Norwich Road, Rackheath

Statement of Community Involvement

February 2017
Issue Sheet

Report Prepared for: Grand Vision Developments Ltd

Norwich Road, Rackheath

Statement of Community Involvement

February 2017

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Norwich Road, Rackheath
Statement of Community Involvement

1 Introduction
1.1 This Statement of Community Involvement accompanies 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.

1.2 The SCI provides an account of the pre-application consultation and communication that has been undertaken with key stakeholders and members of the local community. It assesses the comments received during this process and describes how these responses have been considered and used by the Applicant to inform the proposal, where appropriate.

1.3 This SCI is one of the suite of documents that accompany the planning application, namely:

   - 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;
   - Planning Statement;
   - S.106 heads of terms;
   - Transport Assessment; and
   - Utilities Infrastructure Assessment.

2 Methods of Communication
2.1 Lanpro met with the Parish Council on 7th December to present the scheme, where their feedback was largely positive and supportive of the development.

2.2 In addition, leaflets were sent to 460 residents, within a 500m radius of the application site, 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. A copy of the leaflet is included at Appendix 1 of this document.

3 Feedback Received
3.1 Copies of all of the responses received to the Leaflet Drop are attached as Appendix 2. The key issues raised in the feedback are detailed below, together with the Applicant’s responses to them.

<table>
<thead>
<tr>
<th>Issue</th>
<th>Response</th>
</tr>
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<tbody>
<tr>
<td>The road we live on is so busy now we can hardly get out of our driveways the speed &amp; total disregard of people’s safety is enormous &amp; will only get worse with this new proposal the road cannot sustain the amount of traffic.</td>
<td>The proposals have been the subject of a Transport Assessment. The assessment concludes that up to 95 dwellings could be accommodated safely and without detriment to highway safety and congestion.</td>
</tr>
<tr>
<td>We have no pathways nor the infrastructure to support this amount of work</td>
<td>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.</td>
</tr>
</tbody>
</table>
Development is broadly welcomed, but there is a need to:

1) introduce pavements on Norwich road from New Rackheath and Salhouse to the new development/park area so that residents from both towns can safely access the area by walking; and
2) include a well equipped play area for children in the new park, and open recreational area suitable for ball games, jogging etc.

There is considerable wild life in area including bats and owls which will be disturbed and so there are genuine environmental concerns too.

The ‘concept’ is clearly just an initial and visual in the leaflet but it is already very clear that it does not reflect the actual space needed to accommodate 95 dwellings.

The plans submitted with the application are ‘illustrative’ at this stage and all matters of detailed design and layout would be addressed by subsequent reserved matters applications.

It would be inappropriate to develop this land at present. The proposed North Rackheath development will provide ample housing in the surrounding area. Need to prioritise brownfield land over agricultural land.

The Local Plan is out-of-date and the Borough cannot demonstrate a five-year supply of housing land. In such circumstances the Council’s policies in respect of housing supply are superseded by the provisions of the NPPF. The site lies within a sustainable location, with many local services and facilities within walking distance of the application site, and is supported by national planning policy.

I do not see why the new housing is to be positioned to the north of the site, with parkland to the south. If there is no future intent to build

Any illustrative plans are not submitted for determination and all matters of detailed design and layout would be addressed by subsequent

Any additional infrastructure requirements can be provided via S106 agreements, or through CIL contributions in discussion with Broadland District Council and Norwich City Council.

As above re. new pavements and crossings. Full details regarding the provision of the park area will be confirmed when reserved matters applications are submitted in due course.

The application is 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.

The application is also accompanied by a Badger Survey as there is a single badger sett close to the northern boundary of the site.

Notwithstanding the enhancements and mitigation measures that the reports recommend, and which can be secured via Planning Condition, these surveys conclude that development can be achieved on this site which will not impact upon Badgers, Bats, Birds, Great Crested Newts or Reptiles.

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The ‘illustrative’ plan however clearly demonstrates that 95 dwellings can be provided on this site, which would satisfy local and national policies.
on the parkland, then the plans could be switched, lessening the impact on existing dwellings.

<table>
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<tr>
<th>Reserved matters applications.</th>
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<tr>
<td>The layout has been designed to encourage existing residents of Rackheath and Salhouse to access the new parkland.</td>
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There is a complete absence of street lighting in the existing area. Any development should consider the impact of light pollution.

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<th>Matters relating to street lighting will be addressed as part of the reserved matters submissions and are not submitted for determination at this stage.</th>
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Impact on public health services

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<tr>
<th>The implications for existing infrastructure will be assessed as part of the Council’s determination of the application. The need for additional or enhanced facilities could be addressed by way of a financial contribution, or funded through the Community Infrastructure Levy, if necessary.</th>
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</table>

Impact on existing residential amenity

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<tr>
<th>The layout and design of the majority of the proposed development will be addressed as part of the reserved matters submissions and are not submitted for determination at this stage.</th>
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Request for all properties along the north-east side of this development to be bungalows to protect privacy of existing dwellings

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</tr>
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3.2 Many of the comments relate to matters of detailed design, which are not being submitted for determination as part of this planning application, and would be the subject of reserved matters submissions should outline planning permission be granted.

4 Conclusion

4.1 The Applicant has sought to pro-actively engage with the local community and have an open dialogue with local residents, and in particular, with those that live close to the site, whose views have been considered as part of the ongoing design process.