

RACKHEATH

Rackheath is a predominantly rural parish, but a large part of it is included in the Growth Triangle Area Action Plan proposals. Existing major residential-led developments total approximately 3,500 homes. In form and character, Rackheath is a triangular shaped village consisting of 20th century housing that has mainly developed either side of the Salhouse Road. Current facilities in the village include a primary school, a local shop and post office, a pub and a village hall. There is also local employment opportunity stemming from Rackheath Industrial Estate that is located to the north-west of the village off Green Lane West. Further to the north the A1151 Wroxham Road runs through the parish. Also, a significant recent change, both in landscape setting and transport connectivity, is the opening of the A1270 Broadland Northway. The route of which divides the main part of the village from Rackheath Hall (and its parkland).

Rackheath Neighbourhood Plan was 'made' in July 2017 and covers the period to 2037. The vision for the Neighbourhood Plan is that by 2037 Rackheath will be a small attractive rural town with a village feel, developed in a way that is sensitive to its rural location and heritage. It will have a strong and vibrant resident community and thriving local businesses. There will be an excellent range of services and facilities with good connections within Rackheath and between other settlements. It will be a place where people want to live, work and get involved, now and for future generations.

There are two sites identified as preferred options in Rackheath providing for 215 new homes. There are no carried forward allocations and no additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Rackheath of 215 homes between 2018 – 2038.

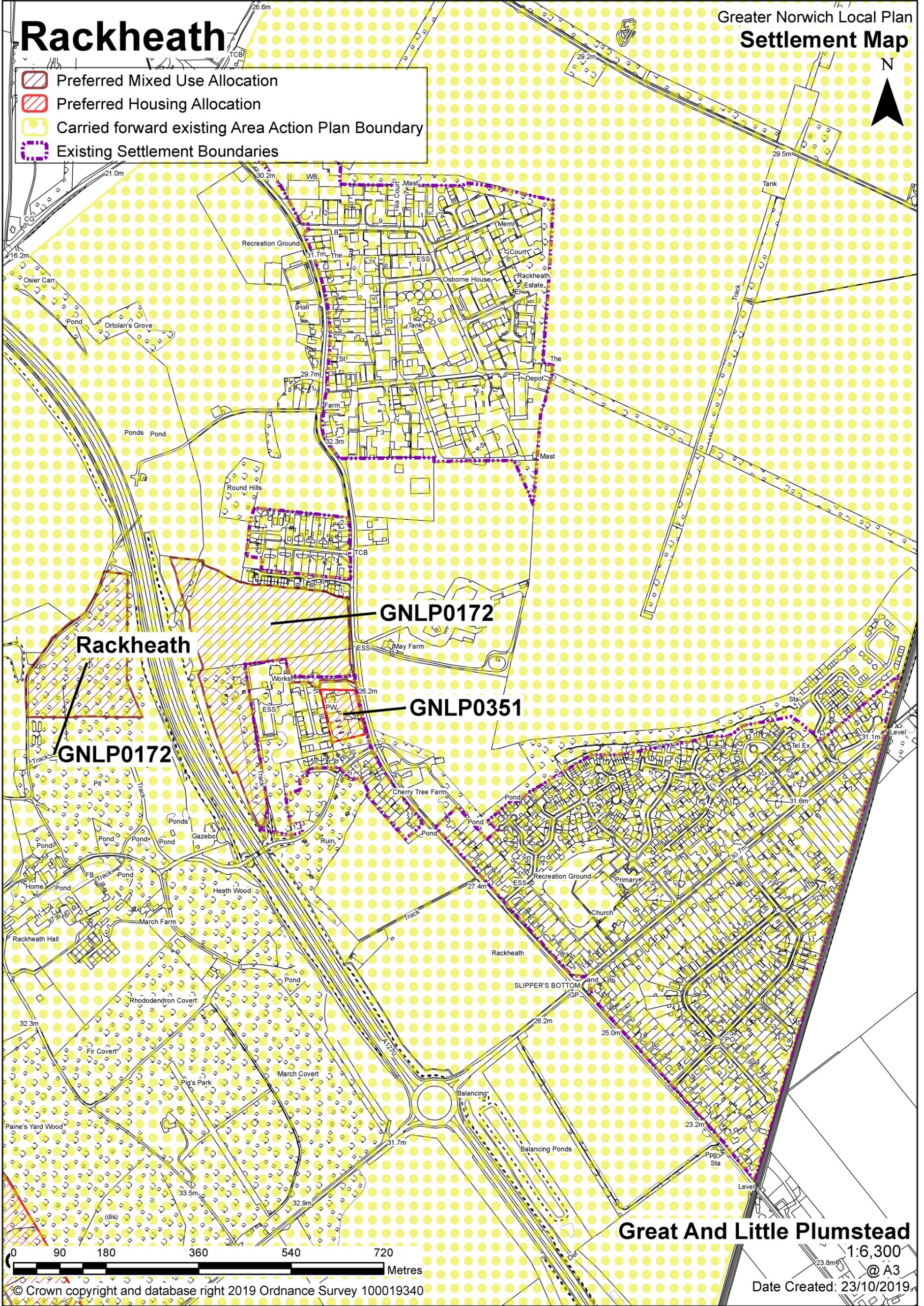
All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Rackheath

Greater Norwich Local Plan Settlement Map



-  Preferred Mixed Use Allocation
-  Preferred Housing Allocation
-  Carried forward existing Area Action Plan Boundary
-  Existing Settlement Boundaries



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1:6,300
@ A3
Date Created: 23/10/2019

New allocation proposed

POLICY GNLP0172 Land to the west of Green Lane West, Rackheath (Approx. 11.44 ha) is allocated for residential development. This will accommodate approximately 200 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure constraints addressed.

The development will be expected to address the following specific matters:

- A suitable vehicular access onto Green Lane West that does not prevent access to the North Rackheath GT16 allocation.
- Pedestrian and cycle connections provided between Green Lane West and Newman Road.
- A design and layout that functions appropriately with other site allocations and policies in the Growth Triangle Area Action Plan.
- Mitigation measures to manage the compatibility of neighbouring residential and industrial estate uses, as well as the nearby Broadland Northway (A1270).
- A design and layout that avoids adverse impact on views through the valley of Beck Brook.

Notes

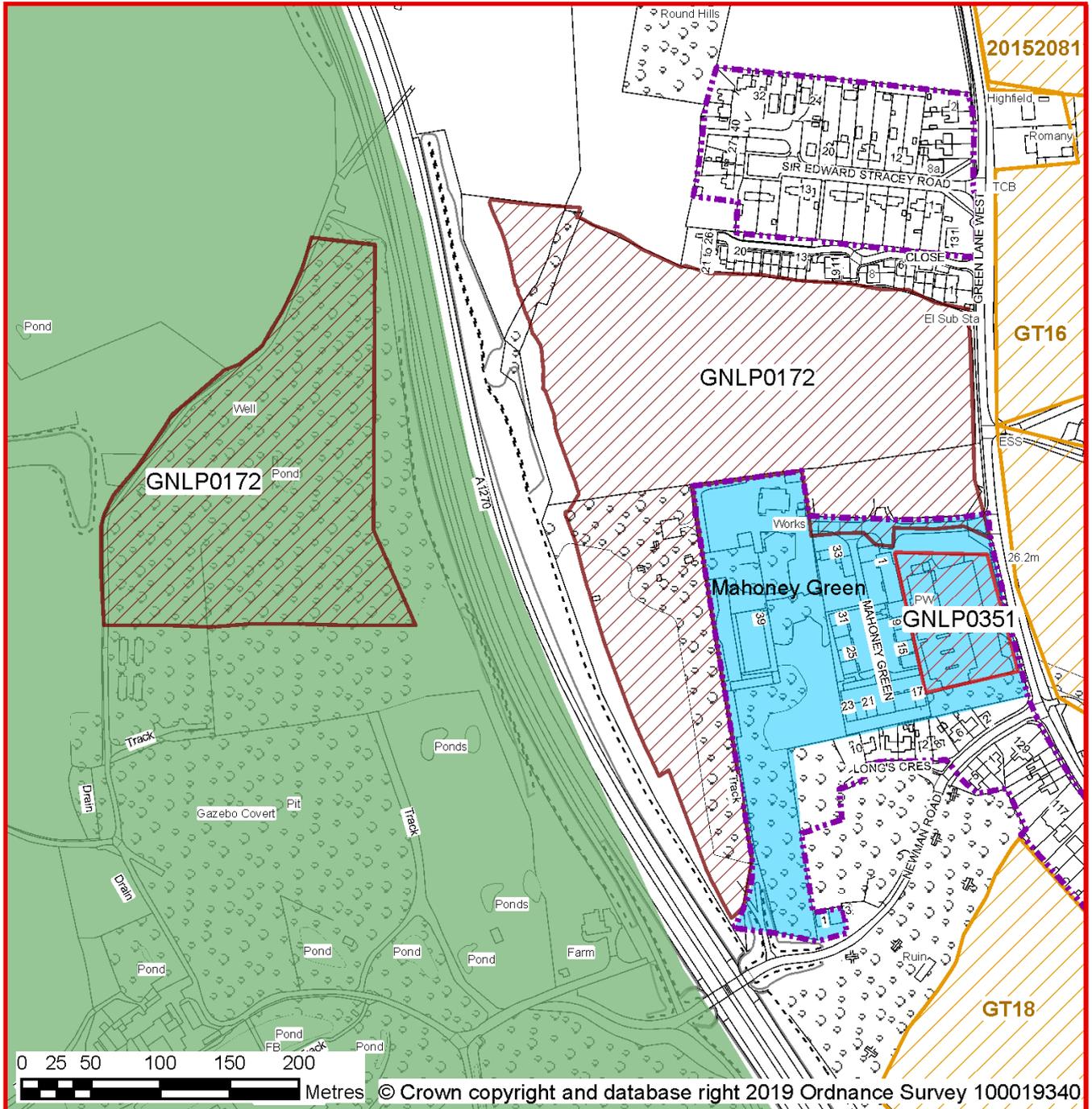
GNLP0172: This site is promoted as two parcels of land bisected by the Broadland Northway (A1270). It is considered appropriate for allocation as at the date of writing there is an existing committee resolution to approve an application for 205 dwellings on the site (reference 20172208). Residential development should be limited to land to the east of the A1270. Land to the west is only suitable for open space as it is within the landscape buffer for the Broadland Northway and close to the historic gardens of Rackheath Hall, a grade II listed building.

RACKHEATH

Site Reference GNL0172
 Location Land to the west of Green Lane West
 Allocation Mixed Use (200 dwellings)
 Area 11.44 ha

N
 1:4,000
 @ A4

Date Created: 22/10/2019



-  Preferred Housing Allocation
-  Preferred Mixed Use Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Green Infrastructure and Open Space Commitments
-  Strategic Employment Sites

POLICY GNLP0351 Land at Heathwood Gospel Hall, Green Lane West, Rackheath (Approx. 0.75 ha) is allocated for residential development. This will accommodate at least 15 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout being achieved.

The development will be expected to address the following specific matters:

- Mitigation measures to manage the compatibility of neighbouring residential and industrial estate uses will be required.
- Compliance with Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by sand and gravel and within a minerals and waste consultation area.

Notes

GNLP0351: This is a brownfield site within the existing settlement limit where development is acceptable in principle. Constraints on the site for residential development are relatively few, although some mitigation may be necessary due to the location of industrial buildings to the rear. Subject to footpath connections, and development being limited to the site's frontage the site is preferred for allocation.

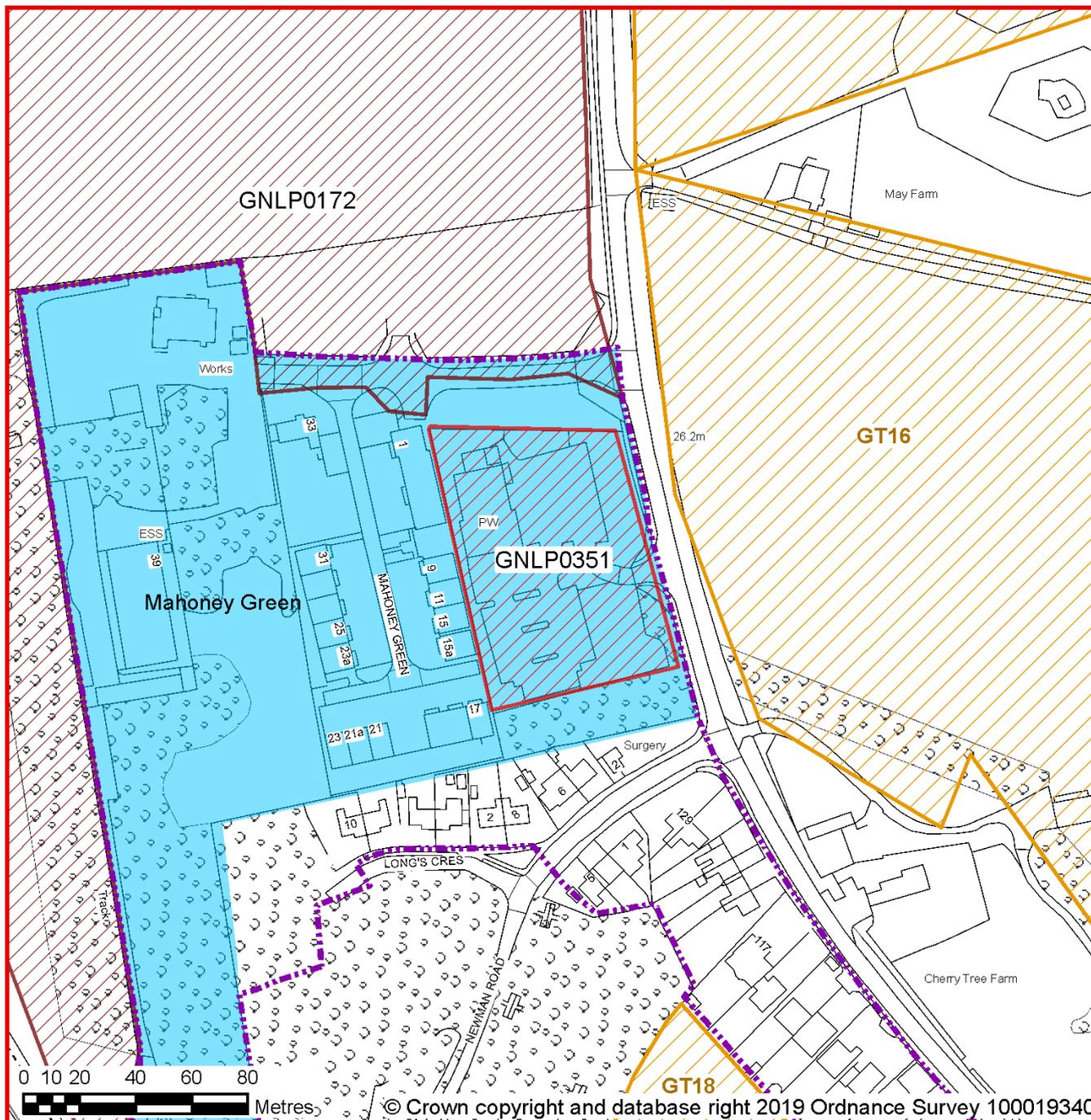
RACKHEATH

Greater Norwich Local Plan
Preferred Site

Site Reference GNL0351
 Location Heathwood Gospel Hall, Green Lane West
 Allocation Residential Development (15 dwellings)
 Area 0.75 ha

N
 1:2,000
 @ A4

Date Created: 24/10/2019



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-  Preferred Housing Allocation
-  Preferred Mixed Use Allocation
-  Existing Settlement Boundaries
-  Strategic Employment Sites

Existing allocations carried forward

Notes

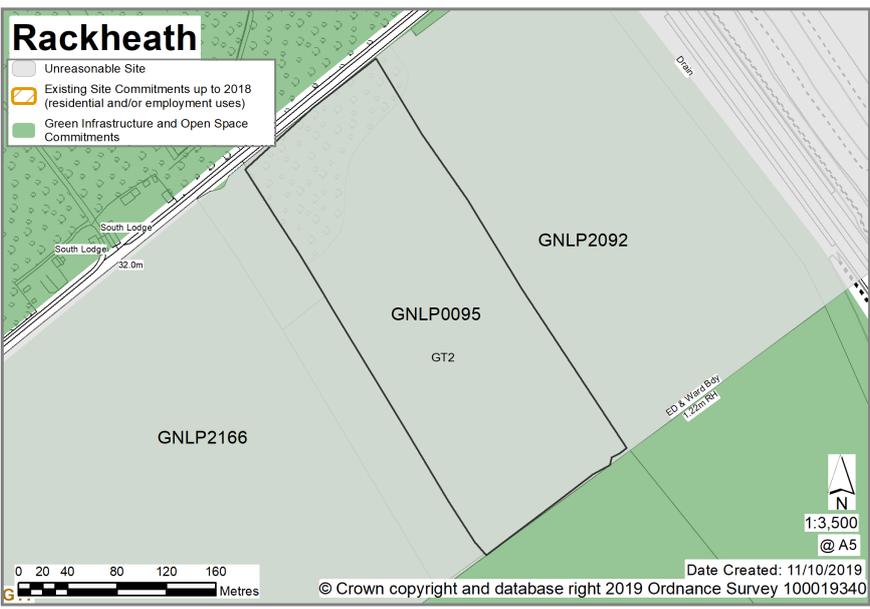
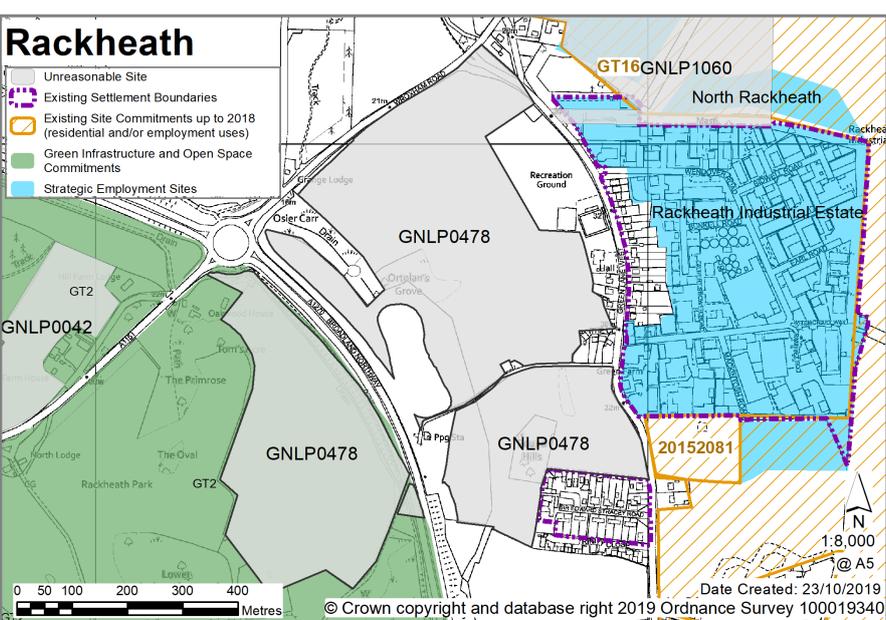
High amounts of existing development commitment remain, as the allocations identified in the Growth Triangle Area Action Plan will not be superseded by the new local plan.

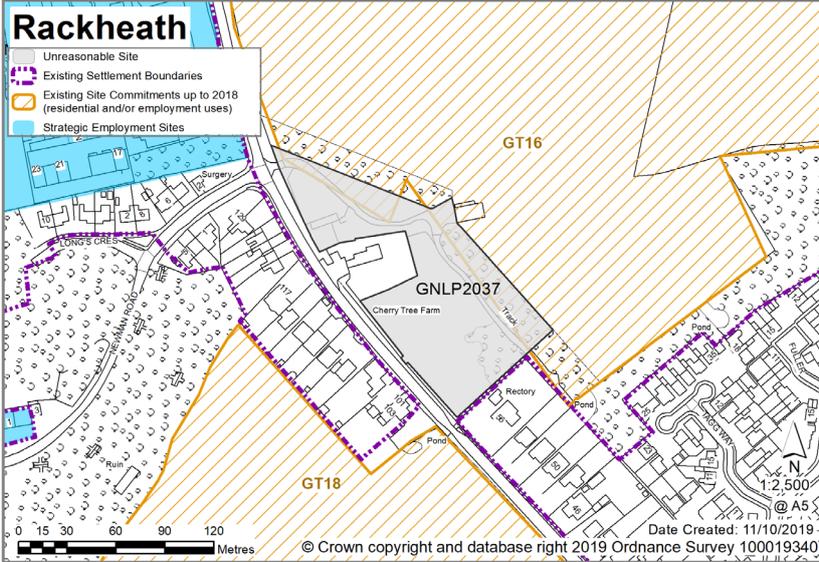
Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Rackheath				
NO REASONABLE ALTERNATIVE SITES				

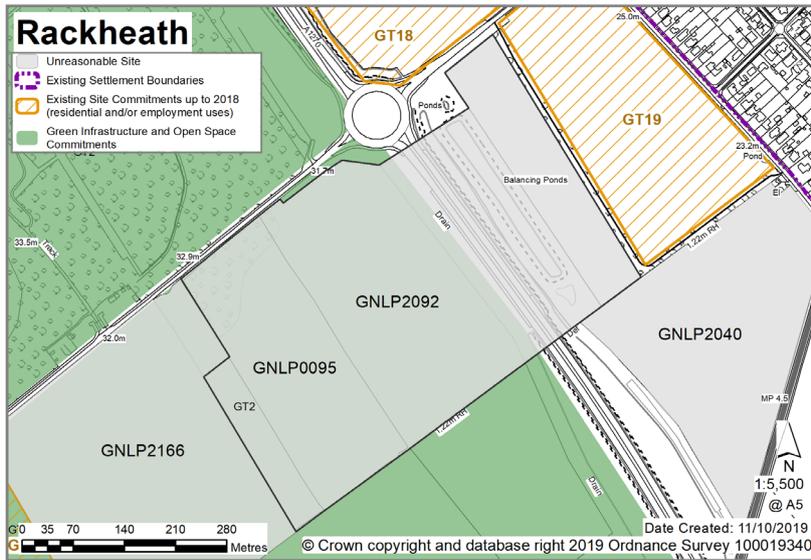
Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Rackheath				
Land to the east of Salhouse Road	GNLP0095	5.27	Up to 8 dwellings off a private drive	This site is not considered to be suitable for allocation as it is located within land designated as a landscape buffer to the Broadland Northway and is close to Rackheath Hall and its historic gardens with likely landscape character and heritage impacts. Access to facilities is poor, Rackheath Primary school is located on the other side of the Broadland Northway with no safe walking route available.

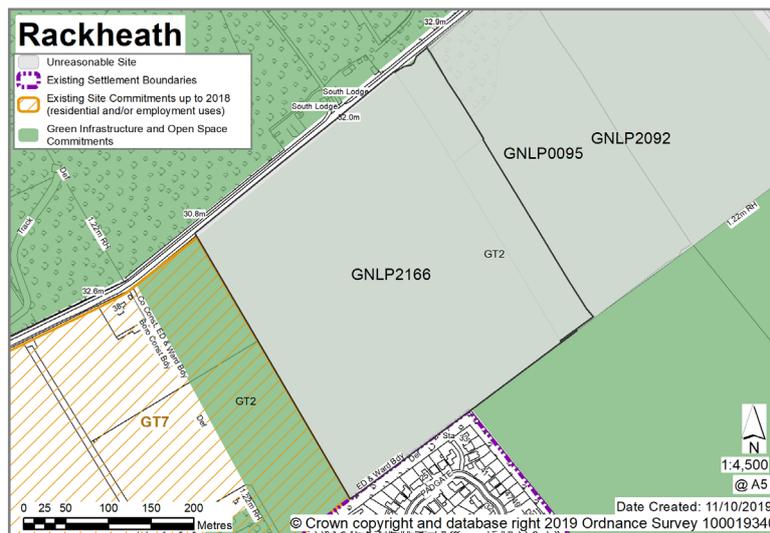
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				
Land east of Green Lane West	GNLP0478	44.60	Residential development of 142 open market and affordable dwellings with 31.78ha of green infrastructure in the form of a Country Park and recreation ground	There is potential to consider this site in combination with other sites put forward for development along Green Lane West which is paved and could provide a safe pedestrian route to the school. However, the site is currently an unreasonable alternative, unless the landowner can demonstrate an acceptable access strategy.
				
North east of Green Lane West	GNLP2037	1.04	10 dwellings	This site is within the existing settlement limit where development is acceptable in principle provided

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>that it does not result in any significant adverse impact. The site is not considered suitable for allocation as it is unlikely to be able to accommodate the minimum level of allocation and would be better to come forward through the planning application process.</p>
				
South of Salhouse Road	GNLP2092	20.84	Residential (unspecified number)	<p>This site is considered to be unsuitable for allocation as it is located within land allocated as a landscape buffer to the Broadland Northway and close to Rackheath Hall and its historic gardens with likely landscape character and heritage impacts. Access to facilities is poor, Rackheath Primary school is located on the other side of the Broadland Northway with no safe walking route available.</p>

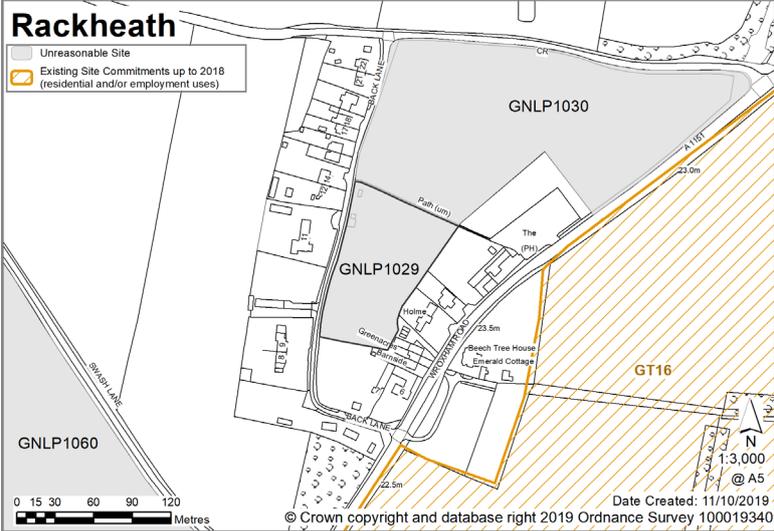
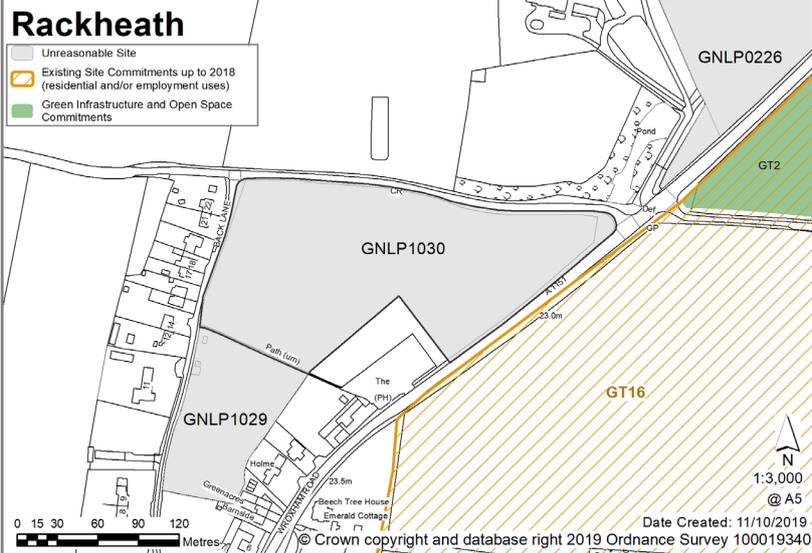
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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South of Warren Road	GNLP2166	12.94	216 dwellings plus GI	This site is considered to be unsuitable for allocation as it is located within land allocated as a landscape buffer to the Broadland Northway and close to Rackheath Hall and its historic gardens with likely landscape character and heritage impacts. Access to facilities is poor, Rackheath Primary school is located on the other side of the Broadland Northway with no safe walking route available.
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Land east of Back Lane	GNLP1029	0.81	Approx. 20 self-build plots	This site is not considered to be suitable for allocation. The main constraints are over the road junction with Back Lane and the A1151. In
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>addition, the site is 3 km from the primary school with no safe pedestrian route.</p>
				
Land south of Dobb's Lane	GNLP1030	2.81	84 dwellings	<p>This site is not considered to be suitable for allocation. The main constraints are over the road junction with Back Lane and the A1151. In addition, the site is 3 km from the primary school with no safe pedestrian route.</p>
				
Land to the south of Swash Lane and Muck Lane	GNLP1060	24.73	Relocation of Wroxham Football club with mixed use development of	<p>This site is promoted for mixed use development and relocation of Wroxham Football Club. Relocating the football club would require significant investment, likely to be significantly more than would be</p>

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			residential and commercial	achieved from redevelopment of the ground. Given this situation there is not a reasonable likelihood that the proposed residential development at Wroxham (GNLP0041) would take place and so an allocation for the football club at this location is unlikely to be justified at the current time.

