

Minutes
Rackheath Community Council: Planning Committee Meeting
Tuesday 17th May 2022 at 6.00pm
At The Pavilion, Green Lane West, Rackheath, NR13 6LT

Anne Tandy

Anne Tandy, Community Clerk

Present: Pippa Nurse (Chair), Brian Gardner, Chris Yates, Fran Whymark, Paula Lowe

Also in Attendance: Anne Tandy, Community Clerk and RFO

Public: 0

1. There were no apologies for absence.
2. There were no declarations of interest or dispensations for items on the agenda
3. Adjournment of the meeting for Public Participation: no public in attendance.
4. The Minutes of the Planning Committee Meeting held on Tuesday 23rd November 2021 were considered and **approved** as an accurate record of the meeting. There were no matters arising.
5. The Terms of Reference for the Planning Committee were considered and **approved**.

6. To make recommendations on the following planning applications:

a. 20212010

Description: Outline Application for a mixed use residential led development with up to 350 dwellings, employment land, informal and formal open space with all matters reserved except access

Location: Land East of Wroxham Road, Rackheath

Applicant: Halsbury Homes Ltd

Comments:

- The application fails nutrient neutrality tests at the current time
- Proposed housing is very near to PSH Waste Recycling. Noise assessment needed particularly if previous assessments were carried out prior to the crushing activities being approved at the site. No screening will stop the dust and smell. Full assessments needed for air quality
- Industrial development should buffer like for like as per the Neighbourhood Plan. Environmental Officer report for GT16 has concluded that residential development should be set back from the industrial area in the GT16 application. The same should apply on this application.
- The development is isolated with limited connectivity by foot, bike or public transport. Poor connectivity with the Master Plan.
- Football pitch offers poor natural surveillance and is not supported in this location. It is in close proximity to existing pitches and GT16 sporting facilities and would be better utilised as allotments.

- Makes GT16 unsustainable with a lack of employment area if this was to go ahead and this goes against the Neighbourhood Plan.
- Emergency access might be better placed onto Muck Lane.
- No formal consultation with the Council or public.
- The majority of the roads are unadopted and likely to be problematic for residents with parking and raises concerns about bin collections and deliveries. Roads should be adopted or as wide as an adopted road. Parking will also hinder pedestrians where roads are narrow by encouraging vehicles to park half on the road, half on the footpath.
- One access is lost for GT16 and may result in traffic using this development to access other facilities on GT16 creating a 'rat run'.
- Poor connectivity to other housing, paths, cycle ways and roads.
- No consideration to proper foul water drainage or impact on existing resources e.g. gas, water supply etc.
- Not an allocated housing development location.
- Impact on schools, doctors, local infrastructure etc.
- Wroxham Road is rural road and landscaping should maintain the current vista (e.g. do not want further tree removal and landscape of housing onto road)
- Neighbourhood Plan
 - Emergency Access Plan would be better placed on Muck Lane
 - Lack of breakdown of housing types makes it difficult to comment
 - No details of bike racks, bin storage and parking.
- No details of EV points
- Impact on Wroxham Road and the NDR access junction with the potential for an extra 700+ vehicles on the road.
- Question of the validity of traffic noise assessments as the date suggests it was undertaken during lockdown when homeworking was prevalent and therefore should be carried out again. NMP2 is situated on the sports facilities and not where the residential accommodation will be situated. Concerns that it does not reflect the true picture of noise pollution.

It was proposed that the application is objected to as not thought out and does not take into account the needs of GT16. **All agreed.**

b. 20220663

Description: Outline application for a mixed use residential led development with up to 3,850 dwellings (C3); employment land (E.g. (i, ii, iii) , B2 & B8); two local centres (C2, C3, E, F1, F2, sui generis); two primary schools, one secondary school (F1 (a)); cycle and vehicle parking for residents, visitors & staff, formal & informal open space, formal & informal landscaping, sports provisions, orchards & allotments; utilities; energy centres, primary substation, substations, foul pumping stations, community waste recycling centre (sui generis), sustainable urban drainage infrastructure; internal access and pedestrian & cycle infrastructure, EV charging infrastructure with all matters reserved except vehicular accesses (and associated drainage infrastructure)

Location: Land North of Green Lane West, Rackheath, NR13 6NZ

Application Type: Planning Application Outline

Comments:

- Concern that whilst the masterplan has been drawn up for the whole site, parcels of land will be sold off to individual developers resulting in lack of continuity and reduction of social housing.
- A breakdown on property types needed and the 10% social housing needs to be increased.
- This is a very large site generating lots of vehicle movement but no improvements are being considered to accessing Wroxham and NDR. The impact on the roads will make Wroxham and The Broads unattractive for visitors. The infrastructure will not cope with the increase in

traffic. The route into Wroxham is already at capacity at peak times and with the introduction of this major development the impact on the wider area needs to be considered and upgraded.

- No innovative public transport solutions for the size of the development.
- Access to additional medical services needs to be included.
- Transport framework for travel and a need for community car scheme and car club should be included on the development with allocated parking bays with EV points.
- The bus route doesn't extend to Salhouse Station which is disappointing as this was included in previous submissions. Suggestion is for a bus loop to be installed up to the station to increase accessibility (accessibility for bus only via raised bollard).
- Bus routes need to come into the village up to the Ind estate, onto GT16 and straight back into the city to ensure the development links up and is fully accessible.
- Lack of employment included on the masterplan due to not having been ringfenced. Not proportionate to the size of the development thus making this development unsustainable.
- Lack of housing details to comment on suitability.
- Land north of Stonehouse Road is isolated from development in Salhouse. Salhouse Parish would be interested in moving the boundary.
- Council would want to adopt Community Assets; play areas, grass cutting and bins but no balance ponds, drainage systems or tree belts.
- No consideration to proper foul water drainage, impact on existing resources e.g. gas, water supply etc
- Pleased that the preferred high school is now on GT16 and not at the Beeston development. Any increase in social housing allocation will need to be reflected in the school provision.
- Due to the cross over in season play the cricket and football provision would need to be separated, a better match would be cricket and a bowls green.
- Neighbourhood Plan
 - 3 storeys is against the plan (despite repeatedly bring this up with the developers)
 - No details of bin stores, bike racks or parking areas
 - More detail needed on how the local centres are to be made up.
 - It is good to see the heritage of the village is being enhanced and reflected in the open space plans
 - Archaeological finds relating to the air base heritage should be donated to the Council/Pathfinders organisation.

7. Information about decisions, appeals and any other planning matters were received and considered:

- a. The proposal to adopt the community assets: open spaces to comprise grass cutting, play equipment and waste bins, on the following developments was considered and **agreed** as follows:
 - i. Orbit Housing, Green Lane West - **agreed**
 - ii. Charles Church development, Green Lane West, southern phase – **agreed** but not the maintenance of bat and bird boxes
 - iii. GT16 Masterplan – will form part of the ongoing discussions with Taylor Wimpy but the intention of the Council would be to adopt this.
 - iv. Mahoney Green development, Green Lane West – more information needed about the open space to the south of the NDR
 - v. Lovells Development – initial contact made from Flagship but further information needed.
 - vi. Will also consider the David Wilson Homes housing development on Salhouse Road.

The Council will not consider adoption of balance ponds, drainage systems or tree belts.

Meeting concluded at 20.08