

Rackheath Neighbourhood Plan

Basic Conditions Statement

December 2016



To accompany Version 2: Neighbourhood Plan submission draft for examination

1. Introduction

When submitting the Neighbourhood Plan to the Local Authority (Broadland District Council), it is required that a number of supporting documents accompany it. One of these is commonly known as the 'Basic Conditions Statement'. Only a Neighbourhood Plan that meets each of the basic conditions can be put to a referendum and, if successful, be used to assist in the determination of planning applications. The Basic Conditions Statement is prepared for use by Broadland District Council and the independent planning examiner.

2. Legal requirements

The qualifying body: The draft Rackheath Neighbourhood Plan is being submitted by Rackheath Parish Council. It was recognised as a qualifying body following a public consultation organised by Broadland District Council and was approved at Broadland District Council's Cabinet meeting on 8 July 2015 when the Rackheath Neighbourhood Area was designated.

A Neighbourhood Development Plan: The draft Rackheath Neighbourhood Plan is a Neighbourhood Development Plan and relates to development of land in the civil parish of Rackheath in the County of Norfolk. 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 draft Rackheath Neighbourhood Plan states the period for which it is to have effect (from 2017 to 2037), a time period of 20 years.

Excluded development: The draft Rackheath Neighbourhood Plan policies do not relate to excluded development. The draft Rackheath Neighbourhood Plan 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 draft Rackheath Neighbourhood Plan relates to Rackheath Parish Council's Neighbourhood Area and to no other area. There are no other Neighbourhood Plans in place in this neighbourhood area.

3. Basic conditions

Schedule 10 paragraph 8 (2) of the Localism Act sets out a series of requirements that Neighbourhood Plans must meet. These ‘basic conditions’ are set out below:

(2) A draft order 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 order (see 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 in so far as the order grants planning permission for development that affects the building or its setting (not applicable))
- (c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order (applies in relation to a conservation area only in so far as the order grants planning permission for development in relation to buildings or land in the area (not applicable))
- (d) The making of the order contributes to the achievement of sustainable development (see below)
- (e) The making of the order 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 below))
- (f) The making of the order does not breach and is otherwise compatible with EU obligations (see below), and
- (g) Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

Where applicable each of these basic conditions is addressed below.

(a) Having regard to national policy and (e) be in general conformity with strategic local policy

The table below provides an appraisal of the extent to which the draft Rackheath Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy. It appraises the draft Neighbourhood Plan policies against policies contained within the National Planning Policy Framework (NPPF) and the Joint Core Strategy for Broadland, South Norfolk and Norwich (referred to as JCS policies).

In summary, the appraisal demonstrates that the draft plan has appropriate regard and is in general conformity with national and local strategic policy. In addition, regard has been given to other strategic policies identified by the local planning authority (which themselves accord with the national policies and Joint Core Strategy), and no conflicts have been identified.

Rackheath Neighbourhood Plan policy	Regard to National Planning Policy Framework (NPPF)	General conformity with the Joint Core Strategy (JCS)
HOU1: Mixed type and tenure of housing	This policy reflects NPPF policy 6, paragraph 50, to deliver a wider choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. In particular, to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.	This policy conforms with JCS policy 4: Housing delivery, in particular reference to housing mix, meeting the needs of the area.
HOU2: Character, density and massing	This policy reflects NPPF policy 7, requiring good design, in particular paragraph 58, where neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.	This policy conforms with JCS policy 2: Promoting good design. Reference is made to development proposals respecting the townscape of villages. Paragraph 5.2 also states that, 'consideration of density will also need to take account of local characteristics and other design criteria including the need for open space'.
HOU3: High quality public realm	This policy reflects NPPF policy 7, requiring good design, paragraph 58, establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.	This policy conforms with JCS policy 2: Promoting good design. Reference is made to development proposals respecting the townscape of villages.
ENV1: Drainage	This policy reflects NPPF policy 10, paragraph 100, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.	This policy conforms with JCS policy 1: Addressing climate change and protecting environmental assets. In particular reference is made to minimising flood risk, mitigating any such risk through design and implementing sustainable drainage. The Plan identifies localised flooding areas.
ENV2: Climate change	This policy reflects NPPF policy 10, in particularly paragraph 95,	This policy conforms with JCS policy 1: Addressing climate

	actively supporting energy efficiency improvements to existing buildings. Also paragraph 96, taking account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.	change and protecting environmental assets. In particular reference is made to development being energy efficient, and the provision of recycled materials.
ENV3: Tree belts and wildlife habitats	This policy reflects NPPF policy 11, paragraph 109, minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Also paragraph 118, opportunities to incorporate biodiversity in and around developments should be encouraged.	This policy confirms with JCS policy 1: Addressing climate change and protecting environmental assets, in particular improving the resilience of ecosystems to environmental change. The environmental assets of the area will be protected, maintained, restored and enhanced and the benefits for residents and visitors improved. This policy also references the importance of green networks.
ENV4: Trees and soft site boundaries	This policy reflects NPPF policy 7, requiring good design. Also NPPF policy 11, paragraph 118, opportunities to incorporate biodiversity in and around developments should be encouraged.	This policy conforms with JCS policy 2: Promoting good design, in particular the landscape setting of settlements including the urban/rural transition and the treatment of 'gateways'.
ENV5: Local landscape character and historical development	This policy reflects NPPF policy 12, paragraph 126, a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.	This policy conforms with JCS policy 2: Promoting good design, in particular development proposals respecting local distinctiveness including the landscape character and historic environment.
ENV6: Views and vistas across the parish	This policy reflects NPPF policy 11, paragraph 109, the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.	There is no policy in the JCS that this policy conforms with, but paragraph 3.2 states that, 'outside Norwich the area retains a largely rural character and high environmental quality. Small towns and numerous village are spread through attractive countryside'. Paragraph 3.3 states that, 'there is a variety of landscape types which gives a

		distinctive character to individual parts of the area’.
ENV7: Green space	This policy reflects NPPF policy 8, paragraph 74, where existing open space, sports and recreational buildings and land, including playing fields, should not be built on. Also paragraph 76, the identification of special protection green areas that are important to the local community by designating land as Local Green Space.	This policy conforms with JCS policy 1: Addressing climate change and protecting environmental assets. Reference is made to development and investment seeking to expand and link valuable open space and areas of biodiversity importance to create green networks.
ENV8: Approaches to Rackheath and village landscape	This policy reflects NPPF policy 11, paragraph 109, the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.	There is no policy in the JCS that this policy conforms with, but paragraph 3.2 states that, ‘outside Norwich the area retains a largely rural character and high environmental quality. Small towns and numerous village are spread through attractive countryside’. Paragraph 3.3 states that, ‘there is a variety of landscape types which gives a distinctive character to individual parts of the area’.
COM1: Linked community	This policy reflects NPPF policy 8, paragraph 70, ensuring an integrated approach to considering the location of housing, economic uses and community facilities and services.	This policy confirms with JCS policy 2: Promoting good design in particular, the need to ensure cycling and walking friendly neighbourhoods by applying highway design principles that do not prioritise the movement function of streets at the expense of quality of place. Policy 7: Supporting communities also acknowledges the need for integration and cohesion within and between new and existing communities.
COM2: New community facilities	This policy reflects NPPF policy 3, paragraph 28, supporting economic growth in rural areas in order to create jobs and prosperity – promote the retention and development of local services and community facilities in villages,	This policy conforms with JCS policy 7: Supporting communities. Particular reference is made to healthier life styles by providing opportunities for social interactions and great access to green space and the countryside.

	such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Also NPPF policy 8, paragraph 70, delivery of social, recreational and cultural facilities and services the community needs.	Also ensuring equitable access to new and improved community halls, including new provision on major developments. This policy also conforms with JCS Policy 8: Cultural, leisure and entertainment. Particular reference is made to development being expected to provide for local cultural and leisure activities, including new or improved built facilities.
COM3: Social spaces, play spaces and parks	This policy reflects NPPF policy 8, paragraph 69 regarding inclusive communities – opportunities for meetings between members of the community who might not otherwise come into contact with each other. Also high quality public space, which encourage the active and continual use of public areas. Also paragraph 70, delivery of social, recreational and cultural facilities and services the community needs.	This policy conforms with JCS policy 7: Supporting communities. Particular reference is made to healthier life styles by providing opportunities for social interactions and great access to green space and the countryside. Also ensuring equitable access to new and improved community halls, including new provision on major developments. This policy also conforms with JCS Policy 8: Cultural, leisure and entertainment. Particular reference is made to development being expected to provide for local cultural and leisure activities, including new or improved built facilities.
COM4: Community safety	This policy reflects NPPF policy 8, paragraph 69, safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.	This policy confirms with JCS policy 2: Promoting good design in particular, designing out crime.
COM5: Existing community facilities	This policy reflects NPPF policy 8, paragraph 70, guarding against the unnecessary loss of valued facilities and services. Also policy 3, paragraph 28, promoting the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public	This policy conforms with JCS policy 7: Supporting communities. Particular reference is made to healthier life styles by providing opportunities for social interactions and great access to green space and the countryside. Also ensuring equitable access to new and improved community halls, including new provision on

	houses and places of worship.	major developments. This policy also conforms with JCS policy 8: Cultural, leisure and entertainment. Particular reference is made to development being expected to provide for local cultural and leisure activities, including new or improved built facilities.
COM6: New sports facilities	This policy reflects NPPF policy 8, paragraph 73, the provision of high quality open spaces and opportunities for sport and recreation.	This policy broadly conforms with JCS policy 7: Supporting communities, regarding healthier lifestyles and the provision of community infrastructure.
COM7: Allotments	This policy reflects NPPF policy 8, paragraph 73, the provision of high quality open spaces and opportunities for sport and recreation.	This policy broadly conforms with JCS policy 7: Supporting communities, regarding healthier lifestyles and the provision of community infrastructure.
BUS1: New and expanding businesses	This policy reflects NPPF policy 3, paragraph 28, supporting economic growth in rural areas in order to create jobs and prosperity – support the sustainable growth and expansion of all types of business and enterprise in rural areas.	This policy conforms with JCS policy 5: The economy, in particular reference is made to providing for a rising population and meeting the needs of small, medium and start-up businesses through the allocation of sites.
BUS2: Buffer between residential and industrial	This policy reflects NPPF policy 7, requiring good design, whilst reflecting policy 8 regarding mixed use development.	This policy conforms with JCS policy 2: Promoting good design.
BUS3: Local Centre with a rural village feel	This policy reflects NPPF policy 2, paragraph 23, promoting competitive town centre environments, also recognising that residential development can play an important role in ensuring the vitality of centres. Also NPPF policy 12, paragraph 126, planning positively for local character and distinctiveness.	There is no policy in the JCS that this policy conforms with, but paragraph 2.13 states that, ‘as the city [Norwich] has expanded the villages immediately to the northeast and west have taken on a more urban form becoming part of the city although the communities themselves have retained their individual identities’.
BUS4: Retention of retail premises	This policy reflects NPPF policy 3, paragraph 28, supporting economic growth in rural areas in order to create jobs and prosperity – promote the retention and	This policy conforms with JCS policy 5: The economy. In particular reference is made to promoting and development of appropriate new and expanded

	development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Also, this policy reflects NPPF policy 8, paragraph 70, ensuring that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.	businesses which provide local employment opportunities. This policy conforms with JCS policy 14: Key Service Centres. In particular reference is made to established retail and services being protected and enhanced where appropriate and local employment opportunities being promoted. This policy also conforms with JCS policy 15: Service Villages. It states that 'existing local shops and services will be protected'.
SER1: Preschool and school provision	This policy reflects NPPF policy 8, paragraph 72, taking a proactive, positive and collaborative approach to meeting school places – 'give great weight to the need to create, expand or alter schools' and 'work with schools promoters to identify and resolve key planning issues before applications are submitted'.	This policy conforms with JCS policy 7: Supporting communities. Particular reference is made to the provision of new primary and secondary schools to serve major growth locations.
SER2: Primary Health Care	This policy reflects NPPF policy 8, and Plan-making, paragraph 156, the provision of health, security, community and cultural infrastructure and other local facilities.	This policy conforms with JCS policy 7: Supporting communities. In particular appropriate and accessible health facilities and services will be provided through new or expanded primary health facilities. Health Impact Assessments will be required for large-scale housing proposals.
SER3: Internet and mobile connection	This policy reflects NPPF policy 5, supporting high quality communications infrastructure. The development of high-speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.	This policy conforms with JCS policy 5: The economy. Particular reference is made to e-commerce in villages. This policy also conforms with JCS Policy 6: Access and transportation. Particular reference is made to the provision of IT links, telecommunications and promotion of home working.
TRA1: Public transport	This policy reflects NPPF policy 4, promoting sustainable transport, particularly paragraph 35, give priority to pedestrian and cycle movements, and have access to high quality public transport	This policy conforms with JCS policy 1: Addressing climate change and protecting environmental assets. In particular minimising the need to travel and giving priority to low

	facilities.	impact modes of travel. Also, JCS policy 2: Promoting good design in particular, the need to increase the use of public transport, including through 'public transport oriented design' for larger development. Also, policy 6: Access and transportation, significant improvement to the bus, cycling and walking network; and promoting enhancement of rail services.
TRA2: Pedestrian, cycle and bridleways	This policy reflects NPPF policy 4, paragraph 35, giving priority to pedestrian and cycle movement.	This policy conforms with JCS policy 1: Addressing climate change and protecting environmental assets. In particular reference is made to minimising the need to travel and give priority to low impact modes of travel. This policy also conforms with JCS policy 6: Access and transportation. Particular reference is made to concentrating development close to essential services and facilities to encourage walking and cycling as the primary means of travel. This policy also conforms with JCS policy 7: Supporting communities. Particular reference is made to healthier lifestyles being promoted by maximising access by walking and cycling.
TRA3: Layout and traffic calming	This policy reflects NPPF policy 4, paragraph 35, creating safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.	This policy conforms with JCS policy 2: Promoting good design. Paragraph 3.11 references 'in particular, there are unacceptable levels of traffic in the northern suburbs and on minor roads in the nearby villages adversely affecting quality of life, local business'. Also, this policy conforms with JCS policy 2: Promoting good design in particular, the need to ensure cycling and walking friendly neighbourhoods by applying highway design principles that do

		not prioritise the movement function of streets at the expense of quality of place.
TRA4: Residential car parking for new developments	This policy reflects NPPF policy 4, paragraph 39, parking standards for residential and non-residential development. In particular taking into account the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport and local car ownership levels.	This policy conforms with JCS policy 6: Access and transportation. Particular reference is made to the continuing recognition that in the most rural areas the private car will remain an important means of travel.
TRA5: Off-road community parking provision	This policy reflects NPPF policy 4, paragraph 40, improving the quality of parking in town centres so that it is convenient, safe and secure.	This policy conforms with JCS policy 2: Promoting good design.

The local planning authority has identified other strategic policies, listed below, that have also been considered. These are in general conformity with the Joint Core Strategy policies and have regard to the NPPF policies. No conflict with these has been identified. Policies determined as strategic are marked in **BOLD**.

- i. **Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011 with amendments adopted January 2014)** – All of the policies in this document are considered strategic.
- ii. **Site Allocations Development Plan Document (DPD) 2016**
 - **DRA1 – Land east of Cator Rd and north of Hall Lane, Drayton**
 - **DRA2 – Land east of School Rd, Drayton**
 - **HEL1 – Land at Hospital Grounds, south west of Drayton Rd, Hellesdon**
 - **HEL2 – Land at Royal Norwich Golf Club, Hellesdon**
 - **HEL3 – Land adj. existing burial ground, Hellesdon**
 - **HEL4 – Land north east of Reephams Rd, Hellesdon**
 - **HEL5 – Land east of Eversley Rd, Hellesdon**
 - **TAV1 – Land at Fir Covert Rd, Taverham**
 - **TSA1 – Land at Broadland Business Park, Thorpe St. Andrew**
 - **TSA2 – Land at Pinebanks, Thorpe St. Andrew**
 - **TSA3 – Land at Griffin Lane, Thorpe St. Andrew**
 - **BLO1 – Land to the south of the A47 and north of Yarmouth Rd, Blofield**
 - **BLO2 – Land to the south of Yarmouth Rd, Blofield**
 - **BLO3 – Land at Wyngates, Blofield**
 - **BLO4 – Land to the south of Yarmouth Rd and north of Lingwood Rd, Blofield**
 - **BRU1 – Land west of Cucumber Lane, Brundall**

- **BRU2** – Land north of Berryfields, Brundall
- **BRU3** – Land east of the Memorial Hall, Brundall
- **BLO5** – Land to the north of Blofield Corner, Blofield Heath
- **GLP1** – Land at the former Little Plumstead Hospital
- **HOR1** – Land at Pinelands, Holt Rd, Horsford
- **HOR2** – Land north of Mill Lane, Horsford
- **HNF1** – Land east of Manor Rd, Newton St. Faith
- **HNF2** – Land east of the A140 and north of Norwich International Airport, Horsham St. Faith
- **HNF3** – Land at Abbey Farm Commercial, Horsham St. Faith
- **SAL1** – Land on Norwich Rd, Salhouse
- **SPI1** – Land at Crostwick Lane, Spixworth
- **AYL1** – Land north of B1145 Cawston Rd, Aylsham
- **AYL2** – Land north of Burgh Rd and west of A140, Aylsham
- **AYL3** – Land at Dunkirk Industrial Estate (west)
- **AYL4** – Land at Dunkirk Industrial Estate (east)
- **ACL1** – Land to the north of Norwich Rd, Acle
- **ACL2** – Land to the south of Acle Station
- **ACL3** – Land at the former station yard, west of A140, Acle
- **ACL4** – Land to the north of Springfield, Acle
- **REP1** – Land of Broomhill Lane, Reepham
- **REP2** – Land at the former station yard, Station Rd, Reepham
- **WRO1** – Land west of Salhouse Rd, Wroxham
- **BUX1** – Land east of Lion Rd, Buxton
- **CAW1** – Land to the west of the existing cemetery, Cawston
- **CAW2** – Land east of Gayford Rd, Cawston
- **COL1** – Land at Rectory Rd, Coltishall
- **COL2** – Land at Jordan’s Scrapyard, Coltishall
- **FOU1** – Land west of Stringers Lane, Foulsham
- **FOU2** – Land at Old Railway Yard, Station Rd, Foulsham
- **FRE1** – Land north of Palmer’s Lane, Freethorpe
- **GW11** – Land north of Hubbard’s Loke and west of Hall Walk, Great Witchingham
- **LIN1** – Land north of Norwich Rd / Station Rd, Lingwood
- **RED1** – Land at Station Rd, Reedham
- **SWA1** – Land to the rear of Burlingham Rd, South Walsham

iii. BDC Development Management DPD 2015

- **GC1** – Presumption in favour of sustainable development
- **GC2** – Location of new development
- **GC3** – Conversion of buildings outside settlement limits
- **GC4** – Design
- **GC5** – Renewable energy
- **EN1** – Biodiversity and habitats
- **EN2** – Landscape
- **EN3** – Green infrastructure
- **EN4** – Pollution

- H1 – Dwellings connected with rural enterprises
- H2 – Removal of occupancy conditions
- H3 – Replacement dwellings outside settlement limits
- H4 – Change of use of a dwelling
- H5 – Residential institutions
- **H6 – Sites for Gypsies and Travellers**
- **E1 – Existing strategic employment sites**
- **E2 – Retention of employment sites**
- **E3 – Tourist accommodation**
- **R1 – District, commercial and local centres**
- **R2 – Sprowston and Sweetbriar retail parks**
- **RL1 – Provision of formal recreational space**
- **TS1 – Protection of land for transport improvements**
- TS2 – Travel Plans and Transport Assessments
- **TS3 – Highway safety**
- **TS4 – Parking guidelines**
- TS5 – Airport development
- **TS6 – Public safety zones**
- **CSU1 – Additional community facilities**
- **CSU2 – Loss of community facilities or local services**
- **CSU3 – Provision of community facilities or local services within large-scale residential development**
- **CSU4 – Provision of waste collection and recycling facilities within major development**
- **CSU5 – Surface water drainage**

iv. **Old Catton, Sprowston, Rackheath and Thorpe St. Andrew Growth Triangle Area Action Plan**

- **GT1 – Form of Development**
- **GT2 – Green Infrastructure**
- **GT3 – Transport**
- **GT4 – Home Farm**
- **GT5 – White House Farm (South West)**
- **GT6 – Brook Farm**
- **GT7 – Land south of Salhouse Rd**
- **GT8 – Land north of Plumstead Rd**
- **GT9 – Broadland Business Park (North Site)**
- **GT10 – Broadland Gate**
- **GT11 – Land east of Broadland Business Park**
- **GT12 – North Sprowston and Old Catton**
- **GT13 – Norwich RFU**
- **GT14 – Land east of Buxton Rd**
- **GT15 – Land north of Repton Avenue**
- **GT16 – North Rackheath**
- **GT17 – Land adj. Salhouse Rd, Rackheath**
- **GT18 – Land south of Green Lane West**
- **GT19 – Land south of Green Lane East**

- **GT20 – White House Farm (North East)**
- **GT21 – Land east of Broadland Business Park (North Site)**

(d)The making of the order contributes to the achievement of sustainable development

The NPPF states that policies in paragraphs 18 to 219 of the document, taken as a whole, constitute the Government’s view on what sustainable development means in practice for the planning system. The appraisal of the draft Rackheath Neighbourhood Plan policies against the NPPF policies presented above demonstrates how policies in the draft plan comply with the NPPF and therefore deliver sustainable development.

The NPPF goes on to state that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles defined by the NPPF set out below (page 8). Policies contained within the draft Rackheath Neighbourhood Plan that contribute towards each of these three roles and cumulatively contribute towards the achievement of sustainable development are summarised below.

In addition, the Neighbourhood Plan is accompanied by a Sustainability Appraisal in which emerging Neighbourhood Plan policies were assessed in order to arrive at the most sustainable options. This helps to further demonstrate the plan’s contribution to sustainable development (three dimensions to sustainable development taken from page 2 of the NPPF).

Sustainable development	Contribution through Rackheath Neighbourhood Plan policies
<p>An economic role: Contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.</p>	<ul style="list-style-type: none"> • BUS1: New and expanding businesses. This policy supports the provision of land for light industry and offices. It also attempts to improve access onto the current Rackheath Industrial Estate. • BUS2: Buffer between residential and industrial. This policy supports the right development in appropriate places. • BUS3: Local Centre with a rural village feel. This policy supports the creation of a new Local Centre including the provision of new businesses. • BUS4: Retention of retail premises. This policy seeks to retain commercial premises, which currently provide an important service to Rackheath residents. • SER3: Internet and mobile connection. This policy supports fast internet and mobile connections to enable home/office working, contributing to building a strong, responsive and competitive local economy. • TRA4: Residential car parking for new development. This policy recognises that car ownership is currently high due to

	its rural nature and so allows sufficient design of appropriate car parking
<p>A social role: Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.</p>	<ul style="list-style-type: none"> • HOU1: Mixed type and tenure of housing. This policy addresses housing needs identified by the current population and that will support a strong and vibrant community as a whole. • HOU2: Character, density and massing, and HOU3: High quality public realm. This policy supports the creation of a high quality built environment, that reflects the current community's high aspirations for Rackheath. • COM1: Linked community. This policy contributes to Rackheath being one place, a strong and connected community with accessible and healthy means of getting around. • COM2: New community facilities, COM2: Social spaces, play spaces and parks, COM5: Existing community facilities, and COM6: New sports facilities. These policies contribute to the provision of places and spaces within the built environment that enable health, social and cultural well being for all generations. • COM4: Community safety. This policy contributes to creating a high quality safe built environment. • COM7: Allotments. This policy encourages the provision of allotments, which supports health, social and cultural well-being. • SER1: Preschool and school provision. This policy supports the need for new preschool and school provision as the community grows. • SER2: Primary Health Care. This policy reflects the current need and expected increased need to health care provision. • TRA5: Off-road community parking. This policy enables sufficient parking for non-residential purposes, allowing good access to schools, community facilities, amenities, shops and industrial units to be used by the whole community.
<p>An environmental role: Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to</p>	<ul style="list-style-type: none"> • ENV1: Drainage. This policy identifies localised flooding that may need to be addressed as part of adapting to climate change. • ENV2: Climate change. This policy identifies the need to consider design that anticipates climate change. • ENV3: Tree belts and wildlife habitats, ENV4: Trees and soft site boundaries, ENV7: Green Space, and ENV8: Approaches to Rackheath and village landscape. This policy contributes to protecting and enabling the natural environment, improving biodiversity and current natural resources. • ENV5: Local landscape character and historical development, and ENV6: Views and vistas across the parish.

<p>climate change including moving to a low carbon economy.</p>	<p>These policies contribute to protecting and enhancing the built and historic environment.</p> <ul style="list-style-type: none"> • TRA1: Public Transport and TRA2. These policies contribute to enabling residents and businesses to form sustainable transport habits from the outset of a new development, as well as accessing the surrounding countryside. • TRA3: Layout and traffic calming. This policy prioritises the safety of pedestrians, maximising pedestrian access throughout, which helps the parish contribute to a low carbon economy.
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(f) The making of the order does not breach and is otherwise compatible with EU obligations

The statement below demonstrates how the draft Rackheath Neighbourhood Plan does not breach and is compatible with EU obligations.

As the Rackheath Neighbourhood Plan includes policies and proposals relating to land use and development, it was recommended by Broadland District Council that it would be necessary to undertake a Sustainability Appraisal (which itself is a process that takes full account of the SEA legislation, whilst also considering social and economic issues). The Sustainability Appraisal and Sustainability Appraisal Scoping Report are featured alongside this Basic Conditions Statement as Submission Documents.

A Habitat Regulations Assessment (HRA) screening report was prepared in order to confirm whether a full HRA is required to support the draft Neighbourhood Plan. The assessment was carried out with regard to the Conservation Objectives of those European Sites deemed to be within relative proximity of the Rackheath Neighbourhood Area.

The screening report indicated that no European Sites will be significantly affected by the policies described in the Neighbourhood Plan and this was confirmed in a screening opinion provided by Natural England who were consulted on the screening report.

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.