

Rackheath Neighbourhood Plan Review **Basic Conditions Statement**

To accompany the modified Rackheath Neighbourhood Plan
submission version, for examination

March 2025

Contents

1. Introduction	3
2. Legal requirements	3
3. Modifying a Made Neighbourhood Plan	4
4. Basic Conditions	5
5. Compatibility with Basic Conditions a) and e)	7
6. Compatibility with Basic Condition d)	36
7. Compatibility with Basic Condition f)	43
8. Compatibility with Basic Condition g)	45
Appendix 1: Statement to accompany the Submission version of the Rackheath Neighbourhood Plan Review	

1 Introduction

- 1.1 When submitting a Neighbourhood Plan to the Local Authority (in this case Broadland District Council), it is a requirement that the Plan be accompanied by a number of supporting documents. One of these is commonly referred to as the 'Basic Conditions Statement.' Only a Neighbourhood Plan that meets each of the basic conditions can be put to referendum and if successful, be used to assist in the determination of planning applications.
- 1.2 This Basic Conditions Statement is prepared for use by Broadland District Council and the Independent Planning Examiner, to assist in making this assessment about the basic conditions.
- 1.3 This Basic Conditions Statement accompanies the Rackheath Neighbourhood Plan Review which modifies the Rackheath Neighbourhood Plan Adopted in July 2017.

2 Legal requirements

Legal Requirements: The Rackheath Neighbourhood Plan Review is compliant with The Planning and Compulsory Purchase Act 2004 38A (1) & (2) and 38B (a)-(c) (as amended).

Qualifying Body: The Rackheath Neighbourhood Plan Review is being submitted by a qualifying body – Rackheath Community Council. Rackheath Community Council was confirmed as a qualifying body by Broadland Council in April 2015, when the Rackheath Neighbourhood Plan Area was designated.

A Neighbourhood Development Plan: The Rackheath Neighbourhood Plan Review is a neighbourhood development plan. It relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The time period covered: The Rackheath Neighbourhood Plan Review states the time-period for which it is to have effect (from 2024-2045) a period of 21 years.

Excluded Development: The Rackheath Neighbourhood Plan Review policies do not relate to excluded development. The Rackheath Neighbourhood Plan

Review does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

Area of the Neighbourhood Plan: The Rackheath Neighbourhood Plan Review relates to the civil parish of Rackheath and to no other area. There is an existing Adopted Neighbourhood Plan for this area which this Neighbourhood Plan Review seeks to modify.

3 Modifying a made Neighbourhood Plan

- 3.1 The Neighbourhood Planning Act 2017 contains provisions to amend Section 38 of the Planning & Compensation Act 2004 in relation to modifying a made neighbourhood plan. As a result, the Neighbourhood Planning (General) & Development Management Procedure (Amendment) Regulations 2017, which came into force on 31 January 2018, amended the Neighbourhood Planning (General) Regulations (as amended) 2012 for this purpose.
- 3.2 Those amendments enable a qualifying body to propose modifications to a made neighbourhood plan that, if considered not to be so significant or substantial as to change the nature of the neighbourhood development plan, requires only an independent examination and not another referendum. The 2017 Regulations amend Regulations 14 to 20 of the 2012 Regulations so that the process for preparing, consulting on, submitting, publicising and examining such modifications matches that for neighbourhood plans in general.
- 3.3 However, Regulation 15 has been amended to require the qualifying body to publish a statement alongside the neighbourhood plan as proposed to be modified at the Submission stage thus:
“setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion”.
- 3.4 The Community Council published a Statement to accompany the Pre-Submission Version of the Rackheath Neighbourhood Plan Review in November 2024 for the statutory minimum six-week consultation period in accordance with Regulation 14. No specific representations

were made on the statement by any of the statutory consultees or by local residents.. A full record of the consultation process and outcome is provided in the separate Consultation Statement, as per Regulation 15 (1)(b). Following the conclusion of the Pre-Submission Consultation the statement has been updated to reflect the Submission Version of the Neighbourhood Plan Review and is shown in **Appendix 1**.

- 3.5 The 2017 Adopted Neighbourhood Plan contains 28 policies. The Neighbourhood Plan Review proposes to make modifications to a number of policies to update their content and provide greater detail. There are two new policies ENV9 on Dark Skies and SER3 on Utilities. There are also some policies that have been merged e.g. COM2 and COM3 covering community facilities, social spaces, play spaces and parks and BUS1 and BUS4 relating to new business and new retail. A summary of the changes is shown in the table on page 21-23 in Chapter 5 of the Neighbourhood Plan Review. Whilst a number of changes have been made to the policies between the pre-submission and the submission stages, these are largely clarifications, additions of detail or improvements to the policy wording as requested by consultees and do not fundamentally alter the direction of the policy.
- 3.6 This Statement focuses on explaining how the modified and new policies meet the basic conditions.

4 Basic Conditions

4.1 Paragraph 8(2) of Schedule 4B in the Town and Country Planning Act 1990 (as amended by Schedule 10 of the Localism Act 2011 and paragraph 102 (1) of the Levelling Up and Regeneration Act 2023) sets out a series of requirements that Neighbourhood Plans must meet. These 'basic conditions' are set out below:

4.2 A draft Plan meets the basic conditions if:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan (see Section 4 below).
- (b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order (applies in relation to a Listed Building only) insofar as the order grants planning permission for development that affects the

building or its setting (not applicable in respect of the Rackheath Neighbourhood Plan Review).

- (c) Having special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area it is appropriate to make the order (applies in relation to Conservation Areas only) insofar as the order grants planning permission for development in relation to buildings or land in the area (not applicable in respect of Rackheath Neighbourhood Plan Review).
- (d) The making of the Plan contributes to the achievement of sustainable development (see Section 5 below).
- (e) The making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). (see Section 4 below).

Note: The Levelling up and Regeneration Act 2023, introduces a replacement Basic Condition to replace (e) above as follows, which is yet to be formally enacted but nevertheless has been considered by this statement:

- e) (a) the making of the order/Plan would not have the effect of preventing development from taking place which
 - (i) is proposed in the development plan for the area of the authority (or any part of that area), and*
 - (ii) if it took place, would provide housing**
- (f) The making of the Plan does not breach and is otherwise compatible with EU obligations (see Section 6 below) and,
- (g) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with, in connection with the proposal for the plan (see Section 7 below).

Where applicable each of these basic conditions is addressed in the following sections. For clarification it should be noted that b) and c) above are not applicable to the Rackheath Neighbourhood Plan Review and refer to 'Neighbourhood Orders' only.

5 Compliance with Basic Conditions (a) and (e)

- 5.1 The following tables provide an appraisal of the extent to which the Rackheath Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy.
- 5.2 The Neighbourhood Plan policies were drafted to be in conformity with the National Planning Policy Framework published in December 2023 and then revised in December 2024. **Table A** below assesses the degree of regard that the Rackheath Neighbourhood Review Plan policies have had to NPPF 2024 (**Column B**).
- 5.3 The adopted Development Plan for Rackheath comprises a number of documents. The strategic policies are contained in the Greater Norwich Local Plan (GNLP) which was adopted in March 2024. (**Column C**)
- 5.4. In addition, Broadland District Council has an adopted Development Management Policies Development Plan Document (DPD) which was Adopted in 2015. (**Column D**) Rackheath is also covered by the Growth Triangle Area Action Plan (GTAAP) which was adopted in 2016. (**Column E**).
- 5.5 Therefore the policies contained within the Rackheath Neighbourhood Plan Review have been assessed for their conformity against the adopted planning policy documents which comprise the existing Development Plan. This is set out in Table A below.
- 5.6 The Neighbourhood Plan is positively prepared and is consistent with the new Basic Condition e(a) i) above as although it does not make additional allocations on top of that already committed through the strategic policies, it does not prevent development from coming forward. In summary, it is the view of the Rackheath Council (as the relevant Qualifying Body) that the appraisal demonstrates that the Rackheath Neighbourhood Plan Review Development Plan has had appropriate regard to and is in general conformity with, both national and local strategic policy.

Adopted Policy Documents – Table A

Column A	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management (DPD) (2015)	Column E Growth Triangle Area Action Plan 2016 (GTAAP)
<p>Policy HOU1: Design of new development</p> <p>(formerly HOU2 in the 2017 Plan. Reconfigured into main design policy and supported by the Design Guidance and Codes to give emphasis to design.)</p>	<p>This policy reflects NPPF Section 12 which indicates that the creation of high quality, sustainable buildings and places is fundamental to planning.</p> <p>Policy HOU1 is supported by the Rackheath Design Guidance and Codes and is consistent with the emphasis in NPPF paragraphs 132 and 133. The policy seeks to ensure that all new development should reflect the parish's local distinctiveness and character and be physically integrated where possible.</p>	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities, which requires new development to create beautiful, well designed places, which respect the character of the local area and seek to enhance it through appropriate design.</p> <p>Policy HOU1 is informed by the specific Rackheath Design Guidance and Codes.</p>	<p>This policy is consistent with Policy GC4 of the DM DPD which seeks a high standard of design for all new development.</p>	<p>This policy is consistent with Policy GT1 of the GTAAP which sets out the design and infrastructure parameters for sites in the Growth Triangle. In a Rackheath context this related specifically to GT16 North Rackheath.</p>
<p>Policy HOU2: High quality public realm</p>	<p>This policy reflects NPPF paragraph 131 which indicates that the creation of high quality, beautiful,</p>	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities, which requires new</p>	<p>This policy is consistent with Policy GC4 of the DM DPD which</p>	<p>The GTAAP does not contain an equivalent or</p>

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<p>(formerly HOU3 in the 2017 Plan, supported by the Design Guidance and Codes to give emphasis to design</p>	<p>sustainable buildings and places is fundamental to planning. It also reflects paragraph 96a, b, c which supports social interaction including opportunities for meetings between people; high quality public space and community safety.</p> <p>Policy HOU2 is supported by the Rackheath Design Guidance and Codes and seeks to ensure that public spaces are designed to deliver the highest quality public realm design.</p>	<p>development to create beautiful, well designed places, which respect the character of the local area and seek to enhance it through appropriate design.</p> <p>Policy HOU2 is informed by the specific Rackheath Design Guidance and Codes.</p>	<p>seeks a high standard of design for all new development including safety of public spaces.</p>	<p>corresponding policy.</p>
<p>Policy HOU3: Mixed type and tenure of housing</p> <p>(Formerly HOU1, updated and</p>	<p>This policy reflects NPPF paragraph 63, which advises that planning policies should reflect the needs of “those who require affordable housing,(including social rent), families with children, looked after children, older</p>	<p>This policy is consistent with GNLP Policy 5 – Homes, which requires proposals for housing to contribute to a variety of homes in terms of tenure and cost. New homes should provide for a good</p>	<p>There is no corresponding policy in the Dm DPD.</p>	<p>This policy is consistent with Policy GT16 of the GTAAP (North Rackheath) which refers to the provision of</p>

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<p>supported by the Housing Needs Assessment)</p>	<p>people (including those who require retirement housing, housing with care and care homes) students, people with disabilities, service families, travellers, people, who rent their homes and people wishing to commission or build their own homes".</p> <p>Policy HOU3 supports a range and mix of housing types including housing suitable for older people including accessible homes, bungalows, and lifetime homes; together with smaller homes 1-3 bedrooms for families and newly forming households.</p>	<p>quality of life in mixed and inclusive communities and major development proposals should provide adaptable homes to meet varied and changing needs. The GNLP policy provides for a range of types of housing including affordable housing, specialist housing and self and custom build.</p> <p>Policy HOU3 provides for a range of house types and tenures and is based on the Rackheath Housing Needs Assessment.</p>	<p>Continued...</p>	<p>affordable housing.</p>
<p>Policy ENV1: Fresh water supply and drainage</p>	<p>This policy reflects NPPF paragraph 170 which encourages development to be directed away from</p>	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities, which seeks avoid</p>	<p>This policy is consistent with Policy CSU5 of the DM DPD which</p>	<p>There is no equivalent policy to Policy</p>

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(Updated to take account of latest guidance on SUDs and the proposals in the emerging draft masterplan)	<p>areas of flood risk and should not increase flood risk elsewhere.</p> <p>Policy ENV1 identifies 11 specific areas of localised flooding within the parish and contains specific support for the inclusion of SUDs within new developments to protect against flooding and pollution and also to provide biodiversity benefits.</p>	<p>locating inappropriate development in areas at risk of flooding by applying the sequential and exceptions tests and ensuring that flood risk is not increased elsewhere. Sustainable drainage systems should be incorporated unless there is clear evidence that this would be inappropriate.</p>	<p>seeks to minimise flooding and promotes flood mitigation measures .</p>	<p>ENV1 in the GTAAP.</p>
<p>Policy ENV2: Climate Change</p> <p>(Updated and supported by the Design Guidance and Codes)</p>	<p>This policy is consistent with NPPF Section 14 meeting the challenge of climate change...</p> <p>Poicy ENV2 supports cost effective and efficient solar gain and eco friendly measures in new developments.</p>	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities, which seeks to minimise energy demand through the design and orientation of development and maximise the use of sustainable energy, local energy networks and</p>	<p>There is no specific policy on climate change in the DM DPD. There are individual policies relating to Floodrisk and surface water drainage (CSU5), and Renewable Energy (GC5) , which are</p>	<p>There is no equivalent policy in the GTAAP.</p>

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ENV1 continued...	Continued...	battery storage to assist growth delivery.	consistent with Policy ENV2.	Continued...
<p>Policy ENV3: Biodiversity, tree belts and wildlife habitats</p> <p>(Updated to place greater emphasis on biodiversity net gain)</p>	<p>This policy is consistent with paragraph 187 (d) of the NPPF which requires planning policies to minimise impacts on and provide net gains for biodiversity. In addition, paragraph 192 (b) of the NPPF refers to the pursuit of opportunities for measurable biodiversity net gains.</p> <p>Policy ENV3 identifies the important natural features of the parish and provides support for biodiversity net gain in new developments including the planting of additional trees, the greening of areas between developments and the</p>	<p>This policy is broadly consistent with Policy 2 Sustainable Communities which seeks to create and contribute to multi-functional green infrastructure links, whether provided on-site or off-site, including through landscaping, street trees and other tree planting, to make best use of site characteristics and integrate into the surroundings, having regard to relevant taking account of local green infrastructure strategies and delivery plans.</p> <p>This policy is consistent with GNLP Policy 3 –</p>	<p>This policy is consistent with Policy EN2 of the DM DPD which expects development proposals to protect and enhance biodiversity and support the delivery of a network of green infrastructure.</p>	<p>This policy is consistent with the aim of Policy GT2 - Green Infrastructure of the GTAAP which makes provision for significant green infrastructure across the Growth Triangle to achieve biodiversity and habitat connectivity.</p>

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Policy ENV3 continued...	incorporation of wildlife enhancement measures..	Environmental Protection and enhancement which requires development proposals to enhance the natural environment whilst avoiding harm to designated and non-designated assets of the natural environment. In addition, development will deliver net biodiversity gain through the provision of on-site or off-site natural features, creating new or enhancing existing green infrastructure networks that have regard to and help to achieve the local green infrastructure strategies. It should be demonstrated that the gain to biodiversity is a significant enhancement (at least a 10% gain)	Continued...	Continued...

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Policy ENV3 continued...	Continued...	compared to the existing situation.	Continued...	Continued...
<p>Policy ENV4: Landscape buffers</p> <p>(Reviewed to focus on landscape buffers rather than just landscaping)</p>	<p>This policy reflects NPPF paragraph 187 b) which recognises the intrinsic character and beauty of the countryside, together with the importance of the provision of green infrastructure</p> <p>Policy ENV4 seeks to ensure that landscape buffers are used between potentially conflicting uses with the additional benefits of providing accessible green infrastructure and landscape enhancements to developments</p>	<p>This policy reflects GNLP Policy 3 – Environmental Protection and Enhancement which seeks to create new and enhance existing green infrastructure networks.</p>	<p>This policy is consistent with Policy EN3 of the DM DPD which requires the provision of a well-managed green infrastructure network.</p>	<p>This policy is consistent with Policies GT2 and GT16 of the GTAAP . All three policies identify the importance of landscape buffers to the south of the parish at Rackheath Park but also between the Broadland Northway and the built settlement of Rackheath immediately to its north.</p>

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<p>Policy ENV5: Local landscape and local heritage assets</p> <p>(Additional assets have been identified)</p>	<p>This policy reflects NPPF paragraph 216 which outlines the approach to assessing the impact of applications on non-designated heritage assets. 'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'</p> <p>The policy identifies 20 Non-Designated Heritage Assets in Rackheath which are important to the local character of the area.</p>	<p>This policy reflects GNLP Policy 3- Environmental Protection and Enhancement which requires new development to avoid harm to designated and non-designated heritage assets, including their setting.</p>	<p>There is no corresponding policy in the DM DPD.</p>	<p>There is no equivalent policy in the GTAAP</p>
<p>Policy ENV6: Views and vistas across the parish</p>	<p>This policy reflects NPPF paragraph 187 b) which recognises the intrinsic</p>	<p>This policy is consistent with GNLP Policy 3 – Environmental Protection and Enhancement, which</p>	<p>This policy is consistent with DM DPD Policy EN2 which refer to ‘</p>	<p>There is no equivalent policy in the GTAAP</p>

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<p>(Updated to have more local definition with addition of two new specific views)</p>	<p>character and beauty of the countryside.</p> <p>The policy identifies two new important views that it is considered should be protected from development that would have an adverse impact upon the identified view. Justification for the identified views is included in the supporting text to the policy.</p>	<p>requires 'development proposals to enhance the natural environment whilst avoiding harm to designated and non-designated assets of the natural environment.</p> <p>Policy ENV6 identifies important views that it is considered should be protected from development that would have an adverse impact upon the identified view.</p>	<p>visually sensitive skylines, valley sides and important views'. Reference to the setting of the nationally important Broads is made.</p>	<p>Continued...</p>

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<p>Policy ENV7: Green space</p> <p>(amended to reflect additional Local Green Spaces)</p>	<p>This policy reflects NPPF paras 107-109 which advocates “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them”.</p> <p>Policy ENV7 proposes 6 new spaces proposed for protection and identification as LGS which have been assessed against the NPPF criteria.</p>	<p>There is no specific GNLP policy that refers to local green spaces.</p>	<p>This policy is consistent with paragraph 3.13 which refers to the importance of protecting Local Green Space which are consistent with criteria in the NPPF</p>	<p>This policy is consistent with Policy GT2 and GT16 of the GTAAP which refers to areas of open space in Rackheath including the north Rackheath Buffer zone, and the new country park within North Rackheath, together with other smaller areas of open space.</p>
<p>Policy ENV8: Approaches to Rackheath and village landscape</p>	<p>This policy reflects NPPF paragraph 187 b) which recognises the intrinsic character and beauty of the countryside.</p>	<p>This policy is consistent with GNLP Policy 3 – Environmental Protection and Enhancement, which requires ‘development proposals to enhance the natural environment whilst</p>	<p>There is no corresponding policy in the DM DPD.</p>	<p>There is no corresponding policy in the GTAAP.</p>

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(Minor wording change only)	The policy seeks to encourage the enhancement of the entrances to Rackheath	avoiding harm to designated and non-designated assets of the natural environment.	Continued...	Continued...
Policy ENV9: Dark Skies NEW POLICY	This policy is consistent with NPPF paragraph 196 c) which refers to the desire to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation. Policy ENV9 seeks to limit the impact of lighting from new development on dark skies and on the natural environment.	There is no equivalent or corresponding policy relating to light pollution of dark skies in the GNLP.	This policy is consistent with DM DPD paragraph 3,17 which indicates that decisions and policies should ,limit the impacts of light pollution from artificial light.	There is no corresponding policy in the GTAAP.

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<p>Policy COM1: Linked community</p> <p>(Minor wording change only)</p>	<p>This policy is consistent with NPPF paragraph 135d which requires development to create attractive, welcoming and distinctive places and with paragraph 135f which seeks to create places which are safe, inclusive and accessible.</p> <p>The aim of Poicy COM1 I to ensure that new and existing development are physically well connected.</p>	<p>This policy is consistent with GNLP Policy 1 Sustainable Communities which seeks to deliver Sustainable Development</p>	<p>This policy is consistent with DM DPD Policy GC4 Design which promotes the creation of sustainable, inclusive and mixed communities.</p>	<p>This policy is consistent with GTAAP Policy GT1 – Form of Development, which seeks to integrate, homes, jobs, services and facilities.</p>

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<p>Policy COM2: New play areas and community spaces</p> <p>(Merged former COM2 and COM3 from the 2017 Plan to create new COM2. Supported by the Design Guidance and Codes)</p>	<p>This policy is consistent with the criteria set out in paragraph 98 which requires planning policies to plan to provide the social, recreational and cultural facilities and services that the community needs. In addition, planning policies should aim to “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.</p> <p>Policy COM2 sets out the criteria for the delivery of new play areas and community spaces.</p>	<p>This policy is consistent with GNLP Policy 2 Sustainable Communities which seeks to create a multifunctional network of green spaces.</p>	<p>This policy is consistent with Policy RL1 of the DM DPD which requires the provision of appropriate areas of new children’s play space in new developments</p>	<p>This policy is consistent with GTAAP Policy GT2- Green Infrastructure which seeks to provide formal and informal recreation space through new development. In addition the policy is consistent th GT16 which makes provision on the North Rackheath development for children’s play space and other forms of informal space.</p>

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<p>Policy COM3: Community safety</p> <p>(Formerly COM4 in the 2017 Plan, minor wording change only)</p>	<p>This policy is consistent with Section 8 of the NPPF and paragraph 96 which requires planning policies to achieve health, inclusive and safe places.</p> <p>Policy COM3 provides guidance on the design of development which are safe and inclusive for the community.</p>	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities which promotes an inclusive, resilient, and safe community through the provision of facilities and services commensurate with the scale and type of the development; and the design and layout of development reflecting best practice to deter crime.</p>	<p>This policy is consistent with Policy GC4 – Design of the DM DPD which reinforces the importance of creating safe environments which address crime prevention and community safety.</p>	<p>There is no equivalent policy in the GTAAP.</p>
<p>Policy COM4: New and existing community facilities</p> <p>(Formerly COM5 in the 2017 , reviewed to reflect</p>	<p>This policy is consistent with the criteria set out in paragraph 98 which requires planning policies to plan to provide the social, recreational and cultural facilities and services that the community needs. In addition, planning policies should aim to “guard against</p>	<p>There is no specific GNLP policy that refers to the protection of existing community facilities. Policy 4 of the GNLP – Strategic Infrastructure, emphasises the need to support the timely delivery of infrastructure to support growth and Policy 2</p>	<p>This policy is consistent with Policies CSU1 and CSU2 of the DM DPD which relate to additional community facilities and the protection of existing</p>	<p>This policy is consistent th Policy GT16 of the GTAAP which sets out the new community facilities required to support the</p>

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<p>existing and proposed provision)</p>	<p>the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.</p> <p>Policy COM4 seeks to ensure that the existing community infrastructure in the parish is retained and aims to resist the loss of community facilities unless it can be demonstrated that the need for the facility no longer exists, is no longer viable or suitable alternative provision exists elsewhere. The policy also identifies priorities for new facilities and where these should be located.</p>	<p>Sustainable Communities promotes an inclusive, resilient and safe community through the provision of facilities and services commensurate with the scale and type of the development; and the design and layout of development.</p>	<p>community facilities.</p> <p>Policy COM4 expresses support for a range of new facilities and seeks to cluster them to the benefit of the community in accessible and sustainable locations.</p>	<p>growth of North Rackheath.</p> <p>Policy COM4 provides additional detail on how a number of these facilities should be provided.</p>

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<p>Policy COM5: New sports facilities</p> <p>(Formerly COM6 in the 2017 Plan, reviewed to reflect results of community consultation)</p>	<p>This policy is consistent with the criteria set out in paragraph 98 which requires planning policies to plan to provide the social, recreational and cultural facilities and services that the community needs. In addition, planning policies should aim to “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.</p> <p>Policy COM5 provides support for new sports facilities specifically football pitches, cricket pitch, multipurpose courts or hard courts and changing facilities.</p>	<p>This policy is consistent with Policy 2 of the GNLP which promotes an inclusive, resilient, and safe community through the provision of facilities and services commensurate with the scale and type of the development.</p>	<p>This policy is consistent with paragraph 9.15 of the DM DPD which supports new sports provision.</p>	<p>This policy is consistent th Policy GT16 of the GTAAP which refers to the need for formal recreation and sports pitches required to support the growth of North Rackheath.</p> <p>Policy COM5 provides additional detail on what these additional facilities need to be and how they should be provided.</p>

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<p>Policy COM6: Allotments</p> <p>(Formerly COM7 in 2017 Plan, minor wording change only)</p>	<p>The NPPF makes reference at paragraph 103 to the importance of a network of high quality open spaces. Allotments falls within the definition of open space and therefore Policy Com6 which requires the provision of allotment sin new developments is consistent with the NPPF aims.</p>	<p>This policy is consistent with Policy 2 of the GNLP which promotes an inclusive, resilient, and safe community through the provision of facilities and services commensurate with the scale and type of the development.</p>	<p>This policy is consistent with Policy EN3 of the DM DPD which requires the provision 0.16ha of allotments per 1000 head of population.</p> <p>Policy COM6 supports the provision of new allotments early in new developments.</p>	<p>There is no equivalent policy in the GTAAP.</p>
<p>Policy BUS1: New and expanding business</p> <p>(Merged with former BUS4 from 2017 Plan to create a</p>	<p>This policy reflects NPPF paragraph 85 which requires planning policies and decisions to help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth</p>	<p>This policy is consistent with GNLP Policy 6 – The Economy which seeks to ensure that sufficient employment land is allocated in accessible locations to meet identified need and provide for choice. In addition, land identified</p>	<p>This policy is consistent with DM DPD Policy E2 which seeks to retain existing employment sites in employment uses.</p>	<p>There is no equivalent policy in the GTAAP.</p>

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<p>comprehensive policy)</p>	<p>and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. It is also consistent with paragraph 88a which allows for "the sustainable growth and expansion of all types of business in rural areas both through the conversion of existing buildings and well designed, new buildings".</p> <p>Policy BUS1 supports new and expanding business subject to criteria governing, design and impact.</p>	<p>for employment uses will only be considered for other uses that are ancillary to and supportive of its employment role.</p>	<p>Continued...</p>	<p>Continued...</p>

Column A The Rackheath Neighbourhood Plan Review Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management (DPD) (2015)	Column E Growth Triangle Area Action Plan 2016 (GTAAP)
<p>Policy BUS2: Buffer between residential and industrial</p> <p>(Minor wording change only)</p>	<p>This policy is consistent with paragraph 198a of the NPPF which refers to the need to mitigate and reduce to a minimum the potential adverse impacts resulting from noise from new development and avoid noise giving rise to impacts on amenity and the quality of life.</p> <p>Policy BUS2 aims to ensure that where industrial and residential uses are in close proximity that buffers are used to protect residential amenity</p>	<p>This policy is consistent with GNLP Policy 2 on Sustainable Communities which requires development to avoid risks of unacceptable levels of soil, air, water and noise pollution and/or land instability.</p>	<p>This policy is consistent with DM DPD Policy EN4 – Pollution which requires adequate mitigatory measures to be in place to safeguard against pollution in all forms – including noise.</p>	<p>This policy is consistent with Policy GT16 of the GTAAP which identifies an area of 25 hectares for a mix of employment uses.</p> <p>Policy BUS2 provides additional guidance for new business development.</p>

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<p>Policy BUS3: Local centre</p> <p>(Amended to reflect latest position in respect of the likely role of a local centre)</p>	<p>This policy is consistent with NPPF paragraphs 98a which requires planning policies to plan positively for the provision and use of community facilities such as shops, meeting places and sports venues and 98e which ensures an integrated approach to the location of housing, economic uses and community facilities and services.</p> <p>Policy BUS3 provides support for the creation of a new Local Centre, which is mixed-use (homes, shops and businesses).</p>	<p>This policy is consistent with GNLP Policy 2 on Sustainable Communities which ensure safe and convenient access for all, ..., to on-site and local services and facilities such as schools, health care, shops, recreation/leisure/community/faith facilities and libraries; encourage walking, cycling and public transport through the layout of development.</p>	<p>This policy is consistent with DM DPD Policy RL1 which encourages a mix of uses in local centres.</p>	<p>This policy is consistent with Policy GT16 of the GTAAP which identifies the need for at least one local centre which would provide for a range of uses and facilities, services and employment uses.</p> <p>Policy BUS3 provides additional detail as to how this might be provided.</p>

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<p>Policy SER1: School and pre-school provision</p> <p>(Updated to reflect latest position)</p>	<p>This policy is consistent with paragraph 20c of the NPPF which refers to the importance of making sufficient provision for community facilities such as education</p> <p>Policy SER1 provides support for the provision of primary secondary and preschool facilities in the parish, linking them with local centres containing sports, commercial and other activities.</p>	<p>This policy is consistent with GNLP Policy 4 – Strategic Infrastructure which recognises that school capacity will be increased to provide for growth by improvements to existing schools and the provision of new schools as required, including primary schools on strategic development sites and a new high school in the North-East growth area . Appendix 1 of the GNLP indicates the education provision for Rackheath as follows: 2 x 420 place primary schools within proposed new housing development and a secondary school at Rackheath or Sprowston.</p>	<p>This policy is consistent with DM DPD Policy CSU3 which requires new largescale residential development to include appropriate provision of community facilities.</p>	<p>This policy is consistent th Policy GT16 of the GTAAP which sets out the requirements for a new secondary school, 2 primary schools and nursery provision in North Rackheath</p> <p>Policy SER1 provides additional detail on how education facilities in Rackheath should be provided.</p>

Column A The Rackheath Neighbourhood Plan Review Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management (DPD) (2015)	Column E Growth Triangle Area Action Plan 2016 (GTAAP)
<p>Policy SER2: Health Care</p> <p>(Updated to reflect latest position)</p>	<p>This policy is consistent with paragraph 20c of the NPPF which refers to the importance of making sufficient provision for community facilities such as health.</p> <p>Policy SER2 provides support for the future provision of primary healthcare and associated facilities in the parish.</p>	<p>This policy is consistent with Appendix 1 of the GNLP which indicates that new health facilities will be required in Rackheath – this has now been provided.</p>	<p>This policy is consistent with DM DPD Policy CSU3 which requires new largescale residential development to include appropriate provision of community facilities.</p>	<p>There is no corresponding policy in the GTAAP.</p>

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<p>Policy SER3: Utilities</p> <p>NEW POLICY</p>	<p>This policy is consistent with NPPF paragraph 20b which indicates that sufficient provision should be made in new development for infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, floodrisk etc.</p> <p>Policy SER3 seeks to ensure that utilities infrastructure such as electricity, broadband, fresh and foul water is of sufficient capacity to accommodate the demands of new development. The policy also provides guidance on the design and location of utilities infrastructure</p>	<p>This policy is consistent with GNLP Policy 4 – Strategic Infrastructure which sets out the energy supply, water supply and sewerage infrastructure improvements required to support planned growth.</p> <p>Appendix 1 of the GNLP identifies the need for specific infrastructure improvements in Rackheath for energy and waste water.</p>	<p>There is no corresponding policy in the DM DPD.</p>	<p>There is no corresponding policy in the GTAAP.</p>

Column A The Rackheath Neighbourhood Plan Review Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management (DPD) (2015)	Column E Growth Triangle Area Action Plan 2016 (GTAAP)
<p>Policy TRA1: Public transport</p> <p>(Updated to include greater emphasis on rail)</p>	<p>This policy is consistent with NPPF Section 9 which promotes the use of sustainable transport and indicates that transport considerations should be an early consideration in new developments. Paragraph 109 of the NPPF encourages growth plans to identify and pursue opportunities to promote...public transport use.</p> <p>Poicy TRA1 identifies the key routes for new bus and public transport provision between the new development in the parish and Norwich, key services and Salhouse Station.</p>	<p>This policy and supporting paragraph 6.6.7 of the Neighbourhood Plan Review are consistent with paragraph 235 of the GNLP which identifies the potential for new a station sites on the Norwich to Sheringham line at Rackheath</p>	<p>There is no equivalent policy in the DM DPD.</p>	<p>The Growth Triangle Area Action Plan identifies the potential for a new station site on the Norwich to Sheringham line at to serve these major employment and housing growth areas. In addition Policy GT16 requires extended bus services to serve the development.</p>

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<p>Policy TRA2: Pedestrian and cycleways</p> <p>(Updated and expanded to focus on new provision)</p>	<p>This policy is consistent with paragraph 96 (c) of the NPPF which encourages walking and cycling and paragraph 108 (c) which promotes walking and cycling as a preferred transport option.</p> <p>Policy TRA2 encourages the creation of new connections for pedestrians and cyclists and seeks to create better connections both within the settlement, to existing facilities and also out in the countryside.</p>	<p>This policy is consistent with GNLP Policy 2 Sustainable Communities which ensure safe, and convenient and sustainable access for all, including by non-car modes, to on-site and local services and facilities including such as schools, health care, shops, recreation/ leisure/community/faith facilities and libraries; encourage walking, cycling and public transport through the layout of development;.</p>	<p>There is no equivalent policy in the DM DPD.</p>	<p>This policy is consistent with Policy GT16 of the GTAAP which sets out the local transport requirements necessary to offset the impact of the development.</p> <p>Policy TRA2 provides some additional detail on connections and crossings for walkers and cyclists.</p>

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<p>Policy TRA3: Layout and traffic calming</p> <p>(Updated to reflect latest position)</p>	<p>This policy is consistent with NPPF para 116 which states that development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.</p> <p>Policy TRA3 requires supports measures which would improve safety, together with traffic calming measures, improved crossings, and improved parking.</p>	<p>This policy is consistent with GNLP Policy 2 Sustainable Communities which ensure safe, and convenient and sustainable access for all, including by non-car modes, to on-site and local services and facilities including such as schools, health care, shops, recreation/ leisure/community/faith facilities and libraries; encourage walking, cycling and public transport through the layout of development; and integrate parking to avoid it dominating the streetscape or being a hazard.</p>	<p>This policy is consistent with DM DPD Policy TS3 – Highway Safety which seeks to ensure that development will not be permitted where it would result in any significant adverse impact upon the safety of the highway network .</p>	<p>This policy is consistent with Policy GT16 of the GTAAP which sets out the highway safety improvements necessary to offset the impact of the development.</p>

Column A The Rackheath Neighbourhood Plan Review Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management (DPD) (2015)	Column E Growth Triangle Area Action Plan 2016 (GTAAP)
<p>Policy TRA4: Residential car parking for new developments</p> <p>(Minor amendments)</p>	<p>There is no specific section of the NPPF which relates to this subject.</p> <p>Policy TRA4 seeks to ensure that an appropriate level of parking is provided for residential and business uses to minimise instances of congestion and to ensure the safety of all road users.</p>	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities which encourages the integration of parking to avoid it dominating the streetscape or being a hazard.</p>	<p>This policy is consistent with DM DPD Policy TS4 – Parking Guidelines which seeks to ensure that adequate parking and manoeuvring space is provide in all new developments.</p>	<p>This policy is consistent with Policy GT16 of the GTAAP which requires adequate private and public provision (including appropriate road widths where on street parking may occur) .</p>

Compliance with new Basic Condition e) a) i) and ii)

5.9 The Levelling Up and Regeneration Act introduced a replacement Basic Condition:

- e) a) the making of the order/Plan would not have the effect of preventing development from taking place which
 - (i) is proposed in the development plan for the area of the authority (or any part of that area), and
 - (ii) if it took place, would provide housing.

5.10 Under Policy 10 of the former Joint Core Strategy (JCS), Rackheath was identified as part of the Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle which would collectively accommodate 7,000 new dwellings to 2026 rising to 10,000 afterwards. The Growth Triangle Area Action Plan (GTAAP) adopted in 2016, set out where these new dwellings would go and identified four sites in Rackheath. These were known as Sites GT16, 17, 18 and 19. Sites GT17 and 18 have now been constructed and are occupied. Site GT19 is under construction.

5.11 In order to be compliant with the new Basic Condition, the policies of the Rackheath Neighbourhood Plan should not prevent any allocations in the GNLP from coming forward. As outlined above the Neighbourhood Plan Review contains policies which are aimed at shaping the development of Site GT16 as it comes forward; the site is not prevented from coming forward by the policies of the Neighbourhood Plan Review. The Neighbourhood Plan therefore complies with this new Basic Condition.

6. Compliance with Basic Condition d)

- 6.1 The NPPF 2024 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.¹ The appraisal of the Rackheath Neighbourhood Plan Review policies against NPPF policies presented above, demonstrates how policies in the Neighbourhood Plan comply with the NPPF and therefore deliver sustainable development.
- 6.2. The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

Economic, social, and environmental objectives

- 6.3 These objectives give rise to the need for the planning system to perform a number of roles as defined by the NPPF and set out below.
- 6.4 The objectives and policies contained within the Rackheath Neighbourhood Plan contribute towards each of these three objectives and cumulatively contribute to the achievement of sustainable development. How they achieve this is summarised below. Unsurprisingly, there is a degree of cross-over between policies and many contribute to more than one of the sustainable development objectives e.g. **HOU1: Design of new development** which contributes to both social and environmental objectives.
- 6.5 The plan has been formulated with Sustainable Development at its heart. The embedded theme of sustainability is reflected in the overarching vision for the plan, which reflects the three distinct strands of sustainability – economic, environmental, and social.

¹ Resolution 42/187 of the United Nations General Assembly.

Vision

Vision statement
<p>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.</p> <p>New development will be well designed, accessible and environmentally sustainable. It will have thriving local businesses and a strong and vibrant residential 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.</p> <p>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.</p>

6.6 This table below helps to demonstrate the Plan’s comprehensive contribution to sustainable development.

Sustainable Development – Table C

NPPF Sustainable	Contribution through Rackheath Neighbourhood Plan Review Objectives and Policies
<p>NPPF 2024 An economic objective: to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places, and at the right time to support growth, innovation, and improved productivity; and by identifying and co-ordinating the provision of infrastructure.</p>	<p>Objective 10: To provide sufficient land and buildings to support local economic development.</p> <p>Objective 11: To create an economically viable and attractive centre.</p> <p>BUS1: New and expanding business. This policy provides support for the provision of land for a range of employment uses and provides guidance on the design of new premises.</p> <p>BUS2: Buffer between residential and Industrial. This policy seeks to ensure that appropriate buffers are provided between residential and employment uses to prevent adverse impacts on amenity.</p>

NPPF Sustainable Development	Contribution through Rackheath Neighbourhood Plan Review Objectives and Policies
<p>An economic objective (continued)</p>	<p>BUS3: Local centre. This policy provides support for the creation of a new local centre within North Rackheath.</p> <p>SER1: School and pre-school provision. This policy supports the provision of secondary, primary and pre-school provision to serve the growth of the parish.</p> <p>SER2: Health Care. This policy supports future enhancements to medical and dental services in the parish.</p> <p>SER3: Utilities. This policy seeks to ensure that appropriate provision of utilities is made within Rackheath to serve planned growth.</p>
<p>NPPF 2024 A social objective: to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p>	<p>Objective 1: To provide appropriate size, scale, density design and layout, including mixed-use developments, which complement the character of Rackheath.</p> <p>Objective 2: To provide sufficient diversity of affordable and adaptable high-quality housing within a balanced housing market.</p> <p>Objective 5: To respect the history and heritage of Rackheath.</p> <p>Objective 6: To create a high quality and green public realm.</p> <p>Objective 7: To enable friendly, co-operative and helpful behaviour in neighbourhoods.</p> <p>Objective 8: To enable social inclusion, good community engagement, feeling safe and a sense of community identity.</p> <p>Objective 9: To provide opportunities for cultural, leisure, community, sport and other social activities, for all ages.</p>

NPPF Sustainable Development	Contribution through Rackheath Neighbourhood Plan Review Objectives and Policies
<p>A social objective (continued)</p>	<p>Objective 10: To provide sufficient land and buildings to support local economic development.</p> <p>Objective 11: To create an economically viable and attractive centre.</p> <p>Objective 12: To ensure sufficient provision of educational and training facilities, including early years childcare.</p> <p>Objective 13: To ensure sufficient provision of accessible local health care and social services.</p> <p>Objective 14: To provide widely available and effective telecommunications and internet access.</p> <p>Objective 15: To enable transport facilities, including public transport, that help people travel within and between communities and reduce dependence on cars.</p> <p>Objective 16: To create facilities to encourage safe local walkways, cycle ways and bridleways.</p> <p>Objective 17: To provide an appropriate level of parking for residential and business development</p> <p>HOU1: Design of new development. This policy sets out the key principles for the design of new housing in Rackheath.</p> <p>HOU2: High quality public realm. This policy supports the provision of a high quality public realm for Rackheath.</p> <p>HOU3: Mixed type and tenure of housing. This policy aims to ensure that an appropriate mix of housing is provided in Rackheath.</p>

NPPF Sustainable Development	Contribution through Rackheath Neighbourhood Plan Review Objectives and Policies
<p>A social objective (continued)</p>	<p>ENV2: Climate Change. This policy encourages new residential and business premises to be built to anticipate the effects of climate change.</p> <p>ENV5: Local landscape and local heritage Assets. This policy identifies the local heritage assets which are important to the community.</p> <p>ENV7: Green space. This policy seeks to ensure that new developments contain high quality outdoor green amenity space.</p> <p>COM1: Linked community. This policy seeks to ensure that development contributes to an enhanced and joined up network of routes to connect Rackheath as one parish.</p> <p>COM2: New play areas and community spaces. This policy aims to ensure that new developments contain appropriate play area and community spaces.</p> <p>COM3: Community Safety. This policy seeks to ensure that new development is designed to high standards of community safety.</p> <p>COM4: New and existing community Facilities. This policy identifies the community facilities required to support the planned growth of Rackheath.</p> <p>COM5: New sports facilities. This policy sets out the sports and recreation facilities to be provided to support the planned growth of Rackheath.</p> <p>BUS1: New and expanding business. This policy provides support for the provision of land for a range of employment uses and provides guidance on the design of new premises.</p> <p>BUS2: Buffer between residential and</p>

NPPF Sustainable Development	Contribution through Rackheath Neighbourhood Plan Review Objectives and Policies
<p>A social objective (continued)</p>	<p>Industrial. This policy requires the installation of appropriate buffers between residential and employment uses to protect residential amenity.</p> <p>BUS3: Local centre. This policy provides support for the creation of a new local centre within North Rackheath.</p> <p>SER1: School and pre-school provision. This policy sets out the education provision required to support the planned growth of Rackheath.</p> <p>SER2: Health Care. This policy supports future enhancements to medical and dental services in the parish.</p> <p>SER3: Utilities. This policy seeks to ensure that appropriate provision of utilities for the benefit of the community is made within Rackheath to serve planned growth.</p> <p>TRA1: Public transport. This policy provides support for improved public transport (bus and rail) in the parish.</p> <p>TRA2: Pedestrian, cycle and bridle ways. This policy identifies the new cycle and pedestrian connections and crossings required to support the planned growth of Rackheath</p> <p>TRA3: Layout and traffic calming. This policy sets out the highways mitigation measures required to ensure that new developments are safe for the community.</p> <p>TRA4: Residential car parking for new developments. This policy sets out the criteria for the provision of car parking in new developments.</p>
<p>NPPF 2024 An environmental objective: to protect and</p>	<p>Objective 3: To protect the environment, by minimising flooding and pollution on land, in water and in the air.</p>

NPPF Sustainable Development	Contribution through Rackheath Neighbourhood Plan Review Objectives and Policies
<p>enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p>Objective 4: To protect and improve biodiversity (e.g. wildlife habitats), whilst facilitating access to the countryside.</p> <p>Objective 5: To respect the history and heritage of Rackheath.</p> <p>Objective 6: To create a high quality and green public realm.</p> <p>ENV1: Fresh water supply and drainage. This policy sets out the requirements for drainage, fresh water supply and sewerage which are required for the sustainable delivery of the planned growth for Rackheath. The policy identifies a number of areas of localised flooding.</p> <p>ENV2: Climate Change. This policy encourages new residential and business premises to be built to anticipate the effects of climate change.</p> <p>ENV3: Biodiversity, Tree belts and wildlife habitats. This policy provides support for the retention of existing natural features of biodiversity value and supports a 10% net gain in biodiversity for new developments rising to 20% over the plan period.</p> <p>ENV4: Landscape Buffers. This policy supports the provision of the significant green infrastructure buffers identified in the GTAAP.</p> <p>ENV5: Local landscape and local heritage assets. This policy provides protection for local landscape and heritage assets considered to contribute to the character of the area.</p> <p>ENV6: Views and vistas across the Parish. This policy identifies important views and vistas in the parish.</p>

NPPF Sustainable Development	Contribution through Rackheath Neighbourhood Plan Review Objectives and Policies
<p>An environmental objective: (continued)</p>	<p>ENV7: Green space. This policy identifies a number of Local Green Spaces for protection in the parish which are of value to the community.</p> <p>ENV8: Approaches to Rackheath and village landscape. This policy encourages the visual enhancement of the approaches to Rackheath.</p> <p>ENV9: Dark skies. This policy seek to protect existing dark skies and minimise light pollution whilst recognising the need for community safety.</p>

7 Compatibility with Basic Condition f)

- 7.1 The statement below demonstrates how the Rackheath Neighbourhood Development Plan does not breach and is compatible with all relevant EU obligations. The United Kingdom formally left the European Union on the 31st of January 2020, which was followed by an 11-month transition period that expired on 31st December 2020. Basic Condition (f) of the Neighbourhood Plan Regulations 2012 requires that the making of a Neighbourhood Plan should not breach nor be incompatible with European Obligations. These include those relating to environmental matters such as Habitats and Species.
- 7.2 Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) are required to be carried out with regard to the Conservation Objectives of any European Protected Wildlife Sites deemed to be within a relative proximity of the Rackheath Neighbourhood Plan Area. There are no internationally or nationally designated sites within the Rackheath Neighbourhood Area. The nearest EU designated sites are Crostwick Marsh, approx 4km north of Rackheath and Salhouse Broad (approx.4.5km east), both of which qualify as Ramsar sites, Special Protection Areas, and Special Areas of Conservation
- 7.3 Broadland District Council recommends that the Screening processes in respect of both SEA and HRA are undertaken prior to Pre-Submission Consultation. In this case they were undertaken in September and

October 2024. The Screening Assessment for the SEA was produced on behalf of the Qualifying Body and Broadland District Council consulted the three Environmental Bodies on its content.

- 7.4 The key question in the SEA screening process for the Rackheath Neighbourhood Plan is whether the plan would be likely to have a significant effect on the environment. The relevant steps for determining this are set out in Annex II of the SEA Directive². As a result of the findings of the screening process and the consultations with the Environmental Bodies. It was concluded by Broadland District Council in their SEA Screening Determination dated October 2024, that the Rackheath Neighbourhood Plan would not require full Strategic Environmental Assessment (SEA). This conclusion was based largely on the fact that the Neighbourhood Plan Review was not making any new specific allocations for housing that were not included within the SEA scope of any other adopted planning documents.
- 7.5 it is therefore concluded by the Community Council as the Qualifying Body that the Neighbourhood Plan meets Basic Condition f).

Human rights

- 7.6 In addition the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The accompanying Consultation Statement sets out the process followed in terms of community involvement. The Neighbourhood Plan Review is seeking to protect local green spaces and non-designated heritage assets, some of which are in private ownership. Private owners have been notified of the contents of the plan and some have responded through the consultation processes.
- 7.7 It is therefore considered by the Community Council, as the relevant Qualifying Body, that the Neighbourhood Plan meets the additional prescribed basic condition.

² The SEA Directive (Directive 2001/42/EC)

8 Compatibility with Basic Condition (g)

- 8.1 An additional basic condition is prescribed under Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 as follows:

“The making of the Neighbourhood Development Plan is not likely to have any significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2010 (2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c) Regulations 2007 (3)), (either alone or in combination with other plans and projects)”.

- 8.2 The purpose of the Habitat Regulations Assessment (HRA) is therefore to ensure the protection of European (Natura 2000) sites. These sites are designed to form an ecologically coherent network of designated sites across the whole of Europe. Referred to as ‘European Designated Sites,’ Natura 2000 sites include Special Protection Areas (SPAs) and Special Areas for Conservation (SAC).
- 8.3 Screening undertaken by Broadland District Council in September and October 2024 concluded that a full Habitats Regulation Assessment was not required for the Neighbourhood Plan. This was because none of the proposed policies within the draft Neighbourhood Plan Review made additional allocations for future development in the parish, above that already committed in adopted Development Plan documents. The majority of the policies are development management policies that seek to shape and influence future proposals. Those policies relate to specific sites are those that seek to guide the form, layout and design of development sites already identified. Other policies seek to protect Local Green Spaces, Non-Designated Heritage Assets, deal appropriately with flooding issues, and preserve important views.
- 8.4 In addition, as explained in section 7, there are no European designated sites that are within the Rackheath neighbourhood area. The nearest EU designated sites are Crostwick Marsh, approx 4km north of Rackheath and Salhouse Broad (approx.4.5km east), both of which qualify as Ramsar sites, Special Protection Areas, and Special Areas of Conservation.
- 8.5 The HRA Screening Report was produced by Broadland District Council in August 2024 and sent to Natural England for comments in September 2024, as the appropriate nature conservation body specified by the

Conservation of Habitats and Species Regulations 2017. The response from Natural England, dated 8th October 2024, indicated that the organisation agrees there is not likely to be any significant effect from the proposed policies within the Neighbourhood Plan Review on European designated sites.

- 8.6 On the basis of this screening report, and the response from Natural England, Broadland District Council determined in October 2024, that a Habitats Regulations Assessment was not required in relation to the emerging Rackheath Neighbourhood Plan Review.
- 8.7 It is therefore considered by the Community Council, as the relevant Qualifying Body, that the Neighbourhood Plan meets the additional prescribed basic condition.

Appendix 1: Statement to accompany Submission version of the Rackheath Neighbourhood Plan Review

Rackheath Neighbourhood Plan Review

Statement to accompany pre-submission version – November 2024

- 1.1 This statement has been prepared to comply with *Regulation 14 (v) of the Neighbourhood Planning (General) Regulations 2012* which relates to the modification or review of Neighbourhood Plans as follows:

Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—

(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;

- 1.2 In July 2017 Rackheath had its first Neighbourhood Plan adopted to guide future development in the area between 2017 and 2037. A lot has changed since 2017. We are now reviewing the Neighbourhood Plan and updating the policies.
- 1.3 The Neighbourhood Plan Review aims to modify and review the Adopted Neighbourhood Plan, bring it up to date to address changes in legislation and changes in circumstances. It looks ahead to 2045. Just like its predecessor, this Pre-Submission Version of the Rackheath Neighbourhood Plan Review, has been developed under the Localism Act (2011) and the Neighbourhood Planning (General) Regulation (2012), as amended. The reviewed Rackheath Neighbourhood Plan complements existing local, national and strategic planning policy, providing valuable detail that has come directly from residents of Rackheath. It is written to shape development for the period from 2024 to 2045. It covers the same Neighbourhood Area.
- 1.4 Commissioned and part funded by Rackheath Community Council (the Parish Council), the Neighbourhood Plan Review has been developed by a Steering of local residents. The policies in the Plan reflect the views of local people, gathered through consultation events and commissioned research.

- 1.5 The driver for the Neighbourhood Plan review was the need to keep the Plan up to date and relevant in order to best manage the amount of development due to take place in the parish over the next 30 years. The review has focused on managing the implementation of large-scale development in the best interests of existing and future residents of Rackheath.
- 1.6 The Review has been supported by up-to-date evidence including a Housing Needs Assessment and a Design Code.
- 1.7 All existing policies have been reviewed however not all were considered to be in need of amendment. Furthermore, where gaps in policy have been identified there are two new policies relating to Utilities and Dark Skies
- 1.8 However, the main thrust of the Neighbourhood Plan Review is consistent with that of the Adopted Neighbourhood Plan and the strategic direction and need to manage new development in a proactive way still remains the overriding objective.
- 1.9 The vision , aims and objectives of the Neighbourhood Plan Review remain the same as those from the Adopted Plan with minor amendments to bring them up to date and they are underpinned by robust evidence from the Housing Needs Assessment and the Design Code.
- 1.10 Existing policies have been amended in a number of cases, there is more detail and more justification for policies. The changes made between pre-submission and submission are largely clarifications, additional of detail and justification. In strategic terms they are relatively minor and the policy direction and overall strategy of the Neighbourhood Plan remains unchanged.
- 1.11 The Neighbourhood Plan Review does not make any new allocations.
- 1.12 For these reasons the Rackheath Community Council as the qualifying body under the Neighbourhood Plan Regulations, does not believe that the modifications to existing policies nor the introduction of two new policies are *so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify.*
- 1.13 By way of further evidence and for ease of reference the following table shows the relationship between the policies in the Adopted Neighbourhood Plan and those proposed by the Neighbourhood Plan Review.

Adopted	Proposed Neighbourhood Plan Review Policy	Commentary
HOU1: Mixed type and tenure of housing	HOU1: Design of new development	Formerly HOU2, supported by the Design Guidance and Codes 2024. Re-ordered to give emphasis to design.
HOU2: Character, density and massing	HOU2: High quality public realm	Formerly HOU3, supported by the Design Guidance and Codes 2024. Re-ordered to give emphasis to design.
HOU3: High quality public realm	HOU3: Mixed type and tenure of housing	Formerly HOU1, updated and supported By Rackheath Housing Needs Assessment produced by AECOM.
ENV1: Drainage	ENV1: Fresh water supply and drainage	Updated policy to take account of latest guidance and circumstances
ENV2: Climate Change	ENV2: Climate Change	Supported by Design Guidance and Codes.
ENV3: Tree belts and wildlife habitats	ENV3: Biodiversity, Tree belts and wildlife habitats	Reviewed to place greater emphasis on biodiversity.
ENV4: Trees and soft site boundaries	ENV4: Landscape Buffers	Reviewed to focus on landscape buffers.
ENV5: Local landscape character and historic development	ENV5: Local landscape and local heritage assets	Additional assets identified.
ENV6: Views and Vistas across the parish	ENV6: View sand vistas across the parish	More local definition with addition of specific views.
ENV7: Greenspace	ENV7: Green space	Amended to reflect additional local green spaces.
ENV8: Approaches to Rackheath and village landscape	ENV8: Approaches to Rackheath and village landscape	Minor wording change only.
New Policy	ENV9: Dark skies	New policy.

Adopted Neighbourhood Plan 2017 Policy	Proposed Neighbourhood Plan Review Policy	Commentary
COM1: Linked community	COM1: Linked community	Minor wording change only.
COM2: New community facilities	COM2: New play areas and community spaces	Merged former COM2 and COM3. Supported by the Design Guidance and Codes 2024.
COM3: Social spaces, play spaces and parks	<i>Merged with former COM2</i>	See above.
COM4: Community safety	COM3: Community Safety	Minor wording change only.
COM5: existing community facilities	COM4: New and existing community facilities	Reviewed to reflect existing and proposed provision.
COM6: New sports facilities	COM5: New sports facilities	Reviewed to reflect community consultation.
COM7: Allotments	COM6: Allotments	Minor wording change only.
BUS1: New and expanding business	BUS1: New and expanding business	Amended to include former BUS4.
BUS2: Buffer between residential and industrial	BUS2: Buffer between residential and industrial	Minor wording change only.
BUS3: Local centre with a rural village feel	BUS3: Local centre with a rural village feel	Amended to reflect role of local centre.
BUS4: retention of retail premises	<i>Merged with former BUS1</i>	See above.
SER1: Pre-school and school provision	SER1: School and pre-school provision	Updated to reflect latest position.
SER2: Primary Health Care	SER2: Health Care	Updated to reflect latest position.
New policy	SER3: Utilities	New policy.

Adopted Neighbourhood Plan 2017 Policy	Proposed Neighbourhood Plan Review Policy	Commentary
TRA1: Public transport	TRA1: Public transport	Updated to include greater emphasis on rail.
TRA2: Pedestrian, cycle and bridleways	TRA2: Pedestrian, cycle and bridle ways	Updated and expanded to focus on new provision.
TRA3: Layout and traffic calming	TRA3: Layout and traffic calming	Updated to reflect latest position.
TRA4: residential car parking for new developments	TRA4: Residential car parking for new developments	Minor amendments.

