Rackheath Design Guidance and Codes

To accompany the Rackheath Neighbourhood Plan

Draft, November 2024

Contents

1. Vision for Rackheath

1. Vision for Rackheath

1.1 The ambition for Rackheath is to create an attractive, well-designed and integrated place enabling existing and new residents to live and work together as a cohesive and connected community.

1.2 The parish of Rackheath will develop in a way which is sensitive to its rural Norfolk setting, including the allocation of approximately 4,500 new homes, parks, woodland, playgrounds, schools, shops, business premises, healthcare, public transport and community facilities – all the elements you would expect to find in a place of this size.

Figure 1: **Rural Rackheath, Newman Road Woods.** Rackheath, Norfolk. Source: own.

1.3 For this ambition to be successful the focus needs to be on holistic place-making, and long term sustainability rather than just housing numbers**.**

1.4 The purpose of this Rackheath Design Guidance and Codes document is to bring forward this ambition and by doing so achieve the clear vision set out in the Rackheath Neighbourhood Plan.

Rackheath Neighbourhood Plan
Vision statement

By 2045 Rackheath will be an attractive and distinctive place, growing in a way that is sensitive to its existing community and rural setting.

Green spaces, the natural environment and local heritage will be valued and protected. New development will be well designed, accessible and environmentally sustainable.

It will have thriving local businesses and a strong and vibrant resident community. There will be a range of focal points in Rackheath which are used by local people, providing an excellent range of inclusive services and facilities.

There will be good connections within Rackheath and beyond. It will be a place where people want to live, work and get involved, now and for future generations.

2. Introduction

2. Introduction

The importance of good design

2.1   The National Planning Policy Framework (NPPF) emphasises the importance of good design in plan making and introduces design expectations through Design Codes.

2.2   Rackheath has been earmarked for large scale development for many years, going back to the late 1990s when it was proposed as an 'eco-community'. Plans for an Eco Town were superseded by the Rackheath masterplan, to build some 4000 new homes and associated amenities.

2.3   At the time of writing, the building of hundreds of new homes has taken place and there are further plans for a significant amount of further residential development. Taylor Wimpey are progressing plans and refining a masterplan for its proposed development of 'North Rackheath' (GT16). The plans include the development of up to 3,850 dwellings, two local centres, employment land, two primary schools, one secondary school, community space and sports provision.

2.4   The Design Guidance and Codes presents a great opportunity for a coherent design strategy that goes beyond each developer's site boundaries. The document is written to ensure that the parish works as an integrated community, covering the whole neighbourhood area, i.e. the entire parish of Rackheath, including all scales of development, from extensions in existing Rackheath, to large estate development of 30 or more dwellings, and everything in between.

Purpose of the Rackheath Design Codes and Guidance

2.5   The purpose of the Rackheath Design Guidance and Codes is to ensure that high quality design is achieved across Rackheath parish, delivering a place where residents choose to live, businesses are attracted to, people want to work, and visitors wish to come. This document gives greater clarity and certainty about what the design expectations are for Rackheath.

2.6   As part of the Neighbourhood Plan, the Rackheath Design Guidance and Codes will be adopted by Broadland District Council to determine planning applications in Rackheath. It therefore must be used by:

- Broadland District Council when determining planning applications.
- Applicants who are developing proposals of all types and scales in Rackheath, and those who will be undertaking that development.
- Members of the Rackheath community, including residents and businesses, with an interest in making changes to their properties.
- Rackheath Community Council (the Parish Council) for making comment on planning applications.

2.7   The following is taken from the 'Neighbourhood Planning Design Coding Guidance' (Locality, 2024) and provides useful clarity on what a design code is and who it is for:

> **What is a design code?**
> *A design code is a tool used to improve the quality of places, buildings, and spaces, helping to ensure the design quality meets the expectations of the local community for the type, scale and location of the development.*
>
> *Design codes are clear design requirements for new developments, based on principles and priorities agreed upon with the local community.*
>
> *A neighbourhood plan design code is an optional tool that can be used if there are specific design issues or features in a neighbourhood plan area that are not covered by design codes produced by the local planning authority. They are supported by evidence and preferably adopted as part of a neighbourhood plan, with the full support of the local planning authority.*
>
> *The design code will form or support the design policy for new development proposals that can be included in neighbourhood plans, neighbourhood development orders or community right to build orders. Where the design code forms part of the neighbourhood plan, it will become part of the local*

> *development plan, and form the basis for decisions on individual planning applications.*

2.8   The Rackheath Design Guidance and Codes is parish-wide, and its primary focus is to ensure that Rackheath works as a whole, single, integrated and cohesive community, that is attractive and distinctive. This document is not intended to form an alternative masterplan for allocated sites. It sits between the National policy and guidance, Broadland district policy, and the individual masterplans produced by individual developers for individual sites.

Policy and guidance context

2.9   The Rackheath Design Guidance and Codes sits within the context of a wider set of policies and guidance. Developers should refer to these key documents when planning future development in Rackheath.

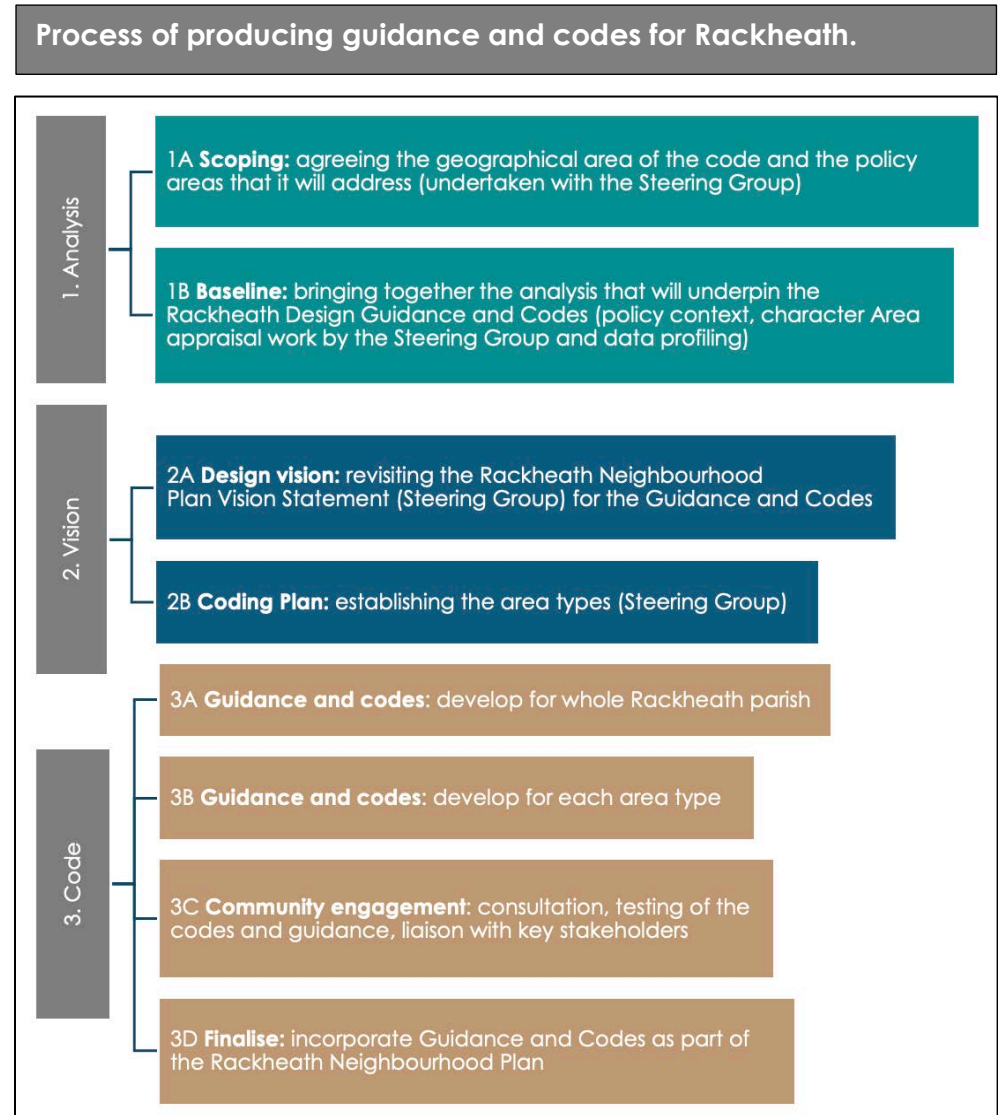> **Broadland district policy**
>
> - Greater Norwich Local Plan (2024).
> - Broadland Council Development Management DPD (2015).
> - Broadland District Council Design Guide (1997) and emerging work for the new Broadland and South Norfolk Design Code.
> - Greater Norwich Growth Triangle Area Action Plan (2016).

National policy and guidance

- National Planning Policy Framework (2023).
- National Design Guide, Planning practice guidance for beautiful, enduring and successful places (2021), Ministry of Housing, Communities & Local Government.
- National Model Design Code, Part 1, The Coding Process (2021), Ministry of Housing, Communities & Local Government.
- National Model Design Code, Part 2 Guidance Notes (2021), Ministry of Housing, Communities & Local Government.
- Manual for Streets (2007), Department for Transport.
- Building for a Healthy Life (2020), Homes England
- Neighbourhood Planning Design Guidance (2024), Locality.

The process of producing guidance and codes for Rackheath

2.12   In accordance with national guidance, the following process has been undertaken to develop the Rackheath Design Guidance and Codes, shown in the following flow chart.

Process of producing guidance and codes for Rackheath.

1. Analysis

1A **Scoping:** agreeing the geographical area of the code and the policy areas that it will address (undertaken with the Steering Group)

1B **Baseline:** bringing together the analysis that will underpin the Rackheath Design Guidance and Codes (policy context, character Area appraisal work by the Steering Group and data profiling)

2. Vision

2A **Design vision:** revisiting the Rackheath Neighbourhood Plan Vision Statement (Steering Group) for the Guidance and Codes

2B **Coding Plan:** establishing the area types (Steering Group)

3. Code

3A **Guidance and codes:** develop for whole Rackheath parish

3B **Guidance and codes:** develop for each area type

3C **Community engagement:** consultation, testing of the codes and guidance, liaison with key stakeholders

3D **Finalise:** incorporate Guidance and Codes as part of the Rackheath Neighbourhood Plan

3. Rackheath: the neighbourhood area

3. Rackheath: the neighbourhood area

Context: overview of Rackheath parish

3.1   Rackheath is a parish located within Broadland district to the northeast of Norwich. Rackheath has experienced significant growth since the Neighbourhood Plan was adopted in 2017, enabled in part by the opening of the A1270 Broadland Northway, which divides the main part of the village from Rackheath Hall and its parkland. Rackheath is 8.8km from Norwich. The main settlement sits between the Salhouse Road and the Wroxham Road.

3.2   The resident population of Rackheath parish was 1,972 on Census day 2011. The resident population of Rackheath parish was 2,147 on Census day 2021, a relatively small increase between the 2011 and 2021 Census. The population of Rackheath will have increased further with new development having been built out and occupied in the last few years.
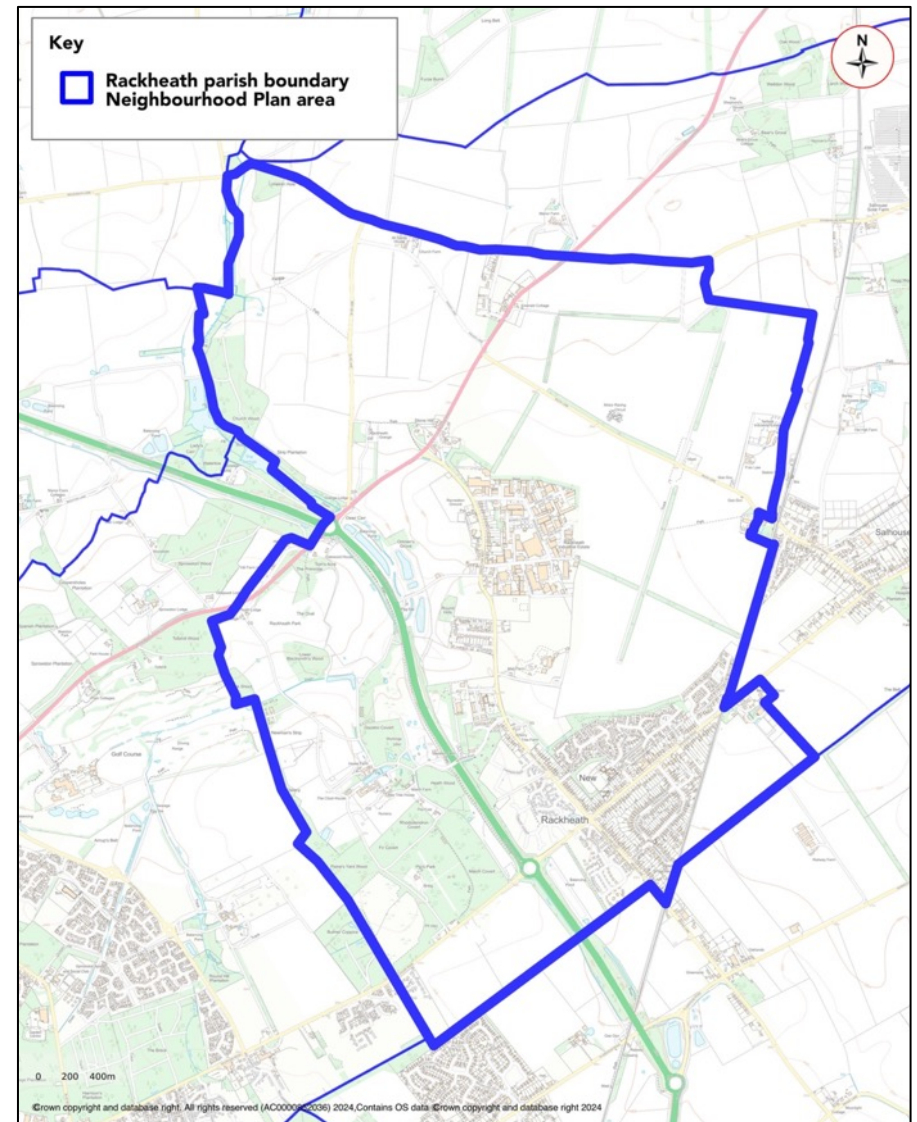

Figure 2: **Rackheath parish.** Source: Parish Online, with own annotations. Blue lines denote parish boundaries.

3.3 Current community buildings and spaces in Rackheath parish include:

- The Pavilion and Stracey Sports Park.
- Rackheath Village Hall.
- Jubilee Park.
- Holy Trinity Church, Salhouse Road.
- All Saints Church, Rackheath
- Plymouth Brethren Christian Church.

3.4 There are currently eight bus stops in Rackheath parish. The Bittern Line connects Norwich with Cromer and Sheringham via a train service. Salhouse Railway Station is located in the neighbouring parish to Rackheath.

3.5 Rackheath Industrial Estate is located off the Wroxham Road, with 42 industrial units ranging from 1,800 sq. ft up to 28,000 sq. ft.

Recent and planned development in Rackheath

3.6 Figures from Broadland Council estimate that a further 327 dwellings have been completed since the 2021 census. At March 2024, there were planning permissions for a further 495 dwellings which are expected to be completed by 2028.

3.7 The main areas of housing completion since the 2017 Neighbourhood Plan was adopted are:

1. **Wendover Park, Sam Smith Way**: 90 new dwellings including affordable dwellings at land adjacent to Salhouse Road, Rackheath (formerly known as Site GT17).

2. **Trinity Meadow**: 157 new dwellings, all affordable dwellings at land south-west of Green Lane East, Spencer Road and Jenkinson Road, Rackheath (formerly known as Site GT18).

Figure 3: **Left: Wendover Park. Right: Trinity Meadow.** Source: own.

3.8 At the time of writing, the main areas where housing construction is still on-going are:

1. **The Landings**: 120 new dwellings including affordable dwellings at land south-west of Green Lane West, Rackheath, Chapman Road (northern part of the site formerly known as Site GT19), developed by Norfolk Homes.

2. **Princes Park**: 202 new dwellings, including affordable dwellings at land south-west of Green Lane West,

Rackheath (southern part of the site formerly known as Site GT19), developed by Charles Church/Persimmon.

3. **Liberty Park**: 50 affordable dwellings at land east of Green Lane West, Rackheath, developed by Orbit Housing.

Figure 4: **Left top: The Landings. Right top: Princes Park. Left bottom: Liberty Park (under construction at the time of writing).** Source: own.

3.9   In addition there is one site (Crest Nicholson) that has outline planning permission granted in 2022, but where construction is yet to start. This is 205 new dwellings at land adjacent to Mahoney Green, Rackheath.

3.10   Furthermore 'North Rackheath' (GT16), as identified in the Growth Triangle Area Action Plan (GTAAP), is allocated for 4,150 new dwellings at North Rackheath. This site is currently the subject of pre-application discussion and consultation with a full application accompanied by a masterplan expected in Summer/Autumn 2024. The site is to be developed by Taylor Wimpey (3,850 homes) and Halsbury Homes (300 homes).

Character appraisal of Rackheath: Rackheath now

3.11   In early 2024, the Rackheath Neighbourhood Plan Steering Group undertook a character appraisal of the parish, identifying and describing the key characteristics of distinct geographical areas. The full character appraisal can be found in the Appendix and provides a reference point for development.

3.12   It is important to note that the design of new development will only be expected to reflect the character of existing and surrounding buildings where this provides a positive design contribution. Where there is a conflict between character appraisals and the guidance and codes then the latter prevail.

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4. Characteristics and area types

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Characteristics of well-designed places

4.1 The Rackheath Design Guidance and Codes uses the '**10 Characteristics of Well Designed Places'**, as set out in the National Design Guide.

4.2 For each of the 10 characteristics, guidance and codes have been written that relate specifically to Rackheath parish.
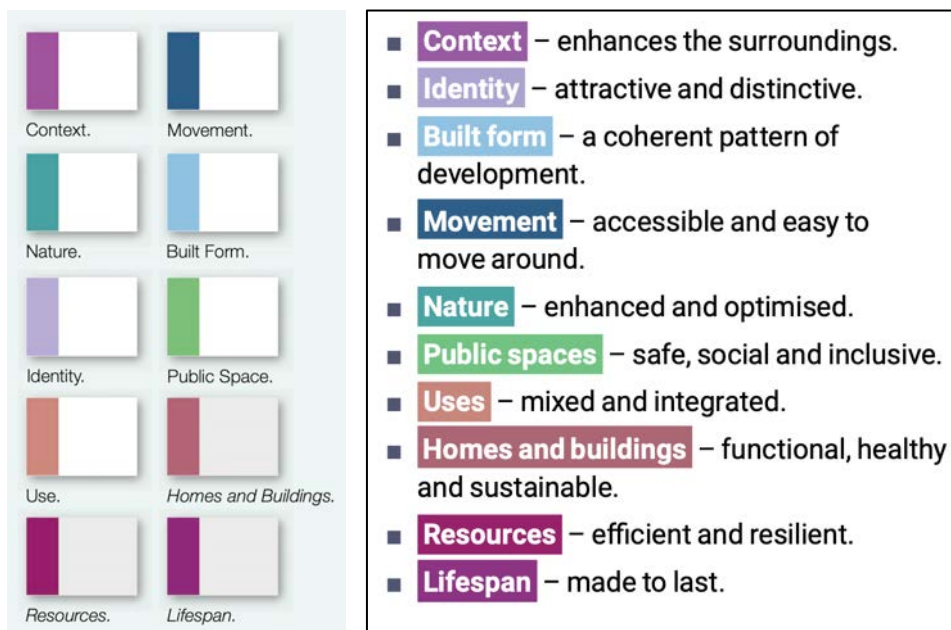

Figure 5: **Structure of the Design Guidance and Codes.** Source: National Design Guide, Part 2.

Figure 6: **10 characteristics of well-designed placed**. Source: National Design Guide, Planning practice guidance for beautiful, enduring and successful places (2021), Ministry of Housing, Communities & Local Government).

Area types in Rackheath

4.3 This document also refer to '**area types'**, where some of detail applies more specifically to certain parts of Rackheath parish. The parish has been broken down into four broad area types, plus a category of 'whole

parish', where the guidance and codes apply to everywhere in Rackheath.

Area types	
📜	**Whole parish** Guidance and codes that are applicable to the whole of Rackheath parish
🌾	1. **Agricultural** Area west of A1151 Wroxham Road, predominantly agricultural land and farms
🌳	2. **Heritage and parklands** The area southwest of Broadland Northway road, including Rackheath Hall
🏠	3. **Residential and planned residential** a. 'Extensions' b. 'Individual Dwellings' and 'Small Scale Infill' c. 'Small Scale Development' (under 10 dwellings) d. 'Major Development' (10-30 dwellings) e. 'Large Estate Development' (more than 30 dwellings) f. 'Community' and 'Recreation' (to be integrated with residential) g. 'Retail' (to be integrated with residential)
👕	4. **Employment** Rackheath Industrial Estate and Mahoney Green)
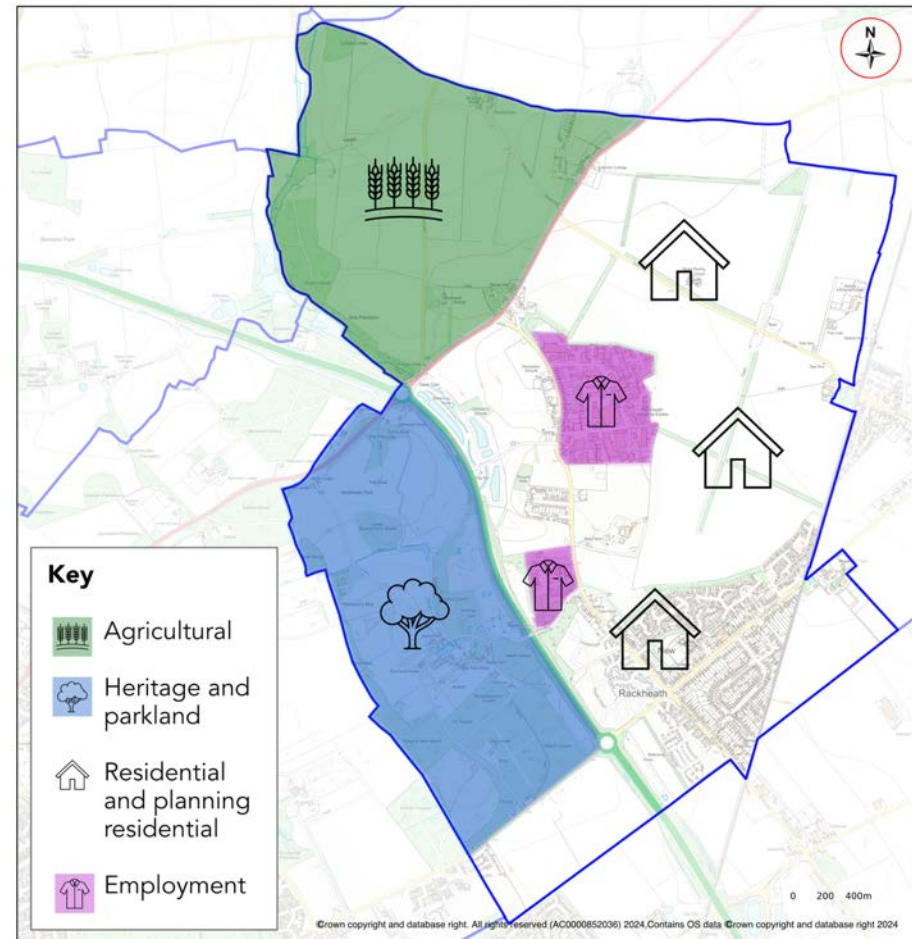
Figure 7: **Area types for the Design Guidance and Codes.** Source: Parish Online, with own annotations. Blue line denotes parish boundary.

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5. Rackheath Design Guidelines & Codes

5. Rackheath design guidelines & codes

Detailed design guidance and codes

5.1   The following section outlines the detailed design guidance and codes for Rackheath. These are used for all planning applications.

5.2   Note the difference between guidance and codes, as stated below.

Guidance is a good practice statement that is encouraged in the achievement of good design

Codes are required design standards for Rackheath and therefore these must be met by all relevant proposals.

Figure 8: **Aerial photo of Rackheath.** Source: Parish Online, with own annotations.

A	**CONTEXT**
	New development in Rackheath will enhance the surroundings and parish as a whole.

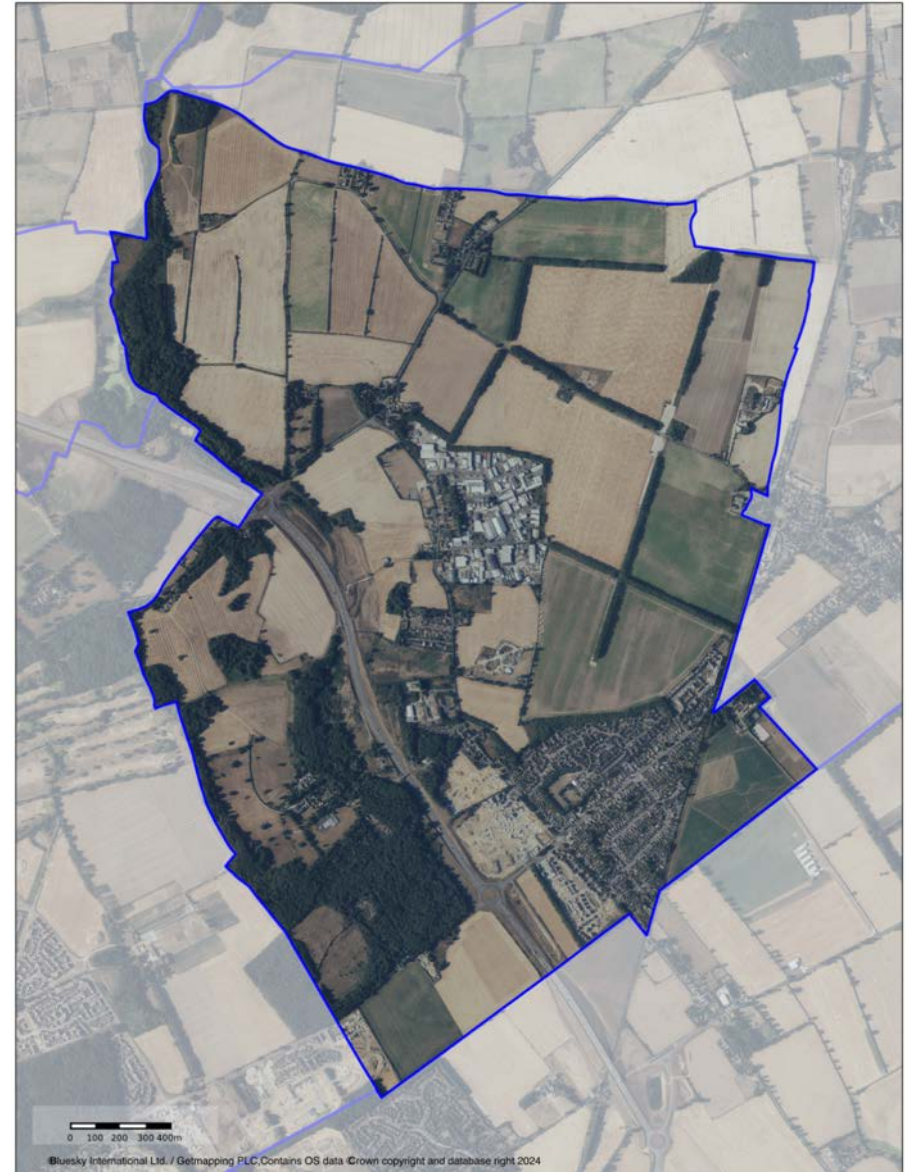| A1. **Understand and relate well to Rackheath's local and wider context**	
Guidance	• All new development should seamlessly integrate into its wider surroundings, physically, socially and visually, enabling a parish that works as a cohesive whole, rather than a set of separate developments. • Rackheath should remain geographically distinct from the surrounding settlements. • Recognition should be given to Rackheath's listed buildings, Local Heritage Assets and WWII history.
Codes	• A comprehensive masterplan must be developed for all *Small Scale, Major* and *Large Estate Development* proposals. • All new development must show how it relates to the appropriate or adjacent character appraisal areas of Rackheath and how it makes a positive contribution (see Appendix). • Schemes must draw from existing example of good design in the parish (as outlined in the following sections below), make beneficial use of landscape features and design responsively to the topography - to protect the rural feel by avoiding dominant buildings at higher elevation.
	• New *Major* and *Large Estate Development* must include designs specific for Rackheath, rather than a scheme that could fit anywhere in the country. It must contribute to feeling like a place with an attractive and distinctive character, sensitive to the rural setting. • New *Major* and *Large Estate Development* must have safe and easy access to community amenities, such as schools, parks, play areas, open space, shops, cafes/pubs. • All new estate developments must be physically linked by safe and accessible pedestrian and cycle connections through to community amentiies and other developments.
Area type	

Figure 9: **Rackheath's rural agricultural environment and surrounds.**

Figure 10: **Passivhaus homes, example of combining rural and contemporary designs**. Carrowbreck Meadow, Norfolk. Source: Passivhaus Trust, www.passivhaustrust.org.uk.

Figure 11: **Village entrance with planting, signage and fencing installed in Marlow to deter speeding**. Marlow, Buckinghamshire. Source: www.bucksfreepress.co.uk.

A2. **Entrances and gateways**	
Guidance	• Rackheath should have distinctive and attractive entrances to developments and to the settlement of Rackheath as a whole.
Codes	• Nodes and transport interchanges (including main junctions, roundabout, rail and bus arrival points) must be attractive gateways and destinations for Rackheath. • Points of entrance to the settlement of Rackheath must be distinctive, attractive and provide a clear and rural arrival point to the village. Visual interest is to be added to the streetscape.
Area type	

B — IDENTITY

Rackheath will be attractive and distinctive.

B1. Focal points for Rackheath

Guidance	• There will be a range of focal points in Rackheath which are used by local people.
Codes	• Green Lane West and Salhouse Road are current social hubs for the village. The main focal points within the new major development will be centred around the schools and community spaces, delivered in phase 1 and subsequent phases. • All new residential development must take every opportunity to create a heart to the village which will be acknowledged as a centre for new and existing residents.
Area type	

B2. Materials

Guidance	• New development should carefully specify and detail building materials to look attractive both now and when they have weathered. Detailed visualisations should be provided as part of all applications of *Major and Large Estate Developments*. • The colour pallet (figure 14) should also be used to provide variety. • Rather than dark tarmac, roads and footpaths should be paved with lighter materials, e.g., natural stone or block paving, where possible.

Codes	• Materials must be chosen that will enable the development to blend in with its context, as appropriate to the character area (see Appendix).
	• Architectural detailing is required, providing character and a distinctive nature to development (figure 12 and 13). Reference is to be made to a Norfolk/Broads vernacular where possible, in particular, through the use of
	   o Variegated brick types and colours
	   o Red brick
	   o White/cream brick
	   o Mixed brick
	   o A small amount of flint
	   o Some range of coloured render, giving variety
	   o Reference to Rackheath Hall
	   o Use of more architectural brick forms for landmark buildings, e.g. Dutch gable ends
	• A variety of materials must be used on *Major Development* and *Large Estate Development*, providing variety across the built form, as an eclectic mix.

Area type	

Figure 12: **Example of varied colours of render adjacent to each other**. Norwich, Norfolk. Source: own.

Figure 13: **Example of varied colours of render adjacent to each other**. Halesworth town centre, Suffolk. Source: own.

Figure 14: **Colour pallet for Rackheath – all photos of Rackheath properties as reference points**. Source: own.
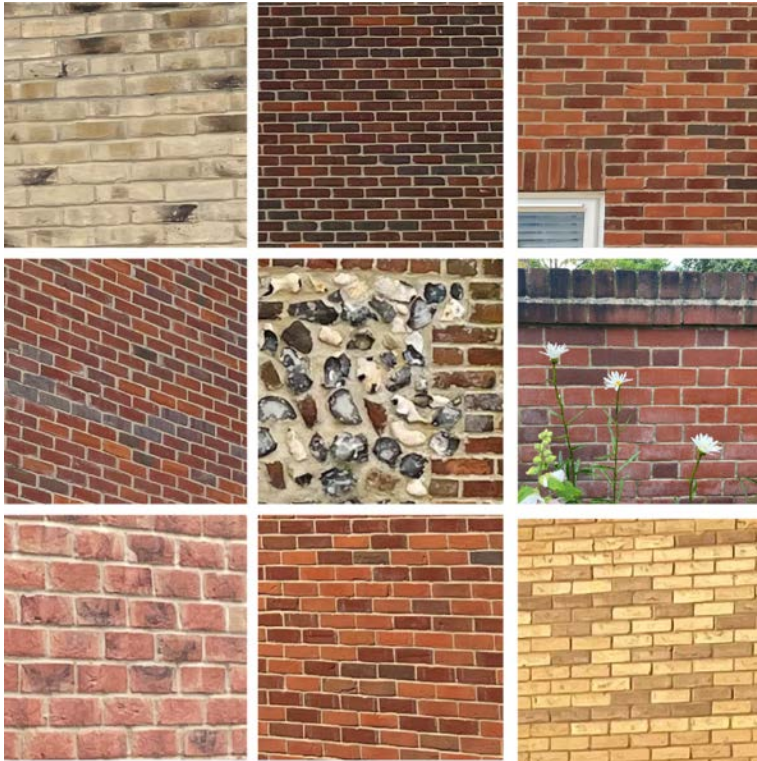
Figure 15: **Variegated brick colours and types are welcomed to break up brick facades and to replicate traditional brick**. Rackheath. Source: own.

Figure 16: **Red brick barn on Green Lane West, showing old red brick**. Rackheath. Source: own.

B3 **Boundary treatments**	
Guidance	• Ameliorative buffers which separate different uses, i.e. residential and industrial should be put in place to mitigate the impacts of noise, dust, vibration, smells as well as providing a visual barrier. • Structural landscaping buffers should be used where the boundary of the development is directly adjacent to open countryside, agricultural land, woodland or green space. There should be a soft site boundary in the form of hedges and/or trees. • Structural landscaping buffers should be of a seminatural character without any formal structures such as play equipment to ensure they create a transitional green space. The landscaping buffers may also incorporate safe and convenient links for pedestrians and cyclists.
Codes	• High quality existing planting, including Hedgerows and trees, must be retained and incorporated into new development wherever this is possible • Buffers must be provided between infrastructure uses where the impact of uses may conflict, e.g. school and waste water treatment works. This must be a minimum of 5 metres and created through planting of trees and hedges.

■	• All buffers must also incorporate footpaths and be part of the green infrastructure of Rackheath. • On *Major* and *Large Estate Development*, there must be a green verge where the development meets the main road. • Development will need to be carefully designed to ensure that built development is located at a sufficient distance from trees and planting that is to be retained, so as to remove the pressure for trees and planting to be reduced.
Area type	[icons]

Figure 18: **Tree and hedge planting to provide a green buffer between public green space and dwellings**. Mulbarton, Norfolk. Source: own.

Figure 17: **Example of decorative tree planting to create interesting buffers, social/play spaces and shade**. Russell Square, London. Source: own.

Figure 19: **Small green verge between new development and main road**. Hosford, Norfolk. Source: own.

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B4. **Legibility**	
Guidance	• Rackheath as a whole should be designed so it is easy for residents and visitors to find their way around.

Codes	• The following must be incorporated into *Major* and *Large Estate Developments* and be coherent across the parish:
	   ○ A clear and walkable network of streets and paths through Rackheath, connecting new and existing developments.
	   ○ A clear hierarchy of streets whereby movement is related to land uses and street characters.
	   ○ Places within the parish that have their own names and distinctive identity, with a clear connection to Rackheath and its history.
	   ○ The provision of nodes/meeting places and intersections to create centres within the built environment.
	   ○ Density and height of development that rises towards nodes and centres, whilst adhering to maximum heights of buildings.
	   ○ Landmarks within the built environment than enable a sense of place.
	   ○ Wayfinding, including clear, inclusive and logical signage, maps and local information. This must be designed to be coherent across Rackheath,

		complementing the rural character of the parish and street furniture. ○ Sub roads must be sign posted from main roads to aid navigation.
Area type		

Figure 20: **Rural signage on Green Lane West, to be continued elsewhere in Rackheath**. Rackheath. Source: own.

Figure 21: **Road name sign, to be repeated in the same style across Rackheath**. Sir Edward Stracey Road, Rackheath. Source: own.

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Figure 22: **Rural Public footpath signage off Green Lane West, to be continued elsewhere in Rackheath.** Rackheath. Source: own.

frontage, animating the street so it feels safe and welcoming. Also at bus stops.		
Codes	•	For *Retail*, non-residential development (shops, cafes, commercial previses or services), the design must include an active frontage.
	•	In primarily residential areas, active frontages will be achieved through doors and windows facing onto the street.
Area type		
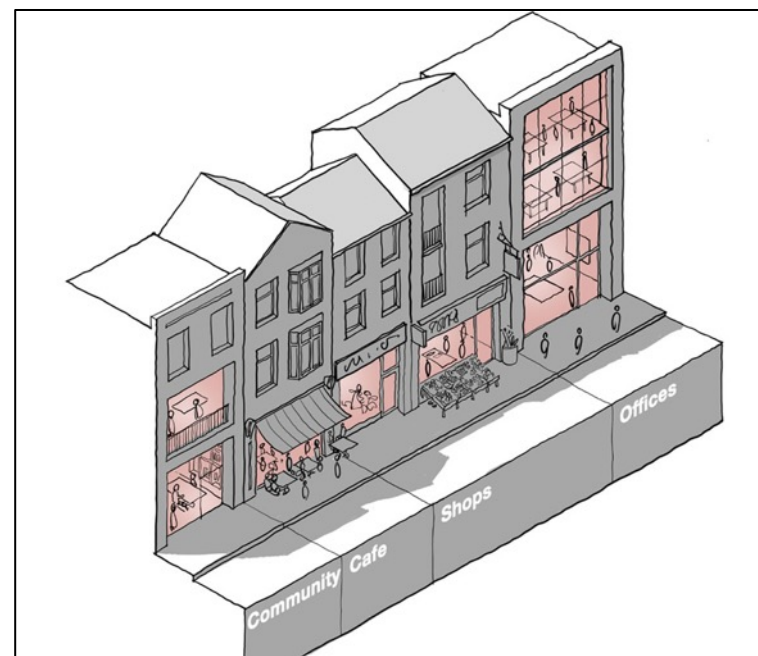
Figure 23: **Active frontage: an example of uses that can create activity at the level of the street, e.g. community facilities, cafes, shops and offices**. Source: National Design Guide, part 1. Note: diagram does not suggest properties should be 3 storeys in Rackheath.

B5. **Active frontages**	
Guidance	• Active frontages must be prioritised at ground floor on street-facing elevations, especially on key routes and public spaces.
	• Where possible, active frontages should be designed into the use of the area, having ground floors with windows and doors facing onto the street/public spaces, creating interest and activity, and overlooking.
	• Use of well-placed outdoor seating is encouraged where it creates an active

Figure 24: **Parade of shops with active frontages**. Unthank Road, Norwich. Source: Google Earth 2024.

Figure 25: **Varied shop front create vibrant village and town centres**. Harleston, Norfolk. Source: own.

B6. **Shop fronts**	
Guidance	• Shop front should be in-keeping with the wider street scene and the existing shops in Rackheath.
Codes	• *Retail* shop fronts must be sensitive to the rural nature of the parish. • A parade of shops must have a coherent grouping in terms of character and design.
Area type	

B7. **Architectural detailing**	
Guidance	• Architectural detailing that gives Rackheath a distinct character, will be encouraged for all new residential dwellings, e.g. around windows and doors, brick work and building facades. • Reference to traditional building materials and vernacular character of the area should be considered. Geographically Rackheath sits between a brick and flint usage in north

	and west Norfolk, more brick and some clay lump to the south, and brick and thatch of the Norfolk Broads.	

Codes	• Materials used in new all new house building must be of high quality and reinforce local distinctiveness.
	• Developers must demonstrate that the palette of materials has been selected based on knowledge of the local vernacular style and traditions.
	• Through architectural detailing, it must not be obvious which properties are the Affordable Housing units.
	• The following architectural detailing is expected for new residential development:
	   o Variations in brick work and render (figures 14 and 15)
	   o Brick detailing, e.g. diapering (figure 30)
	   o The use of wrought iron for boundary treatments to define public realm, e.g., around play spaces, pedestrian walkways and cycleways, and entrances
	   o Shaped gable ends with interest
	   o Rounded and swooping walls
	   o Arches
	• Brick patterns can include English bond, garden wall bond, Flemish garden wall bond, stretcher bond, header bond.
	• Other materials to include render and a small amount of flint.	

Area type					

Figure 26: **Wrought iron gate provide an entrance to Rackheath Hall driveway and land**. Rackheath, Norfolk. Source: own.

Figure 27: **Architectural detailing on properties add interest and break up the facade**. The Landings estate, Rackheath, Norfolk. Source: own.

Figure 28: **All Saints Church, Rackheath. Predominantly in the decorated style of the early 14th century. Reference point for flint.** Rackheath, Norfolk. Source: own.

Figure 29 **Example of a Dutch gable end on a 2003 built property**. Mulbarton, Norfolk. Source: own.

Figure 30: **Diapering, brick detailing adds interest to an otherwise blank wall.** Mulbarton, Norfolk. Source: own.

Figure 31: **Connecting passageway with distinct arch through a development to public green space**. Mulbarton, Norfolk. Source: own.

B8. **Fenestration and doors**	
Guidance	• Windows should match the general orientation, proportion and alignment of other windows in the same building as well as those on adjacent properties, reinforcing the continuity of the streetscape. • Different types and colours of doors should be used throughout Rackheath, creating an interesting and varied streetscape.
Codes	• Windows frames must be high quality, with a variety of styles throughout the development, which maxmise light into the property, whilst maintaining privacy.

 	• Where PVC is used to replace other materials it must be of the same character as the original design. • For doors, new development must use the existing architectural styles as inspiration in order for new doors to be in keeping with Rackheath's streetscape. • Small porches and canopies at the entrance of buildings must be in keeping with the style and side of the house and respect the building line.
Area type	🏠 🌾

Figure 32: **A variety of Rackheath quality windows, gives character and interest to the streetscape. Common types include mock sash windows, single and double hung windows, casement windows, shaped windows.** Source: own.

C BUILT FORM

Rackheath will have a coherent pattern of development throughout the parish.

C1. Height and massing of buildings

Guidance	• The heights of new homes should relate well to their surroundings. For example, where the predominant height of homes on a street are single-storey, a two-storey building would be out of character. • *Large scale development* should have a consistent building height, or variation within a relatively narrow range, which will enable a coherent feel to the location. This can also be achieved through varying roof heights and pitches. • There may be locations within Rackheath where it is appropriate for a building to be taller than those in its immediate context, for example, to create a local landmark. • Massing of new residential development should take its scale from surrounding properties and should not be overbearing.
Codes	• The scale and massing of development proposals must not create a canyon effect to prevent extreme wind conditions at ground level. Space around buildings will be consistent with a rural feel. • Individual residential dwellings must not exceed 2.5 storeys in height, unless they have shared green space around them. • Flats must not exceed 3 storeys in height and must be centrally located near to commercial or community activity in the parish. • New *Employment* commercial and industrial buildings must respect the surrounding heights of other properties and must not exceed the equivalent of 3 residential storeys in height. • The scale of buildings must relate to the width of the street (figure 33).
Area type	

Figure 33: **Suggested street widths.** Source: National Design Guidance, part 1. Amended diagram to for Rackheath.
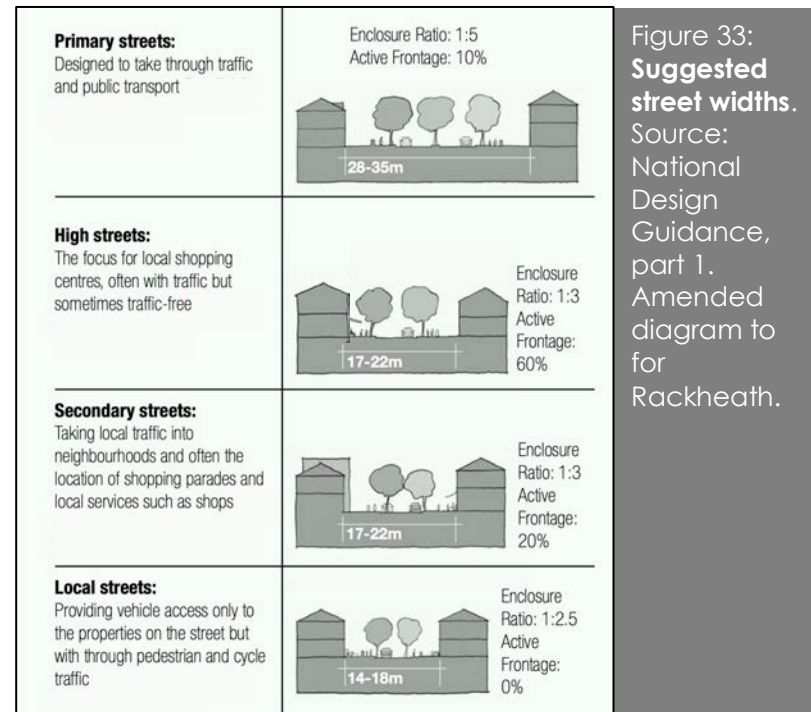
Figure 34: **Varied roof heights and pitches**. Princes Park estate, Rackheath, Norfolk. Source: own.

Figure 35: **Varied roof heights and pitches**. Mulbarton, Norfolk. Source: Google Maps, Street View.

Area type	
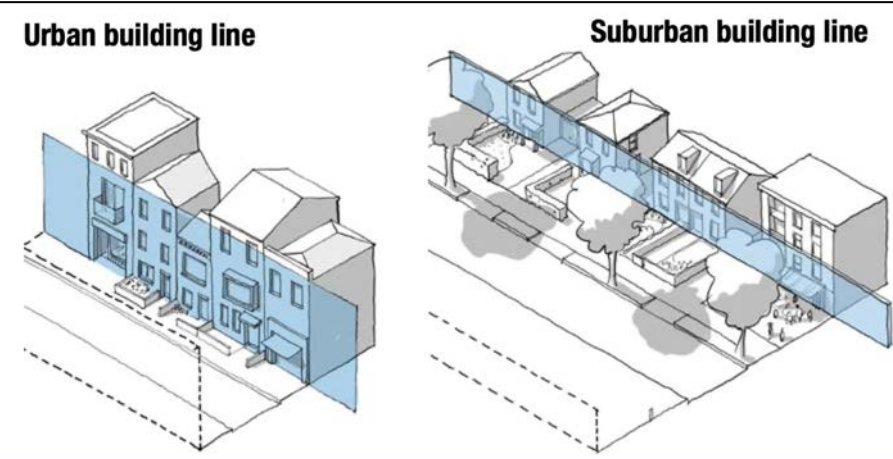
Figure 36: **Urban and suburban building line – both of which would be expected in Rackheath**. Source: National Design Guide, part 2.

C2. **Block sizes, density and building line**	
Guidance	• The size of blocks, density and building line of new residential development should respect the rural nature of the parish, any long views and character of adjacent properties.
Codes	• The building line and setbacks must respect the surrounding properties. • Block sizes must not be overbearing in their size, relevant to a rural village. • Crescent shaped blocks are welcomed, enabling green open communal space.

Figure 37: **Crescent with space to look out onto**. The Crescent, Norwich. Source: Google maps.

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Figure 38: **Crescent, Canfor Road – creates pleasant amenity space in front of the houses and for the estate**. Rackheath, Norfolk. Source: own and Google Maps.

Area type	

Figure 39: **Tree belts across Rackheath**. Source: Google, Airbus, Map data 2024.

C3. **Existing features**	
Guidance	• Development across Rackheath should identify existing features that make the parish special.
Codes	• Development in Rackheath must take every opportunity to incorporate the following existing features: o Mature trees o Tree belts o Heritage assets o Green spaces o Established street layout and patterns o Prevailing urban grain o Views and vistas. • All development must ensure healthy mature trees are incorporated into the design of new developments.

Figure 40: **View of distinct tree belts from Muck Lane**. Rackheath, Norfolk. Source: own.

C4. **Lighting**	
Guidance	• Street lighting should be used appropriately throughout Rackheath to minimise the impact on existing dark skies, reducing light pollution where it may disrupt natural habitats. • Lighting schemes that could be turned off when not needed (part night lighting) are encouraged. • Lighting should be attached to buildings where possible to reduce clutter in the street. • Tall lighting columns should not be visible beyond the development. • The illumination of building elevations should be avoided. • Motion detectors should be used where possible.
Codes	• No street lighting must be installed adjacent to open countryside and woodland. • Energy efficient lighting must be used and only be as bright as required, e.g. for safety and security purposes.
Area type	

Figure 41: **Example of low level street lighting**. Source: www.ledil.com

D MOVEMENT

Rackheath will be an accessible and easy to move around place.

D1. Rackheath's street hierarchy

Guidance	• Rackheath is and should continue to be designed to have a hierarchy of routes, including primary, secondary and minor routes (figure 44).
	   ○ Primary routes should be the spine routes of the community, usually with wider streets, taller buildings, segregated pedestrian and cycle routes, with some on-street parking.
	   ○ Secondary routes should be the character of most of the residential streets, with modest widths, smaller buildings, smaller street trees, pedestrian and cycle routes.
	   ○ Minor routes should typically service only a small number of vehicle movements.
	• Where possible lower speeds are encouraged, in residential areas with suitable road widths.

Codes	• New streets and connections must be delivered through comprehensive and parish-wide approach to movement and permeability. • *Large developments* must clearly show what routes are primary, secondary and minor routes. This must be clear from the dimensions of the streets and the corresponding scale of buildings and trees which front it. All developments will need to be designed to reflect and feed into the existing route hierarchy of the surrounding character area. • Healthy Streets indicators (figure 42) must be applied to all parts of the movement network. • Tree lined streets must allow for sufficient space for trees to grow above and below ground, with long term management arrangements in place. • New roads must be sufficiently wide to allow access for utility providers, emergency vehicles and deliveries. • All roads must be designed and built to an adoptable Highways Authority standard.
Area type	

Figure 42: **The 10 healthy streets indicators**. Source: www.healthystreets.com.

Figure 43: **Tree lined road in established Rackheath**. Eva Road, Rackheath, Norfolk. Source: own.

Primary street: Arterial, ring road or relief road with dedicated lanes for cycles and public transport, where possible.

High Street: Primary or Secondary street that acts as a focus for retail and other services.

Secondary Street: Mainly carry local traffic and provide access into neighbourhoods; they are often the location of schools and community facilities and may also be residential streets in themselves.

Local Street: Residential streets with managed traffic flows to prioritise active travel. They provide access to homes and support active travel, social interaction and health and wellbeing.

Tertiary street: These are used for servicing or for access to small groups or clusters of homes. They can be lanes, mews courts, alleyways or cul-de-sacs.

Multi-functional streets and other spaces: High Streets and secondary streets are at the centre of public life and support a wide range of activity. They can prioritise pedestrian and cycle movement while making it easy to get to their edges and beyond by public transport.

Figure 44: **Street hierarchy: a typical neighbourhood street hierarchy**. Source: National Design Guidance, part 2.

D2. **Pedestrian and cycle connectivity through Rackheath**	
Guidance	• All new development should be located within walking distance of key Rackheath amenities. Walking neighbourhoods are typically characterised as having a range of facilities within 10 minutes' walking distance (around 800 metres). However, the propensity to walk or cycle is not only influenced by distance but also the quality of the experience.[1] • Priority should be given to pedestrian and cycle movements. New roads should be designed to enable safe and sustainable active travel from the outset, i.e. walking and cycling, rather than being designed around vehicle use. • Visual aspects of street design should be used to influence behaviour and reduce motorised traffic dominance, rather than harder physical measures. • The introduction of new bridleways will be encouraged, particularly to link up to existing networks. • Signage for walking and cycle routes should be clear but not overly intrusive, for example at waist height or painted on the route (figure 45).
Codes	• Primary routes must have segregated pedestrian and cycle routes, with light coloured and porous surface treatments.

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[1] Planning for Walking (2015), Chartered Institute of Highways and Transporation, https://www.ciht.org.uk/media/4465/planning_for_walking_-_long_-_april_2015.pdf

Area type	
	• Street layout and the position of buildings, landmarks and open spaces must be logical, and legible (easy to understand and use) for pedestrians and cyclists. • Pedestrian and cycle routes must be overlooked so that they feel safe. • For *Major* and *Large Estate Development*, logical and easy routes to schools and other community infrastructure must be planned into the development, connecting with other routes in Rackheath and therefore benefiting all residents. • Cycle parking must be available at all community and commercial premises. • Public Rights of Way must be protected, enhanced and well-linked into new routes through and between developments.

Figure 46: **Walkable neighbourhood, pathways through the development to enable pedestrian and cycle access and connection to other developments**. Mulbarton, Norfolk. Source: own.

Figure 45: **Left, timber-effect post that requires minimal maintenance** (Glenwood 170 post)**. Right, painted signage on the path** (Devon). Source: Glasdone www.uk.glasdon.com and Devon County Council).
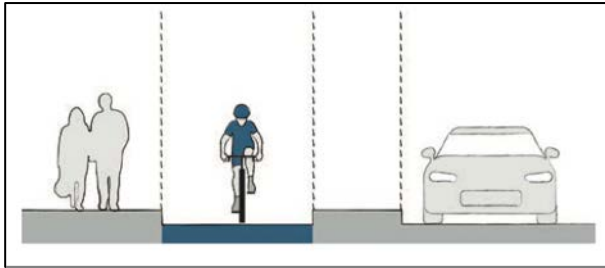
Figure 47: **Cycle routes should be separated from vehicles where possible.** Source: National Design Guide, part 2.

Figure 48: **Public cycle parking and air pump: cycle racks in the public realm that are prominently located and overlooked**. Cringleford, Norfolk. Source: own.

D3. **Public transport to and from Rackheath**	
Guidance	• New development should be concentrated around existing or new transport nodes. • The use of public transport should be encouraged from the outset by it being user-friendly, convenient, safe, direct and attractive to residents and workers within Rackheath. • Improvements to Salhouse Railway Station and access to it, should be considered to make it a more attractive and viable mode of transport for commuters, to include a turning circle, drop-off and public parking area, access for buses and cycle parking. • Opportunities for the provision of Demand Responsive Transport, car clubs and car sharing should be designed into the built environment.
Codes	• All new development must have easy access to public transport. • *Major Development* and *Large Estate Development* must provide bus shelters and/laybys needed to accommodate public transport provision.
Area type	

Figure 49: **Salhouse railway station is a key public transport hub for the growing community.** Note, this is not in Rackheath parish. Salhouse, Norfolk. Source: own.

Figure 50: **Example of of simple bus signage for Rackheath, to be continued.** Green Lane West, Rackheath. Source: own.

D4. **Residential parking**	
Guidance	• Residential car parking spaces and garages should be located in places where they do not dominate the street scene, preferably off-street. • Residential car parking should be incorporated into green infrastructure to soften the visual impact of cars, help improve air quality, contribute to biodiversity and contribute to the rural setting of Rackheath. • On-plot residential car parking wholly in front of a property should be avoided. Parking to the side of dwellings and behind the building line of the street will be visually more appropriate. • Areas behind buildings can be used to provide communal residential car parking spaces where needed. Such areas should ideally be within 20 metres of properties they

		serve and be well overlooked for safety reasons. • Cycle parking should be incorporated into all residential developments – for households and communal use.
Codes		• Residential car and cycle parking must be convenient, safe and attractive to use, well related to the dwellings it serves so that residents use their parking spaces/areas and avoid pavement parking. Parking must not be disconnected or severed from the dwellings it serves. • Parking must be well integrated into streets, blocks and plots, not dominating the local environment. All new *Community* and *Recreation* facilities must have cycle parking. • Private car spaces and drives must be surfaced in high quality permeable materials which will allow for natural drainage. Where gravel is used, it should only be where it does not spread onto roads and pedestrian walkways. • Garages must be large enough to accommodate modern cars, including access and egress for drivers and passengers and be located within the property curtilage. • Electric car charging points must be provided for all dwellings, including flats. • New dwellings must provide external storage for bicycles, prams, pushchairs and wheelchairs.

Area type

Figure 51: **Electric car charging points.** Liberty Park, Rackheath. Source: own.

Figure 52: **Street designed with parking located in front of homes and screened with robust shrub planning and small trees. Planting is kept low to maintain visibility along the street and towards front doors**. Horsted Park, Kent. Source: National Design Guide.

Figure 53: **Examples of current parking types in Rackheath: 1, integral and attached garages; 2, designated parking bays using different coloured paving; and 3, open fronted parking barns.** Rackheath. Source: own.

UNALLOCATED PARKING.

Car barns: Decked parking structures. These may be free-standing multi-level parking structures or could include ground-level parking with a decked communal amenity space above.

On-street: On-street parking can be in defined bays with limited runs interspersed with pavement build-outs, planting and street trees. It may include chevron parking depending on the width of the street.

Parking courts: Parking courts within development blocks. These may be open or gated.

ALLOCATED SPACES.

Within an integral garage: Certain housing types such as three-storey townhouses may include an integral garage. This normally means there is limited living accommodation at ground floor level. The ground floor may also be dominated by garage doors.

In the rear garden: In some circumstances rear parking courts may be appropriate providing they are secure, well-lit and overlooked and not detrimental to quality of life.

At the front of the property: This means that houses need to be set back at least 6m from the pavement. For terraced housing, most of the front garden may be taken up with parking but its impact may be screened by low evergreen hedges.

At the side of the property: For detached and semi-detached homes, the car may be accommodated to the side of the property, with one or more spaces and/or a garage tucked between buildings with overlooking for natural surveillance.

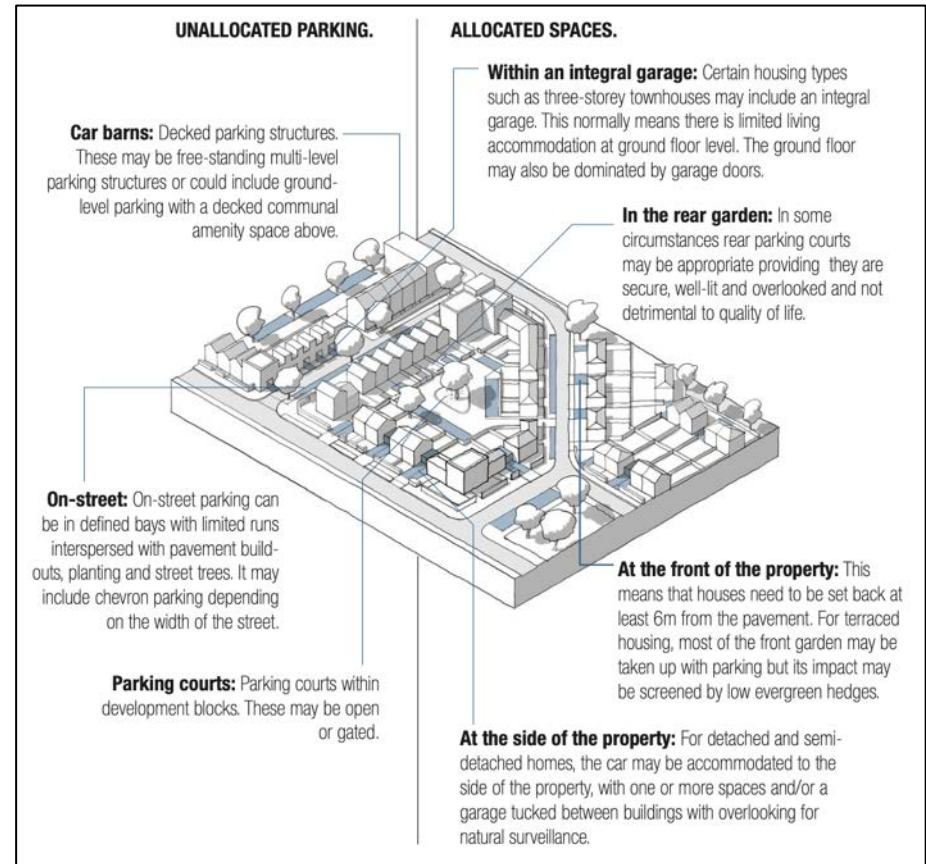Figure 54: **Residential parking options.** Source: National Design Guide, part 2.

D5. **Community, Recreation, Retail and Employment parking**	
Guidance	• All *Community, Recreation, Retail* and *Employment* premises should provide sufficient parking for their workers and users.
	• Areas around *Community, Recreation, Retail* and *Employment* buildings can be used to

	provide parking spaces where needed to make best use of space and avoid a car dominant look. Such areas should ideally be within 20 metres of the buildings they serve and be well overlooked for safety reasons. • In *Employment* areas there should be provision of overspill parking to avoid parking on street. This should be landscaped to increase biodiversity.	
Codes	• New *Community, Recreation, Retail* and *Employment* premises must provide external storage for bicycles, including public cycle parking (cycle racks in the public realm that are prominently located and overlooked). • Public electric car charging points must be provided at *Community, Recreation, Retail* and *Employment* premises. • Sufficient parking for school drop-offs and pick-ups must be incorporated into the wider design of the place. School parking must not contribute to road congestion. This is considered in more detail in G3.	
Area type		

Figure 55: **Commercial/industrial site parking should be in designated parking bays and not on street to enable ease of movement**. Rackheath Industrial Estate, Rackheath. Source: own.

Figure 56: **Attractive communal parking, with porous surfacing and surrounded by planting**. Wendover Park, Rackheath. Source: own.

E	**NATURE**
	Rackheath's nature will be enhanced and optimised

E1. **A network of green spaces across Rackheath**	

Guidance	• The parish should provide a network of high quality, green open spaces with a variety of landscapes and activities for residents and visitors. The following are encouraged in Rackheath:
	   o Greenways – network of walking and cycling routes, and wildlife corridors
	   o Waterways – enhancement of existing lakes and ponds which provide rich wildlife habitats and recreational value
	   o Tree belts
	   o Woodland – wood or coppice of trees left in their natural sate
	   o Playing fields – formal open space for active recreation
	   o Churchyards/cemeteries
	   o Allotments and food growing
	   o Parks and formal green spaces
	   o Squares, village greens and pocket parks
	   o Village green(s) – focal point(s) of village life
	   o Communal gardens – centrally managed semi-private space for residents
	   o Children's play areas
	   o Green roadside verges

	o Green walls and roofs. • Opportunities should be sought for further urban greening where Rackheath lacks any of the above list.
Codes	• For *Small Scale Development, Major Development* and *Large Estate Development* proposals, an Open Space and Green Infrastructure Strategy must accompany the masterplan, which identifies the exact location, quality, nature and quality standards of each type of open space to be incorporated into any one site. • Medium sized trees, including Field Maple and Hornbeam are appropriate species for use in open spaces and buffers. • Native hedging such as blackthorn and hawthorn may be an appropriate boundary treatment for green connections and corridors within the parish. • Any loss of green space that contributes to the character, biodiversity and/or amenity of the area must be mitigated through re-provision. • All *Small Scale Development, Major Development* and *Large Estate Development* must incorporate a variety of natural and designed green open spaces for everyone, with different functions to suit a diverse range of community needs. • Green features must be used as acoustic and visual buffers between different land uses, where appropriate.

	• Movement and feeding corridors for wildlife must be designed into new large development, such as hedgehog highways. Bird boxes, swift nesting bricks and bat bricks must also be incorporated.
Area type	

Figure 57: **Open green community space next to community centre and car park.** Poringland. Source: own.

Figure 58: **Allotments, positive use of a narrow strip of land between road and the development, creating a green buffer.** Mulbarton, Norfolk. Source: own.

Figure 59: **Positive green outlook onto central open green space.** Trinity Meadow, Rackheath. Source: own.

	and tree canopies), and put in mitigation measures. • A comprehensive network of green corridors should be used to extend and enhance existing ecosystems.
Codes	• All developers must identify and understand site specific existing habitats (including the types of soil, vegetation, water and wildlife). • All street lighting must be designed to minimise impacts on wildlife, including birds, moths, bees and other insects.
Area type	

E2. **Biodiversity net gain across Rackheath parish**	
Guidance	• Across Rackheath there should be a minimum of 10 per cent biodiversity net gain by the end of the Neighbourhood Plan period, rising to an aspirational 20 per cent, delivered through the extension and enhancement of existing habitats, the creation of new habitats, and the creation of buffers to protect offsite ecological features such as woodland and watercourses. • All developers should identify barriers to the movement of wildlife (including birds, mammals, amphibians and insects) such as roads, fences, walls, gaps in cover (hedges

Figure 60: **Wild flower strip at the front of the development.** Liberty Park, Rackheath. Source: own.
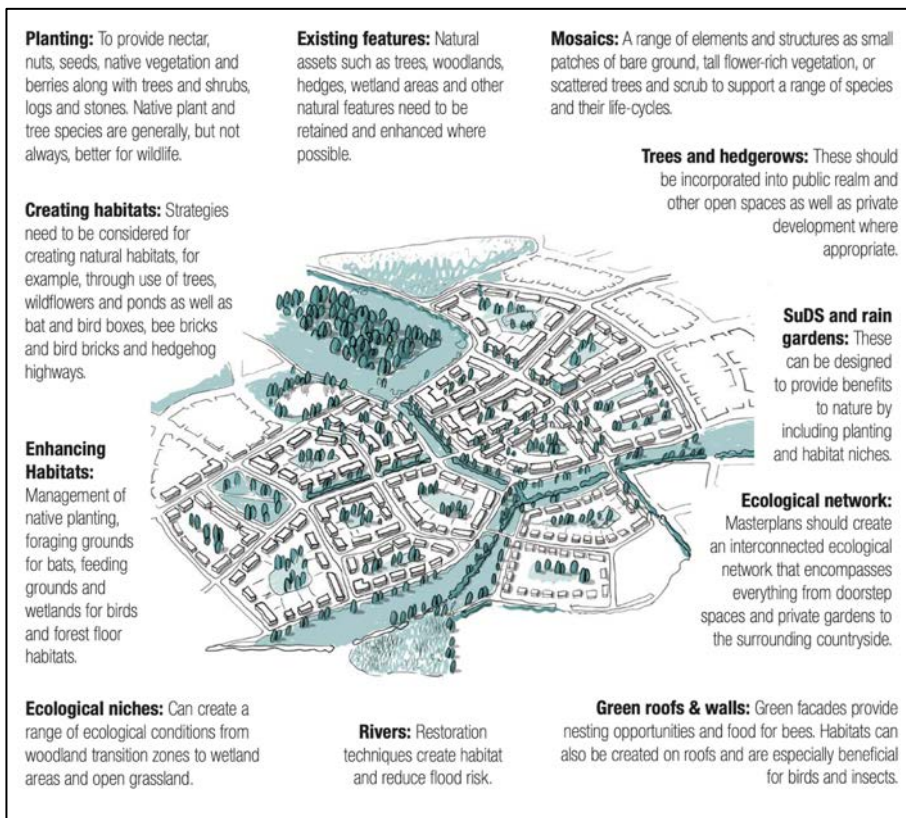
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Planting: To provide nectar, nuts, seeds, native vegetation and berries along with trees and shrubs, logs and stones. Native plant and tree species are generally, but not always, better for wildlife.

Existing features: Natural assets such as trees, woodlands, hedges, wetland areas and other natural features need to be retained and enhanced where possible.

Mosaics: A range of elements and structures as small patches of bare ground, tall flower-rich vegetation, or scattered trees and scrub to support a range of species and their life-cycles.

Creating habitats: Strategies need to be considered for creating natural habitats, for example, through use of trees, wildflowers and ponds as well as bat and bird boxes, bee bricks and bird bricks and hedgehog highways.

Trees and hedgerows: These should be incorporated into public realm and other open spaces as well as private development where appropriate.

Enhancing Habitats: Management of native planting, foraging grounds for bats, feeding grounds and wetlands for birds and forest floor habitats.

SuDS and rain gardens: These can be designed to provide benefits to nature by including planting and habitat niches.

Ecological network: Masterplans should create an interconnected ecological network that encompasses everything from doorstep spaces and private gardens to the surrounding countryside.

Ecological niches: Can create a range of ecological conditions from woodland transition zones to wetland areas and open grassland.

Rivers: Restoration techniques create habitat and reduce flood risk.

Green roofs & walls: Green facades provide nesting opportunities and food for bees. Habitats can also be created on roofs and are especially beneficial for birds and insects.

Figure 61: **Biodiversity design principles.** Source: National Design Guide, part 2.

E3. **Trees and planting for new developments**	
Guidance	• Tree and other vegetation planting should be designed into all new developments to reflect the rural nature of Rackheath,

	encourage biodiversity, and contributing to climate change mitigation measures.
	• Trees should be considered at the beginning of the design process so that sufficient space is incorporated into the layout.
	• All *Small Scale Development, Major Development* and *Large Estate Development* should develop a strategy for trees and planting, including the funding of long-term maintenance and management in the public realm.
	• Prolific fruiting species, such as rowans and some large leaved trees such as horse chestnuts should be planted in grassed areas rather than in pavements where fallen fruit can cause slip hazards.
	• Native species of trees and other vegetations should be planted, as these are adapted to the local climate and support existing ecosystems.
Codes	• A comprehensive and area-wide approach must be taken to street tree planting and the provision of other green infrastructure. Tree planting must consider how it will benefit generations to come and be maintained.
	• New structural landscaping must incorporate native broadleaved species appropriate to the locality and underlying soil conditions, for example oak trees would suit the slightly acidic loamy to clay soil that exists across parts of the

	site. • Native species planting is prioritised over non-native species, but only where they are more resilient to climate change. • All streets must incorporate some planting in the form of street trees, green verges, planted areas, communal open green space, providing biodiversity and biosecurity resilience. • Mature trees to be replaced like for like.
Area type	

Figure 62: **Use of existing trees as a feature to soften the street.** Badwell Ash, Suffolk. Source: own.

Figure 63: **Mature trees can provide shading.** Chapelfield Gardens, Norwich. Source: own.

E4. **Surface water drainage**	

Guidance	• Sustainable Urban Drainage Systems (SuDS) should be integrated into the landscape, delivering effective surface water management across Rackheath.
	• Water should be captured for use on site for irrigation and non-potable uses.
	• The following is encouraged for new *Individual Dwells, Small Scale Infill, Small Scale Development, Major Development* and *Large Estate Development*:
	  o Green roofs and walls
	  o Permeable paving
	  o Swales and ditches, interconnected where possible
	  o Rain capture, water butts
	  o Soakaways and filer drains
	  o Retention tanks and water butts
	  o Street tree planting
	  o Ditches and swales
	  o Planting
	• Hedges planted in ditches is encouraged.

Codes	• SuDS must be the default solution for managing surface water within all street environments, with traditional engineering solutions being used as a backup. Only if SuDS can be shown to be an inappropriate solution to the site can engineering solutions be used as a primary drainage solution. • SuDS must be considered early in the design process to ensure ease of access for maintenance and efficient use of land.

	- All *Small Scale Development, Major Development* and *Large Estate Development* must utilise rain water. As a minimum there must be blue-roof systems where rainfall is collected and temporarily retained within the roofing system.
- All *Small Scale Development, Major Development* and *Large Estate Development* proposals must outline how they will meet the four pillars of SuDS design (figure 65), water quantity, water quality, amenity, biodiversity.
- All SuDS must incorporate tree/vegetation planting to absorb water.
- SuDS with pooled water must be fenced off and not be part of the open space contribution, but part of the biodiversity net gain.
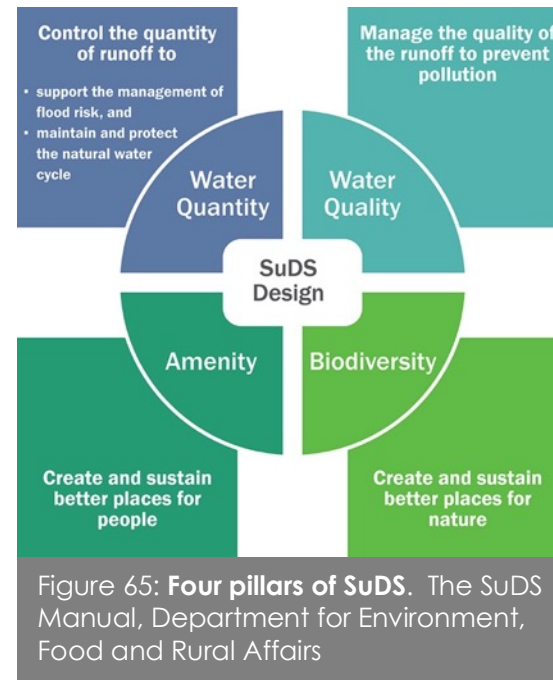| Area type | |

Figure 65: **Four pillars of SuDS**. The SuDS Manual, Department for Environment, Food and Rural Affairs
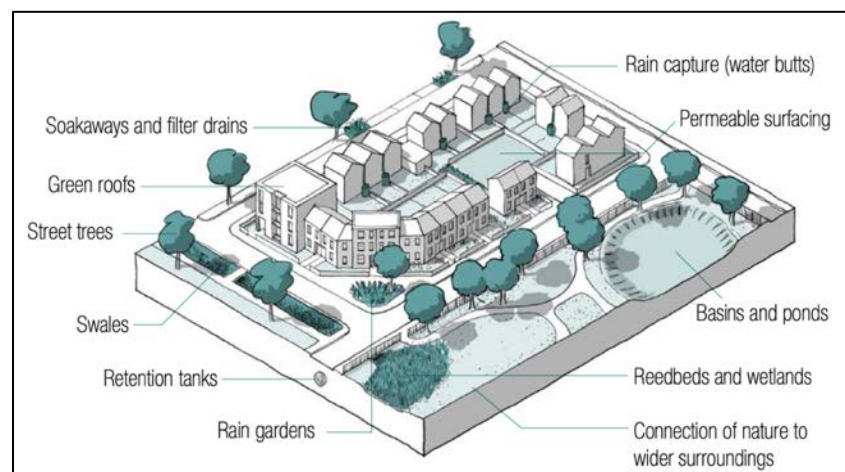

Figure 64: **A variety of tools for sustainable drainage in different contexts**. Source: National Model Design Code, Part

Figure 66: **Permeable surfaced for car park**. Community car park at Willow Centre, Cringleford, Norwich. Source: own.

Figure 67: **Wetland SuDS, providing a green entrance to the development**. Mulbarton, Norfolk. Source: own.

Figure 68: **Low level SuDS between the front of the development the main road, creates a subtle drainage system as well as a green buffer**. Mulbarton, Norfolk. Source: own.

Figure 69: **SuDS, making best use of existing hedgerows and ditches**. Mulbarton, Norfolk. Source: own.

Figure 70: **Discrete residential water butt for small property**. Norwich. Source: own.

F PUBLIC SPACES

Rackheath will have safe, social, accessible and inclusive public spaces

F1. Provision of public space

Guidance	• Rackheath should be a place where residents have regular, easy access to high quality informal amenity space for their physical and mental wellbeing. This should be provided in the form of a range of formal and informal outdoor public spaces. • Across Rackheath there should be a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks. • Where possible public spaces should link to natural desire lines, footpaths, cycleways and Public Rights of Way. • Public spaces that are green and contribute to biodiversity net gain are encouraged. • Public art is encouraged to provide local focal points and reference to local distinctiveness (figure 72).
Codes	• All public spaces must feel safe, secure and attractive for all to use. All spaces must include active frontages along its edges, provided by entrances onto the space and windows overlooking, enabling natural surveillance and to create vibrant and active spaces. Risk assessments and
	mitigation must be undertaken at an early stage in the design process. • All recreation space must not be exclusive to the part of Rackheath it is designed into, but accessible to the whole community. • SuDS must not form part of outdoor recreation space. • Benches must be incorporated into all public space. • A management plan for public space must be considered from the outset.
Area type	

Figure 71: **Example of high quality open space, with a mixture of soft and hard landscape**. Heigham Park, Norwich. Source: own.

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Figure 72: **Small scale public art. Left: at the entrance of the Hops development, Hingham, Norfolk. Right: in the centre of Chapelfield Gardens, Norwich**. Source: own.

F2. **Provision of children's play space**	
Guidance	• Formal and informal children's play space should be incorporated into all *Small Scale Development, Major Development* and *Large Estate Development*. • The design of play space should be responsive to the diverse needs of all users, such as children, young people, parents and carers, and the elderly. The design of play space should therefore incorporate multi-generational engagement processes and be based on careful urban design analysis of sites within the context of the wider area.
	• Trees that produce poisonous fruits are not suitable for incorporation in or next to play areas. • Informal and natural play equipment is encouraged, e.g. the use of an old fallen tree to climb on. • Where a boundary round a children's play space is needed, this should be in the form of hoop top black railings and/or hedges. • The design and delivery of open spaces and children's play space should involve the local community to ensure delivery is fit for purpose, ensuring a variety across Rackheath.
Codes	• Play equipment must be located at least 20 metres from residential properties to avoid disturbance to neighbouring homes. • Play space across Rackheath must be coordinated to ensure there is provision for different areas and across Rackheath as a whole. • A management plan for children's play space must be considered from the outset.
Area type	

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Figure 73: **Types of play space: local areas of play (LAP), local equipped areas of play (LEAP) and neighbourhood equipped area of play (NEAP).** Source: National Design Guide, part 1.

Figure 74: **Pocket park for young children**. Play area in Dereham, Norfolk. Source: own.

Figure 75: **Imaginative play equipment**. Play area in Dereham, Norfolk. Source: own.

Figure 76: **Outdoor adult gym equipment**. Keswick, Cumbria. Source: own.

Figure 77: **Outdoor adult gym equipment**. Cringleford, Norwich. Source: own.

F3. **Provision of allotments, orchards and composting**	
Guidance	• The provision of allotment and community orchards are encouraged in all *Major Development* and *Large Estate Development*, suitably located so that they are easily accessible by residents. • Orchards and individual trees that produce fruit for community consumption are encouraged. • Community composting is to be encouraged.
Codes	• All new allotments must be within walking distance of residential development. • A management plan for allotments, orchards and composting must be considered from the outset. • No existing orchards must be lost from Rackheath.
Area type	

Figure 78: **Community orchard**. Jubilee Allotments, Blofield, Norfolk. Source: own.

Figure 79: **Community run allotments**. Blofield, Norfolk. Source: own.

F4. **Public realm and street furniture**	
Guidance	• Signs, benches, picnic tables, bins, bus stops, barriers, planters, handrails and other street furniture should be well-designed, of high quality, coordinated and accessible to all members of the community. They should be linked together by a common style, colour or material, helping to make Rackheath distinct and attractive. • All key routes in the movement network should provide a rest space no more than every 50 metres, where site conditions allow. • Public art is welcomed where it contributes to a sense of place within the rural setting.
Codes	• *Small Scale Development*, *Major Development* and *Large Estate Development* must put together a coherent public realm strategy, taking into account existing public realm in Rackheath and adjacent developments, and ensuring there is a common style throughout Rackheath. • Street furniture must be of high quality and be coherent in terms of style throughout Rackheath and be low maintenance.
Area type	

Figure 80: **Low maintenance bench**. Badwell Ash, Suffolk. Source: own.

Figure 81: **Low maintenance planter**. Badwell Ash, Suffolk. Source: own.

Figure 83: **Public bins to encourage recycling, 'triple wood recycling bin'**. Source: www.recyclingbins.co.uk.

Figure 84: **Mock wood low maintenance 'Standard Noroko bin'**. Source: www.bmsproducts.com.

Figure 82: **Natural wooden benches made from local sources.** Ladybelt County Park, East Carleton, Norfolk. Source: own.

<table>
<tr><td colspan="2">**G** **USES**
Rackheath will have a range of integrated uses</td></tr>
</table>

<table>
<tr><td colspan="2">G1. **Housing mix**</td></tr>
<tr><td>Guidance</td><td>• Rackheath should include an integrated mix of tenures and housing types that reflect local housing need and market demand, in accordance with the latest evidence of need i.e. Rackheath Housing Needs Assessment (2024). This may include social housing, specialist housing, shared equity, Affordable Housing, housing for younger people, housing for sale, private rented, supported housing and co-housing.

• An area of self-build properties could be incorporated into Rackheath, providing variety and innovation.</td></tr>
<tr><td>Codes</td><td>• Across Rackheath there must be an integrated mix of housing tenures and types to suit people at all stages of life, delivered through *Small Scale Development, Major Development* and *Large Estate Development*.

• Where different tenures are provided on a given site, they must be well-integrated and designed to the same high quality standards to create tenure neutral areas, without disadvantage or obvious identification.

• All homes must be designed with the flexibility to be used for homeworking.</td></tr>
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<table>
<tr><td></td><td>• Flats must only be built where they are in keeping with the prevailing scale and character of the street, in terms of height and detailing.</td></tr>
<tr><td>Area type</td><td></td></tr>
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SOCIAL HOUSING: Housing provided at controlled rents for people in housing need by registered social housing providers and local councils.

AFFORDABLE HOUSING: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

PRIVATE RENTED: Housing available at market rents, including institutional investors, are creating bespoke rental blocks in the Private Rented Sector (PRS) often with communal facilities.

SPECIALIST HOUSING: Independent living, sheltered housing, extra care housing, care homes, inter-generational housing and retirement communities and other specialist housing.

HOUSING FOR YOUNGER PEOPLE: Specialist housing for younger people, student housing, co-living accommodation.

SUPPORTED HOUSING: Specialist housing to meet the needs of vulnerable people;

SHARED EQUITY: Housing that is partly sold and partly rented.

HOUSING FOR SALE: Housing built by private housebuilders for sale including various forms of discounted sale such as first-time buyer schemes and rent to buy initiatives.

CO-HOUSING: That allows people to buy a stake in the development rather than an individual home. This is increasingly popular with community housing schemes.

Figure 85: **Housing tenures**. Source: National Design Guide, part 2.

G2. Community facilities	
Guidance	• All *Small Scale Development, Major Development* and *Large Estate Development* across Rackheath should be designed to be inclusive and to meet the changing needs of people of different ages and abilities, through the provision of schools, nurseries, healthcare, places of worship and recreational areas.

Codes	• *Major Development* and *Large Estate Development* must include a mix of uses including local services and facilities to support daily life. These are to include:
	  o Schools (see below)
	  o Cultural and community facilities e.g. community hall
	  o Local shops
	  o Cafes
	  o Medical facilities
	  o Places of worship.
	• All mixed use development must be located to compliment rather than conflict with the neighbouring uses in terms of noise, servicing and ventilation.
	• All community facilities must be within easy walking and cycling distance of residential development.

Area type	

Figure 86: **Central library and meeting space at the heart of the town**. Halesworth County Library, Suffolk. Source: own.

Figure 87: **Medium sized supermarket possible for district centre, including parcel collection point and bike repair point.** Co-op supermarket, Mulbarton, Norfolk. Source: own.

G3. **Schools**	
Guidance	• Across Rackheath there should be the provision of two new primary schools by the end of the Neighbourhood Plan period. These should be provided as homes are developed. • A secondary school is encouraged in Rackheath. This should be on or near a primary route into and out of Rackheath for easy access from other communities. • The provision of schools should be a focus for community life in Rackheath and incorporate important facilities beyond educational uses. • Schools should be co-located with other community uses to create potential for shared facilities and parking. • Schools should be designed to facilitate community use of facilities outside of school times. • Schools must positively contribute to public areas in terms of their architectural quality and the way in which they address public areas by enclosing and fronting onto to them. The layout of the site and the design of buildings should avoid large blank walls, long unrelieved boundary treatments or large areas of parking that are visible from public areas outside the site. provide maximum support to local shops, services and recreation facilities. • Schools must provide adequate on or off site parking for parents and carers and drop-off points. Schools must not create traffic issues in their vicinity. • All schools must be within easy walking and cycling distance of residential development, located in close proximity to strong pedestrian routes and public transport routes. • The design of schools must involve the local community and be inspiring.
Codes	• Schools must be located as accessible as possible to the whole of the Rackheath community which they serve, and to
Area type	

Figure 88: **Drop-off area in front of school used by parents and coaches**. Cringleford CE VA Primary School, Cringleford, Norwich. Source: own.

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Figure 89: **Community car park to serve the Willow Centre (community centre) and adjacent primary school, enabling capacity at peak drop-off and pick-up times**. Cringleford, Norwich. Source: own.

Codes	• All community facilities must be within easy walking and cycling distance of residential development and public transport hubs. • Car and cycling parking must be provided as sport facilities.
Area type	

G4. Sport facilities

Guidance	• The following new sports provision is particularly encouraged: football pitch(es), cricket pitch, multi-purpose courts (including netball and tennis), pavilions with changing rooms. • Floodlighting should be sensitively designed so that it does not cause undue light pollution. The design of any floodlighting should be carefully considered to ensure it is energy efficient, has limited spillage onto surrounding areas, and limited visibility from the wider area. The intensity of the lighting, height of columns and hours of use should also be designed to minimise the impact on the character of the area and the amenities of neighbouring properties.

Figure 90: **Informal sports pitches**. Eaton Park, Norwich. Source: own.

Figure 91: **Rackheath Pavilion sports pitch, a facility for the community and wider area**. Rackheath. Source: own.

G5. **Employment development**	
Guidance	• Proposals for new *Employment* development should be supported where they enable local job opportunities, training or apprenticeships, in particular shops, start-up/incubator units, office facilities and light industry/new technologies.
Codes	• The size and design of all new *Employment* development must respect the immediate surroundings in which they are located. • Renewable energy must be incorporated onto all new commercial development, proportionate to the size of the proposal. • The location of new *Employment* development must not conflict with any residential development.
Area type	

Figure 92: **B24 café on Rackheath Industrial Estate**. Rackheath, Norfolk. Source: own.

G6. **Secured by Design**	
Guidance	• The design of all new residential and employment development should consider how they can best design out crime.
Codes	• The principles of 'Secured by Design' (www.securedbydesign.com) must be adhered to for all development.
Area type	
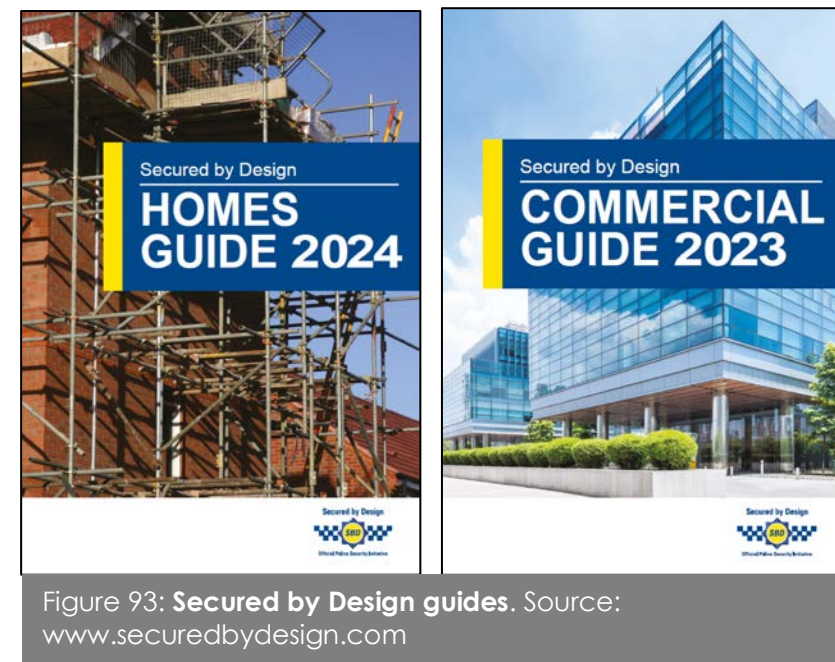
Figure 93: **Secured by Design guides**. Source: www.securedbydesign.com

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H · HOMES AND BUILDINGS

Rackheath will have functional, healthy and sustainable homes and buildings

H1. **Functional and accessible homes**

Guidance	• New *Small Scale Development, Major Development* and *Large Estate Development* should meet the needs of a diverse range of users, taking into account factors such as the overall mobility and health of the population, its ageing profile and the need for Affordable Homes. • A greater proportion of bungalows is encouraged to meet local desire.
Codes	• All new homes must include aspects of Lifetime Home Standards (regulation M4(2)). • All new *Major Development* and *Large Estate Development* must include some bungalows.
Area type	

Figure 94: **Accessible bungalow**. Princes Park, Rackheath, Norfolk. Source: own.

H2. **Gardens**

Guidance	• The size of private gardens for houses should be designed in proportion to the size of the dwelling and provide good quality outdoor space for residents. • Large family homes should have more generous sized gardens. • Front gardens are encouraged to enable biodiversity net gain, be set back from the road and provide an opportunity for social interaction. • Proposals should avoid areas of 'landscaping' with no clear sense of ownership which is likely to be neglected over time. Space around all buildings should be clearly defined. • Gardens should have an access point that is not through the dwelling. • Private garden areas must not back immediately onto important trees that are to be retained.
Codes	• New flats must have access to good quality outdoor space in the form of private gardens, courtyards, roof terraces, communal gardens or access to adjacent public open space. Balconies will not be classed as sufficient outdoor space for residents. • Artificial grass and large expanses of impervious surfaces must not be part of the design of new gardens. • Bin storage must be incorporated into the curtilage of *Residential*, *Community*,

	Recreation and *Employment* premises. Bin storage must be designed to reflect the rural nature of the parish and must not be overly intrusive.
Area type	
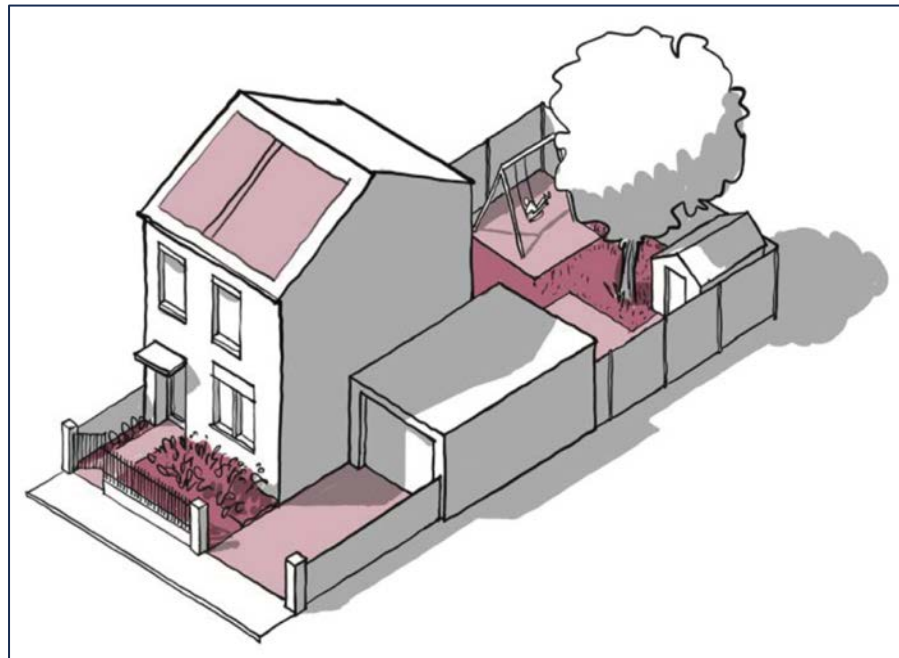
Figure 95: **Provision of private garden**. Source: National Design Code, part 2.

Figure 96: **Perimeter block, containing an enclosed communal open space for use by surrounding residents**. Mulbarton, Norfolk. Source: own.

Figure 97: **Incorporated bin storage.** Centenary Quays, Southampton. Source: www.designbuildings.co.uk

Figure 98: **Integrated bin storage and utilities.** Goldsmith Street, Norwich. Source: own.

H3. **Extensions and additions to homes**	
Guidance	*Extensions* to homes should respect the existing character of the property and the street. *Extensions* (excluding porches) should be at the side or rear of the property. - The addition of garages in front gardens should only be permitted where they already exist on the same street. - Dormers should - Be kept below the original ridge of the roof - Be cladded or made with materials that match those of the existing dwelling - Keep to the original style of the roof and use a gabled or hipped dormer - Not directly overlooking nearby homes.
Codes	*Extensions* to homes must be made of materials that complement the original dwelling. *Extensions* must be proportionate to the original dwelling and not dominate it. *Extensions* must respect the scale and massing of neighbouring dwellings. - The design of a porch must reflect the appearance of the existing dwelling. Excessively large or bulky porches will not be acceptable.
Area type	

	RESOURCES
I	Rackheath will use resources in an efficient and resilient manner, meeting the needs of a changing climate

I1. **Fit for purpose and adaptable**	
Guidance	• All new development should be built to be fit for purpose, adaptable over time, therefore reducing the need for redevelopment and unnecessary waste.
Codes	• New homes must have internal spaces and layout to allow for adaption, conversion or extension over time, where practical. Houses must be designed to meet the differing and changing needs of households and people's physical abilities over their entire lifetime (incorporating Lifetime Homes Standards). • Management and maintenance plans must promote sustainability utilising eco-friendly systems throughout the whole lifespan of completed development proposal. • New homes must create areas that can be adapted to have designated working from home areas.
Area type	

Clear space or nib to the leading edge of all entrance storey doors

Accessible threshold to rear doors

Clear space in front of kitchen units and appliances

Entrance level WC with clear access zones (potential level access shower for 3 bedroom dwellings on more than one floor)

Clear access route to reach the bedroom windows

Clear access zones around beds

Level landing, covered and well lit

Step free approach route

Accessible threshold

Low level glazing and window handle heights

Living area at entrance level

Stairs of suitable pitch and width

Bathroom with clear access zones to give access to all sanitaryware

Doors and corridors of adequate width

Sockets, controls and other services at an accessible height

Figure 99: **Pictorial example of a M4(2) Category 2 home**. Source: Housing and disabled people – a toolkit for local authorities in England, planning for accessible homes, Equality and Human Rights Commission.

I2. **Sustainable design and net zero**	
Guidance	• Developments that are optimised for water and energy efficiency, target zero carbon emissions, use renewable energy technologies, or employ Passivhaus or similar standards, will be encouraged. • Where possible, new homes, commercial and community buildings should use energy efficient mechanical and electrical systems, including heat pumps, heat recovery and LED lights. • All new development should maximise renewable energy especially through decentralised sources, including on-site generation and community-led initiatives.
Codes	• All developments over 10 dwellings (*Major Development* and *Large Estate Development*) must demonstrate how they are contributing to net zero. • *Residential*, *Community, Recreation, Retail and Employment* buildings must be built to reduce the need for energy through passive measures, including form, orientation and fabric of the building. • Provision of dual aspect homes must be prioritised and maximised. • Plant species selected as part of development proposals and public realm improvements must be able to endure prolonged severe weather conditions, such as drought and heavy rainfall.

Area type			

Figure 100: **Diagram, 'What does a low-carbon, sustainable home look like?'**
Source: Committee on Climate Change.

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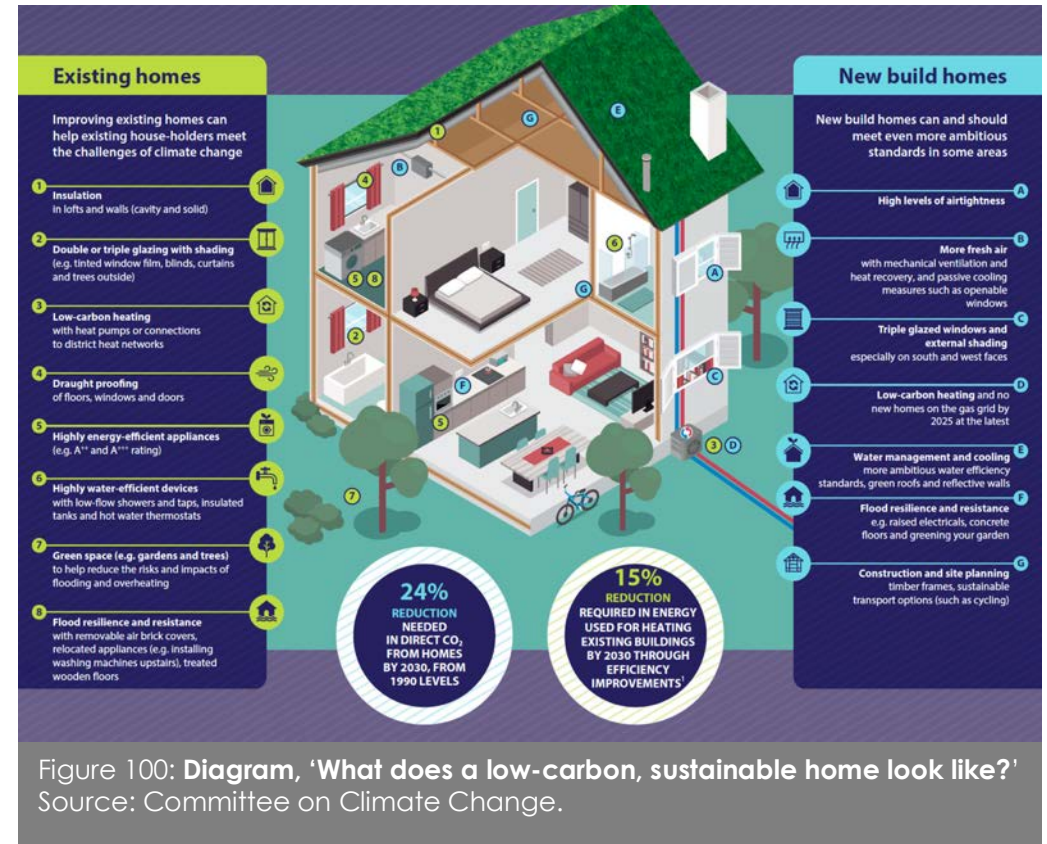
Figure 101: **Solar panels incorporated into the roof.** Green Lane West, Rackheath. Source: Own.

■	• Proposals should be accompanied by a Whole Life-Cycle Carbon Emissions Assessment using a recognised methodology. • Proposals should be supported by an Energy Statement.
Codes	• All new *Small Scale Development, Major Development, Large Estate Development, Community, Recreation, Retail* and *Employment* must demonstrate how they are contributing to net zero through their construction methods.
Area type	

I3. **Sustainable construction**	
Guidance	• Reuse, adaptation and retrofitting should be prioritised as a first approach to all development proposals. • *Small Scale Development, Major Development* and *Large Estate Development* should follow the principles of whole life carbon assessment and the circular economy, reducing embodied carbon and waste and maximising reuse and recycling. • Where modern methods of construction are more environmentally sustainable, these should be used for Rackheath developments.

Figure 102: **Construction site in Rackheath.** Salhouse Road, Rackheath. Source: Own.

I4. **Climate change resilience**	
Guidance	• Public and open spaces should incorporate planting for shade and shelter of users, improving air quality and mitigation of the effects of pollution. Deciduous trees provide shade to buildings, helping to manage solar gain when needed in summer months. These landscape features also contribute to reducing the 'heat island' effect whereby the temperatures in built up areas are significantly higher than outside them. • Homes and buildings should incorporate flood resistance and resilience measures where needed and conserve water through water saving measures and by harnessing rainfall or grey water for re-use on-site.
Codes	• All *Small Scale Development, Major Development* and *Large Estate Development* must include a landscape plan which identifies climate resilient planting and sufficient soakaways. • All development must not add to the issues of localised flooding. • The design of all buildings and spaces must avoid internal and external overheating, through use of passive cooling techniques and urban greening. • Development shall be positioned so that windows serving houses are not unacceptably affected by trees with foliage that casts dense shade

Area type

Figure 103: **Examples of climate resilient planting: 1. Pheasant's tail grass, 2. Small-flowered hesperaloe, 3. Scots pine, 4. Common alder, 5. Grey sedge**. Source: photographs from RHS, www.rhs.org.uk

J	**LIFESPAN**
	The impacts of building construction on residents and the environment will be well managed and Rackheath will be made to last

J1. **Phasing**

Guidance	• All *Small Scale Development, Major Development* and *Large Estate Development* should be comprehensively phased in a manner that takes into account the delivery of physical infrastructure, open space and community facilities.
Codes	• A phasing plan for infrastructure must be included in any *Small Scale Development, Major Development* and *Large Estate Development*, e.g. for roads, green spaces, community facilities and schools. This is to be set out within an Infrastructure Delivery Plan and Phasing Plan, showing what areas of land within Rackheath will be developed in what order and what infrastructure (physical, green, digital and community) is needed to be delivered and when in order to serve the new developments as they are delivered.
Area type	

J2. **The impact of construction**

Guidance	• Where a building site is in operation, it should not have a detrimental impact on the quality of life of existing Rackheath residents e.g. through increased traffic volume, increased noise levels or restricted access to parish amenities.
Codes	• All *Small Scale Development, Major Development* and *Large Estate Development* building sites must set up mitigation measures for minimising the impact of construction work (noise, dust, heavy goods vehicles, construction traffic) on existing Rackheath residents, through a Construction Plan. • Weight restrictions on Rackheath's roads must be adhered to by Heavy Goods Vehicles. In particularly, an alternative route must be enabled that takes HGVs away from Green Lane West. • All *Small Scale Development, Major Development* and *Large Estate Development* must be signed up to the Considerate Constructors Scheme, www.ccscheme.org.uk
Area type	

Figure 104: **Residents have moved into properties before the site is complete.** Liberty Park, Rackheath. Source: Own.

J3. **Well-managed and maintained**	
Guidance	• Management and maintenance regimes should be considered from the early stages of the design process and set out in a management plan, e.g. forms of service charges, long term management and maintenance of public spaces, cleaning, parking, ownership of play area. • Community management systems should be designed in from the start, with users and key stakeholders (e.g. Rackheath Community Council) involved during the design process, so that they are fit for purpose.
Codes	• All community infrastructure must have a management and maintenance plan which providing details of delivery, implementation, day to day management and on-going maintenance prior to the commencement

	of the development. A review group can be established with local residents.
Area type	

J4. **Utilities**	
Guidance	• Rackheath should have all infrastructure in place in a timely manner, in appropriate locations.

Codes	• Essential physical infrastructure must be in place before residents move into dwellings, including:
	    ○ water supply
	    ○ sewage and drainage
	    ○ energy supplies
	    ○ full-fibre broadband, digital infrastructure and telephone lines
	• An infrastructure delivery plan and phasing plan must be in place and set out which pieces of infrastructure are required to be in place prior to commencement of the development, which pieces prior to the occupation of any dwellings and which are required prior to completion of the final dwellings.

Area type	

Figure 105: **Utilities housed in a unit in-keeping with surrounding dwellings**. Mulbarton, Norfolk. Source: own.

Summary table of all the codes and guidance by area type

5.3   The following table is a summary of the guidance and codes that are expected to be achieved in each of the area types.

	Parish wide	1. Agricultural	2. Heritage and Parklands	3a. Extensions	3b. Individual and Infill	3c. Small Scale Development	3d. Major Development	3e. Large Estate Development	3f. Community and Recreation	3g. Retail	4. Employment
A1	*	*	*	*	*	*	*	*	*	*	*
A2	*						*	*			
B1	*						*	*	*	*	*
B2	*	*	*	*	*	*	*	*	*	*	*
B3	*	*	*	*	*	*	*	*	*	*	*
B4	*	*	*	*	*	*	*	*	*	*	*
B5					*	*	*	*	*	*	*
B6											*

	Parish wide	1. Agricultural	2. Heritage and Parklands	3a. Extensions	3b. Individual and Infill	3c. Small Scale Development	3d. Major Development	3e. Large Estate Development	3f. Community and Recreation	3g. Retail	4. Employment
B7	*	*	*	*	*	*	*	*	*	*	*
B8				*	*	*	*	*		*	
C1	*	*	*	*	*	*	*	*	*	*	*
C2	*	*	*	*	*	*	*	*	*	*	*
C3	*	*	*	*	*	*	*	*	*	*	*
C4	*	*	*	*	*	*	*	*	*	*	*
D1	*			*	*	*	*	*	*	*	*
D2	*	*	*	*	*	*	*	*	*	*	*
D3	*	*	*	*	*	*	*	*	*	*	*
D4					*	*	*	*	*		
D5									*	*	*
E1	*	*	*	*	*	*	*	*	*	*	*

	Parish wide	1. Agricultural	2. Heritage and Parklands	3a. Extensions	3b. Individual and Infill	3c. Small Scale Development	3d. Major Development	3e. Large Estate Development	3f. Community and Recreation	3g. Retail	4. Employment
E2	*	*	*	*	*	*	*	*	*	*	*
E3						*	*	*	*	*	
E4						*	*	*	*	*	*
F1						*	*	*	*		
F2	*					*	*	*	*		
F3	*						*	*	*		
F4	*					*	*	*	*	*	*
G1						*	*	*			
G2	*						*	*	*	*	*
G3	*								*		
G4	*								*		
G5										*	*

	Parish wide	1. Agricultural	2. Heritage and Parklands	3a. Extensions	3b. Individual and Infill	3c. Small Scale Development	3d. Major Development	3e. Large Estate Development	3f. Community and Recreation	3g. Retail	4. Employment
G6	*	*	*	*	*	*	*	*	*	*	*
H1					*	*	*	*			
H2					*	*	*	*			
H3				*							
I1					*	*	*	*			
I2					*	*	*	*			*
I3					*	*	*	*	*	*	*
I4	*	*	*	*	*	*	*	*	*	*	*
J1					*	*	*	*	*	*	
J2					*	*	*	*	*	*	*
J3					*	*	*	*	*		
J4	*	*	*		*	*	*	*	*	*	*

6. Implementation and phasing

6. Implementation and phasing

Community participation

6.1 The larger development proposals (*Small Scale Development, Major Development* and *Large Estate Development*) should involve the local community at pre-design, pre-application and implementation stages. In particular, Rackheath Community Council (the Parish Council) should be involved in discussions at an early stage where this related to the delivery of community infrastructure, open space or community buildings, where detailed discussions on the form, design, layout, location, management and future maintenance of such infrastructure can be determined.

6.2 A community involvement statement should accompany all major and large estate development planning applications. All submitted plans and drawings should be easily understood by Rackheath residents, in order to make comment at informal and formal stages of community consultation.

Figure 106: **Community involvement in planning**. Rackheath, Norfolk. Source: own.

Infrastructure delivery and phasing

6.3 Where major and large estate scale, is to be delivered it is essential to ensure that the right type and level of infrastructure, be it roads, drainage, greenspaces or schools, is provided at the right time to support the development of Rackheath. It is critical to ensure that houses constructed in the early phase of development are not without the necessary supporting infrastructure whilst the remainder of the phases are either under construction or still to be developed, particularly in the case of Rackheath where a 30 year overall build programme is likely.

6.4 To ensure that this happens, it will require a comprehensive approach to planning infrastructure and its phasing over the development period. Such a comprehensive approach must be set out within an Infrastructure Delivery Plan and a Details Phasing Plan.

Infrastructure Delivery Plan (IDP) will set out what infrastructure is required to support the scale of development envisaged at Rackheath and at what point that infrastructure will need to be delivered or completed by.

> **Phasing Plan** will set out what areas of land within Rackheath will be developed and in what order. The way in which development comes forward at the site will have a direct link to what infrastructure needs to be delivered and when.

6.5 Both plans will be provided by the applicants for submission with the relevant planning applications at Rackheath. The IDP and Phasing Plan will need to be kept under review as the development progresses.

6.6 The diagram below sets out the critical path for the delivery of infrastructure to ensure that occupiers of early phases of development are not left without appropriate infrastructure.

Critical path for the delivery of infrastructure

1. Prior to construction
- Conditions discharged
- All supporting plans agreed

2. Prior to occupation of the first dwelling
- Road access, spine roads
- Boundary planting and landscaping
- Structural landscaping
- Individual parking
- Drainage, sewerage including SuDS
- Water and electricity
- Broadband/telephone

3. On completion of first 30 dwellings
- Local scale informal open space/children's play areas
- Communal parking and turning areas
- Further pedestrian and cycle routes

4. As dwelling construction continues, 30-100 dwellings
- Local/day to day community facilities and retail
- Larger open spaces/green areas/allotments
- Sports and recreation pitches

5. Construction of 100-500 dwellings
- Further green space/green infrastructure
- Further sport and recreation facilities
- Indoor community facilities, including health
- Primary School
- Retail and employment uses
- Local centre

6. 500-1000+ dwellings
- All large scale green infrastructure
- Large scale sport and recreation facilities
- District Centre

7. Completion of development
- All major physical infrastructure
- Public transport facilities
- All green infrastructure/open spaces
- All internal and external walking and cycling routes
- All community, social, educational and health infrastructure
- All sport and recreation provision

What should accompany major and large estate development planning applications?

6.7 The following should accompany a planning application for *Large Estate Development* (more than 30 dwellings). For *Major Development* (10-30 dwellings) these issues should be covered proportionately in the Design and Access Statement.

1. Site wide viability assessment
2. Structure plan for the site
3. Comprehensive masterplan
4. Parameter Plans
5. Strategic design code or design principles document
6. Design and access statement
7. Heritage strategy and historic environment management plan
8. Retail impact assessment
9. Transport Framework
10. Public transport plan
11. Transport assessment
12. Framework travel plan
13. Open space and green infrastructure strategy
14. Habitat Regulation Assessment
15. Ecological assessment (including Biodiversity Net Gain)
16. Structural landscape scheme
17. Detailed landscape scheme
18. Green Infrastructure Network plan
19. Energy strategy
20. SuDS strategy
21. Flood risk assessment
22. Detailed Phasing Plan

23. Infrastructure Delivery Plan
24. Employment and training plan
25. Affordable Housing statement
26. Community involvement statement
27. Contamination assessment
28. Foul sewage and utilities assessment
29. Noise impact assessment
30. Tree survey/arboricultural assessment
31. Lighting assessment
32. Environmental statement

Appendix: Character appraisal

Character appraisal

Key

Character Appraisal areas

- **1:** Industrial areas
- **2:** Recreation
- **3:** Liberty Park
- **4:** Trinity Close/Sir Edward Stracey Road
- **5:** Green Lane West
- **6:** The Landings
- **7:** Rackheath Hall and surrounds
- **8:** Prince's Park
- **9:** Wilkinson's Way area
- **10:** Sam Smith Way
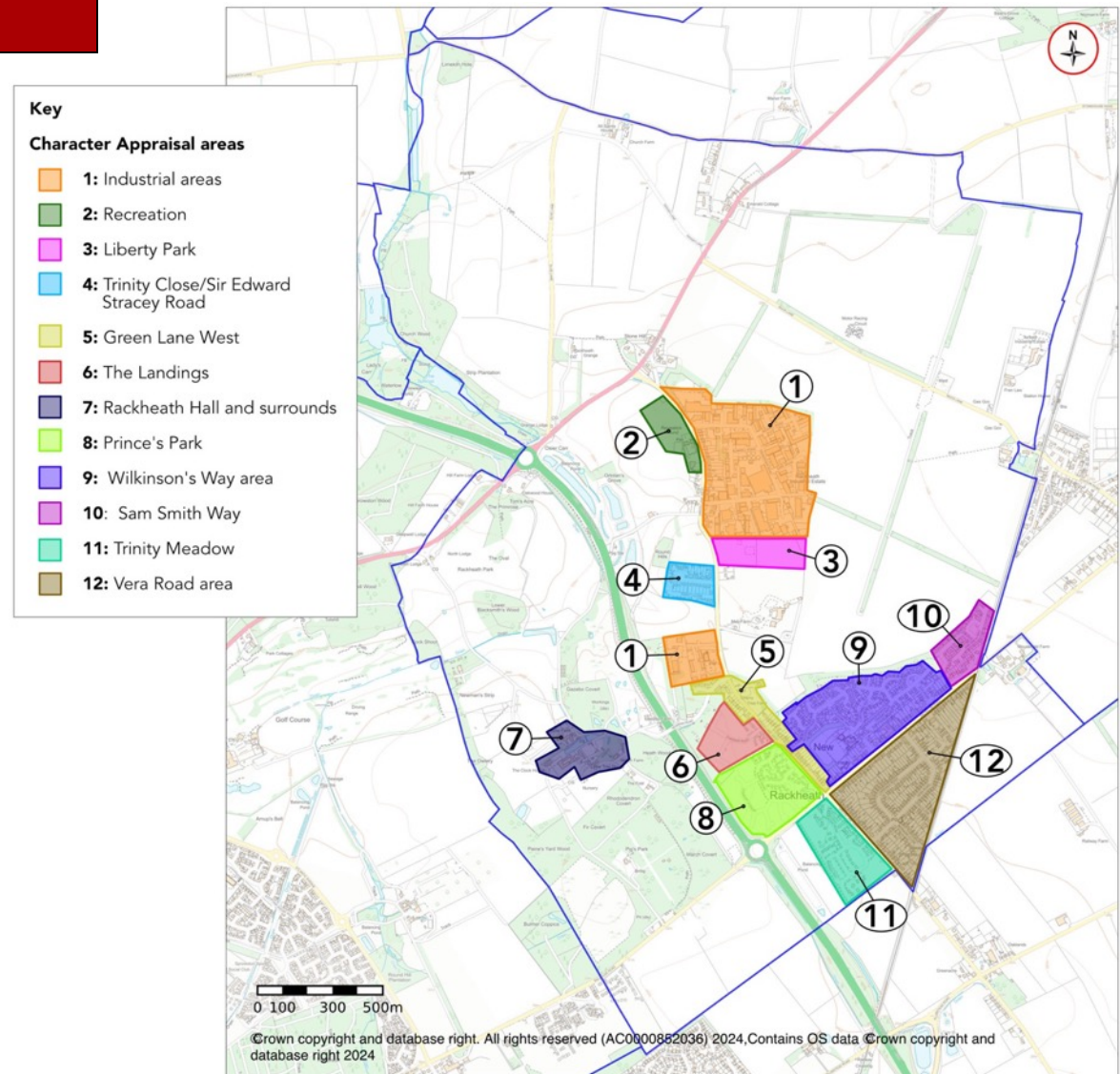- **11:** Trinity Meadow
- **12:** Vera Road area

Figure 107: **Character appraisal areas**. Rackheath. Source: Parish Online with own annotations. Blue line denotes parish boundary.

Area 1: Industrial areas
Rackheath Industrial Estate and Mahoney Green.

- **Movement:** The Rackheath Industrial Estate has one entrance from Green Lane West from which there is a spine road with side spur roads off it. Most businesses have some parking space for employees/customers and some electric car charging points. Mahoney Green is a smaller cul-de-sac of industrial units with their own parking on forecourts.
- **Nature:** There are hedges and trees around much of the perimeter of both the industrial estates. There are some trees on the streets at the Rackheath Industrial Estate.
- **Built form:** The Rackheath Industrial Estate was built on the maintenance area constructed in WW2 for the airfield. Most buildings are 2-storey, except for the prominent grain bins. There are a variety of industrial designs, some brick buildings with industrial warehouses with cladding. Mohoney Green units are similar in their redbrick design.
- **Identity:** Both sites are light industrial.
- **Public space:** Some businesses have secured fencing and gates on the industrial estate. Mahoney Green is more open with some small amounts of green space.
- **Use:** Employment. Rackheath Industrial Estate includes a vets practice, printing firm, cafe, architects, furniture restoration, MOT servicing, boat construction, waste processing. Mahoney Green includes a vehicle repair service, indoor soft children's play, finance broker, office refurbishment, training centre, motorsports shop, a scaffolding business, plumbing business.

Figure 108: **Rackheath Industrial Estate**. Rackheath. Source: own.

Figure 109: **Mahoney Green**. Rackheath. Source: own.

Area 2: Recreation
Pavilion, Stracey Sports Park and Rackheath Village Hall.

- **Movement:** Access directly off Green Lane West. Car parks at both the Pavilion and the Village Hall. Some cycle racks at the Pavilion. No vehicle connection and limited pedestrian connection between the two sites without going back onto Green Lane West.
- **Nature:** Surrounded by substantial trees and some hedges.
- **Built form:** The newer Pavilion has a large hall available for hire, plus kitchen, toilets and changing rooms. Rackheath Village Hall also has a large hall, stage, outdoor patio area, kitchen and small meeting room.
- **Identity:** Recreation area and village community buildings. The Pavilion contains the office of Rackheath Community Council.
- **Public space:** The Pavilion and Stracey Sports Park is situated on 3 acres of land on Green Lane West. The field has 2 full size football pitches and 5 and 7 a-side pitches. There is a bowls green behind the Pavilion. There is a concrete area that has previously been hired for tennis. Rackheath Village Hall has an open green space next to it.
- **Use:** Community, sport, recreation.

Figure 110: **Rackheath Village Hall and green space**. Rackheath.

Figure 111: **Pavilion and Stracey Sports Park**. Rackheath. Source: own.

Area 3: Liberty Park
Housing development (under construction by Orbit at the time of writing, July 2024).

- **Movement:** Access from Green Lane West onto Stanway Road, with minor roads and connected roads leading off into the development. Allocated parking spaces, no garages.
- **Nature:** Use of some existing trees. Some new planting.
- **Built form:** All properties have electric vehicle charging points, integrated photovoltaic solar panels and Air Source Heat Pumps.
- **Identity:** Small self-contained development. All dwellings are very similar red brick with some cladding.
- **Public space:** Open access attenuation basin at the front of the development. Green front between housing and Green Lane West.
- **Use:** 2 and 3 bedroom Affordable Homes (Shared Ownership, part-buy and part-rent), built to an all-inclusive specification.

Figure 112: **Liberty Park site plan**. Rackheath. Source: www.orbithomes.org.uk.

Figure 113: **Liberty Park**. Rackheath. Source: own.

Area 4: Trinity Close/Sir Edward Stracey Road
Residential streets

- **Movement:** Two unconnected cul-de-sac roads. Car parking in front of properties and allocated parking opposite properties.
- **Nature:** Some established trees and newly planted trees. Backs on to open countryside.
- **Built form:** 2, 2.5 and 3 storey housing. Some walls and low level fences to mark boundaries. Open frontages. The public realm is marked with hard materials.
- **Identity:** Mostly red brick, some cream cladding.
- **Public space:** No lighting. Central area at the end of Sir Edward Stracey Road.
- **Use:** 1-4 beds. Frontages on larger properties.

Figure 114: **Trinity Close/Sir Edward Stracey Road**. Rackheath. Source: own.

Area 5: Green Lane West
Long residential road with access to other residential areas and industrial estates.

- **Movement:** A long road leading from the junction of Salhouse Road to the junction of Wroxham Road. Pavements on part of the road. All properties have space for parking in the front garden or have parking spaces. Bus stop.
- **Nature:** Grass verges for much of the road. Established trees and some hedging softening the view.
- **Built form:** The majority of homes are bungalows and chalet bungalows, with some larger houses. They are generally on large plots with a large front garden, setting them back from the road. Former farms, such as Green Farm, which were present in the early 1900s.
- **Identity:** Piecemeal development along a major road through the village.
- **Public space:** None.
- **Use:** Mostly residential, with industrial estates leading off from the road. 1950s, 1960s and 1970s homes. The design ranges from many houses and chalets facing the road to many chalet bungalows (some semi-detached) with gable ends facing the road.

Figure 115: **Green Lane West**. Rackheath. Source: own.

Area 6: The Landings
Housing development (under construction by Norfolk Homes at the time of writing, July 2024).

- **Movement:** Access off Green Lane West. Mixture of shared and private drives. Allocated parking, some garages.
- **Nature:** Open space with some landscaping. Hedges retained to neighbouring land. Softer landscaping at the entrance with trees and black iron railings. Paths connecting into neighbouring woodland. Number of original trees on roadside retained to keep the village feel. No central green space.
- **Built form:** Mainly 2 storey builds. Public and private realm defined using a mixture of walls and iron work, clearly marked.
- **Identity:** Mixed brick colours used on buildings providing a softer warmer tone. Small design features built into properties to add interest e.g. stepped bricks metre up from ground and band between first and second floor. Colour palette between the houses e.g. gutters, roofs ties in with the landscaping aspects of black ironwork, paving and edging. Same palette of materials used with a variants of building design to complement. Detailing on some properties and overhang of roofs.
- **Public space:** No lighting.
- **Use:** 120 homes, 2-4 bedrooms. Mixed tenure.

Figure 116: **Site plan for The Landings**. Rackheath. Source: www.norfolkhomes.co.uk

Figure 117: **The Landings**. Rackheath. Source: own.

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Area 7: Rackheath Hall and surrounds
Mansion hall and associated buildings, and heritage parkland.

- **Movement:** Private road running through the grounds, laid down in WWII. Garages and parking on private drives.
- **Nature:** Heritage parkland linked to Rackheath Hall. Western, northern and southern boundaries have mature tree. Pockets of ancient woodland. Natural drainage into lakes in the park. Land associated with Home Farm used as horse pasture and arable land.
- **Built form:** 3 Listed Buildings – the hall, bridge over the lake and the gates at the northern entrance.
- **Identity:** Architectural detail from the Hall alterations in 1850 was incorporated into the lodges at the entrances. The hall is a mixture of 2 and 3 storey Georgian and Victorian architecture and was converted into apartments; there was an enabling development of 12 houses built in the grounds which are 2 storey red brick with a slate roof - a mixture of terraced and detached dwellings but with a common style shared by all 12. All dwellings are in private ownership. Most of the rest of the dwellings are *circa* 1850 with gothic and other Victorian features, a mixture of 1 and 2 storeys.
- **Public space:** No public space in Rackheath Park, all private heritage parkland.
- **Use:** Flats, farming, horse stabling, holiday accommodation, poly tunnel greenhouses.

Figure 118: **Rackheath Hall and surrounds**. Rackheath. Source: own.

Area 8: Prince's Park
Housing development (under construction by Charles Church at the time of writing, July 2024).

- **Movement:** Circular network of roads through the site.
- **Nature:** Large open space with play equipment. Some landscaping. Mainly hard materials to define areas.
- **Built form:** 2, 2.5 and 3 storey housing. Some walls and low level fences to mark boundaries. Open frontages. Public realm marked with hard materials.
- **Identity:** Range of brick and cladding colours and materials.
- **Public space:** No lighting.
- **Use:** Family and social housing. 1, 2, 3, 4 and 5-bed properties. Frontages on larger properties.

Figure 119: **Site plan for Prince's Park for phase 1**. Rackheath. Source: www.charleschurch.com.

Figure 120: **Princes Park, phase 1**. Rackheath. Source: own.

Area 9: Wilkinson Way area
Established residential area

- **Movement:** Roads from Green Lane West onto Wilkinson Road include Willoughby Way, Luscombe Way and Canfor Rd, leading to Eva Rd onto Salhouse Road. Off of these roads there are a number of cul-de-sacs. Jubilee Park links Salhouse Road to the estate, with a pathway across the park joining Wilkinson Road and Willoughby Way. Parking is a range of off-road, garages and designated parking space.
- **Nature:** There are two large open spaces, Jubilee Park and at the entrance of Canfor Road. Jubilee Park has a multi-use games area, play equipment and a large grassed area with a tree belt around the boundary. There is another tree belt encompassing the whole estate stretching from behind Tagg Way, continuing behind Wilde Rd, Cornwall Close and Canfor Road.
- **Built form:** Brick and tile construction. Mainly detached or semi-detached housing. There is a small number of short terracing on Fuller Close. No properties over 2 storeys. Almost all properties have a front garden and are well set back from the road. A few have gardens, wide pathways and trees between. The majority of properties are well spaced.
- **Identity:** Estate development. Due to the school and park there is regular interaction of residents.
- **Public space:** There are street lights throughout the estate. There is a great deal of social interaction with people bringing children to Rackheath Primary School, Rackheath Bombers Pre-school and visiting Jubilee Park.

- **Use:** Housing. At the time of writing (July 2024) the area also has the only primary school and pre-school in Rackheath.

Figure 121: **Wilkinson's Way**. Rackheath. Source: own.

Area 10: Wendover Park, Sam Smith Way
Self-contained residential development

- **Movement:** The main entrance to the site is at the junction with Salhouse Road. Sam Smith Way is the spine road through the estate. The majority of houses have off road parking for one or more vehicles. There is a designated visitor parking area with planting.
- **Nature:** There are two large and one small green open space. Many houses have views overlooking these green open spaces or the fields surrounding the site.
- **Built form:** Residential with a mixture of detached, semidetached and terraced houses in blocks of 3 and 4 with 5, 4 ,3 and 2 bedrooms. No houses are more than two stories high.
- **Identity:** Red brick, stone colour screed and some with partial cladding.
- **Public space:** There is no street lighting.
- **Use:** Residential.

Figure 122: Wendover Park, **Sam Smith Way**. Rackheath. Source: own.

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Area 11: Trinity Meadow
Housing development of all-affordable properties

- **Movement:** Main spine road through the development with connecting side roads. Predominantly shared drives, allocated spaces and visitor pull-in areas.
- **Nature:** Central grassed open space.
- **Built form:** Mainly 2 storeys with bungalows along the Green Lane East boundary.
- **Identity:** Mainly red brick with odd corner marker housing being in white brick.
- **Public space:** No lighting.
- **Use:** Family and social housing

Figure 123: **Trinity Meadow**. Rackheath. Source: www.flagship-homes.co.uk.

Figure 124: **Trinity Meadow**. Rackheath. Source: own.

Area 12: Vera Road area
Established residential area

- **Movement:** Entrances from Salhouse Road and Green Lane East. Three cul-de sacs, Burton Drive, Vera Close and Bernard Close. All properties have onsite parking including garages.
- **Nature:** There are verges running the length of Vera Road and Lonsdale Road.
- **Built form:** The majority of homes are detached bungalows, with many having been extended. Properties are well spaced and well set back from the road frontage.
- **Identity:** The bungalows date from the 1930s, originally of brick with render and tile roof. Homes are of brick and render with tile roofs. All have front gardens; many are large and some laid to gravel for parking.
- **Public space:** No street lighting but many properties have exterior motion sensor lighting.
- **Use:** Mainly bungalows or chalet bungalows with a small number of houses, predominantly in Burton Drive. Post Office and Convenience Store and Pharmacy towards Green Lane East and Rackheath Stores and Jason's Fish and Chip Shop at the entrance off the Salhouse Road. Homes have open frontages, hedging, brick walls and wooden fencing delineating the extent of the property.

Figure 125: **Vera Road area**. Rackheath. Source: own.