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19th March 2021

Our ref: 2166

Regulation 19 Submission Consultation

Sent via email to: GNLP@norfolk.gov.uk

Dear Sir/Madam

Greater Norwich Local Plan Regulation 19 Strategy and Site Allocations

GNLP2166 Land South of Salhouse Road, Rackheath

This representation is made on behalf of the landowners of the above site to the Greater Norwich Local Plan (GNLP) Regulation 19, Draft Strategy and Site Allocations Process and relate to land south of Salhouse Road (reference GNLP2166).

The site has been subject of previous submissions to the GNLP process (see **Appendix 1**). Lanpro represent the landowner. The landowner submits that the site is suitable for development and allocation in the local plan.

The site has been considered as “unreasonable” and not carried forward for allocation by the Local Plan Team, on the following basis:

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.

Consideration of issues

The Land is located within the landscape buffer for Broadland Northway - Policy GT 2 within the Broadland District Council Growth Triangle Area Action Plan (Adopted July 2016) seeks to form a landscape setting to the future edge of Norwich which preserves the important elements of the landscape structure of the area.

If GNLP2166 were allocated, intervening land would ensure a strategic gap of 400m is maintained between the site boundary and existing commitments in the AAP, which are situated between Broadland Northway and the current edge of Rackheath. The subject site lies outside of any Green Infrastructure (GI) corridors illustrated on the Area Action Plan Proposed Allocation Map and would therefore not prevent these from coming forward. It is considered that GNLP 2166 would comply with the broad aims contained with the Growth Triangle Area Action Plan and the objectives of the Broadland Northway landscape buffer.

Impact on Rackheath Hall and Historic Gardens - Rackheath Hall is a Grade II Listed Building which is located between Salhouse Road and Wroxham Road. The Hall sits within a large area of parkland and is bounded by dense woodland. The Hall was converted into apartments in 2003 and required substantial works for the conversion.



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GNLP2166 is located approximately 920m south west of Rackheath Hall, whilst the boundary of a site allocated within the plan (GNLP0132) is located approximately 310m west of Rackheath Hall and would border the Hall's surrounding parkland. GNLP0132 proposes 1200 new homes, whereas GNLP2166 has the potential to accommodate 200 dwellings. It is considered that GNLP0132 has the potential to have a significant impact on the heritage asset, whilst GNLP2166 would have little, if any.

Access to Facilities / Rackheath Primary School - The site is located adjacent to an existing allocation GT7 which requires the provision of a new primary school. A reserved matters application was approved in June 2020 for GT7 which confirmed that 2ha of land was reserved for this purpose. Whilst there are currently no timescales for the delivery of the school, this has been secured through a legal agreement and will come forward at the appropriate time. It is therefore expected that any development at GNLP2166 would fall within the catchment area of the new primary school.

Adopted Growth Triangle Policy GT3: Transport, seeks improvements to support Bus Rapid Transit (BRT) as well as a new cycleway to Rackheath, which is to be delivered along Salhouse Road and linked to the Norwich Area Cycle Network. GNLP2166 would further support the GT3 Policy aim through its allocation for development, with land for BRT and a cycleway being able to be secured along the frontage of Salhouse Road.

In summary, the site is located in an area that would benefit from a footpath and cycle connections to a wider network, as well as being adjacent to a planned Bus Rapid Transit route. The site lies within an area that has been identified for significant growth and is adjacent to a site which is to deliver a new primary school.

Other Matters

Delivery of dwellings in this part of Greater Norwich has been historically slow and reliant on significant strategic allocations which require substantial infrastructure interventions. Smaller sites such as GNLP2166 have the potential to contribute to improved rates of delivery.

Summary

Taking the above into consideration, GNLP2166 is considered to be suitable for residential development and would lie in a sustainable area close to the largest settlement in the region. The site would comply with the general aims of the Growth Triangle Area Action Plan and would help provide other green infrastructure aims. The site does not generate harms that could not be dealt with during the normal course of preparing a planning application, and it should be allocated for residential development.

Yours sincerely,

Ian Douglass
Head of Planning



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Appendix 1 – GNLP Reps, March 2020