PROPOSED RESIDENTIAL DEVELOPMENT

OFF

SALHOUSE ROAD, RACKHEATH, NORFOLK

PLANNING STATEMENT

TO ACCOMPANY

OUTLINE PLANNING APPLICATION

BY

DENNIS JEANS DEVELOPMENTS LIMITED

AUGUST 2011
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SECTION ONE – INTRODUCTION

1.1 Dennis Jeans Developments controls land at Rackheath, at the rear of properties fronting Salhouse Road and bounded to the east by the railway line. The land is considered to be suitable for housing development. Accordingly an outline planning application has been prepared for submission to Broadland District Council.

1.2 The application proposes a development of 80 dwellings including affordable housing together with open space and landscaping. Access will be taken from Salhouse Road with pedestrian/cycle linkages to the land to the north which is expected to be developed for an Eco-community in due course.

1.3 This statement examines the merits of the scheme in terms of planning policy and related considerations. It includes a brief description of the site and the proposal although more detail on these aspects is provided in the Design & Access Statement.

1.4 This statement forms one of a suite of documents which together explain the scheme and demonstrate the appropriateness of granting outline planning permission at this time.
SECTION TWO – THE SITE AND SURROUNDINGS

2.1 Site Surroundings

2.1.1 The site lies on the eastern edge of Rackheath village. It is bordered on two sides by existing housing, comprising a recently constructed estate in Canfor Road to the south west and established properties facing Salhouse Road to the south east.

2.1.2 The development to the west has been carried out in recent years as a result of planning permission granted in 1993. It contains mainly two-storey detached and semi-detached properties. The housing to the south east consists of semi-detached bungalows and two-storey detached properties.

2.1.3 To the east the site is bounded by the Norwich - Cromer railway line whilst to the north it shares an open boundary to agricultural land.

2.2 The Site

2.2.1 The main part of the site comprises a single field in arable use and is relatively flat. It measures 2.96 hectares. It is separated from the railway line by a post and wire fence which defines a well defined edge to the settlement at this point. This parcel is currently accessed by way of a track adjacent to 93 Salhouse Road which runs parallel to the railway line into the south-east corner of the site.

2.2.2 The site includes the curtilage of 65 Salhouse Road through which access will be obtained. This plot contains an existing residential dwelling which will be demolished as part of the scheme.

2.2.3 The site is in private ownership. There are no rights of way crossing it and no other rights of public access to it.
2.3 Planning History

2.3.1 There are no relevant previous planning applications in respect of the site. The potential for Rackheath to accommodate new housing was considered at the last Local Plan Inquiry, but only in the context of a proposal for a major expansion to the west of Green Lane West for some 350 dwellings.

2.3.2 That proposal was rejected on the basis that the scale of development proposed was out of proportion to the sustainability credentials of the settlement and that it would reduce the degree of openness on the west side of Rackheath.

2.3.3 The present proposal does not give rise to either of those concerns in view of its location and scale, but in any event circumstances are now changed by virtue of the inclusion of Rackheath in the Old Catton, Sprowston, Rackheath and Thorpe St. Andrew Growth Triangle.
SECTON THREE - THE PROPOSAL

3.1 The application proposes a scheme of residential development served by a Type 3 residential estate road utilising the existing service road access on to Salhouse Road. The road will be accommodated within the current curtilage of No. 65 Salhouse Road with appropriate screening to provide any necessary protection to the amenities of the adjoining properties.

3.2 As the application is submitted in outline, with access only for approval at this stage, all further details are illustrative only. The indicative site plan which accompanies the application identifies a scheme of 80 dwellings comprising a mix of one, two, three and four bedroomed houses and apartments. Properties front on to a spine road running through the site or are located in small culs-de-sac and parking courts served from it.

3.3 There will be a 33% provision of affordable housing with the remainder of the scheme for open market sale. The detailed arrangements for delivery of the affordable housing will be determined through a Section 106 Planning Obligation.

3.4 Towards the north-eastern end of the site a large area of open space is proposed which will be available as a public amenity. It comprises 0.64 hectares. The illustrative layout shows how the proposed houses can be orientated so as to maximize the value of this open space in terms of both visual amenity and surveillance.

3.5 Where it does not already exist, additional boundary planting is proposed along the north western boundary of the site, reflecting – albeit in less dense form - the tree belt which encloses the existing estate. On the south eastern boundary planting is proposed to supplement what already exists. Details of landscaping are reserved for subsequent approval.

3.6 Cycle paths are shown illustratively on the layout demonstrating the potential for linkage to future development to the north.
The design concept and design principles are explained in more detail in the Design & Access Statement.
SECTION FOUR - PLANNING POLICY

4.1 Introduction

4.1.1 Relevant planning policy is contained in national guidance, the East of England Plan, Broadland District Local Plan and the Joint Core Strategy for Broadland, Norwich and South Norfolk. Policies of particular relevance are summarized below.

4.2 National Policy

4.2.1 It is considered that the policies of principal relevance in national policy are contained in PPS1 and PPS3.

4.2.2 **PPS1: Delivering Sustainable Development**: PPS1 contains the following guidance:

> ‘Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people’s quality of life;
- contributing to sustainable economic development;
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.’ (para. 5)

4.2.3 PPS1 continues to state that planning authorities should:

> ‘…..ensure the provision of sufficient, good quality, new homes (including an appropriate mix of housing and adequate levels of affordable housing) in suitable locations, whether through new development or the conversion of existing buildings. The aim should be to ensure that everyone has the opportunity of a decent home, in locations that reduce the need to travel.’ (para. 23)
4.2.4 In July 2009 the Government published a Supplement to PPS1 entitled 'Eco Towns'. This sets out the Government's proposals for the establishment of Eco Towns in four locations across England, including Rackheath, and the principles which such proposals would be expected to follow in delivering high quality sustainable development. The Supplement is intended to provide a guide for the purposes of development planning at regional and local level.

4.2.5 **Planning Policy Statement 3 : Housing** : PPS3 provides guidance on the Government’s approach to housing with the following points considered to be of key relevance in relation to this application.

- The Government’s key housing policy goal is ‘to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live’. To achieve this, the Government is seeking to achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community and to create sustainable, inclusive, mixed communities in urban and rural areas (para. 9);

- The planning system should deliver the following housing outcomes: high quality, mix, a sufficient quantity, suitable locations, flexible and responsive supply (para. 10);

- Using land efficiently is a key consideration. Local authorities are invited to set out a range of densities according to circumstances (paras 45 – 47). The former expectation of a minimum density of 30dph has been dropped;

- Local Authorities should ensure that they maintain a supply of at least five years housing on identified deliverable sites (para. 54 & 57).

4.2.6 Para. 71 of PPS3 states that in the absence of an up-to-date five year supply of deliverable sites, planning applications should be considered favourably having regard to the considerations set out in para. 69.
4.2.7 Para. 69 identifies five criteria which are relevant in the consideration of all planning applications for housing. In summary these are:

- achieving high quality housing;
- achieving a good housing mix;
- site suitability;
- making effective and efficient use of land;
- being consistent with housing policy objectives including the need and demand for housing and the spatial vision for the area.

4.2.8 Also relevant is the Ministerial Statement of March 2011 and the subsequent publication of the draft National Planning Policy Framework (July 2011) (NPPF). Both emphasise the importance of stimulating growth and the role of housebuilding in this connection. The weight to be given to five year land supply is increased by virtue of the proposed requirement that local authorities are able to demonstrate at least an additional 20% supply for flexibility in meeting demand. Also a presumption in favour of permission for sustainable development is set out.

4.2.9 Para 110 of the draft NPPF states:

"Planning permission should be granted where relevant policies are out of date, for example where a local authority cannot demonstrate an up-to-date five year supply of deliverable housing sites."

4.2.10 The implications of this national policy, with which the scheme complies, are considered in relation to development plan policy (below) and the merits of the scheme (Section Five).

4.3 Local Plan

4.3.1 A number of policies in the Broadland District Local Plan (2006) are saved by the Secretary of State’s Direction of March 2009. Policies of particular relevance are considered below.

4.3.2 **Policy GS1**: this states that outside development limits proposals will not be permitted unless they comply with a specific allocation and/or policy of the Plan. The site lies outside
the defined settlement limits for Rackheath but abuts the boundary on its western and southern sides. The justification for the grant of planning permission in this case arises from subsequent policy in the Joint Core Strategy and the shortfall in the five year land supply. These matters are addressed in Section Five.

4.3.3 **Policy GS3**: this states that development will not be permitted where it will have unacceptable effects in terms of:

(a) accessibility to all members of the community;
(b) accessibility to pedestrians and cyclists;
(c) accessibility by public transport;
(d) vehicular access;
(e) residential amenity;
(f) character and appearance of the surrounding area;
(g) nature conservation, landscape or open countryside;
(h) loss of best and most versatile agricultural land;
(i) the historic environment;
(j) land drainage;
(k) ground conditions;
(l) air quality.

4.3.4 The suitability of the site in principle (g - i) is considered in Section Five. Accessibility (b - d) is addressed in the Transport Statement and arrangements for pedestrians and cyclists are identified on the Illustrative Site Layout. There are no issues with regards to land drainage, ground conditions and air quality (j - l). Amenity and character issues, together with disabled access (a, e, f) will be addressed at the detailed reserved matters stage.

4.3.5 **Policy GS4**: this states that new development will only be permitted where adequate utilities, services and social infrastructure exist or can be provided. A Flood Risk and Drainage Assessment has been prepared and the availability of services is addressed elsewhere in the application documents. The applicant is willing to enter into a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to make additional contributions to physical or social infrastructure where these can be justified having regard to para. 122 of the Community Infrastructure Levy Regulations 2010 (see Section Five).
4.3.6 **Policy ENV1**: this states that the environmental assets of the district, including the character and appearance of the countryside and villages, will be protected and their enhancement sought. The site is not subject to any specific designations that are relevant in this regard. The Design & Access Statement demonstrates that development as proposed can be carried out without detriment to either adjoining development or open countryside beyond the site. In considering this matter regard will need to be had to the commitment in principle to development of this land through the Joint Core Strategy (see Section Five).

4.3.7 **Policy ENV2**: this states that for all development proposals a high standard of layout and design will be required and identifies the various matters to which specific regard will be given. To the extent relevant at outline application stage, this policy is considered in the Design & Access Statement. Other detailed considerations will be addressed at the Reserved Matters stage.

4.3.8 **Policy HOU4**: this states that the Council will negotiate for a proportion of affordable housing. The Council's Affordable Housing SPD (December 2008) seeks to achieve 40% affordable housing on eligible sites. More recently the Joint Core Strategy has amended the requirement to 33% - see below.

4.3.9 **Policy HOU6**: this policy states that estate-scale housing schemes will be required to achieve a minimum density of 30 dph. The policy relates to schemes within settlement limits and is therefore not strictly applicable in this case. Furthermore, it is derived from PPG3 (2000) which has now been superseded in respect of density policy (see above).

4.3.10 **Policy HOU7**: this states that outside settlement limits planning permission will only be given for dwellings connected with agriculture, forestry, recreation, tourism or the expansion of existing institutions. As noted in relation to Policy GS1, the justification for development in this case arises from the more recent Joint Core Strategy and is addressed in Section Five.
4.3.11 **Policy HOU10**: this states that new dwellings will meet the needs of the community in terms of size and design and that the Council will seek a range of housing to meet identified needs.

4.3.12 **Rackheath**: Chapter 57 of the Local Plan deals with Rackheath. It contains specific policies with regard to an employment allocation but otherwise relies on the general policies of the Plan including those set out above.

4.4 **Local Development Framework**

4.4.1 Pursuant to Policy NR1 of the East of England Plan (May 2008) a Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS) has been prepared by the Greater Norwich Development Partnership. Following receipt of the Inspector's binding report in February 2011, the Core Strategy has now been adopted. It therefore carries considerable weight. The following policies are of principal relevance.

4.4.2 **Policy 2**: this states that all development will be designed to the highest possible standards, creating a strong sense of place. Various factors which respect local distinctiveness are identified:

- the historic hierarchy of settlements;
- landscape setting;
- landscape character;
- townscape;
- provision of landscape and public art;
- ensuring cycling and walking friendly neighbourhoods;
- increasing the use of public transport;
- designing out crime;
- use of sustainable and traditional materials;
- avoiding harmful impact on key environmental assets.

4.4.3 The policy adds that all residential development of ten units or more will be evaluated against the Building for Life criteria, achieving at least fourteen points.

4.4.4 The compliance of the scheme with this policy is demonstrated through the Design & Access Statement.
4.4.5 **Policy 4**: this states that proposals for housing will be required to contribute to the mix of housing required to provide balanced communities and meet the needs of the area. The draft document identified a 40% target for affordable housing provision. However the Inspector’s Report has modified this to 33%.

4.4.6 **Policy 9**: this sets out the strategy for growth in the Norwich Policy Area. It states that new allocations will be made to deliver a minimum of 21,000 dwellings in the Plan period. These include 7,000 dwellings (by 2026) in the Old Catton, Sprowston, Rackheath and Thorpe St. Andrew Growth Triangle. As defined in the JCS this incorporates land at Rackheath being promoted as an Eco Town and includes the present application site. Policy 9 also provides for an additional 2,000 dwellings to be allocated on smaller sites in Broadland District within the Norwich Policy Area.

4.4.7 **Policy 10**: this policy identifies development principles for the Growth Triangle. It seeks a single co-ordinated approach across the whole area to be provided through the preparation of an Area Action Plan or similar process but with detailed masterplanning to be carried out in each quarter. As modified by the Inspector’s Report It states that delivery of the Growth Triangle *in its entirety* is dependent on the implementation of the northern distributor road.

4.4.8 Appendix 3 to the Joint Core Strategy confirms that various policies in the Broadland Local Plan are superseded on its adoption. These include some referred to in Section 4.3 above: ENV1 and HOU4. It also makes a change to the Rackheath Inset of the Local Plan to identify the boundary of the Growth Triangle, including the application site.
SECTION FIVE - PLANNING MERITS OF THE SCHEME

5.1 This Section reviews the planning merits of the scheme by reference to a number of relevant considerations:

- the principle of development;
- relationship to Growth Triangle proposals;
- five year housing land supply;
- design quality and related considerations;
- planning obligations;
- consultation.

5.2 The Principle of Development

5.2.1 The site is subject to no recognized physical or environmental constraints. It does however lie outside the settlement limits of Rackheath as defined by Policy GS1 of the Local Plan and to that extent the proposal does not accord with the statutory development plan.

5.2.2 The Act requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. In this case there are two material considerations which significantly diminish the weight to be given to this aspect of the Local Plan, and which ultimately override its presumption against development. These are inclusion of the site in the Growth Triangle and a significant shortfall in housing land supply. These matters are considered in turn.

5.3 The Growth Triangle

5.3.1 Following receipt of the Inspector’s binding report, the JCS has recently been adopted in a manner consistent with the Inspector’s findings. As such there is now a policy commitment to major development in the Old Catton, Sprowston, Rackheath and Thorpe St. Andrew Growth Triangle.
5.3.2 The boundaries of the Growth Triangle are defined on the Core Strategy Proposals Map. It extends to the east of existing development at Rackheath and includes the application site.

5.3.3 A major component of development in the Growth Triangle is expected to be an Eco Community in line with the PPS1 Eco Town Supplement. The promoters of the Eco Community scheme have drawn up a Masterplan which identifies the present application site for residential development. It shows a green infrastructure corridor along the north-western boundary of the site whilst land to the north east is reserved for community facilities, including access to a proposed new station.

5.3.4 Policy 10 of the JCS anticipates a co-ordinated approach to development in the Growth Triangle. The Broadland Local Development Scheme includes plans for an Area Action Plan (AAP). Subsequently the Council decided to convert this to an SPD but it is understood that the AAP is after all to be pursued. According to para. 3.11 of the Council's Annual Monitoring Report 2009-10 (AMR) the initial draft of this document will not be published until Autumn/Winter 2011 and it will not be adopted until November 2013.

5.3.5 In advance of that, the Council intends proceed with an Exemplar Project for 200 homes on 7.7 hectares of land within the main Eco Community Masterplan area. The Council's consultation on the Exemplar Project in 2010 indicated that this scheme could be progressed irrespective of the future of the Eco Community. The introduction to the consultation leaflet stated:

"The Exemplar Project was originally conceived as part of the Eco Community but it is not tied to it."

5.3.6 Adopting a similar approach there should be no objection in principle to a self-contained development on the application site, on the basis that it will not conflict with or prejudice development principles for the remainder of the land to the north. As noted the current masterplan, albeit having no formal planning status, identifies the site for housing.

5.3.7 Furthermore the distinct physical characteristics of the site, including in particular its relationship to established development in Rackheath and its relative self containment,
dictates that the development principles and design concept which may be envisaged for the community as a whole will need to be moderated to reflect the application site's relationship to established housing within Rackheath village.

5.3.8 In addition, the site will in any event need to be considered separately because it is not under the control of the parties who are promoting the Eco Community but remains in private ownership.

5.3.9 Thus, whilst paying due regard to the emerging development principles for the Growth Triangle and Eco Community (e.g. land use principles and footpath/cycleway linkages), it is appropriate that the application should be considered on its own merits and as an effectively self-contained small urban extension to Rackheath.

5.3.10 In considering these issues regard must also be paid to the government’s recently published Plan for Growth. This seeks to encourage a positive attitude to development, especially that related to growth and employment, and proposes to establish a presumption in favour of sustainable development.

5.4 Five Year Land Supply

5.4.1 The calculation of five year land supply in Broadland District is complicated by virtue of the changing development plan context and the sub-division of the District between the Norwich Policy Area and the remainder.

5.4.2 The application site lies in the Norwich Policy Area and it is this sub-area which should be used in calculating housing land supply. On this basis there are two alternative approaches to the calculation - either the adopted Local Plan or the shortly to be adopted Joint Core Strategy.

5.4.3 The Local Plan runs only until 2011 and calculating five year land supply on its provisions would necessitate rolling forward the Structure Plan requirement for four out of the relevant five years. For practical purposes therefore it is more appropriate to calculate five
year land supply on the basis of the JCS, especially as it is shortly to be adopted and will then supersede this aspect of the Local Plan in any event.

5.4.4 The JCS envisages 11,099 dwellings in the Broadland sector of the NPA over the period 2008 - 2026, comprising 2,099 dwellings in current commitments and 9,000 dwellings on new allocations. This is equivalent to 617 dwellings per annum. In the first two years (2008 - 2010) the 2009 - 2010 AMR records completions of 104 and 84 and a five year land supply (2010 - 2015) of 1,874. Accordingly the five year land supply calculation is as follows:

<table>
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<tr>
<th>Requirement (2008 - 26)</th>
<th>11,099</th>
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<tbody>
<tr>
<td>Completions (2008 - 10)</td>
<td>188</td>
</tr>
<tr>
<td>Remaining Requirement (2010 - 26)</td>
<td>10,911</td>
</tr>
<tr>
<td><strong>Annual Requirement</strong></td>
<td><strong>682</strong></td>
</tr>
<tr>
<td>Five Year Requirement (2010 - 15)</td>
<td>3,410</td>
</tr>
<tr>
<td><strong>Identified Supply (2010 - 15)</strong></td>
<td><strong>1,874</strong></td>
</tr>
<tr>
<td><strong>No. Years Supply</strong></td>
<td><strong>2.7</strong></td>
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5.4.5 On this basis there is clearly a substantial shortfall in the five year land supply. Para. 5.15 of the AMR, based on a different approach to calculation, identifies the ready supply of housing sites as being only 29.92%. The shortage in housing supply assumes greater importance in the context of the emerging National Planning Policy Framework which expects local authorities to be able to demonstrate an additional 20% of supply over and above the basic 5 year minimum and sets out a presumption that planning permission should be granted where there is not a 5 year supply.

5.4.6 In these circumstances, having regard to para. 71 of PPS3, there is a strong presumption in favour of the grant of planning permission, subject to compliance with the considerations in para. 69 (see para. 4.2.7 above).

5.4.7 The suitability of the site and its conformity with the spatial vision for the area and other housing policy objectives has already been demonstrated. The other criteria in para. 69 are considered in the following sub-section.
5.5 Design Quality and Related Considerations

5.5.1 Policy at all levels seeks to encourage high quality design. The most up-to-date statement in this regard is to be found in Policy 2 of the Joint Core Strategy (see para. 4.4.2 above).

5.5.2 So far as is appropriate at outline stage, the Design & Access Statement demonstrates how these considerations have been reflected in the proposed scheme. As already noted, the site is subject to no specific policy or environmental constraints.

5.5.3 The site has a strong physical relationship with the existing residential development along and to the rear of Salhouse Road with important containment provided by the railway line to the east. As such the site represents a logical extension to existing development.

5.5.4 The indicative layout for the site, including road pattern, housing mix and layout, disposition of public open space and landscaping, all serve to demonstrate how the development is anticipated to proceed. It will respect the existing settlement pattern but with the potential to create its own distinctive identity and provide linkages to potential future development to the north.

5.5.5 The scheme will deliver 33% affordable housing in accordance with current policy (JCS) with houses designed to achieve a minimum of Code 4 of the Code for Sustainable Homes.

5.5.6 The proposed density is 27 dph. Although lower than the likely density of the Eco Community\(^1\), this is comparable and slightly higher than traditional housing estate development in the area. The proposed density balances the need to make efficient use of land with the characteristics of the area, in accordance with Government policy (see para 4.2.5 above).

5.5.7 Plainly there is scope to review design details of the scheme at Reserved Matters stage. However, the development principles as set out in the Design & Access Statement

\(^1\) The Exemplar Scheme Consultation Document identified an average density of 40 dph
demonstrate a commitment by the land owner to a high quality scheme consistent with national and development plan policy.

5.6 Planning Obligations

5.6.1 As a relatively modest development linked to an existing housing estate, the development will be able to take advantage of spare capacity in existing infrastructure. Nevertheless it is recognized that the development will place additional burdens on physical and social infrastructure and accordingly a Planning Obligation under Section 106 of the Act is proposed to address identified deficiencies.

5.6.2 The land owner will approach this matter in accordance with para. 122 of the Community Infrastructure Levy Regulations 2010. This gives statutory effect to the provisions in Circular 05/2005 whereby any contributions in kind or funding must be justified on the basis of the following tests:

(a) necessary to make the development acceptable in planning terms;
(b) directly related to the development; and
(c) fairly and reasonably related in scale and kind to the development.

5.6.3 The applicant will therefore enter into negotiations with the local authorities as regards contributions that are necessary and appropriate in conjunction with the development.

5.7 Consultation

5.7.1 The land owner’s intention to pursue residential development of the site has been the subject of publicity on two occasions:

- in 2009 the site was the subject of public consultation by Broadland District Council in response to the land owner’s submission of it as a potential allocation in the Council’s Site Allocations Document;
- on 18th January 2011 the initial proposals for the site were presented to a meeting of Rackheath Parish Council.
5.7.2 Furthermore, during the development of the scheme, meetings and discussions have been held with Officers of Broadland District Council, Norfolk County Council and other stakeholders.

5.7.3 The scheme has been modified as a result of the comments received from these discussions, including the Parish Council meeting. Most significantly, the scheme has been reduced in size and intensity to relate more closely to the existing pattern of development on the Canfor Road estate.
SECTION SIX - CONCLUSIONS

6.1 This Statement is submitted in support of an outline planning application for residential development on land adjoining Canfor Road, Rackheath. The application is submitted in outline with all matters reserved save for access.

6.2 Although outside the settlement limit of Rackheath on the adopted Local Plan, the site forms part of the Old Catton, Sprowston, Rackheath and Thorpe St. Andrew Growth Triangle which is the principal focus for additional housing development in the Joint Core Strategy for Broadland, Norwich and South Norfolk. Following receipt of the Inspector’s binding report, the Joint Core Strategy has recently been adopted and thus forms the principal Development Plan Document to guide development in this area.

6.3 The site is identified for housing on the draft Masterplan for the proposed Eco Community at Rackheath. Given its setting and separate ownership it is envisaged to form a distinct parcel of residential development.

6.4 The boundaries and containment of the site dictate that its development will relate closely to the pattern of existing housing in Salhouse Road, from which access will be taken, and the adjoining estate at Canfor Road. In these circumstances it is appropriate that the site is developed in a manner which reflects the characteristics of the existing development in terms of layout, housing mix, density etc.

6.5 Whilst the Joint Core Strategy seeks a co-ordinated approach to development across the Growth Triangle as a whole, it is not likely that any overarching policy framework document will be approved for at least two - three years. In the meantime the Council has recognized the scope for free-standing developments in the area as demonstrated by the Exemplar Project.

6.6 Furthermore, there is a significant shortfall in housing land supply in the Norwich Policy Area part of the Broadland District. In accordance with national policy this establishes a clear presumption in favour of planning permission for this scheme, a presumption which
is emphatically increased in the context of the government’s emerging National Planning Policy Framework.

6.7 In all these circumstances, and having regard to the full range of supporting documentation submitted with the application, the scheme is commended to Broadland District Council for planning permission.

David Lander Consultancy Limited
August 2011