Norwich Road, Rackheath

Planning Statement

January 2017
Issue Sheet

Report Prepared for: Grand Vision Developments Limited

Norwich Road, Rackheath

Planning Statement

January 2017

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1 Introduction

1.1 Instruction

1.1.1 Lanpro Services have been instructed by Grand Vision Developments Limited to co-ordinate and submit an outline planning application with access included, and all other matters reserved, for the proposed development of 95 dwellings, public park and associated infrastructure on land to the north of Norwich Road, Rackheath.

1.1.2 This supporting statement addresses the relevant adopted Development Plan policies and examines further material planning considerations.

1.1.3 This planning statement is structured as follows:

- Section 2 describes the site and its surrounding area, as well as providing a summary of the proposed development;
- Section 3 summarises the planning policy context of relevance to the proposed development;
- Section 4 assesses the relevant material planning considerations; and
- Section 5 draws overall conclusions in support of the proposed development.

1.1.4 This planning statement is supported by the following documents:

- Arboricultural impact assessment;
- Archaeological assessment;
- Design and access statement;
- Flood risk assessment, drainage design/strategy and soakage testing results;
- Noise assessment;
- Phase 1 contamination assessment;
- Phase 1 ecological report and Badger survey;
- Statement of community involvement;
- S.106 heads of terms;
- Transport assessment; and
- Utilities infrastructure assessment.
2 The Proposed Development

2.1 Site Context and Location

2.1.1 The application site (the site) comprises an area of approximately 11.3ha of agricultural land, located to the north of Norwich Road, Rackheath.

2.1.2 The site adjoins the built-up boundary of Rackheath, to the south west, and Salhouse, to the north east, with much of the northern, eastern and southern boundaries of the site bordered by existing residential development. Open fields lie to the north west, and south east, with a rail line marking the eastern boundary of the site.

2.1.3 The site is not covered by any national or local landscape designations. The site is located within flood zone 1 as indicated on the Environment Agency’s flood risk mapping.

2.1.4 Rackheath and Salhouse lie approximately 5.1 miles to the northeast of Norwich. The population of Rackheath as per the 2011 census was 1,972 residents, living in 762 households; the population of Salhouse in 2011 was 1,486 residents living in 638 households.

2.1.5 The accompanying Design & Access Statement provides a further analysis of the site and its surrounding context.

2.2 Proposed Development

2.2.1 Outline planning permission, with access included, and all other matters reserved, is sought for the erection of 95 dwellings, to include 32 affordable dwellings, and the creation of a new public park, sustainable drainage systems, and associated infrastructure. Access into the site will be provided through the creation of a new access from Norwich Road.

2.2.2 The proposed development will provide:

- 95 dwellings, to include a policy compliant 32 (34%) affordable dwellings;
- 7ha of Green Infrastructure, including:
  - 2.65ha of woodland;
  - 2.20ha of grassland and wet meadow;
  - 0.93 ha of footpaths and decking; and
  - 1.23ha of ponds;
- Sustainable drainage systems and associated new infrastructure.
2.2.3 An indicative housing mix is shown below, which will be finalised under reserved matters applications:

<table>
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<th>Market Dwellings</th>
<th>Affordable Dwellings</th>
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<tr>
<td>Dwelling Size</td>
<td>Number of Dwellings</td>
</tr>
<tr>
<td>3-bedroom house</td>
<td>28</td>
</tr>
<tr>
<td>4-bedroom house</td>
<td>26</td>
</tr>
<tr>
<td>5-bedroom house</td>
<td>9</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>63</strong></td>
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2.2.4 The proposal will seek to provide, in consultation with the Highway Authority, a 3m wide shared footway/cycle way along the frontage of the site on Norwich Road connecting the site north-east towards Station Road, and south-west to the rail crossing and a continuation for approximately 100m to Salhouse Road junction.

2.2.5 The developer will also seek to discuss with the Highway Authority a contribution towards a new barrier at the rail crossing, to provide a full-length barrier with pedestrian guard rail, to improve pedestrian provision safety at the crossing.

3 Planning Policy

3.1 National Planning Policy Framework (NPPF)

3.1.1 Under Section 38 of The Planning and Compulsory Purchase Act 2004 (‘The 2004 Act’), the determination of planning applications must be in accordance with the approved development plan unless material considerations indicate otherwise. This chapter identifies the national and local planning policies that provide the framework in which this application has been made.

3.1.2 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in March 2012. This provides a framework within which regional and local policy is set. The publication of the Planning Practice Guidance (PPG) in March 2014 gives further guidance.

3.1.3 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-
making and decision-taking. Paragraph 14 of the NPPF further advises that Local Authorises should approve development proposals that accord with the development plan without delay.

3.1.4 Sustainable development is the key tenet of the NPPF, with it confirming at paragraph 6 that, “the purpose of the planning system is to contribute to the achievement of sustainable development.”

3.1.5 The Government’s three ‘dimensions’ to sustainable development are set out at paragraph 7, which comprise the following roles:

**Economic** – “contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure”;

**Social** – “supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being”; and

**Environmental** – “contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

3.1.6 The NPPF, at paragraph 17, details twelve planning principles which underpin both plan making and decision taking. The relevant criteria for this application are that planning should:

- Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the
country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;

- Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);

- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and

- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

3.1.7 Paragraph 29 of the NPPF sets out the Government’s commitment to, “sustainable transport modes, giving people a real choice about how they travel.”

3.1.8 Paragraph 32 confirms that all developments which generate significant amounts of movement need to be accompanied by a Transport Statement/Assessment. In making decisions on applications, Local Authorities should consider whether:

- The scheme has taken advantage of any opportunities for sustainable transport; and
• Has provided safe and suitable access for all people.

3.1.9 The paragraph confirms that, “development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”

3.1.10 Paragraph 34 requires new development which would generate significant amounts to movement to be located where the need to travel will be minimised and sustainable transport modes can be maximised.

3.1.11 To help reduce the need to travel, Paragraph 37 encourages planning policies to plan for a balance of land uses. This is expanded upon at paragraph 38, which advises that for larger scale residential developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.

3.1.12 Of relevance to the future development of this site is the NPPF’s requirement to, “boost significantly the supply of housing,” and deliver a wide choice of high quality homes, with the achievement of good design expressed as a key aspect of sustainable development.

3.1.13 Paragraph 47 requires local planning authorities to use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.

3.1.14 It goes on to require authorities to, “identify and update annually a supply of specific deliverable sites to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.”

3.1.15 Paragraph 49 emphasises that housing applications should be considered in the context of the presumption on favour of sustainable development. It states that policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

3.1.16 Local Authorities are encouraged, at paragraph 50, to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. To achieve this goal, Councils should:

• Plan for a mix of housing and meet the needs of different groups in the community;
• Identify the size, type etc. of housing that is required to reflect local demand; and
• Set clear policies to meet the need for affordable housing, on site.

3.1.17 Paragraph 52 confirms that the supply of new homes can often be best achieved by planning for larger scale development, such as new settle or extensions to existing villages.

3.1.18 The Government’s commitment to good design, which it sees as a key aspect of sustainable development, indivisible from good planning, is set out at section 7 of the NPPF. It states at paragraph 57 that, “it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”

3.1.19 Paragraph 59 relates to the use of design codes to guide the overall scale, density, massing, height, landscape, layout, materials and access of new development.

3.1.20 Paragraph 64 states that applications should be refused if they are of a poor design and fail to improve the character and quality of its area.

3.1.21 However, paragraph 60 provides that policies and decisions should not dictate architectural styles and should not stifle innovation, originality or initiative. Local distinctiveness should be promoted.

3.1.22 Paragraph 61 goes on to confirm that the design of buildings is not the primary concern relating to the built environment, with the connections between people and places also needing to be addresses, as well as the integration of new development into the natural, built and historic environment.

3.1.23 Paragraph 66 sets out a requirement for applicants to work closely with those most directly affected by their proposals and evolve designs considering their views.

3.1.24 The NPPF highlights the need to ensure that the planning system facilitates social interaction and creates healthy, inclusive communities. Paragraph 69 provides that planning policies and decisions should aim to create:

• opportunities for meetings between members of the community who might not otherwise come into contact with each other;

• safe and accessible environments; and

• safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.
3.1.25 To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments;

- and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (paragraph 70).

3.1.26 Paragraph 72 relates to the need to ensure that school places are available to meet the needs of existing and new communities, including ensuring that schools are expanded to meet any demand arising from new development.

3.1.27 As part of the Government’s key aim for planning to help achieve a reduction in greenhouse gas emissions and support the delivery of renewable and low carbon energy, paragraph 94 requires new development to:

- Comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

- Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

3.1.28 Paragraph 103 states that Council’s should ensure that, when determining planning applications, flood risk is not increased elsewhere.

3.1.29 Footnote 20 confirms that a site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1.

3.1.30 Paragraph 109 confirms that the planning system should:

- Protect and enhance valued landscapes;

- Recognise wider benefits of ecosystems;

- Minimise impacts on biodiversity;

- Prevent development from contributing to and being harmed from soil, air, water or noise pollution; and
• Reuse despoiled, degraded, derelict, contaminated and unstable land where appropriate.

3.1.31 Paragraph 112 relates to agricultural land, stating that where significant amounts of agricultural land would be lost because of development, areas of poorer quality should be used.

3.1.32 When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles (paragraph 118):

• If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

• Proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site’s notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;

• Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;

• Opportunities to incorporate biodiversity in and around developments should be encouraged;

• Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and

• The following wildlife sites should be given the same protection as European sites:

• Potential Special Protection Areas and possible Special Areas of Conservation;

• Listed or proposed Ramsar sites; and
• Sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

3.1.33 Development should not give rise to significant adverse impacts relating to noise (paragraph 123). Good design should limit the impact of light pollution (paragraph 125).

3.2 National Planning Practice Guidance

3.2.1 The National Planning Practice Guidance (NPPG) was published in March 2014. It covers several topic areas, providing elaboration upon and technical support to the NPPF, including clarification on aspects of the framework that had hitherto been open to a degree of interpretation. The web-based format of the guidance allows updating on a topic by topic basis where further clarification is deemed necessary.

3.2.2 In addition to guidance relating to procedural matters, guidance on several topics is potentially relevant to this residential application, including the following:

• Design;
• Flood Risk and Coastal Change;
• Health and Wellbeing;
• Natural Environment;
• Open space, sports and recreation facilities, public rights of way and local green space;
• Planning Obligations; and
• Travel plans, transport assessments and statements in decision-taking.

3.3 Joint Core Strategy

3.3.1 The Joint Core Strategy (JCS) has been prepared by the three councils of Broadland District Council, Norwich City Council and South Norfolk Council, working together with Norfolk County Council as the Greater Norwich Development Partnership (GNDP).

3.3.2 The JCS sets out the long-term vision and objectives for the area, including strategic policies for steering and shaping development. It identifies broad locations for new housing and employment growth and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development should be limited. It also helps to coordinate and deliver other services and related strategies.
3.3.3 The Spatial Vision for the Greater Norwich area includes the delivery of 36,200 dwellings between 2008 and 2026, and the creation of 27,000 jobs.

3.3.4 The Spatial Planning Objectives, outlined at section 4.4 of the Strategy, include:

- To minimise the contributors to climate change and address its impact - high standards of design and sustainable access will be promoted to reduce greenhouse gases and adapt to the impact of climate change. Zero and low-carbon developments will be encouraged;

- To allocate enough land for housing, and affordable housing, in the most sustainable settlements – Most new housing (33,000) will be developed in the Norwich Policy Area with smaller sustainable settlements accommodating smaller scale growth. New housing, employment and services will be planned so they are grouped together wherever possible;

- To promote regeneration and reduce deprivation – Development should create safe, healthy, prosperous, sustainable and inclusive communities;

- To make sure people have ready access to services – Wherever new homes or jobs are to be developed, existing supporting services must either already be adequate or will be provided at the right stage of a new development;

- To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact – Development should reduce the need to travel by private car and encourage sustainable modes of travel;

- To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value – The special character of the regions towns and villages must be maintained and improved. Previously developed land will be prioritised. Development of greenfield areas will need to provide environmental gains and make efficient use of natural resources;

- To be a place where people feel safe in their communities – Better community facilities, better road safety and design of new developments will help to reduce crime;

- To encourage the development of healthy and active lifestyles – The accessibility of open space, the countryside, sports and recreational facilities will be improved; and
• To involve as many people as possible in new planning policy – All sections of the community will be encouraged to become involved in planning applications and the development of future plans.

3.3.5 Policy 1 provides that development will be required to promote sustainability and designed to use resources effectively and efficiently, and to minimise greenhouse emissions.

3.3.6 In this respect, the policy details several criteria which development should comply with, including to:

• be energy efficient;
• provide for recycling of materials;
• use locally sourced materials wherever possible;
• be located to minimise flood risk, mitigating any such risk through design and implementing sustainable drainage;
• minimise water use and protect groundwater sources;
• make the most efficient appropriate use of land, with the density of development varying according to the characteristics of the area, with the highest densities in centres and on public transport routes;
• minimise the need to travel and give priority to low impact modes of travel;
• be designed to mitigate and be adapted to the urban heat island effect in Norwich; and
• improve the resilience of ecosystems to environmental change.

3.3.7 The policy also seeks to ensure that development will:

• minimise fragmentation of habitats and seek to conserve and enhance existing environmental assets of acknowledged regional or local importance. Where harm is unavoidable, development must provide for appropriate mitigation or replacement with the objective of achieving a long-term maintenance or enhancement of the local biodiversity baseline;
• contribute to providing a multifunctional green infrastructure network, including provision of areas of open space, wildlife resources and links between them, both off site and as an integral part of the development;
• help to make provision for the long-term maintenance of the green infrastructure network; and

• protect mineral and other natural resources as identified through the Norfolk Minerals and Waste Development Framework.

3.3.8 The policy also provides that development must conserve and enhance the built environment, heritage assets and the wider historic environment.

3.3.9 Policy 2 provides general design considerations relating to local distinctiveness which development proposals are expected to consider, which include:

• the historic hierarchy of the city, towns and villages, maintaining important strategic gaps;

• the landscape setting of settlements including the urban/rural transition and the treatment of ‘gateways’;

• the landscape character and historic environment, taking account of conservation area appraisals and including the wider countryside and the Broads area;

• townscape, including the city and the varied character of our market towns and villages;

• provision of landscaping and public art;

• the need to ensure cycling and walking friendly neighbourhoods by applying highway design principles that do not prioritise the movement function of streets at the expense of quality of place;

• the need to increase the use of public transport, including through ‘public transport oriented design’ for larger development;

• designing out crime;

• the use of sustainable and traditional materials; and

• the need to design development to avoid harmful impacts on key environmental assets and, in particular SACs, SPAs and Ramsar sites.

3.3.10 Policy 3 requires new development to minimise reliance on non-renewable high-carbon energy sources and maximise the use of decentralised and renewable or low-carbon energy sources and sustainable construction technologies.
3.3.11 It also requires new development to ensure that water quality is protected or improved, and achieve greater water efficiency.

3.3.12 Policy 4 confirms that at least 36,820 dwellings must be delivered in the region between 2008 and 2026, (an annual average of at least 2,045 dwellings in the region), of which 33,000 will be located within the Norwich Policy Area (NPA). Residential proposals must be of an appropriate mix to create balanced communities and to meet the needs of the area.

3.3.13 The policy allocates 11,099 dwellings to Broadland District Council, within the NPA.

3.3.14 The proportion of affordable housing, and mix of tenure sought will be based on the most up to date needs assessment for the plan area, with the policy stating that at the time of the publication of the plan, on sites of 16 dwellings or more, 33% of the dwellings proposed will be required to be affordable, with 85% of the affordable dwellings needing to be social rented, and 15% intermediate tenure.

3.3.15 As part of progressing the Greater Norwich Local Plan, which is aimed to ensure that housing needs will be met until 2036, a “Call for Sites” exercise was undertaken by the Greater Norwich Growth Board in May 2016, to identify sufficient land to accommodate the approximately 12,000 homes that would be required between 2012 and 2036.

3.3.16 Policy 7 provides that development is expected to maintain or enhance the quality of life and the well-being of communities. New development should also promote equality and diversity, and protect and strengthen community cohesion.

3.3.17 The policy also includes a requirement for new development to be well designed, to include safe and accessible spaces where crime and the fear of crime is minimised, and to engage existing communities in the design process.

3.3.18 Policy 9 allocates 7,000 dwellings to the Old Catton, Sprowston, Rackheath and Thorpe St Andrew growth triangle. The report also allocated an additional 2,000 dwellings to smaller sites within the NPA within Broadland District Council.

3.4 Development Management DPD

3.4.1 The Development Management DPD was adopted by Broadland District Council on 3rd August 2001, setting out generic policies that all development within the District will be assessed against.

3.4.2 It is considered that relevant policies to the proposed development include:
• Policy GC1 – Presumption in favour of sustainable development;
• Policy GC2 – Location of new dwellings;
• Policy GC4 – Design;
• Policy EN1 – Biodiversity and Habitats;
• Policy EN2 – Landscape;
• Policy EN3 – Green Infrastructure;
• Policy RL1 – Provision of formal recreational space;
• Policy TS1 – Protection of land for transport;
• Policy TS2 – Travel Plans and Transport Assessments;
• Policy TS3 – Highway Safety; and
• Policy TS4 – Parking Guidelines.

3.5 Site Allocations DPD

3.5.1 The Site Allocations DPD was adopted on 3rd May 2016 and allocates land throughout the District for certain forms of development, such as housing, commercial, employment, community facilities etc.

3.5.2 The Document identifies Rackheath as a ‘Service Village’ within the Norwich Policy Area, and confirms that part of the village lies within the Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle, which is allocated for 7,000 dwellings by 2026, rising to 10,000 dwellings thereafter (see below).

3.5.3 No other sites within Rackheath, outside of the Growth Triangle, are allocated for any form of development within the DPD.

3.6 Growth Triangle Area Action Plan

3.6.1 The Joint Core Strategy identified the Growth Triangle as a focus for sustainable development to deliver a minimum of 7,000 dwellings by 2026, rising to at least 10,000 thereafter, as well as significant additional jobs at Broadland Business Park, Rackheath and as part of mixed use developments.
3.6.2 The Area Action Plan was adopted in July 2026, and allocates 13 sites for housing and mixed use development, as well as providing more general policies relating to Green Infrastructure Network and policies to preserve the amenity and identity of existing communities.

3.6.3 The application site is located to the east of two allocations within the AAP:

- GT16 North Rackheath – an area of 293ha formerly the proposed former Rackheath Eco-Community, to include a 160ha mixed used development including 25ha of employment uses; and

- GT17 Land Adjacent Salhouse Road, Rackheath – a site of 3.5ha, which was granted outline planning permission for 80 dwellings in 2012.

3.6.4 The proposed site also lies adjacent to the primary green infrastructure corridor (Policy GT2).

4 Planning Assessment

4.1 Sustainable Development

4.1.1 The central theme of the NPPF is the presumption in favour of sustainable development, described as the ‘golden thread’ running through both plan-making and decision-taking.

4.1.2 Paragraph 14 states that development proposals that accord with the development plan should be approved without delay and that where plans are absent, out of date, silent or indeterminate, applications should be approved unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits.

4.1.3 Policy GC1 of the Development Management DPD confirms that where policy is out of date, the Council will grant permission unless material considerations indication otherwise, taking into account whether:

i. “Any adverse impacts of granting permission would significant and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

ii. Specific policies in that Framework indicate that development should be restricted.”

4.1.4 The NPPF is clear, at paragraph 7, that there are three dimensions to sustainable development: economic, social and environmental.
Economic

4.1.5 The NPPF highlights the economic role as, “contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation: and by identifying and coordinating development requirements, including the provision of infrastructure.”

4.1.6 The site is located adjacent to a proposed development boundary and settlement which has been identified as part of the Growth Triangle. The proposed development of this site would result in some limited short term economic benefits as part of any construction work and in the longer term by local spending from the future occupants contributing to the local economy and viability of local services. It is considered that the scheme would bring forward a modest level of economic benefit, and fulfils the economic role set out in the NPPF.

Social

4.1.7 The NPPF confirms the social role as, “supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.”

4.1.8 The proposed site is located adjacent to the settlements of both Salhouse to the east, and Rackheath to the west, and is therefore close to several services and facilities. Both settlements are defined as ‘service villages’ and feature a range of facilities that residents of the proposed development would be able to access.

4.1.9 The site is well connected for public transport services. Norwich Road is served by route 53, providing regular routes into Norwich City Centre. The site is also located a short distance from Salhouse Rail Station to the north, providing regular services between Sheringham and Norwich.

4.1.10 The nearest GP surgery is located within Rackheath and is approximately 0.9 miles from the application site. This practice is not currently accepting new patients. The closest surgery which can accommodate new patients is located within Spixworth, approximately 2.1 miles from the site. The proposed development would generate considerable CIL and S106 funding which can be used to upgrade existing services if required. In addition, it can be expected that the North Rackheath allocation, which will deliver 7,000 additional dwellings over by 2026, to the north of the site, would also provide additional GP facilities.
4.1.11 The closest dental practice to the site is located within Spixworth, 2 miles from the site, which can currently accommodate new patients.

4.1.12 There is a primary school in Rackheath (Rackheath Primary School) which is located 1.1 miles from the site, and Salhouse Voluntary Controlled Primary School which is 1.9 miles away. Sprowston Community High School is the nearest secondary school which is 2.7 miles away, to the south west.

4.1.13 Rackheath features a wide variety of shops and other services, including post offices, public houses and restaurants.

Environmental

4.1.14 The NPPF confirms the environmental role as, “contributing to protecting and enhancing our natural, built and historic environment: and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

4.1.15 The site is located outside of any development boundary and therefore the proposal would result in a degree of encroachment upon the open countryside. Notwithstanding this, the overall area of the site being developed is relatively small (23%), with the residential dwellings being confined to areas adjacent to existing built development on Station Road and Norwich Road. The clear majority of the site is given over to new Green Infrastructure – parks, woodlands etc., enabling the development to sit well within, and complement, its countryside setting. The layout of the site, including the Green Infrastructure, can of course be secured under reserved matters and/or condition.

4.1.16 It is considered that, by positioning the residential development adjacent to, and between, existing built development within Salhouse, it will be viewed as having a close relationship with Salhouse and not as having an adverse encroachment onto the open countryside.

4.1.17 The site lies within the flood zone 1, which is the area of lowest flood risk, where residential development is considered compatible. In line with the changes which made County Councils the new Lead Local Flood Authority from April 2015, a drainage strategy has been prepared and is submitted alongside this application.

4.1.18 The site does not contain any listed buildings or heritage assets and the nearest listed buildings are approximately 1200m away. Therefore, it is not considered that there will be any impact on any designated or undesignated heritage assets.
4.1.19 An arboricultural impact assessment has been undertaken which confirms that none of the trees on the site, which are limited to a few trees on the boundary of the site, are protected. A small section of hedgerow will be removed to create a new access into the site. All other trees and hedgerows on the site can be protected during construction by tree protection fencing, details of which can be secured by condition.

4.1.20 The loss of hedgerow will be offset by the substantive planting of new woodland proposed by the scheme, which amounts to 2.65ha.

4.1.21 The application is also accompanied by an Extended Phase 1 Habitat Survey of the application site, carried out to provide baseline ecological information about the site and to identify any potential ecological constraints associated with the proposed development.

4.1.22 The survey of the application site confirms that no significant impacts are predicted upon statutory or non-statutory designated sites as a result of the proposed layout, and the green infrastructure proposed as part of the development provides biodiversity gains for a range of protected and notable species.

4.1.23 The survey also confirms that the proposed development will not have any impacts upon bats, birds, great crested newts or reptiles.

4.1.24 The survey recommends the following precautionary measures, which can be secured under condition:

- Retention and protection of trees where possible. Protection during construction should follow BS5387:12 (Trees in relation to design, demolition and construction – Recommendations);
- Precautionary construction techniques sensitive to badgers;
- Bat sensitive lighting should be used on the site to mitigate for any adverse effects upon boundary habitats potentially of use to local bat populations;
- Site clearance should be undertaken outside the bird nesting season (March to August inclusive) or immediately after an ecologist has confirmed the absence of nesting birds; and
- If required scrub and hedgerows should be cleared outside the hedgehog hibernation period (October – March) or if this is not feasible, a fingertip search and/or staged habitat removal on localised patches of habitat is recommended.
4.1.25 The survey also recommends the following enhancements, which can also be secured by condition:

- Planting of new hedgerows and/or planting gaps in existing hedgerows to benefit a variety of wildlife;
- Bat Box scheme and planting species of benefit to bats;
- Bird box scheme and shrub planting to benefit a range of bird species;
- Creating a mosaic of SUDs to benefit GCN;
- Including nectar rich plants to benefit invertebrates;
- Creating access points into gardens to benefit hedgehogs;
- Planting transitional habitats and managing these sensitively to benefit reptiles; and
- Creating hibernacula to benefit reptile species.

4.1.26 The application is also accompanied by a Badger Survey as there is a single badger sett close to the northern boundary of the site. The survey finds that the construction of the proposed development can be undertaken without disturbing or impacting upon this sett, and recommends that a 20m exclusion zone is established with fencing between the sett and major development works to avoid interference and/or disturbance offences.

4.1.27 The report also confirms that the scheme will provide extensive new Green Infrastructure around the sett, further protecting the sett in the future.

4.1.28 A Phase 1 Land Contamination Assessment also accompanies the application, which confirms that the site has not been used in the past for any contaminating uses, and that there are no significant contaminative sources within the site, or within 250m of its boundary.

4.1.29 For the above reasons, when taken as a whole, the proposal is considered to represent sustainable development as defined within the NPPF.

4.2 Need for Housing

4.2.1 The NPPF requires local planning authorities to positively seek opportunities to meet the development needs of their area. Paragraph 47 sets out an obligation on local planning authorities to identify a five-year supply of deliverable sites previously imposed by Planning Policy Statement 3 (until it was replaced by the policies of the NPPF) and adds the requirement
to provide an additional buffer of 5%. Local planning authorities with a ‘record of persistent under delivery’ of housing should increase the buffer to 20%.

4.2.2 The latest Annual Monitoring Report for the authorities of Broadland, Norwich and South Norfolk published in December 2016 states that within the Norwich Policy Area there is a supply of only 4.7 years, whilst within the Broadland Norwich Policy Area there is only a supply of 4.55 years.

4.2.3 Paragraph 49 states that policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. In line with the NPPF guidance, therefore, policies relating to the supply of house are therefore out of date and that the application should therefore be assessed against the presumption in favour of sustainable development.

4.2.4 Policy 4 of the JCS requires on sites of 16 or more dwellings or on sites of 0.6ha or more to provide 33% of the total dwellings as affordable housing. On this site, it would equate to 32 of the dwellings, which the scheme proposes in the indicative form of 30 x 2 bedroom dwellings, and 2 x 3 bedroom dwellings.

4.2.5 As the application is outline at this stage, the exact mix of dwellings will be confirmed reserved matters applications are submitted in due course, and in response to any need or requirement of Norfolk County Council at that time.

4.3 Highways & Access

4.3.1 Policy TS2 of the Development Management DPD confirms that proposed development will need to maximise access by foot, cycle and public transport. Policy TS3 goes on to confirm that planning permission will not be granted for development which has a significant adverse impact on the functioning or safety of the highway network.

4.3.2 Access into the site will be via the creation of a new access point from Norwich Road.

4.3.3 The proposal will seek to provide, in consultation with the Highway Authority, a 3m wide shared footway/cycle way along the frontage of the site on Norwich Road connecting the site north-east towards Station Road, and south-west to the rail crossing and a continuation for approximately 100m to Salhouse Road junction.

4.3.4 The developer will also seek to discuss with the Highway Authority a contribution towards a new barrier at the rail crossing, to provide a full-length barrier with pedestrian guard rail, to improve pedestrian provision safety at the crossing.
4.3.5 The statement concludes that the proposed development would not result in any significant increase in traffic.


4.3.7 Further information relating to transport issues, and those of sustainable transport and linkages, is set out within the accompanying Transport Statement.

4.4 Green Infrastructure and Landscaping

4.4.1 The proposed development would help to address both the Council’s (and the wider Greater Norwich Region) shortfall in housing supply (3.11 years as confirming within the Council’s most recent Annual Monitoring Report), as well as address the shortfall in Green Infrastructure within Broadland District Council. The shortfall in Green Infrastructure within the District is confirmed within the ‘Greater Norwich Infrastructure Needs and Funding Study’, published in 2009, which confirmed a need for new development within Broadland to deliver an additional 328.9ha of open space during the current plan period.

4.4.2 The Green Infrastructure proposed as part of this application totals over 7ha, and will include the following elements:

- 2.65ha of woodland;
- 2.20ha of grassland and wet meadow;
- 0.93 ha of footpaths and decking; and
- 1.23ha of ponds;

4.4.3 The proposed development will also help to deliver and comply with some of the key objectives of the Greater Norwich Core Strategy, particularly Objective 9 which seeks to enhance the natural, built and historic environment, as well as promoting sustainable access to the countryside, along with complying with related Core Strategy policies that deal with the protection and enhancement of Green Infrastructure (such as Policy 1 and Policy 12).

4.4.4 A development of this scale would also generate significant CIL and S106 funds, which could be used to fund Green Infrastructure projects within the area.

4.4.5 As the application is in outline with only the access details submitted the landscaping proposals will be submitted at the reserved matter stage.
4.5 Flood Risk and Drainage

4.5.1 The site is located within Flood Zone 1 and is therefore at low flood risk meeting the sequential location requirements of the National Planning Policy Framework. The Site is at low risk from other sources of flooding. No incidences of historic flooding on the site are recorded in the Strategic Flood Risk Assessment.

4.5.2 Surface water will be managed via infiltration methods, which will be confirmed under future reserved matters applications:

- Rainwater harvesting using water butts for roof water run-off to reduce the total volume of water discharged; and
- Private and shared driveways to be permeable paving; and
- Roof water and estate road drainage to open shallow infiltration basins, via planted swales and filter strips.

4.5.3 The proposed development will also require a new mains sewer and pumping station to be provided, which will be offered to Anglian Water Services. Precise details of the sewer and pumping station can be provided under reserved matters applications, but the Flood Risk Assessment confirms that this can be achieved without harming the water environment.

4.6 Community Engagement

4.6.1 The proposed development has been the subject of extensive consultation and community engagement. Lanpro met with the Parish Council on 7th December to present the scheme, where their feedback was largely positive and supportive of the development. In addition, leaflets were sent to 460 residents on 19th December 2016 to inform the local community of the proposed development, as well as inviting them to provide Lanpro with comments on the scheme.

4.6.2 In addition, the applicant and the project team have continued to work with key stakeholders throughout the pre-application process, including with Broadland District Council, Norfolk County Council and all relevant statutory consultees.

4.6.3 Full details of the community involvement are set out within the Statement of Community Involvement submitted in support of this application.

4.6.4 This report demonstrates that the key stakeholders, Parish, District and County Council, plus the public have been actively engaged in the progress of this scheme.
5 Summary and Conclusions

5.1.1 This planning statement relates to the submission of an outline application with access which seeks planning permission for a minimum of 95 dwelling units and 7.01 ha of green infrastructure.

5.1.2 This planning statement has assessed the proposed development of 95 dwellings against the relevant planning policy framework, including those contained within the NPPF and, primarily, the Broadland District Council’s Local Plan. In summary, several key conclusions are highlighted as follows.

5.1.3 The NPPF is a material planning consideration and emphasises both the importance of seeking to achieve sustainable development and delivering housing growth sufficient to meet objectively assessed housing needs.

5.1.4 At present, both within the wider Norwich Policy Area, and within Broadland District Council specifically, there is a clear requirement for the District Council to work proactively with developers to boost their housing supply, particularly for development which is located within a sustainable location.

5.1.5 It is accepted that the site lies outside of the settlement boundaries of Rackheath and Salhouse. However, this report demonstrates that the site is in a sustainable location with many local services and facilities within walking distance of the application site.

5.1.6 The site can be developed without any adverse impacts upon the environment or have any detrimental impact upon surrounding residential properties.

5.1.7 Overall, the proposal is a sustainable development which is supported by national planning policy. Accordingly, the application is commended to the Council.