



## Rackheath Neighbourhood Plan review

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### 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, although these 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.

<b>Adopted Neighbourhood Plan 2017 Policy</b>	<b>Proposed Neighbourhood Plan Review Policy</b>	<b>Commentary</b>
HOU1: Mixed type and tenure of housing	<b>HOU1: Design of new development</b>	Formerly HOU2, supported by the Design Guidance and Codes 2024. Re-ordered to give emphasis to design.
HOU2: Character, density and massing	<b>HOU2: High quality public realm</b>	Formerly HOU3, supported by the Design Guidance and Codes 2024. Re-ordered to give emphasis to design.
HOU3: High quality public realm	<b>HOU3: Mixed type and tenure of housing</b>	Formerly HOU1, updated and supported By Rackheath Housing Needs Assessment produced by AECOM.
ENV1: Drainage	<b>ENV1: Fresh water supply and drainage</b>	Updated policy to take account of latest guidance and circumstances
ENV2: Climate Change	<b>ENV2: Climate Change</b>	Supported by Design Guidance and Codes.
ENV3: Tree belts and wildlife habitats	<b>ENV3: Biodiversity, Tree belts and wildlife habitats</b>	Reviewed to place greater emphasis on biodiversity.
ENV4: Trees and soft site boundaries	<b>ENV4: Landscape Buffers</b>	Reviewed to focus on landscape buffers.
ENV5: Local landscape character and historic development	<b>ENV5: Local landscape and local heritage assets</b>	Additional assets identified.
ENV6: Views and Vistas across the parish	<b>ENV6: View sand vistas across the parish</b>	More local definition with addition of specific views.
ENV7: Greenspace	<b>ENV7: Green space</b>	Amended to reflect additional local green spaces.
ENV8: Approaches to Rackheath and village landscape	<b>ENV8: Approaches to Rackheath and village landscape</b>	Minor wording change only.
	<b>ENV9: Dark skies</b>	New policy.

<b>Adopted Neighbourhood Plan 2017 Policy</b>	<b>Proposed Neighbourhood Plan Review Policy</b>	<b>Commentary</b>
COM1: Linked community	<b>COM1: Linked community</b>	Minor wording change only.
COM2: New community facilities	<b>COM2: New play areas and community spaces</b>	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	<b>COM3: Community Safety</b>	Minor wording change only.
COM5: existing community facilities	<b>COM4: New and existing community facilities</b>	Reviewed to reflect existing and proposed provision.
COM6: New sports facilities	<b>COM5: New sports facilities</b>	Reviewed to reflect community consultation.
COM7: Allotments	<b>COM6: Allotments</b>	Minor wording change only.
BUS1: New and expanding business	<b>BUS1: New and expanding business</b>	Amended to include former BUS4.
BUS2: Buffer between residential and industrial	<b>BUS2: Buffer between residential and industrial</b>	Minor wording change only.
BUS3: Local centre with a rural village feel	<b>BUS3: Local centre with a rural village feel</b>	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	<b>SER1: School and pre-school provision</b>	Updated to reflect latest position.
SER2: Primary Health Care	<b>SER2: Health Care</b>	Updated to reflect latest position.
	<b>SER3: Utilities</b>	New policy.
TRA1: Public transport	<b>TRA1: Public transport</b>	Updated to include greater emphasis on rail.

Adopted Neighbourhood Plan 2017 Policy	Proposed Neighbourhood Plan Review Policy	Commentary
TRA2: Pedestrian, cycle and bridleways	<b>TRA2: Pedestrian, cycle and bridle ways</b>	Updated and expanded to focus on new provision.
TRA3: Layout and traffic calming	<b>TRA3: Layout and traffic calming</b>	Updated to reflect latest position.
TRA4: residential car parking for new developments	<b>TRA4: Residential car parking for new developments</b>	Minor amendments.