

ASSESSMENT MATRIX FOR LARGE DEVELOPMENTS

Rackheath Neighbourhood Plan Policy	Objective	Does the application comply?	Notes
HOU1: Mixed Type/ Diversity	Are starter homes provided and sufficient?	No	A small number of starter homes but the main allocation is for 3/4 beds and the minority are 1 bed flats and 2 bed and 5 bed houses. There needs to be more 1 beds and flats to adequately meet the this policy.
	Are there family homes with a range of garden sizes?	Yes	This has been met with the predominantly 3/4 bed properties.
	Is there affordable housing including social (1/3)?	Yes	28% affordable housing included.
	Is there housing for the elderly and disabled?	Yes	To be taken forward under a different application. A provision for 92 bed units would be supported under HOU1 and the application for this is awaited.
	Is there supported housing?	Yes	To be taken forward under a separate application.
	Are there any bungalows?	No	No bungalows are included. Not necessarily needed with the independent units planned.
HOU2: Character and Density	Is there a green and rural feel and does the plan reflect the existing village?	No	Open space round the edge and a tree belt meet policy but housing density is more urban and than desired.
	Is there coherent themed buildings throughout development?	Yes	Georgian style is not in keeping with current village designs but is pleasant to look at and reflects some of the differing styles present in the village.
	Scale and character of Rackheath housing?	Yes	As above
	Are all the buildings of lower height e.g. no 3 storeys?	Yes	
	Are the routes around the development well laid out?	Yes	Driveways at the back of the site are private. Would like to see more adoptable roads to prevent ownership issues in the future and aid public utility and emergency service access.
	No enclaves of social housing?	Yes	
HOU3: High quality public realm	Has cycle parking been included?	Yes	Covered cycle parking for the flats
	Some generous front gardens particularly on Salhouse Road and Green Lane West?	N/A	
	Boundary edging preference walls and planting?	Yes	Use of black railings gives a more village feel. Minimal planting included.
	Wheelie Bin storage?	Yes	Screened off areas for the flats and in designated areas and/or at the back of dwellings

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ENV1: Drainage	Is there impact on known flooding points and has this risk been addressed in the application?	?	There is known flooding at the pond on the adjacent site to this development but details of how this will be managed in line with this application are unknown.
	Is the drainage to scale with the development & futureproofed?	?	No drainage information provided would need to see more details to determine what has been put in place.
	Are permeable materials used on freestanding areas/parking bays & play areas?	?	No information evident to be able to assess this but needs to meet appropriate policy. Private drives look to be block paving which are required to be permeable to guard against flooding.
ENV2: Climate	Have solar panels or other technologies been utilised?	?	No information evident to be able to assess this but new technologies will need to be considered to meet climate policy.
ENV3: Tree belts and wildlife habitats	Are there links to existing tree belts? Allowance for cycle/foot routes to Rackheath and other villages?	?	No obvious route through to the adjacent Lovells development and would like to see connectivity to prevent private trespass. Continuation of footpath on Green Lane East up to the development should be considered to allow safe pedestrian access to the facilities. The current footpath stops 30-40 feet before the development. Footpath upgrade should be considered on Green Lane East or link across to a footpath on outside of the development.
	Is there respect for existing landscape?	No	Agricultural land use to change to housing development!
ENV4: Trees and soft site boundaries	Are these being maintained or added to existing trees/shrubs?	Yes	Keeping the tree belt and additional tree planting included.
ENV5: Historical impact	Does this application effect any of the Local Heritage Assets?	N/A	
ENV6: Views and vistas	Does this effect the vista from Stone Hill?	N//A	
	Is the rural feel lost? Can you see the landscape?		
ENV7: Green space	Has green amenity space been included in scale?	Yes	
ENV8: Approaches to Rackheath and village landscape	Improvement to the village entrance, if development is in the area	N/A	

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COM1: Linked community	Is there a joined up network of roads?	No	Broad Lane is closed and although it does link up to Rackheath, The Plumsteads and other villages to be served by the medical centre are somewhat cut off.
	Is there a joined up network of footpaths?	No	Improved linkage to Lovells is needed and pathways on Green Lane East to the front access to the site is needed for the safety of pedestrians with pushchairs/wheelchairs.
	Joined up network of cycleways?	No	Not addressed by this application but understand foot/cycleway to link Rackheath to Thorpe End.
COM2: New community facilities	Is this a large enough development to provide provision? <i>(Record in notes)</i>		Although this development impacts Rackheath there is no CIL being generated.
COM3: Social spaces, play spaces and parks	Have play areas, green spaces and parks been provided to suit all ages?	Yes	It would be beneficial to have toddler play equipment allocated to the area immediately outside the medical centre to support families with young children who are attending the facilities. Equipment for older children could be provided on open space further way from the medical centre and it will all benefit those visiting residents in the planned 92 bed units as well as all the other residents on the development.
	Is there sufficient parking near play area?	Yes	
	Is there natural surveillance over play areas?	Yes	
COM4: Community safety	Are there attractive frontages giving good natural surveillance?	Yes	
COM5: Existing community facilities	Does the development effect/impact on current community facilities?	No	Biggest impact is schooling. Medical facilities addressed within the site.
COM6: New sports facilities	Are any proposed? Should there be?	N/A	

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COM7: Allotments	Are any proposed? Should there be?	Yes	It would be useful for the area allocated for allotments to be offered to Rackheath residents or adopted by the Council along with some CIL money for set up and short to mid-term maintenance. Rackheath currently has no provision for allotments despite there being a need amongst residents and there is no other land currently available.
BUS1: New and expanding businesses	Is there adequate off road parking?	Yes	
	Will there be heavy or polluting traffic?	N/A	
	Is there access to local transport nearby?	No	No bus service is in place to the surgery. The nearest bus stop is at the Sole and Heel roundabout. However, the location does provide a circular route around the development which would work well for a bus route to service the medical facility and the residents. Car Club spaces could be allocated to the medical centre car park.
	Is there good access to NDR and not through village?	No	With Broad Lane closed there is only one road entry to the development and this will impact on Green Lane East residents and there is a risk of rat running around Vera Road. There should be an improved public transport service to reduce car use and improve connectivity for those residents in surrounding villages to access the services.
BUS2: Buffer between residential and industrial	Is there a buffer between the residential and new business?	Yes	The independent living accommodation will go some way towards this.
BUS3: Local Centre with a rural village feel	GT16: Local centre	N/A	
BUS4: Retention of retail premises	Does development impact on current businesses in the old village centre?	Yes	Only the pharmacy which is protected by other policies

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SER1: Preschool and school provision	Does this application increase the cumulative effect/impact on schooling?	No	The current Rackheath Primary School is almost at capacity. Families on this development would fall within the catchment for Plumstead but due to the closure of Broad Lane and poor connectivity the preference will be for children to apply for Rackheath Primary. It is assumed that children who are allocated to Plumstead Primary should be eligible for school transport given the distances involved.
SER2: Primary Health Care	Does this application increase the cumulative effect/impact on healthcare?	Yes	Addressed in application.
TRA1: Public transport	Are roads on the development suitable for buses and emergency vehicles?	No	All roads should be adopted to facilitate this.
TRA2: Pedestrian, cycle and bridleways	Are there safe and attractive routes for cycles, footpaths and bridle ways?		The provision on Green Lane East will need to be considered. Whilst it is currently a no through road there is limited traffic, however, this application and the medical centre will increase traffic making this less safe for pedestrians and cyclists in its current format. There is a cycle/footpath alongside the railway line which links with Plumstead Road and it is understood that this development will provide connectivity all the way through to Thorpe End.
	Are crossing points required? <i>(If on Green Lane West & East)</i>	No	A crossing point from the Green Lane East footpath to the medical centre will be needed due to increased traffic.
TRA3: Layout and traffic calming	Does the design encourage safe driving?	Yes	
	Is there more than one route in and out of development?	No	Only one route but it is 130 houses with a loop system that doesn't lend itself to secondary access.
	Measures for traffic calming agreeable with Parish?	N/A	
TRA4: Residential car parking for new developments	Is off road parking provided for development housing?	Yes	
	Is there enough parking to minimise on street parking?	Yes	
	Are size of garages and carports useable?	Yes	

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Any comments or research required out of the NP scope

This development is in addition to the 5 year land supply set out under the GNLP.

Nutrient Neutrality mitigations to be submitted once known.

Positives: building design is desirable with no 3 storey properties. Cycle and bin storage is included - cycle storage must be covered. Allotments could be made available to Rackheath residents. The benefits of the site will be accessible to Rackheath residents.

Negatives: provisions for protection of the gas line have not been included. No tree analysis or maintance recommendations have been provided. No safe cycle/footpath route in place for Great Plumstead. Too many private drives; more adoptable roads for refuse and emergency vehicles should be included. Crossing on Green Lane East is need in anticipation of the increased traffic movement. No CIL will be allocated to Rackheath for this development despite bearing the brunt of the disruption and being the easiest centre to access. No play equipment has been included and connectivity to the Lovells development should be considered. Double yellow lines on Green Lane East would stop parking along the front edge of the development for those using the medical facilities. This will ensure the entrance is kept open and clear for access for deliveries/emergency services/large screening vehicles and will provide some traffic management.