services This section SER2 and also para 6.5 10 should be reworded as both are now out of date.ie. Para 6.5.10 -The Rackheath Medical Centre will not be open to patients/public until Summer 2025. SER2- There is now a Planning application submitted by a private concern for a separate building on land behind the new NHS Medical Centre off the access road to the site. This is planned to provide Pharmacy, Dentistry, Optician and Consultancy Services.	Noted. This section will be updated.  Dates to be removed	Amend accordingly <input checked="" type="checkbox"/>

### POLICY SER3: Utilities

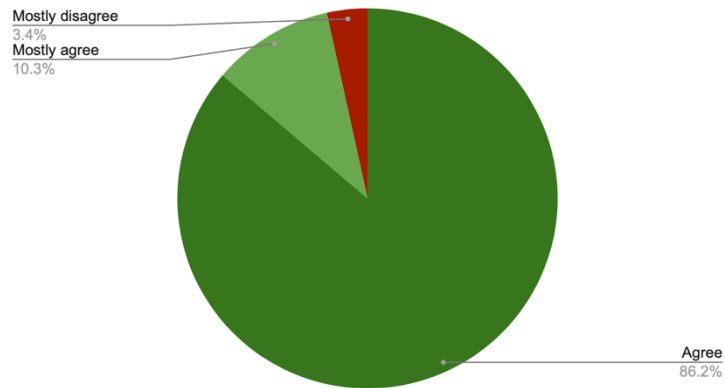
Count of SER3: Utilities



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
191	Broadland District Council	POLICY SER3: Utilities	<p>The first paragraph provides context, rather than specific policy wording. On this basis, we would recommend that it is moved into the supporting text.</p> <p>The second paragraph refers to 'services' – should it refer to 'utilities'?</p>	<p>Noted, however it is felt to provide valuable context</p> <p>Amend para 2 accordingly</p>	Amend accordingly <input checked="" type="checkbox"/>
192	Anglian Water	SER3	<p>Policy SER3: Utilities</p> <p>See previous comments under Policy ENV1.</p>	Noted. See ENV1 above	No change
193	Individual 1	SER3	Utilities are too far behind current sites let alone new ones	Noted	No change
194	Individual 18	SER3	Existing village should be upgraded before new buildings	Noted	No change
195	Individual 26	SER3	<p>Healthcare &amp; Services</p> <p>This section SER2 and also para 6.5 10 should be reworded as both are now out of date.ie.</p> <p>Para 6.5.10 -The Rackheath Medical Centre will not be open to patients/public until Summer 2025.</p> <p>SER2- There is now a Planning application submitted by a private concern for a separate building on land behind the new NHS Medical Centre off the access road to the site. This is planned to provide Pharmacy, Dentistry, Optician and Consultancy Services.</p>	<p>Noted</p> <p>Paras to be updated accordingly</p>	Amend accordingly <input checked="" type="checkbox"/>

**POLICY TRA1: Public transport**

Count of TRA1: Public transport



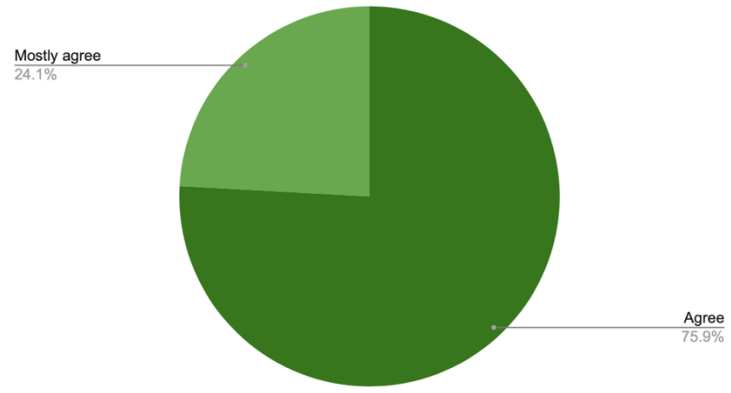
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
196	Broadland District Council	'Walking and cycling' Figure 33 and Figure 34 (p75)	These maps are very small and not particularly easy to interpret. Can they be made larger?	Noted. Maps to be reviewed for size	Review maps for size <input checked="" type="checkbox"/>
197	Wroxham Parish Council	TRA1	Public transport - TRA1 - point c. Wroxham PC strongly support the development of pedestrian and cycle access to Salhouse station. This will encourage residents to take the train to both Wroxham and north up to the coast therefore mitigating traffic levels in Wroxham and congestion over the river bridge.	Support noted	No change
198	Individual 1	TRA1	Should be more frequent and better infrastructure (bus shelters)	Noted .	No change

<b>Ref</b>	<b>Respondent</b>	<b>Reference</b> (paragraph or policy number)	<b>Comment</b>	<b>Steering Group Response</b>	<b>Action</b>
<b>199</b>	Individual 3	TRA1	Trainline ? (Rackheath stop)	SG view	No change
<b>200</b>	Individual 5	TRA1	Backed by users not planners who never use	Noted	No change
<b>201</b>	Individual 6	TRA1	The path to Salhouse railway station cannot come fast enough. Cannot a business case be put together to get 'Greater Anglia' to part fund this?	Noted. It is a priority , although not all of it is inside the Neighbourhood Area	No change
<b>202</b>	Individual 9	TRA1	We need a footpath to Salhouse Station!	Noted. See above	No change
<b>203</b>	Individual 17	TRA1	Is there an opportunity in future a Rackheath rail station/shop?	Comments noted – although a new station would be close to Salhouse	No change
<b>204</b>	Individual 23	TRA1	A halt at Rackheath is needed	See above	No change
<b>205</b>	Individual 24	TRA1	As need for rail services grew with increasing population, important to protect the heritage/transport asset of Salhouse Station. Good idea to have buses going to the station regularly.	Noted.	No change
<b>206</b>	Individual 25	TRA1	More regular services needed	Noted	No change
<b>207</b>	Individual 28	TRA1	Easy access to a train station in Rackheath would be a bonus.	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
208	Individual 29	TRA1	There will not be a new rail halt, so far better to plan to enhance Salhouse Station that can provide early benefits - the line needs a safe crossing and the existing waiting room can be enhanced to provide facilities. The station should be renamed to emphasise its place serving two communities and the car park should be repurchased	Comments noted. The station is in Salhouse parish and outside of the Rackheath Neighbourhood Area but the NP is supportive of improvements to the station and access to it.	No change

**POLICY TRA2: Pedestrian, cycle and bridle ways**

Count of TRA2: Pedestrian, cycle and bridleways



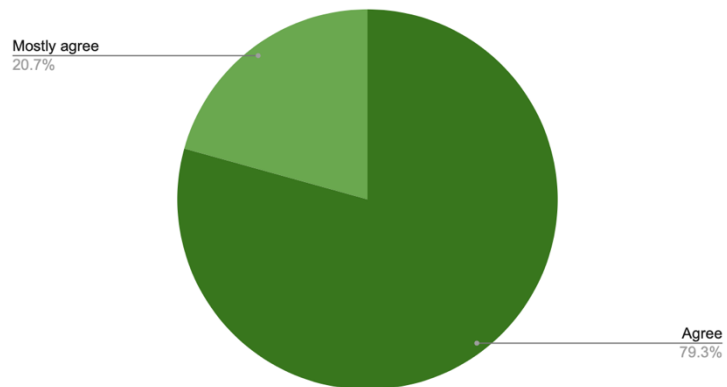
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
209	Broadland District Council	Policy TRA2: Pedestrian, cycle and bridleways (p76)	There are significant restrictions around when a Public Right of Way can be changed. In terms of PRoW, it is better to consider the potential for overlooking than being overly prescriptive in terms of being wide and open.	Noted. The SG notes this is wording recommended by Suffolk CC for Neighbourhood Plans. The most important aspect is that these connections are safe including for women alone in the dark.	No change
210	Wroxham Parish Council	TRA2	Footpaths - TRA2 - point v. Rackheath to Wroxham via railway line. The current footpath terminates before reaching the village of Wroxham and there is currently no safe crossing point across the railway into Wroxham. The landscape between the two villages is not currently useable for cycleways and accessible access. Wroxham Parish Council supports this being remodelled to create a "new route".	Support noted	No change
211	Individual 1	TRA2	Easier to access all facilities	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
212	Individual 6	TRA2	More paths please to link business and places e.g. From Rackheath to Black Barn Farm	Noted. The NP is supportive of links between the settlement and adjacent business	No change
213	Individual 7	TRA2	We need a crossing from Rackheath side of Salhouse Road to Salhouse Road heading towards the city - it is a nightmare to cross on cycles	Agree that this crossing is very dangerous; the alternative is over Newman Road bridge and through the woods but this is more of a leisure route.	Amend to include safe crossing for cyclists in TRA2☑
214	Individual 10	TRA2	Street lights in Green Lane West would be very helpful	Noted	No change
215	Individual 11	TRA2	Street lights on Green Lane West, would be very helpful	See above	No change
216	Individual 17	TRA2	See earlier comment re footpath/cycle oath from Green Lane West (Wroxham Road junction) to NDR	See above	No change
217	Individual 21	TRA2	More cycleways (join up)	Noted	No change
218	Individual 22	TRA2	Could be joined up better, dangerous crossing NDR	Noted. Safety is a key priority . Bridge required	No change
219	Individual 25	TRA2	A footpath needed to Salhouse railway station	Noted. See above	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
220	Individual 26	TRA2	SEE COMS 3 Above	See COMs above	No change
221	Individual 27	TRA2	We need a cycle lane on Salhouse road towards Norwich.	Noted. See diagram accompanying TRA2	No change
222	Individual 28	TRA2	Hoping to get improved cycle paths and good links between them to make cycling an easier alternative to driving.	Noted	No change

### POLICY TRA3: Layout and traffic calming

Count of TRA3: Layout and traffic calming



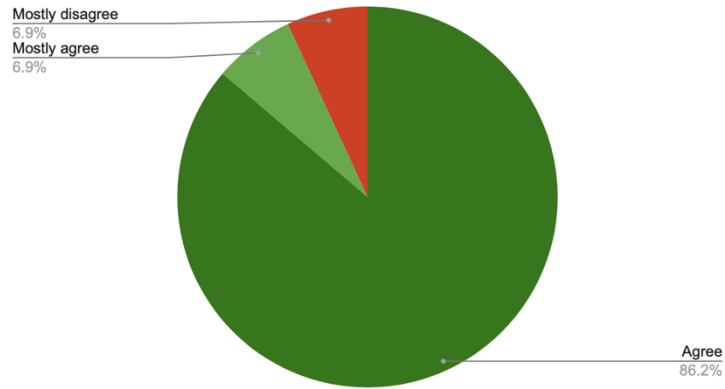
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
223	Broadland District Council	POLICY TRA3: Layout and traffic calming	Paragraphs three and four, in particular, raise matters intrinsic to the Design Code, yet this isn't referred to within the Policy. Rather than repeating the Design Code elements, consider referring applicants and decision-makers to the relevant aspects of the Code.	Noted. Include reference to the Design Code in the policy	Add reference to the Design Code <input checked="" type="checkbox"/>
224	Wroxham Parish Council	TRA3	Entrances and exits to Rackheath - TRA3 - Wroxham PC supports the need for upgrading A roads where they are abutted by new development.  Question to the RNP team - In the review for the plan did you get an indication of what percentage of traffic travels north (Wroxham/coast) v south (Norwich) currently and in the future?	Agree with the comments.  The RNPSG has no indication of this as the traffic assessments were not undertaken correctly	No change
225	Individual 1	TRA3	Should keep commercial routes clear from heavy traffic flow	Noted. This lies outside the scope of the NP	No change

<b>Ref</b>	<b>Respondent</b>	<b>Reference</b> (paragraph or policy number)	<b>Comment</b>	<b>Steering Group Response</b>	<b>Action</b>
<b>226</b>	Individual 6	TRA3	There needs to be a major road improvement programme of the Salhouse Road into the City centre with cycle /pedestrian paths all the way along - so dangerous to see an increasing number of folk cycling/walking down the road.	Noted. Support the points made.	No change
<b>227</b>	Individual 7	TRA3	Green Lane West needs better footpaths to the village end and mph lowering from 40 to 30mph	Noted. The Community Council would support this.	No change
<b>228</b>	Individual 12	TRA3	Read noise of electric car is as noisy if not noisier than a typical ICE vehicle	Noted..	No change
<b>229</b>	Individual 14	TRA3	Step should be more than one route in and out of major development currently only ONE road to and from new doctors	See NCC response at 232 below	No change
<b>230</b>	Individual 18	TRA3	No speed bumps	Noted	No change
<b>231</b>	Individual 20	TRA3	I find the turning from Back Lane onto Wroxham Road sometimes challenging and I would welcome a lower speed limit	Noted. Speed limits lie outside of the scope of the NP	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
232	Norfolk County Council (Highways)	TRA3	There are a number of suggested Transport and Access policies (page 72 – 79). Whilst the majority of these policies align with the view of the Highway Authority. We object to paragraph 4 of Policy TRA3 which states “There should be more than one route in and out of major or large estate scale developments and for all commercial developments of more than 1 hectare”. One hectare can typically accommodate around 35 dwellings. The Highway Authority would not necessarily require a second point of access on a development until around the provision of 80 dwellings or more. Therefore, paragraph 4 of Policy TRA3 is required to be deleted.	Noted, however there will need to be an alternative access for emergency vehicles.	Amend accordingly <input checked="" type="checkbox"/>

## POLICY TRA4: Residential car parking for new developments

Count of TRA4: Residential car parking for new developments



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
233	Broadland District Council	POLICY TRA4: Residential car parking for new developments	The final paragraph (which refers to the Design Codes) should be expanded, as mentioned elsewhere, to set out which elements of the Codes are particularly relevant.	Noted. A more specific reference to be included	Amend accordingly <input checked="" type="checkbox"/>
234	Anglian Water	TRA4	<b>Policy TRA4: Residential car parking for new developments</b> Suggest including reference for such car parking provision to be constructed with permeable surfacing. This is also covered under Policy ENV1.	Noted. Amend accordingly	Amend accordingly <input checked="" type="checkbox"/>

<b>Ref</b>	<b>Respondent</b>	<b>Reference</b> (paragraph or policy number)	<b>Comment</b>	<b>Steering Group Response</b>	<b>Action</b>
<b>235</b>	Individual 1	TRA4	Parking on roads or paths leads to congestion	Noted, This is not an NP issue	No change
<b>236</b>	Individual 7	TRA4	Stop people parking in dangerous places	Noted. Parking of this nature is not an NP issue	No change
<b>237</b>	Individual 14	TRA4	Queuing electric vehicles changing as not necessarily the way forward. Parking on street have West o/side Scole and Heel is unacceptable and disruptive	Noted. This form of parking is not an NP issue	No change
<b>238</b>	Individual 27	TRA4	Space needs to be considered for cars to avoid making people park on pavements in new developments. I also feel we should ban anything that could be deemed as antisocial , such as people with loud cars revving them in their garage constantly.	Noted. Parking in new development is covered in the Design Code however it is to NCC parking standards	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
239	Individual 29	TRA4	New developments get swamped with cars, how will this be prevented?	Noted. This is a difficult issue as parking provision is governed by NCC parking standards	No change

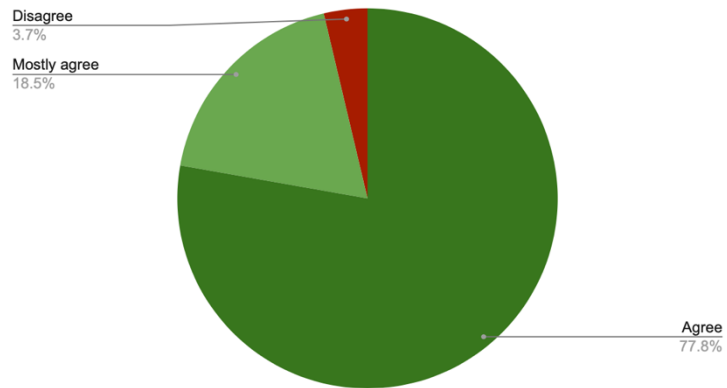
**DESIGN CODE**

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
240	Manor Farm Rackheath and Taylor Wimpey	Design code - general	<p>Comments on Rackheath Design Guidance and Codes</p> <p>You will be aware that we submitted a Design Code as part of the voluntary submission of additional information. This is currently being reviewed by BDC. We are due to begin discussions shortly, which we can pick up in due course.</p> <p>Some general comments:</p> <ul style="list-style-type: none"> <li>• Part C Built Form – height of commercial, point as above.</li> <li>• Part C4 Lighting – dark skies point above.</li> <li>• Part H Functional and Accessible homes - Reference to bungalows – this is market driven.</li> </ul>	Noted. These will be amended as appropriate	General comments, no additional changes☑

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
241	Norfolk Wildlife Trust	Design code - general	<p><b>Rackheath Design Code</b></p> <p>Provision of nature-rich habitats are essential to support nature recovery and strengthen climate resilience. Green Infrastructure, a network of multi-functional green and blue spaces, is capable of delivering a wide range of environmental benefits for nature and climate as well as for communities etc.</p> <p>We therefore particularly welcome section 'E: Nature: Rackheath's nature will be enhanced and optimised.' This section provides very useful guidance and codes to support nature recovery.</p> <p>(Under Policy ENV3 we refer to the reference in E2 relating to biodiversity net gain.)</p> <p>Figure 61 of the Design Code will be very useful in providing guidance for creating a variety of multi-functional green spaces.</p>	Support noted	No change
242	Wroxham Parish Council	Design code - general	<p>Design guidance and codes.</p> <p>It was felt that this is solid and robust document which WPC support. The level of detail and thought that has gone into it is to be commended.</p>	Support noted	No change

## A: Context

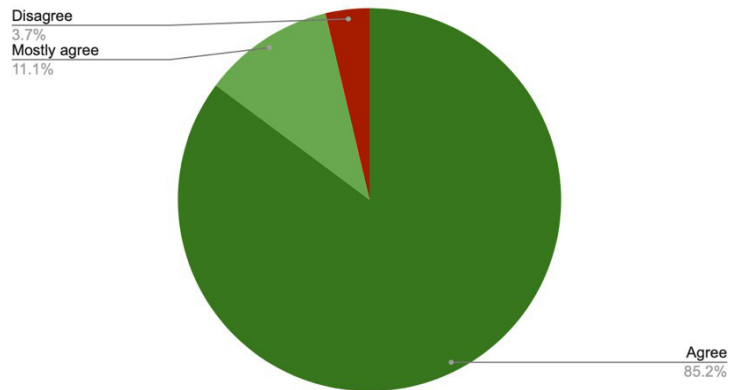
Count of A: Context



Ref	Respondent	Reference (paragraph or policy number)	Response	Steering Group Suggested response	Action
243	Individual 13	Design Code section A	Too big a development will not enhance the village 'feel'	Noted. The scale of development proposed is outside of the control of the NP	No change

**B: Identity**

Count of B: Identity



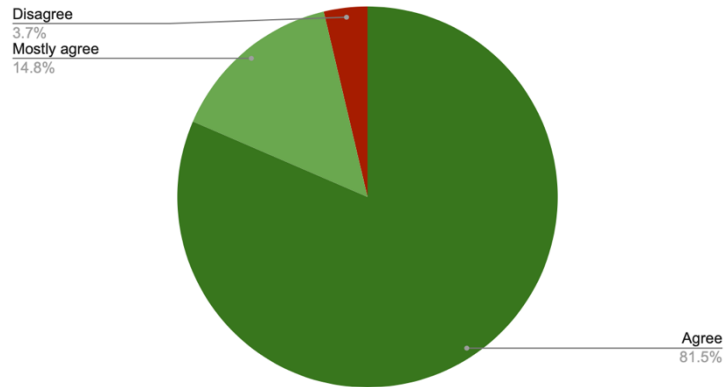
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
244	Broadland District Council	Section B1: Focal points for Rackheath (p20)	B1 States "all new residential development must take every opportunity to create a heart for the village which will be acknowledged as a centre for new and existing residents." It is difficult to ascertain how this would be done for all new residential development. The wording might need to be made clearer, here.	Noted. This can cross refer to the NP where a range of focal points is mentioned.	Wording amended to 'New residential development must take every opportunity to create a heart for Rackheath which will be acknowledged as a centre for new and existing residents.'

245	Broadland District Council	Section B2: Materials (p20)	B2 in the design code states, "Rather than dark tarmac, roads and footpaths should be paved with lighter materials e.g. natural stone or block paving, where possible". This is considered an unrealistic expectation and block paving can have its own issues in terms of maintenance. County Highways are unlikely to accept it for adopted roads. Stone paving is not common in Norfolk – not being a stone area.	See also NCC response.  It is accepted that stone may not be appropriate but lighter materials can be used.	Changes to Roads and footpaths should be paved with lighter materials where possible.
246	Broadland District Council	Section B3: Boundary Treatments (p22)	<p>The design code advises, "Structural landscaping buffers should be used where the boundary of the development is adjacent to open countryside." However, it should clarify what is meant by this (e.g. hedges?). Presumably, the community wouldn't want tree belts around development, blocking views/connections to the countryside for new residents....the aim should not be to screen new development. The NP states Rackheath residents "are keen to retain trees where possible and have an edge to each new development that is soft and blends well into the surrounding countryside." It would be more appropriate to have a thicker 'buffer' between commercial development and housing. More clarity on what a buffer involves would be helpful and distinction between structural landscaping between residential areas, existing residential areas and the landscaping between commercial activity and residential areas.</p> <p>B3 also states that buffers should be of a semi natural character without any formal structures such as play equipment. This may be interpreted as not wanting soft</p>	Agree this section requires greater clarity.	Amend to 'Structural landscaping buffers should be used where the boundary of the development is directly adjacent to open countryside, agricultural land, woodland or green space, e.g. in the form of hedges and/or trees. Views/connections to the countryside should not be blocked. The landscaping buffers may also incorporate safe

			<p>play or more natural play features such as wood interactive sculptures etc which can make walking routes through wooded open space more fun for children and benefit greater access, especially for families and children.</p> <p>“All buffers must also incorporate footpaths” – this may not be necessary for commercial/residential buffers, which could require thicker planting.</p>		and convenient links for pedestrians and cyclists.
<b>247</b>	Broadland District Council	Section B7: Architectural Detailing (p27)	Wrought iron (as used at Rackheath Hall gates) doesn't exist anymore as a commercial product, except in specialist work where old iron is reworked. Perhaps this should say 'wrought iron-style', instead?	Noted. Amend accordingly	Amended to wrought iron-style.

## C: Built form

Count of C: Built form

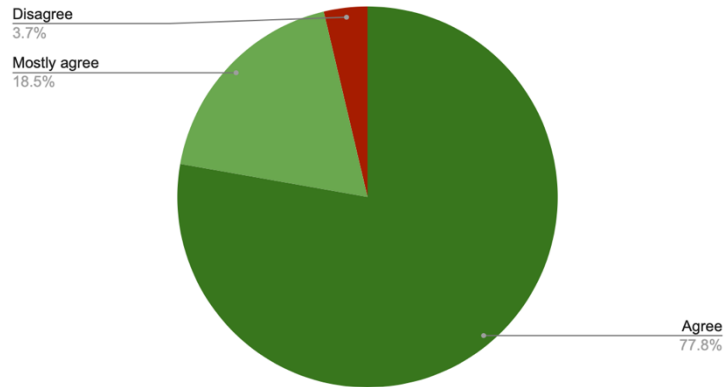


Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
248	Broadland District Council	Section C1: Height and Massing of Buildings (p30)	Re. "Individual residential dwellings must not exceed 2.5 storey in height, unless they have shared green space around them." This doesn't seem a logical statement – it implies that 2.5 storey houses should be detached with public realm surrounding them, including its enclosed garden? Suggest this needs revising.	Noted. Agree to reword.	Removed 'except...' <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
249	Broadland District Council	Section C3: Existing Features (p32)	We would be concerned about incorporating established street layouts and urban grain if the existing streets are not well planned and if they are not considered good urban design (e.g. long, poorly connected cul-de-sac type development – tight streets etc.)	Noted. This needs to be reworded to ensure that this happens where this already a character worthy of incorporation	Removed 'Established street layout and patterns' <input checked="" type="checkbox"/>
250	Individual 9	Design Code section C	Buildings should not exceed 2 storeys	Noted. See other comments relating to building height	No change
251	Individual 18	Design Code section C	Low level lighting would be best to help safety	Noted	No change

## D: Movement

Count of D: Movement

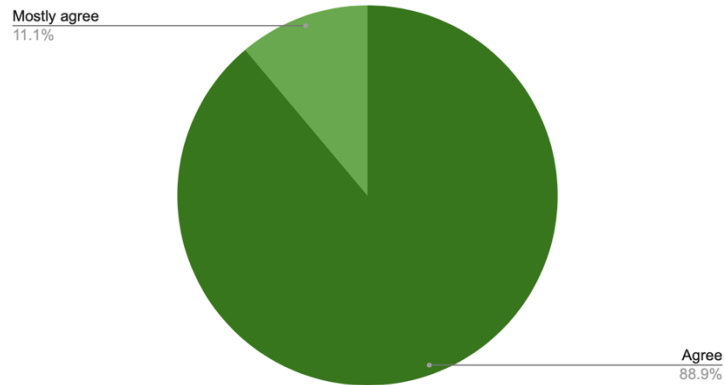


Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
252	Broadland District Council	Section D1: Rackheath's Street Hierarchy (p34)	This states that all roads must be designed and built to an adoptable high way standard. However, what about private/shared drives, or is the Design Code advocating against those?	The NP and DC wish to guard against problems of future ownership and maintenance of spaces and roads by ensuring they	Changed Design Code <input checked="" type="checkbox"/> to 'All public roads must be designed and built to an adoptable Highways

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
				are to an adoptable standard.	Authority standard.' <input checked="" type="checkbox"/>
	Individual 18	Design Code section D	Open fronted parking barns are more favourable than garages to encourage parking use	Noted	No change

**E: Nature**

Count of E: Nature



		Reference (paragraph or policy number)			Action
254	Broadland District Council	Section E1: Nature (pp. 42-3)	<p>As part of the Local Nature Recovery Strategy (LNRS) the GIS team have mapped ghost ponds. Ghost ponds are lost ponds in the landscape and have been identified by comparing old maps. As you can see from the <a href="#">NCC Habitat Atlas</a>, Rackheath have a number of ghost ponds within its parish boundary. A possible project for the PC could be to restore where appropriate some of these ponds. Research has shown that pond creation and scrub creation are the two quick wins for nature recovery.</p> <p>An opportunity also exists to create new waterways, add native hedges with trees, and ensure tree belts are of native planting. The Lawton Zones from the habitat atlas suggest areas where action for nature can achieve the greatest impact.</p>	Noted	ghost ponds.  planting, particularly

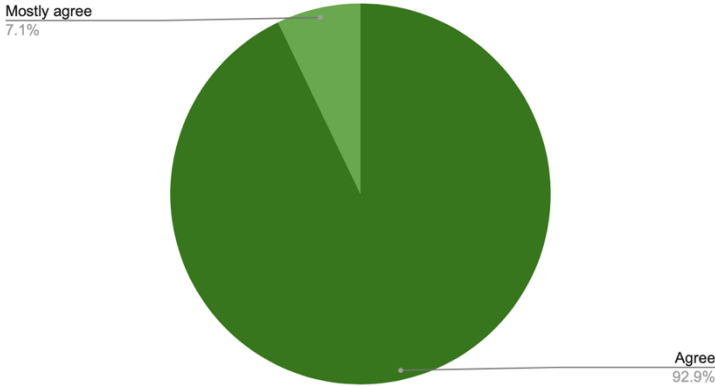
Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
			<p>In terms of bird/bat boxes – The Council do already promote this with bird boxes being installed in line with BS 42021:2022 (equivalent of 1/dwelling). There is no similar document for bat boxes etc. so the plan could stipulate how many bat boxes (bee bricks/hedgehog gaps) need to be incorporate within developments (e.g. 1 bat box per 4 dwellings, 1 bee brick /dwelling and 2 hedgehog gaps per dwelling).</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
255	Broadland District Council	Section E2: Nature (pp. 44-5)	<p>As discussed in relation to Policy ENV3, 10% BNG is now statutory so there is no benefit from adding it in here. For developments where BNG does not apply new policies cannot set or exceed legislative requirements. While a 20% BNG is desirable, it has no planning weight unfortunately. See <a href="https://www.gov.uk/guidance/biodiversity-net-gain">https://www.gov.uk/guidance/biodiversity-net-gain</a> especially Paragraph: 006 Reference ID: 74-006-20240214</p> <p>There may be something to gain from identifying what any BNG sites look like in the Parish – e.g. if development can use excess units for the benefit of other developments.</p> <p>There may also be some benefit in steering what onsite BNG looks like e.g. do you want to see orchards with Norfolk varieties – or are you happy with orchards of any variety, do you want specific hedge mixes which reflect the local hedges, or tree spp. Which are relevant to the area.</p>	<p>Comments noted. Some specificity in respect of hedge mixes and orchards would be helpful</p>	Amend accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
256	Broadland District Council	Section E3: Nature (pp. 45-6)	It would be helpful if the plan addressed lighting (e.g. of veteran/ancient trees and woodland) perhaps by looking to secure an e.g. 30m dark buffer around them. There is some guidance out there - <a href="https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/">https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/</a> .	Comments noted. This guidance can be referred to although there is also a balance with safety where woodland and footpaths are adjacent.	Added to Design Code 'Lighting should be limited near trees, particularly for woodland that cannot be publicly accessed, respecting dark corridors for wildlife.☑'
257	Broadland District Council	Section E3: Nature (pp. 46-7)	Consider including wildlife friendly drainage systems and wildlife kerbs.  Planting hedges in ditches is not to be encouraged (but one side would be - with access the other for maintenance).	Noted	No change

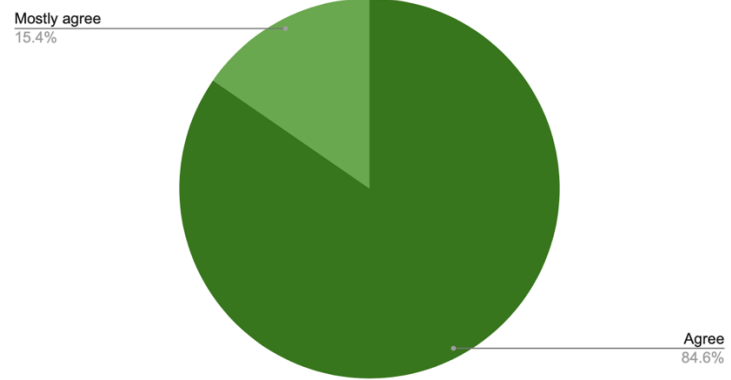
**F: Public spaces**

Count of F: Public spaces



**G: Uses**

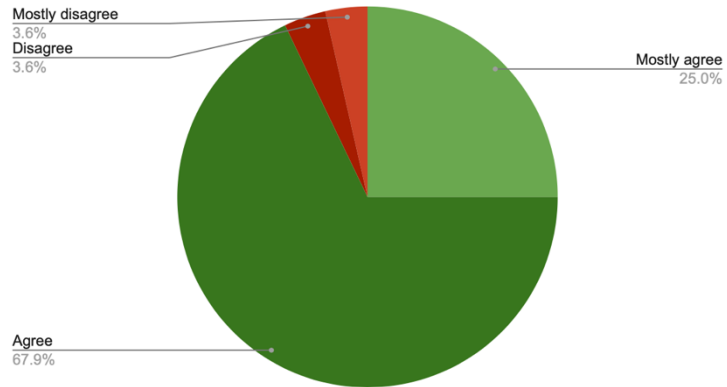
### Count of G: Uses



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
258	Broadland District Council	Section G1: Housing Mix (pp.54- 55)	<p>We would advise against including 'innovation', as regards self-build. Innovation is not a necessary requirement to build a good self-build house and perhaps sends the wrong message that they should be 'grand designs', when the main idea is for people to have choices in construction and design.</p> <p>'Codes' – we would advise that the list of services and facilities should be preceded by the phrase, 'these could include'. It is not considered that large scale development will necessarily have cafes and places of worship, as these are dependent on outside factors for provision.</p>	<p>Do not agree. Innovation is to be encouraged but this can be achieved on a smaller scale.</p> <p>Agree</p>	<p>Added 'some' in front of innovation <input checked="" type="checkbox"/>.</p> <p>Amended <input checked="" type="checkbox"/></p>
259	Individual 18	Design Code section G	Address the percentage of social/shared ownership housing	This is a Local Plan matter not a Design Code issue	No change

## H: Homes and buildings

Count of H: Homes and buildings

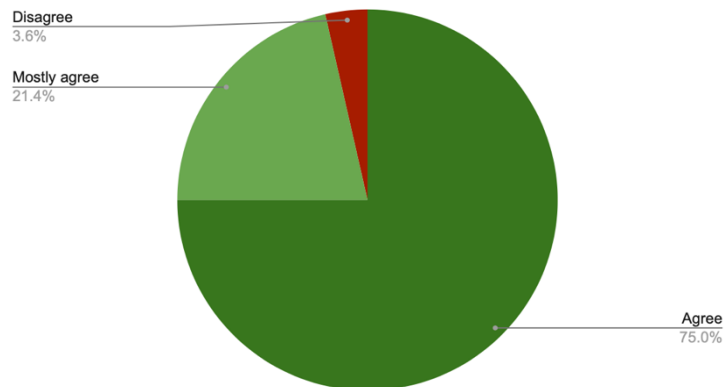


Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
260	Broadland District Council	Section H2: Gardens (p59)	See earlier comment on Policy HOU3. "large family homes should have more generous sized gardens" - the largest houses, due to expense, are not affordable and don't often have young families. Surely smaller family homes should have sufficiently large gardens? Larger houses tend to be occupied by the wealthier so it's not clear why there is a code stating that they should have larger gardens, too.	See earlier comments re garden size	Amended as before. <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
261	Broadland District Council	Section H3: Extensions and additions to homes (p61)	"Extensions (excluding porches) should be at the side or rear of the property" – we would suggest including the word 'normally', as sometimes a front extension provides the best solution.	Noted. Amend accordingly	Added in 'normally' <input checked="" type="checkbox"/>
262	Individual 1	Design Code section H	Need to also consider current housing and industry	Noted. The Design Code looks ahead for new development.	No change

## I: Resources

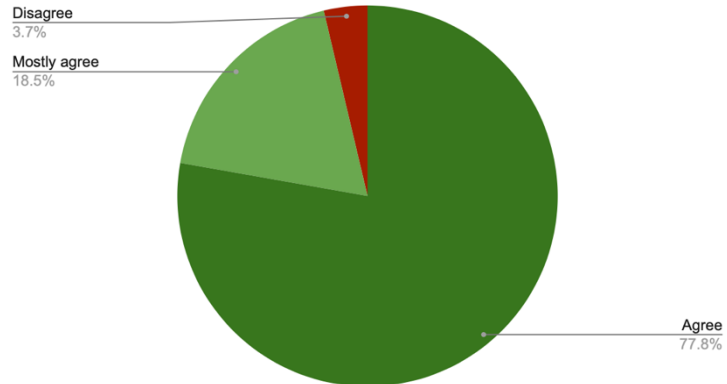
Count of I: Resources



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
263	Individual 9	Design Code section I	Your diagram of 'what low carbon sustainable homes look like' suggests funding will be available to improve existing homes. Is this correct if so how much?	The diagram is indicative and funding is not a matter for the Design Code is not	No change

## J: Lifespan

Count of J: Lifespan



Ref	Respondent	Reference (paragraph or policy number)	Comment	Steering Group Response	Action
264	Individual 18	Design Code section J	Houses need to be built to a 100 years+ lifespan without age costs of replacing e.g. not wooden framed building	New homes will comply with the prevailing standards in force at the time of construction and is out of the control of the NP and Design Code.	No change

**LATE RESPONSE: 15<sup>th</sup> January 2025 from National Highways**

Thank you for consulting National Highways on the abovementioned Neighbourhood Plan.

National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).

It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.

Notwithstanding the above comments, we have reviewed the document and note that the details set out within the document are unlikely to have an severe impact on the operation of the trunk road and we offer **No Comment**.

**Further comments from Broadland District Council on supporting document: Housing Needs Assessment**

Section	Comment	Response
Para. 1.44 (p12)	It is worth noting that a reserved matters application is currently under consideration for development at Green Lane East (Little Plumstead), which is the site for the new Rackheath Medical Centre. This proposes a 92 apartment older persons (over 55) independent Living / Extra Care scheme for affordable rent tenure and older person shared ownership (OPSO). The funding agreement with the relevant Registered Provider may include reference to allocation priority for applicants from Broadland and then adjacent local authority areas.	Noted. This lies outside of the NP area.
'Appendix C: Affordability calculations'; 'First Homes'; para. C.26 (p79)	<p>This list misses the point specified by Homes England that First Homes purchasers MUST secure a mortgage for at least 50% of the property value – they cannot be cash buyers.</p> <p>Also, an important element to emphasize with First Homes is that they are for <b>First Time Buyers</b> and both applicants (if a couple) must be a First Time Buyer (as per Homes England guidance and complex requirements around the tenure). It is worth noting that the local authority can set its own local and keyworker / armed forces eligibility criteria for First Homes, if required.</p>	Noted. Although the position with First Homes has changes since the publication of the NPPF 2024
'Appendix F: Housing Needs Assessment Glossary'	<p><b>'First Homes' (p96)</b></p> <p>As mentioned in the comments on the Neighbourhood Plan, 'First Homes' is defined in the Housing Needs Assessment glossary, but not that of the Neighbourhood Plan itself. We would consider it useful for the main document to include this definition.</p>	Noted. Although the position with First Homes has changes since the publication of the NPPF 2024

Section	Comment	Response
	<p>The definition within the Glossary states '...but other households will be eligible depending on agreed criteria.' We would query whether this is correct. The main criteria is that First Homes are <b>only available to First Time Buyers</b> (both, if a couple) and a financial adviser/conveyancer has to certify to this effect. Changes to the Finance Act 2003 still show that purchasers must be First Time Buyers, so we would suggest that it is sensible to retain this as the major eligibility criterion.</p> <p>As is normal for our comments on this issue with Neighbourhood Plans, we do not consider a discount of any greater than 30% should be applied. If First Homes with a 50% discount are proposed, this may result in visibility issues for the developer who may then require a reduction in the overall percentage of Affordable Housing that they can deliver.</p> <p>We would also not want First Homes delivery to supersede/ reduce the delivery of Shared Ownership, as we still consider this the most affordable of tenures, particularly with the new Shared Ownership lease model allowing a minimum 10% equity share.</p> <p>Similarly, within the HNA, it states a requirement for 25% First Homes but notes that, as the GNLP was adopted after the First Homes policy, it does not require the authorities to deliver First Homes. However, we do include First Homes within the potential Affordable Housing tenures, when commenting on applications (but leave it with applicants to retain or remove) and so do not explicitly state a required percentage for First Homes delivery (Page 87 - noted in HNA Appendix E 'First Homes Policy').</p> <p><b>Page 82 – 'Help to Buy Equity Loan' &amp; Glossary</b></p> <p>The Help to Buy equity loan scheme closed to new applications on Monday 31st October 2022, with the scheme officially coming to an end on Friday 31st March 2023. Homes England have confirmed there will be no exceptions or extensions, and there are currently no plans to replace the equity loan with another scheme.</p>	

Section	Comment	Response
	<p data-bbox="459 236 795 271"><b>'Life-Time Homes' (p98)</b></p> <p data-bbox="459 309 1585 379">Lifetime Homes standard - superseded now by Building Regs Cat M4(2) which is equivalent to Lifetime Homes and M4(3) for fully wheelchair accessible homes.</p>	