

**Basic Conditions Statement  
First Revision to the Mattishall Neighbourhood Plan**

June 2024



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## INTRODUCTION

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1. The Basic Conditions Statement has been prepared on behalf of Mattishall Parish Council to support and accompany the First Revision to the Mattishall Neighbourhood Plan's (MNP2) submission<sup>1</sup> to the Local Planning Authority, Breckland District Council (BDC). MNP2 will, if made by BDC, replace the Mattishall Neighbourhood Plan made (approved) on 2<sup>nd</sup> November 2017.

### Basic Conditions

2. The Neighbourhood Plan must meet a set of basic planning conditions<sup>2</sup> before it can be put to a referendum and be formally adopted. A Neighbourhood Development Plan (NDP) meets the basic conditions if:
  - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
  - the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;
  - the making of the neighbourhood plan contributes to the achievement of sustainable development;
  - the making of the neighbourhood plan does not breach the requirement of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017<sup>3</sup> and
  - the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
3. The Basic Conditions Statement addresses these requirements by demonstrating that the MNP2 has had regard to the National Planning Policy Framework (December 2023); is in conformity with the strategic policies identified in the adopted Breckland Local Plan 2023, will contribute to achieving sustainable development and does not breach, and is compatible with, EU obligations.

### The Qualifying Body

4. The MNP2 is submitted by Mattishall Parish Council, who is a qualifying body, as defined by the Localism Act 2011.

### The Neighbourhood Plan Area

5. The MNP2 Neighbourhood Plan area is the parish of Mattishall, Norfolk. A map of the designated area is included in Figure 1. The Mattishall Neighbourhood Plan area Statement dated 2<sup>nd</sup> February 2015 is attached as Appendix to this document.
6. MNP2 will, if made by BDC, replace the Mattishall Neighbourhood Plan made (approved) on 2<sup>nd</sup> November 2017. MNP2 relates only to the parish of Mattishall and to no other

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<sup>1</sup>Regulation 15 of the Neighbourhood Plan (General) Regulations 2012 (the 'regulations')

<sup>2</sup> Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990

<sup>3</sup>Schedule 2 - paragraph 8(2) (g) of Schedule 4B to the Town and Country Planning 1990 Act

Neighbourhood Plan area. No other Neighbourhood Plan is emerging in any part of the Neighbourhood area.

### Plan Period

7. The MNP2 confirms that the plan period is 2024 to 2036 to align with the adopted Breckland Local Plan to 2036.

### Neighbourhood Plan

8. The Neighbourhood Plan contains a vision, aims, objectives and 25 policies. The policies in the Neighbourhood Plan relate to the development and use of land in the plan area. The Mattishall Neighbourhood Plan's Vision Statement is:

'Mattishall will continue to thrive and, through sympathetic and sustainable development, will meet the needs of a modern community whilst preserving and enhancing its village character and its connection to the surrounding rural landscape'.

9. The Neighbourhood Plan includes 5 aims.

'By undertaking a Neighbourhood Plan, the community of Mattishall aims to:

1. Give residents a voice over planning applications;
2. Respond to the climate change emergency by ensuring the policies in MNP2 support the UK's climate change commitment to reach net-zero greenhouse gas emissions by 2050;
3. Manage the impact of development on infrastructure, services and the environment to help maintain the viability of the village;
4. Enhance the prospects and opportunities for local employment; and
5. Maintain the character of the village'.

### Neighbourhood Plan Objectives

10. The objectives of the Plan were created, shared and discussed through community consultations as set out in the Consultation Statement. There is a clear 'thread' between the vision, aims and objectives through to the policies to support sustainable development. MNP2 is organised into five themes, each with theme-based objectives sitting within them. The 25 planning policies are also organised into the five themes, although as is illustrated in the table below many of the planning policies contribute towards achieving the objectives sitting in other themes too.

Environment and Landscape	Neighbourhood Plan Policies
Objective 1: To protect and enhance the rural look and feel of the village and wider Parish.	MNP ENV1 to MNP ENV8 MNP HOU1, MNP HOU3, MNP HOU4
Objective 2: To protect and enhance the local natural environment while providing good access to the countryside for the range of non-motorised users.	MNP ENV2 to MNP ENV8 MNP HOU1, MNP TRA1
Objective 3: To ensure new developments do not create flood risk and problems with sewerage and surface water drainage.	MNP ENV9
Housing and the Built Environment	
Objective 4: To ensure that future development is near to the village centre so that our community does not need to rely on cars to access services and facilities.	MNP HOU1, MNP COM1 to MNP COM3 and MNP ECON1
Objective 5: To provide a range of housing to meet local needs.	MNP HOU1 and MNP HOU2
Objective 6: To ensure new development is of a high quality design, eco-friendly and of a scale that reinforces local character.	MNP ENV1, MNP ENV5, MNP ENV7, MNP HOU3, MNP HOU4, MNP HOU5, MNP HOU6
Community	
Objective 7: To provide new opportunities for social interaction through cultural, leisure, sport and commercial activities for all members of the community.	MNP COM1 to MNP COM5 and MNP ECON1 TO MNP ECON3
Objective 8: To retain and improve the range and / or quality of facilities and services.	MNP COM1 and MNP COM2
Objective 9: To support the appropriate growth of medical facilities, early years provision and the primary school to meet the needs of the Parish.	MNP COM3, MNP COM4 and MNP COM5
Objective 10: To provide services that meet the needs of people as they age and so avoid their having to leave the Parish.	MNP COM1 and MNP COM2
Economy	
Objective 11: To support existing businesses and promote businesses and employment opportunities on a scale compatible with Mattishall's rural character and function as a Local Service Centre.	MNP ECON1 TO MMNP ECON3
Transport	
Objective 12: To support and encourage safe and sustainable transport, including walking and cycling.	MNP TRA1 MNP TRA2 MNP HOU1, MNP COM3

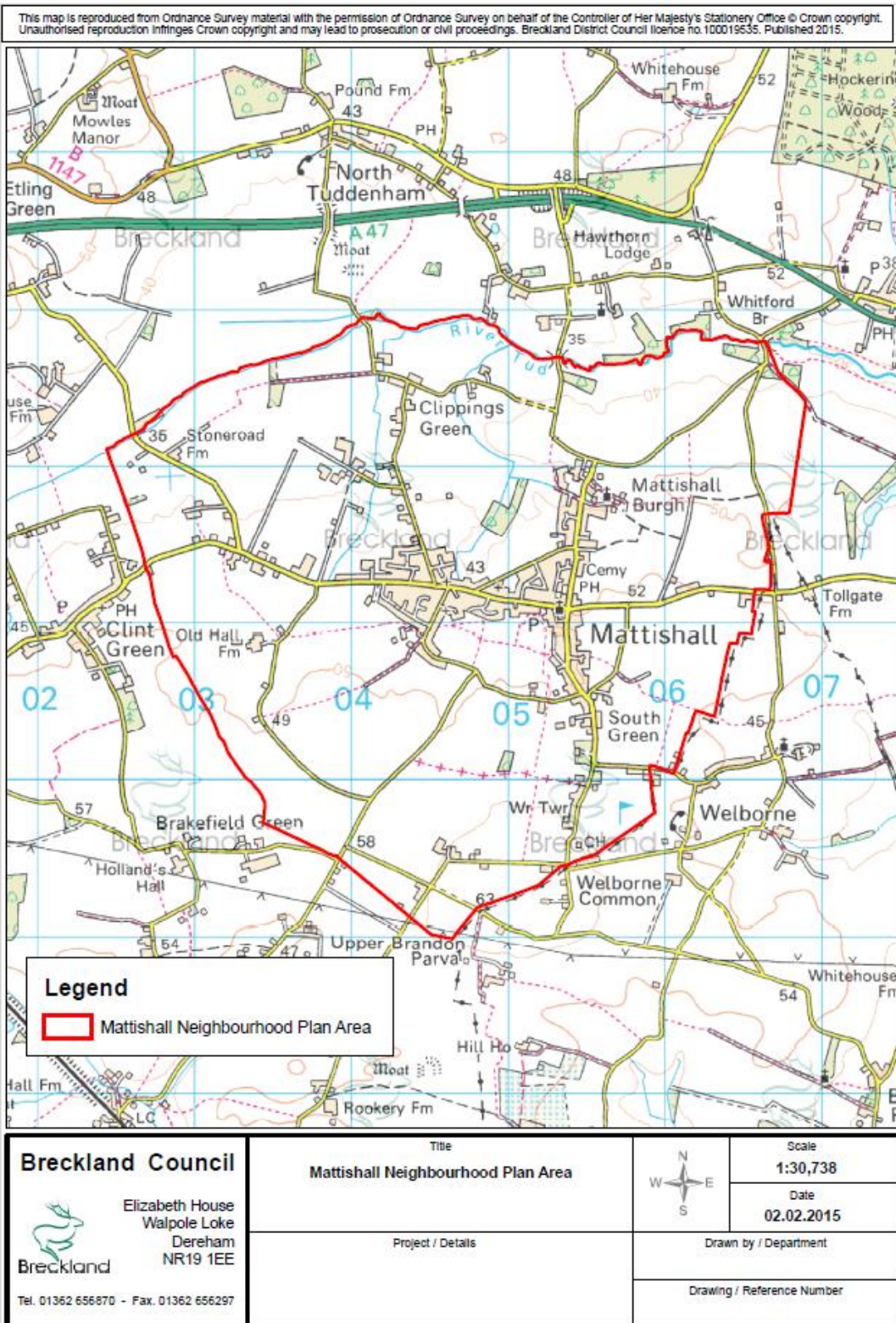
## Excluded Development

11. The plan cannot include policies that relate to excluded development. The Excluded development definition includes a County Matter (schedule 1 of the 1990 Act) relating to minerals development<sup>4</sup>. MNP2 does not include any 'excluded' development policies.

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<sup>4</sup>. 1990 Act 61K And Schedule 1

**FIGURE 1 MATTISHALL PARISH NEIGHBOURHOOD PLAN APPROVED DESIGNATED AREA**



## NATIONAL PLANNING POLICY

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12. The MNP2 policies are required to be appropriate having regard to national planning policy. This national policy is provided by the National Planning Policy Framework (NPPF) updated and published in December 2023 but also provided by planning practice guidance and ministerial statements. This section demonstrates that the MNP2 policies have been prepared having regard to the framework. It also has regard to the planning principles contained in the most recent National Planning Practice Guidance (NPPG) published by Government in relation to the formation of Neighbourhood Plans.
  
13. Table 1, below, maps the MNP2 objectives and policies against the NPPF core principles. Table 2 then assesses the individual MNP2 planning policies against policy statements set out in the NPPF. The NPPF paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.



Table 1: Relationship between MNP2 objectives and core principles set out in NPPF 2023

NPPF Core Principle	MNP2 Objectives	Neighbourhood Plan Policies
Delivering a sufficient supply of homes	Objective 5: To provide a range of housing to meet local needs	MNP HOU1 A spatial strategy for Mattishall MNP HOU2 Housing types
Building a Strong, competitive economy	<p>Objective 7: To provide new opportunities for social interaction through cultural, leisure, sport and commercial activities for all members of the community.</p> <p>Objective 8: To retain and improve the range and / or quality of facilities and services</p> <p>Objective 11: To support existing businesses and promote businesses and employment opportunities on a scale compatible with Mattishall’s rural character and function as a Local Service Centre</p>	<p>MNP COM1 New Community Facilities</p> <p>MNP COM2 Community facilities and change of use</p> <p>MNP COM3 Medical facilities</p> <p>MNP COM4 Early Years and school expansion</p> <p>MNP COM5 Supported living and care facilities</p> <p>MNP ECON1 New businesses and employment</p> <p>MNP ECON2 Agricultural businesses</p> <p>MNP ECON3 Home-based and small businesses</p>
Ensuring the vitality of town centres	<p>Objective 4: To ensure that future development is near to the village centre so that our community does not need to rely on cars to access services and facilities</p> <p>Objective 11: To support existing businesses and promote businesses and employment opportunities on a scale compatible with Mattishall’s rural character and function as a Local Service Centre</p>	<p>MNP HOU1 A spatial strategy for Mattishall</p> <p>MNP ECON1 New businesses and employment</p> <p>MNP ECON2 Agricultural businesses</p> <p>MNP ECON3 Home-based and small businesses</p>
Promoting healthy and safe communities	Objective 7: To provide new opportunities for social interaction through cultural, leisure, sport and commercial activities for all members of the community.	<p>MNP COM1 New Community Facilities</p> <p>MNP COM2 Community facilities and change of use</p> <p>MNP COM3 Medical facilities</p> <p>MNP COM4 Early Years and school expansion</p> <p>MNP COM5 Supported living and care facilities</p>

NPPF Core Principle	MNP2 Objectives	Neighbourhood Plan Policies
	<p>Objective 8: To retain and improve the range and / or quality of facilities and services</p> <p>Objective 9: To support the appropriate growth of medical facilities, early years provision and the primary school to meet the needs of the Parish.</p> <p>Objective 10: To provide services that meet the needs of people as they age and so avoid their having to leave the parish</p>	
Promoting sustainable transport	<p>Objective 4: To ensure that future development is near to the village centre so that our community does not need to rely on cars to access services and facilities</p> <p>Objective 12: To support and encourage safe and sustainable transport, including walking and cycling</p>	MNP TRA1 Safe and sustainable transport MNP HOU6 Parking spaces for new properties
Supporting high quality communications	Objective 8: To retain and improve the range and / or quality of facilities and services	MNP COM1 New Community Facilities MNP COM2 Community facilities and change of use
Making effective use of land	<p>Objective 4: To ensure that future development is near to the village centre so that our community does not need to rely on cars to access services and facilities</p> <p>Objective 6: To ensure new development is of a high quality design, eco-friendly and of a scale that reinforces local character.</p>	MNP HOU1 A spatial strategy for Mattishall MNP HOU3 Design and character MNP COM1 New Community Facilities MNP COM3 Medical facilities MNP ECON1 New businesses and employment
Achieving well designed and beautiful places	Objective 1: To protect and enhance the rural look and feel of the village and wider Parish.	MNP ENV1 Conservation Areas and Heritage MNP ENV2 Important views and vistas MNP ENV3 Trees, hedgerows and boundaries

NPPF Core Principle	MNP2 Objectives	Neighbourhood Plan Policies
	<p>Objective 2: To protect and enhance the local natural environment while providing good access to the countryside for the range of non-motorised users</p> <p>Objective 6: To ensure new development is of a high quality design, eco-friendly and of a scale that reinforces local character</p>	<p>MNP ENV4 Open and Local Green Space  MNP ENV5 Landscape and settlement character  MNP ENV6 Tranquillity and dark skies  MNP ENV7 Biodiversity, ecological networks and habitat connectivity  MNP ENV8 Walking, cycling and horse riding  MNP HOU1 A spatial strategy for Mattishall  MNP HOU3 Design and Character  MNP HOU4 Residential alterations and extensions  MNP HOU5 Sustainable design and construction  MNP TRA1 Safe and sustainable transport  MNP TRA2 Public Parking</p>
Protecting Green Belt land	Not applicable	
Meeting the challenge of climate change, flooding and coastal change	<p>Objective 3: To ensure new developments do not create flood risk and problems with sewerage and surface water drainage.</p> <p>Objective 4: To ensure that future development is near to the village centre so that our community does not need to rely on cars to access services and facilities</p> <p>Objective 6: To ensure new development is of a high quality design, eco-friendly and of a scale that reinforces local character</p>	<p>MNP HOU1 A spatial strategy for Mattishall  MNP HOU5: Sustainable design and construction  MNP ENV9 Flood Risk and Drainage</p>
Conserving and enhancing the	Objective 1: To protect and enhance the rural look and feel of the village and wider Parish.	<p>MNP ENV1 Conservation Areas  MNP ENV2 Important views and vistas</p>

NPPF Core Principle	MNP2 Objectives	Neighbourhood Plan Policies
natural environment	Objective 2: To protect and enhance the local natural environment while providing good access to the countryside for the range of non-motorised users	MNP ENV3 Trees, hedgerows and boundaries MNP ENV4 Open and Local Green Space MNP ENV5 Landscape and settlement character MNP MNP ENV6 Tranquillity and dark skies MNP ENV7 Biodiversity, ecological networks and habitat connectivity MNP ENV8 Walking, cycling and horse riding  MNP HOU1 A spatial strategy for Mattishall MNP HOU3 Design and Character MNP HOU4 Residential alterations and extensions MNP TRA1 Safe and sustainable transport
Conserving and enhancing the historic environment	Objective 1: To protect and enhance the rural look and feel of the village and wider Parish.  Objective 6: To ensure new development is of a high quality design, eco-friendly and of a scale that reinforces local character	MNP ENV1 Conservation Areas and Heritage, MNP ENV5 Landscape and settlement character, MNP ENV7 Biodiversity, ecological networks and habitat connectivity MNP HOU3 Design and Character, MNP HOU4 Residential alterations and extensions MNP HOU5 Sustainable design and construction
Facilitating the sustainable use of minerals	Not applicable	

Table 2: Relationship between MNP2 policies and NPPF 2023

	Related NPPF Reference	Comment on how the MNP2 has regard to NPPF
MNP ENV1 Conservation Areas and Heritage	8c; 20d; 28; 128; 131-141; 196; 200-210	<p>Policy MNP ENV1 seeks to protect and enhance the Conservation Areas and historical assets which provide an historical backdrop to the character of the Parish and sense of place.</p> <p>Policy MNP ENV1 has regard to paragraphs 8c, 20d and 28 by seeking to protect and enhance the built and historic environment. Has regard to paragraph 128 by taking into account the desirability of maintaining an area's prevailing character and setting and securing policies for well designed, attractive and healthy places. Has regard to paragraphs 131 to 141 by seeking to create high quality, beautiful and sustainable buildings and places. Has regard to paragraph 196 by setting out a positive design approach which respects and complements local character including the historic environment. Has regard to paragraphs 200 to 210 by setting out in policy how proposals should preserve and enhance the significance of heritage assets in Mattishall.</p>
MNP ENV2 Important views and vistas	28; 128; 131-141; 196; 203	<p>Policy MNP ENV2 aims to ensure that development proposals are designed in a manner that not only respects and responds positively to, but also enhances the existing landscape and settlement setting of Mattishall, key features and views from the edge of the settlement looking out to the countryside and views from the countryside looking into the settlement.</p> <p>Policy MNP ENV2 has regard to paragraph 28 by setting out a detailed policies establishing design principles, conserving and enhancing the natural environment, setting and views which is based upon the Breckland District Settlement Fringe Landscape Assessment, the Breckland Landscape and Settlement Character Assessment 2022 and a local assessment of Valued Views. Has regard to paragraph 128 by taking into account the desirability of maintaining an area's prevailing character and setting and securing well designed, attractive and healthy places. Has regard to paragraphs 131 to 141 by seeking to create high quality, beautiful and sustainable buildings and places. Has regard to paragraph 196 by setting out a positive design approach which respects and complements local character including the historic and natural environment. Has regard to paragraph 203 by taking into account the desirability of new development making a positive contribution to local character and distinctiveness.</p>
MNP ENV3 Trees, hedgerows and	8c; 128; 135; 180; 185; 186	<p>Policy MNP ENV3 seeks to protect the rural character of the village by protecting the network of trees and hedgerows which line the roads and permeate the village.</p>

	Related NPPF Reference	Comment on how the MNP2 has regard to NPPF
boundaries		<p>Policy MNP ENV3 has regard to paragraph 8c and 186 by protecting and enhancing the natural environment, in this instance habitats of good arboriculture value. Has regard to paragraphs 128 and 135 by ensuring development takes into account the desirability of maintaining an area's prevailing character, its setting, is sympathetic to the local character and history, by safeguarding key trees, hedgerows and veteran trees. Has regard to paragraphs 180 and 185 by protecting and enhancing valued landscapes and sites of biodiversity value which are seen as priority habitats in the parish.</p>
MNP ENV4 Open and Local Green Spaces	8b, 20c, 96, 97, 105 to 108 and 128	<p>Policy MNP ENV4 identifies 9 Local Green Spaces where land will be protected from inappropriate development. The policy also identifies 12 open spaces that will be safeguarded for the contribution they make to the recreational or amenity value.</p> <p>Policy MNP ENV4 has regard to paragraph 96 which seeks to support and enable healthy lifestyles through the provision of safe and accessible green infrastructure. Has regard to paragraphs 105 to 108 by taking the opportunity to identify Local Green Spaces which are of particular importance to the local community and are most valued. The sites have been assessed against the NPPF criteria in paragraph 106, as set out clearly in the accompanying Local Green Spaces Report, which accompanies the submission documents. Each of the sites is considered by the Parish Council to meet the tests set out in NPPF paragraph 106. Development within the site will be in line with Green Belt policy in accordance with NPPF paragraph 107. The Consultation Statement and schedules respond to the landowner and community comments on each the Local Green Space sites.</p> <p>The allocation of Local Green Spaces is in accordance with the principles of sustainable development and the Neighbourhood Plan contributes as a whole to sustainable development as set out in paragraphs 19 to 26 and Table 4 below.</p> <p>The Breckland Local Plan 2019 as updated by the partial review 2023 requires Mattishall to deliver 149 dwellings during the plan period 2011 to 2036. As at March 2022, a total of 120 dwellings have been completed and a further 85 dwellings have the benefit of planning permission or are under construction. This means the housing requirement figure for Mattishall, as set out in the adopted Local Plan, has more than adequately been met. It is important to note that the district has a 6.4 year housing land supply.</p>

	Related NPPF Reference	Comment on how the MNP2 has regard to NPPF
		<p>The Parish Council is mindful that the Breckland Local Plan is under review. The Issues and Options Consultation reported that using the Government's standard for assessing local housing need, there is a minimum housing need figure of 672 dwellings per annum. Breckland Council has stated (Local Plan consultation event 13 September 2023) that the required figure for the district is likely to be 661 dwellings per annum. However, Breckland Council is now carrying out a new round of consultation that moves the Plan preparation forward. In particular, it is seeking views on Alternative Development Scenarios and Settlement boundaries.</p> <p>Therefore, the Neighbourhood Plan supports the sustainable growth of the settlement in accordance with strategic policies in the adopted Local Plan. The outcome of the Local Plan Review and the level of growth to be supported is yet to be determined.</p> <p>The policy clarifies that if pupil numbers in the catchment of the primary school necessitate expansion of the school onto the playing field (which is designated via the adopted Mattishall Neighbourhood Plan as a Local Green Space and carried forward to this Neighbourhood Plan) this will be supported. However, the County Council's own forecasts suggests that there is capacity in the school to 2033. Therefore, given the current evidence and forecasts, the allocation of the playing field as a Local Green Space is considered to endure beyond the Neighbourhood Plan period.</p> <p>Policy MNP ENV4 has regard to paragraph 8b by supporting strong vibrant, healthy communities and accessible services by identifying open spaces that are valued by the community. Has regard to paragraph 96a by promoting social interaction and enabling and supporting healthy lifestyles by planning positively for community facilities. Has regard to paragraph 97 by ensuring planning policies provide the social and recreational facilities and services the community needs. Has regard to paragraph 128 by considering the need to secure well designed, attractive and healthy places.</p>
MNP ENV5 Landscape and settlement character	28; 128; 131-141; 196; 203	Policy MNP ENV5 aims to ensure that development proposals are designed in a manner that not only respects and responds positively to, but also enhances the existing landscape and settlement character of the local area as set out in the Breckland Landscape and Settlement Assessment 2022 and the Mattishall Design Guide and Code 2023.

	Related NPPF Reference	Comment on how the MNP2 has regard to NPPF
		<p>Policy MNP ENV5 has regard to paragraph 28 by setting out more detailed policies establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies which is based upon the Landscape and Settlement Character assessment and the Design Guide and Code. Has regard to paragraph 128 by taking into account the desirability of maintaining an area’s prevailing character and setting and securing well designed, attractive and healthy places. Has regard to paragraphs 131 to 141 by seeking to create high quality, beautiful and sustainable buildings and places. Has regard to paragraph 196 by setting out a positive design approach which respects and complements local character including the historic environment. Has regard to paragraph 203 by taking into account the desirability of new development making a positive contribution to local character and distinctiveness.</p>
<p>MNP ENV6 Tranquillity and Dark Skies</p>	<p>180, 191</p>	<p>Policy MNP ENV6 aims to preserve the tranquillity of the parish by resisting obtrusive or insensitive lighting or excessive noise intrusion. The policy establishes guidance for external lighting.</p> <p>Policy MNP ENV6 has regard to paragraph 191 by identifying and protecting tranquil areas which have remained undisturbed by noise and limits the impact of light pollution from artificial light on local amenity and intrinsically dark landscapes and nature conservation. The policy has regard to paragraph 180 by resisting new development from contributing to unacceptable levels of noise pollution. The policy also has regard to paragraph 8 by minimising pollution and fostering well designed, beautiful and safe places.</p>
<p>MNP ENV7 Biodiversity, ecological networks and habitat connectivity</p>	<p>8c; 128; 135; 180; 185; 186</p>	<p>Policy MNP ENV7 seeks to retain and enhance features of biodiversity value, and locally valued sites including the connectivity between them.</p> <p>Policy MNP ENV7 has regard to paragraph 8c and 186 by protecting and enhancing the natural environment, in this instance habitats of biodiversity and ecological value. Has regard to paragraphs 128 and 135 by ensuring development takes into account the desirability of maintaining an area’s prevailing character, its setting, is sympathetic to the local character and history, by safeguarding key habitats. Has regard to paragraphs 180 and 185 by protecting and enhancing valued landscapes and sites of biodiversity value which are seen as priority habitats in the parish. Has regard to paragraph 186 by ensuring that land within or outside a Site of Special Scientific Interest should not normally be permitted.</p>



	Related NPPF Reference	Comment on how the MNP2 has regard to NPPF
		<p>This policy has regard to the national policy on securing Biodiversity Net Gain and the Environment Act. It seeks to increase the biodiversity net gain to 20%, in excess of the 10% minimum set for qualifying developments set out in the Environment Act. It is essential that in terms of mitigating the impact of climate change, supporting increased biodiversity and ensuring the successful recovery of nature in Norfolk, a net biodiversity gain of at least 20% is supported in accordance with the submissions made by the Norfolk Wildlife Trust.</p>
<p>MNP ENV8 Walking, cycling and horse riding</p>	<p>96; 104; 108c; 110d</p>	<p>Policy MNP ENV8 makes provision for new developments, where appropriate, to improve access to the wider countryside and connect with existing rights of way. Opportunities to improve public and permissive footpaths, cycleways and bridleways are supported.</p> <p>Policy MNP ENV8 has regard to paragraph 96b by seeking to ensure safe and accessible cycle, pedestrian and horse riding routes. Has regard to paragraph 104 by enhancing public rights of way and access, taking opportunities to provide better facilities for users. Has regard to paragraph 108c by promoting opportunities for walking and cycling. Has regard to paragraph 110d by seeking to provide attractive and well-designed walking and cycling networks.</p>
<p>MNP ENV9 Flood Risk and Drainage</p>	<p>8c; 20b;28; 128; 157; 165-175</p>	<p>Policy MNP ENV9 seeks to ensure development coming forward in the parish should give adequate and proportionate consideration to the effects of all flooding and surface water drainage having regard to the Strategic Flood Risk Assessment. Development proposals will be supported where it would not increase the flood risk to the site or its wider setting and have a neutral impact on surface water drainage. The policy sets out the requirements to address surface water flood risk in the parish</p> <p>Policy MNP ENV9 has regard to paragraph 8c by providing a policy which seek to ensure development responds positively to the increased threat of flood risks including those associated with climate change. Has regard to paragraph 20b by providing a policy which sets out the approach and response to flood risk by supporting natural flood management measures that lower the risk of flooding and increase the land's natural water holding capacity. Has regard to paragraph 28 where Neighbourhood Plans can set out in more detail, policies for the provision of infrastructure at a local level and setting out development management policies to ensure new development provides Natural Flood Measures. Has regard to paragraph 128 by ensuring planning decision take into account the availability and capacity of infrastructure and services. Has regard to paragraph 157 by preparing a policy that</p>

	Related NPPF Reference	Comment on how the MNP2 has regard to NPPF
		takes full account of flood risk, minimises vulnerability and improve resilience to climate change. Has regard to paragraph 165 to 165- Planning and Flood Risk by ensuring that flood risk is efficiently managed through Natural Flood Management.
MNP HOU1 A spatial strategy for Mattishall	8b; 8c; 15, 16, 29, 84, 88, 89	<p>Policy MNP HOU1 provides a neighbourhood plan-level spatial strategy that is consistent with the adopted Local Plan. The policy provides clarity (not currently present in the adopted Mattishall Neighbourhood Plan) with respect to the settlement boundary and its role in guiding the location of future development. Importantly, the policy sets out those land uses that could come forward outside the settlement boundary (including a relocated GP and health centre in line with COM3). The policy will contribute to achieving a planning system that is genuinely plan-led, consistent with paragraph 15 of the NPPF. Recognising the MNP2 is one of more documents in the plan-led system, clause 3 (second bullet) in MNP HOU1 ensures the policy can still operate, even if the Local Plan were to bring forward an allocation that sits outside the boundary.</p> <p>Policy MNP HOU1 has regard to paragraph 8b by supporting sufficient numbers and range of homes to meet the needs of present and future generations and paragraph 8c by protecting and enhancing our natural, built and historic environment. Has regard to paragraphs 88 and 89 by supporting the expansion of businesses, sustainable leisure developments, the development of accessible local services and community facilities in rural areas.</p>
MNP HOU2 Housing types	8b; 61; 63; 128	<p>Policy MNP HOU2 seeks to inform the type, size, layout and tenure of new housing within Mattishall Parish.</p> <p>Policy MNP HOU2 has regard to paragraph 8b by ensuring that new housing development meets the needs of present and future generations. Has regard to paragraph 62 by ensuring that further development in Mattishall parish, provides a range of homes to meet the populations changing needs including an ageing population. The policy supports accessible and adaptable dwellings to ensure that such homes are suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. Both Breckland District and Mattishall parish (see paragraph 8.23 of MNP2) have an ageing population, the needs of which the Neighbourhood Plan seeks to address.</p>

	Related NPPF Reference	Comment on how the MNP2 has regard to NPPF
		It will ensure that the plan promotes the principles of sustainable development whilst meeting its housing needs. Has regard to paragraph 63 by ensuring the size, type and tenure of housing meets the needs of those who require housing within the Neighbourhood Plan Area. Has regard to paragraph 128 by identifying the need for different type of housing.
MNP HOU3 Design and Character	8b, 88, 96 - 117, 128, 129; 131 - 33	<p>Policy MNP HOU3 seeks to ensure development is guided by the Mattishall Design Guide and Code and the Breckland Design Guidance. Major development proposals should be accompanied by a Building for Healthy Life Assessment.</p> <p>Policy MNP HOU3 has regard to paragraph 8b, 88, 96, 128, 129; 131 - 33 by seeking well designed, beautiful and safe places. It also supports paragraph 88 supporting well designed, beautiful and safe buildings enabling the rural economy. Policy MNP HOU3 has regard to paragraphs 8b; 96 – 117 by supporting strong, vibrant and healthy communities by enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, and layouts that encourage walking and cycling.</p>
MNP HOU4 Residential alterations and extensions	8b, 96, 128, 129; 131 - 33	<p>Policy MNP HOU4 seeks to ensure development is guided by the Mattishall Design Guide and Code which ensure that the development enhance the design, character and quality of the building.</p> <p>Policy MNP HOU4 has regard to paragraph 8b, 88, 96, 128, 129; 131 - 33 by seeking well designed, beautiful and safe places.</p>
MNP HOU5 Sustainable design and construction	8c; 28, 157; 159b; 162b	<p>Policy MNP HOU5 sets out sustainable construction design principles to enable all new development within Mattishall Parish to be compatible with a net zero carbon future by minimising energy demand, maximising the energy efficiency of new buildings, using the best of modern design and technology to minimising the demand for energy and by maximising the supply of energy from low carbon sources.</p> <p>Policy MNP HOU5 has regard to paragraph 8c by seeking to ensure developments use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy. Has regard to paragraph 157 where the MNP HOU5 supports the transition to a low carbon</p>

	Related NPPF Reference	Comment on how the MNP2 has regard to NPPF
		<p>future. Has regard to paragraph 159b by helping to reduce greenhouse gas emissions, such as through a development's location, orientation and design. Has regard to paragraph 162b by ensuring development responds to the requirement to consider landform, layout, building orientation, massing and landscaping to minimise energy consumption.</p> <p>The Future Buildings Standard is a policy document that sets out proposed changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations and introduces a new requirement to tackle the risk of overheating in new residential buildings. It focuses primarily on new non-domestic buildings, but also includes policy relating to existing non-domestic buildings and new and existing homes. The Future Buildings Standard is yet to be implemented. The outcomes will be implemented through a statutory instrument.</p> <p>However, the targets are still unknown but broadly buildings with will be Net Carbon Ready. Policy MNP HOU5 is consistent with the ministerial statement dated 13<sup>th</sup> December 2023 as it encourages developments to support innovative ways in which to assess and monitor energy use targets which are more robust than carbon reduction targets (those promoted in the ministerial statement).</p> <p>Has regard to paragraph 28 where Neighbourhood Plans can set out development management policies to ensure new development safeguards water resources. Has regard to paragraph 157 by preparing a policy that takes full account of water resources, minimises vulnerability and improves resilience to climate change.</p>
MNP HOU6 Parking spaces for new properties	108; 111, 114	<p>Policy MNP HOU6 ensures development provide in curtilage parking or off road parking to development plan standards and incorporating Secure by Design principles.</p> <p>Policy MNP HOU6 has regard to paragraph 108 which seeks to ensure transport issues are considered in the earliest stages of plan making and are integral to the design of schemes and contribute to high quality places. By referencing the development plan parking standards, the policy has regard to paragraph 111 which ensures parking standards take account of accessibility of the development for all users. It has regard to paragraph 114 which seeks to ensure parking areas reflect current national guidance including the National Design Guide and the National Model Design Guide.</p>

	Related NPPF Reference	Comment on how the MNP2 has regard to NPPF
MNP COM1 New Community Facilities	8b; 20c; 88; 96a- c; 97; 128	<p>Policy MNP COM1 seeks to support new facilities and services for members of the community.</p> <p>Policy MNP COM1 has regard to paragraph 8b by supporting strong vibrant, healthy communities and accessible services by identifying services that are valued by the community. Has regard to paragraph 28 by setting out detailed policies for the provision of infrastructure and community facilities at a local level. Has regard to paragraph 88c by supporting the sustainable growth of businesses in rural areas including leisure developments which respect the character of the countryside. Has regard to paragraph 96a) by promoting social interaction and enabling and supporting healthy lifestyles by planning positively for community facilities. Has regard to paragraph 97 by ensuring planning policies provide the social and recreational facilities and services the community needs. Has regard to paragraph 128 by considering the need to secure well designed, attractive and healthy places.</p>
MNP COM2 Community facilities and change of use	8b; 20c; 88; 96a- c; 97; 128	<p>Policy MNP COM2 seeks to protect valued facilities and services for members of the community.</p> <p>Policy MNP COM2 has regard to paragraph 8b by supporting strong vibrant, healthy communities and accessible services by identifying services that are valued by the community. Has regard to paragraph 28 by setting out detailed policies for the provision of infrastructure and community facilities at a local level. Has regard to paragraph 88c by supporting the sustainable growth of businesses in rural areas including leisure developments which respect the character of the countryside. Has regard to paragraph 96a) by promoting social interaction and enabling and supporting healthy lifestyles by planning positively for community facilities. Has regard to paragraph 97 by ensuring planning policies provide the social and recreational facilities and services the community needs. Has regard to paragraph 128 by taking into account the need to secure well designed, attractive and healthy places.</p>
MNP COM3 Medical facilities	8b; 20c; 28; 96a c; 97;	<p>The intent of this policy is to support the provision of an extended and improve medical facility to meet the current and future health care needs in Mattishall.</p> <p>Policy MNP COM3 has regard to paragraph 8b by supporting strong vibrant, healthy communities and accessible services by identifying the need to improve a valued service. Has regard to paragraph 20c by setting out a strategy for community facilities based upon strong community engagement. Has regard to paragraph 28 by setting out detailed policies for the provision of infrastructure and community facilities at a local level. Has regard to paragraph 96a by promoting social interaction and enabling and supporting healthy lifestyles by planning</p>

	Related NPPF Reference	Comment on how the MNP2 has regard to NPPF
		positively for community facilities. Has regard to paragraph 97 by ensuring planning policies provide the facilities and services the community needs.
MNP COM4 Early Years and school expansion	8b; 20c; 28; 96a c; 97	<p>The intent of policy MNP COM4 is to support the provision of Early Years and school expansion.</p> <p>Policy MNP COM4 has regard to paragraph 8b by supporting strong vibrant, healthy communities and accessible services by identifying support for early years and school provision. Has regard to paragraph 20c by setting out a strategy for community facilities based upon strong community engagement. Has regard to paragraph 28 by setting out detailed policies for the provision of infrastructure and community facilities at a local level. Has regard to paragraph 96a by promoting social interaction and enabling and supporting healthy lifestyles by planning positively for community facilities. Has regard to paragraph 97 by ensuring planning policies provide the social and recreational facilities and services the community needs.</p>
MNP COM5 Supported living and care facilities	8b; 35; 61-66; 70; 128	<p>Policy MNP COM5 supports the provision of supported living and residential nursing care facilities to meet the need in Mattishall or its neighbouring parishes where the proposal would be in accordance with the spatial policy for Mattishall.</p> <p>Policy MNP2 4 has regard to paragraph 8b supporting a range of homes to meet the needs of present and future generations. Has regard to paragraph 63 by reflecting support for homes for older people (including those who require retirement housing, housing with care and care homes). Has regard to paragraph 128 by ensuring the scale of the development makes efficient use of land whilst considering the desirability of maintaining the area's prevailing character and setting and the importance of well designed, attractive and healthy places.</p>
MNP ECON1 New businesses and employment	8a; 85 - 89	Policy MNP ECON1 seeks to support new business development subject to safeguarding criteria which ensures the design is appropriate to the locality, does not adversely affect the local environment, the amenity of nearby occupiers is protected and the development would not have an adverse impact upon the highway network.

	Related NPPF Reference	Comment on how the MNP2 has regard to NPPF
		Policy MNP ECON1 has regards to paragraphs 8a and 88 which seek to build strong, responsive and competitive economy creating the conditions in which businesses can invest, expand and adapt. The policy has regard to paragraph 85 by supporting economic growth and productivity, considering both local business needs and wider opportunities for development.
MNP ECON2 Agricultural businesses	8a; 88	Policy MNP ECON2 seeks to support the development and diversification of agriculture related businesses.  Policy MNP ECON2 has regards to paragraphs 8a and 88 which seek to build strong, responsive and competitive economy, specifically the diversification of agricultural and other land based rural businesses.
MNP ECON3 Home-based and small businesses	8a; 85 – 89	Policy MNP ECON3 supports home based and small businesses. It also supports business incubator uses, office facilities, training facilities or live-work units for small businesses.  MNP ECON3 has regards to paragraphs 8a and 88 which seek to build strong, responsive and competitive economy creating the conditions in which businesses can invest, expand and adapt. The policy has regard to paragraph 85 by supporting economic growth and productivity, considering both local business needs and wider opportunities for development.
MNP TRA1 Safe and sustainable transport	108; 116	Policy MNP TRA1 requires development to demonstrate that they have good access to public transport and ensure that pedestrians and cyclists have good access to the village’s amenities. Proposals that have an unacceptable impact on road safety after considering mitigation will be refused.  Policy TRA2 has regard to paragraph 108 which seeks to ensure transport issues, including opportunities to promote public transport are considered in the earliest stages of plan making. Has regard to paragraph 116 which facilitates access to high quality public transport.
MNP TRA2 Public Parking	108; 111; 114	Policy TRA2 supports new public car parking in the village centre. New community facilities in the village centre or extension to facilities should provide parking to development plan standards.

	Related NPPF Reference	Comment on how the MNP2 has regard to NPPF
		<p>Policy MNP TRA2 has regard to paragraph 108 which seeks to ensure transport issues are considered in the earliest stages of plan making and are integral to the design of schemes and contribute to high quality places. By referencing the development plan parking standards, the policy has regard to paragraph 111 which ensures parking standards take account of accessibility of the development for all users. It has regard to paragraph 114 which seeks to ensure parking areas reflect current national guidance including the National Design Guide and the National Model Design Guide which are considered in the Mattishall Design Guide and Code referenced in the policy.</p>



14. The MNP2 must be in general conformity with the strategic policies in the Local Development Plan for the area. Additionally, the Neighbourhood Plan must support the delivery of the strategic policies in the Development Plan and should shape and direct development that is outside of these strategic policies<sup>5</sup>.
  
15. The adopted Development Plan for Breckland comprises the Breckland Local Plan (as amended by the Partial Update) was adopted on 21<sup>st</sup> September 2023, made Neighbourhood Plans and the three minerals and waste planning policies documents and a policies map. applications for mineral extraction and associated development and waste management facilities, and in the selection of specific site allocations in Norfolk namely  
  
Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026 (adopted September 2011)  
Minerals Site Specific Allocations Development Plan Document (DPD) (adopted October 2013, amendments adopted December 2017)  
Waste Site Specific Allocations Development Plan Document (DPD) (adopted October 2013)
  
16. Guidance published by BDC advises Neighbourhood Plan Groups to carefully consider the policies in the Local Plan. It sets out the Strategic Policies against which the Basic Conditions should be assessed. In the table below each of the strategic policies in the Local Plan are assessed against the Neighbourhood Plan. Whilst Neighbourhood Plan policies should align with and support the delivery of those policies, neighbourhood plan policies can provide more distinctiveness, definition or finer grain of detail by applying them to specific sites or relating them specifically to Mattishall.
  
17. The District Council is carrying out a Local Plan Review. A public consultation on the Draft Plan takes place between 3rd June 2024 to 15th July 2024. This stage of the local plan (known as Regulation 18) sets out the Council's draft policies and growth strategy and is an important stage in the plan-making process. The Parish Council has been cognisant of, and worked closely with planning officers at Breckland, to consider the emerging evidence base to the Local Plan Review.
  
18. The table below shows the relationship between the relevant strategic policies in the Breckland Local Plan and the relevant MNP2 policies.

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<sup>5</sup> Paragraph 13 of the National Planning Policy Framework

Table 3: Conformity between MNP2 policies and Strategic Policies in the Breckland Local Plan 2023

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
GEN 1 Sustainable Development in Breckland	All policies in MNP2	<p>Local Plan policy GEN1 seeks to improve the economic, social and environmental objectives and sets out a series of sustainable development principles.</p> <p>MNP2 sets out a vision and objectives which similarly seek to improve the economic, social and environmental sustainability of the parish. The following section of this report identifies in more detail where the plan supports the three tenets of sustainable development.</p>
GEN 2 Promoting High Quality Design	MNP HOU3 Design and Character MNP HOU5 Sustainable Design and Construction	<p>Local Plan policy GEN 02 requires high quality design in all development. Innovative and contemporary design is encouraged where it enhances sustainability.</p> <p>Policy MNP HOU3 supports the implementation of GEN 02 by requiring a design led approach for all proposals and expects all proposals to be informed by the Mattishall Design Guide and Code Document and the Breckland Design Guidance (once it is adopted). It also has regard to the Breckland Landscape and Settlement Character Assessment 2022. The policy provides a more distinctive interpretation of high quality design for Mattishall.</p> <p>Policy MNP HOU5 seeks to ensure development is designed so as to be compatible with a net zero carbon future setting out and provides updated context with reference to the Government's Future Homes Standard. This is compatible with Policy GEN 2.</p>
GEN 03 Settlement Hierarchy	MNP HOU1 A spatial strategy for Mattishall	<p>Local Plan policy GEN 03 identifies Mattishall as a Local Service Centre.</p> <p>Policy MNP HOU1 states that development proposals will be supported within Mattishall's Settlement Boundary in accordance with the development plan. Mattishall's role as a local service centre is clearly articulated within the Neighbourhood Plan and supports the implementation of Policy GEN 03.</p>

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
GEN 4 Development Requirements of Attleborough Strategic Urban Extension (SUE)	Not applicable	
Policy GEN 05 Settlement Boundaries	MNP HOU1 A spatial strategy for Mattishall MNP COM3 Medical Facilities	<p>Local Plan policy GEN 05 defines settlement boundaries where new development is considered acceptable subject to compliance with other development plan policies. Outside settlement boundaries, development will be permitted where it is compliant with all relevant policies.</p> <p>Policy MNP HOU1 articulates the type of development that will be supported outside of the settlement boundary including the provision of a relocated GP and health centre. This reflects Policy MNP COM2 which identifies that the existing GP and health centre needs to be expanded to meet the needs of the community.</p> <p>The settlement boundary identified in the Neighbourhood Plan is entirely consistent with the settlement boundary in the Local Plan.</p>
Policy HOU 01 Development Requirements (Minimum)	MNP HOU1 A spatial strategy for Mattishall	<p>Local Plan policy HOU 01 identifies that the district will provide no less than 15,298 new homes between 2011 and 2036.</p> <p>The Local Plan sets a target for the number of dwellings to be developed in Mattishall over the planning period. The Local Plan identifies this target as being broadly equivalent to 10 per cent of the number of households at the start of the Plan period (2011) which translates into a target of 149 dwellings. This target has been met through recent developments including estate development at Dereham Road, together with development not yet built but with planning approval. Policy MNP HOU1 supports, in principle, new residential development within the settlement boundary and resists development outside of it other than where certain</p>

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
		<p>criteria are met.</p> <p>Policy HOU1 and its supporting provides the spatial strategy for Mattishall, which aligns with the strategy in the Breckland Local Plan. It also provides a context to the housing completions and commitments at the time of the preparation of this submission version of MNP2. MNP2 supports the implementation of policy HOU 01.</p>
<p>Policy HOU 02 Level and Location of Growth</p>	<p>MNP HOU1 A spatial strategy for Mattishall</p>	<p>Local Plan policy HOU 02 identifies the level and location of growth by individual settlement. For Mattishall it identifies a total figure of 149 units.</p> <p>This target has been met through recent developments including estate development at Dereham Road, together with development not yet built but with planning approval. Policy MNP HOU1 supports, in principle, new residential development within the settlement boundary and resists development outside of it other than where certain criteria are met.</p> <p>Policy MNP HOU1 has been amended through the Regulation 14 consultation to respond to Breckland District Councils request to include 'exception sites' in the policy.</p>
<p>Policy HOU 03 Development Outside of the Boundaries of Local Service Centres</p>	<p>MNP HOU1 A spatial strategy for Mattishall</p>	<p>Local Plan policy HOU 03 states that development outside the settlement boundary of local service centres will be resisted where the Local Plan Housing Target is provided for unless supported by other policies in the development plan.</p> <p>As the housing target has been met, Policy MNP HOU1 amplifies Policy HOU 03 by ensuring residential development outside the settlement boundary is restricted to that which needs a countryside location, exception sites or where allocated as part of a strategic policy in the Local Plan Review.</p>

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
Policy HOU 04 Village with Boundaries	Not applicable	
Policy HOU 05 Small Villages and Hamlets Outside of Settlement Boundaries	MNP HOU1 A spatial strategy for Mattishall	<p>Local Plan policy HOU 05 supports limited development in small hamlets and smaller villages subject to criteria. The policy is clear that development on sporadic small scale groups and farmsteads are considered to be lying in the countryside.</p> <p>Policy MNP HOU1 is clear that further development will not be supported outside the settlement boundary unless it is demonstrated that the proposal needs a countryside or comes forward as part of a strategic allocation in the Local Plan Review. This is consistent with policy HOU 05. All residential development outside the settlement boundary is considered to be sporadic, small scale groups or farmsteads which are in the countryside and where infilling and rounding off would not be appropriate.</p>
Policy HOU 06 Principle of New Housing	MNP HOU2 Housing Types MNP HOU 3 Design and Character MNP ENV5 Landscape and Settlement Character MNP HOU6 Parking Spaces for New Properties	<p>Local Plan policy HOU 06 seeks to optimise the density of the development to a level which is appropriate and justified. Lower densities at the edge of settlements will be supported. Proposals for housing must take account of the Strategy Housing Market Assessment and include appropriate provision for specific groups. The policy also seeks to secure appropriate and adequate parking including district wide parking standards.</p> <p>Policy MNP HOU2 Housing Types supports the implements the Local Plan policy by supporting a varied approach to the type, size, layout and tenure of dwellings. Specifically, proposals should address the specific needs of the population. This includes ensuring homes are built to accessible and adaptable standards to meet the needs of the ageing population. This is fully aligned with the Local Plan.</p> <p>Policy MNP HOU3 Design and Character expects developments to be informed by a distinctive and specific Design Guidance and Code for Mattishall and when it is adopted, the district wide Design Guide. The density of the development will reflect</p>

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
		<p>the distinctive characteristics of the identified character areas in the parish.</p> <p>Policy MNP ENV5 seeks to ensure that development is sensitive to the distinctive landscape and settlement character and should take account of the relationship between the village and the surrounding hinterland. The policy identifies visual gaps, the rural setting of the village, sensitive gateway locations and setting of key heritage assets. This provides distinctive and relevant policy advice building upon the Local Plan policy.</p> <p>The policy seeks to secure in curtilage parking or off road parking in the form of garages or parking spaces to development plan standards. This is entirely consistent with Policy HOU 06.</p>
Policy HOU 07 Affordable Housing	Policy HOU 3 - Affordable Housing in the made Neighbourhood Plan is deleted	<p>Local Plan policy HOU 07 sets out the Council's approach to the provision of affordable housing.</p> <p>The existing MNP1 policy HOU 3 is deleted from MNP2 as it because it does not add to the Local Plan that has been adopted since the adoption of MNP1. Therefore MNP2 does not undermine the approach.</p>
Policy HOU 08 Provision for Travellers and Travelling Showpeople	MNP HOU1 A spatial strategy for Mattishall	<p>Local plan policy HOU 08 supports the provision of accommodation for Travellers and Travelling Showpeople.</p> <p>MNP2 does not undermine this approach.</p>
Policy HOU 09 Specialist Housing	MNP COM5 Supported living and care facilities	<p>Local Plan policy HOU 09 supports developments to meet the needs of an ageing population.</p> <p>The consultation process on MNP1 showed that older people did not want to have to leave Mattishall due to their changing housing and support needs. There is currently no residential care home for the elderly in the village. However, the village</p>

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
		has Bob Carter Court, which is a retirement housing complex with 36 flats. The Neighbourhood Plan supports better facilities for the elderly and less able, which could help free-up existing larger properties thus helping families and communities to stay together. Policy MNP COM5 seeks to support supported living and nursing care facilities to meet the needs of Mattishall or its neighbouring parishes. This is consistent with Policy HOU 09.
Policy HOU 10 Technical Design Standards for New Homes	MNP HOU2 Housing Types	<p>Policy HOU 10 sets out water efficiency and internal space standards.</p> <p>Policy MNP HOU2 states that new homes should be built to accessible and adaptable M4(2) standards. This approach is consistent and compatible with HOU 10 and meets the needs of an ageing population.</p>
Policy TR 01 Sustainable Transport Network	MNP ENV8 Walking, Cycling and Horse riding MNP HOU 1 A spatial strategy for Mattishall MNP TRA1 Safe and Sustainable Transport MNP COM1 New Community facilities MNP COM2 Community facilities and change of use	<p>Policy TR 01 seeks to promote a safe, efficient and convenient sustainable transport system. Development should minimise the need for travel.</p> <p>Policy MNP ENV8 seeks to provide improved access to the wider countryside and to take opportunities to improve and provide additional public and permissive footpaths, cycleways and bridleways to improve connectivity between developments and the village centre.</p> <p>Policy MNP HOU1 promotes development in sustainable locations where residents can access village services and facilities so to minimise the need to travel.</p> <p>Policy MNP TRA1 states that development should demonstrate that it has good access to public transport and ensure amenities in the village can be readily and safely accessed by pedestrians and cyclists.</p> <p>Policies MNP COM1 and MNP COM2 seeks to secure new services and facilities as well as safeguarding existing services where possible.</p>

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
		<p>These policies are consistent with the Local Plan to promote a safe and efficient transport network for all users.</p>
<p>Policy TR 02 Transport</p>	<p>MNP ENV8 Walking, Cycling and Horse riding  MNP HOU 1 A spatial strategy for Mattishall  MNP TRA1 Safe and Sustainable Transport  MNP TRA2 Public Parking</p>	<p>Local Plan policy TR 02 seeks to offer maximum flexibility in the choice of travel modes, enhance public rights of way, provide appropriate parking and not compromise highway safety. Major development should demonstrate how they will maximise connectivity through development and to surrounding areas.</p> <p>Policy TR 01 seeks to promote a safe, efficient and convenient sustainable transport system. Development should minimise the need for travel.</p> <p>Policy MNP ENV8 seeks to provide improved access to the wider countryside and to take opportunities to improve and provide additional public and permissive footpaths, cycleways and bridleways to improve connectivity between developments and the village centre.</p> <p>Policy MNP HOU1 promotes development in sustainable locations where residents can access village services and facilities so to minimise the need to travel.</p> <p>Policy MNP TRA1 states that development should demonstrate that it has good access to public transport and ensure amenities in the village can be readily and safely accessed by pedestrians and cyclists.</p> <p>These policies are consistent with the Local Plan to promote a safe and efficient transport network for all users.</p>



Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
Policy ENV 01 Green Infrastructure	Policy MNP ENV3: Trees, hedgerows and boundaries Policy MNP ENV4: Open and Local Green Space Policy MNP ENV7: Biodiversity, ecological networks and habitat connectivity	<p>Local Plan policy ENV 01 seeks to safeguard and enhance the green infrastructure network and enhance existing green infrastructure connectivity. Development should respond to existing green infrastructure. Compensatory provision is required.</p> <p>Policy MNP ENV3: Trees, hedgerows and boundaries sets out an approach to the retention of trees, hedges and copses which are of good arboricultural value.</p> <p>Policy MNP ENV4: Open and Local Green Space identifies 9 Local Green Spaces and 2 open spaces which are considered critically important and contribute to the green infrastructure in the parish.</p> <p>Policy MNP ENV7 seeks to retain and enhance features of existing biodiversity value, ecological networks and provide 10% net biodiversity gain in accordance with national policy. The policy identifies sites which are of ecological importance where an ecological assessment is required as part of a development. Opportunities are also sought to improve habitats, natural green spaces and connectivity between spaces.</p> <p>These policies are consistent with the Local Plan and promote more distinct advice identifying key locations where it is important to safeguard and enhance green infrastructure.</p>
Policy ENV 02 Biodiversity Protection and Enhancement	Policy MNP ENV3: Trees, hedgerows and boundaries Policy MNP ENV4: Open and Local Green Space Policy MNP ENV7: Biodiversity, ecological networks and habitat connectivity	<p>Policy ENV 02 states that the highest level of protection will be given to European Sites. Development which has an impact upon national, regional or local biodiversity or geological interest will not be permitted unless a series of criteria are met. All development with the potential to affect biodiversity should demonstrate how the impacts have been considered.</p> <p>Policy MNP ENV3: Trees, hedgerows and boundaries sets out an approach to the retention of trees, hedges and copses which are of good arboricultural value.</p>

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
		<p>Policy MNP ENV4: Open and Local Green Space identifies 9 Local Green Spaces and 2 open spaces which are considered critically important and contribute to the green infrastructure in the parish.</p> <p>Policy MNP ENV7 seeks to retain and enhance features of existing biodiversity value, ecological networks and provide 10% net biodiversity gain in accordance with national policy. The policy identifies sites which are of ecological importance where an ecological assessment is required as part of a development. Opportunities are also sought to improve habitats, natural green spaces and connectivity between spaces.</p> <p>These policies are consistent with the Local Plan and promote more distinct advice identifying key locations where it is important to safeguard and enhance green infrastructure.</p>
Policy ENV 03 The Brecks Protected Habitats & Species	Not applicable	This policy relates to the Breckland Special Protection Area outside the Neighbourhood Plan Area.
Policy ENV 04 Open Space, Sport & Recreation	Policy MNP ENV4: Open and Local Green Space	<p>This policy identifies Open Space designations identified through the 2015 Open Space Assessment. It also identifies Local Green Spaces.</p> <p>Policy MNP ENV4 identifies 9 Local Green Spaces where it will be protected from inappropriate development. The policy also identifies 12 open spaces which will be safeguarded for the contribution they make to the recreational or amenity value.</p> <p>Policy MNP ENV4 seeks to support and enable healthy lifestyles through the provision of safe and accessible green infrastructure. Through the Neighbourhood Plan it has taken the opportunity to identify Local Green Spaces which are of particular importance to the local community and are most valued. The sites have</p>

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
		<p>been assessed against the NPPF criteria in paragraph 106, as set out clearly in the Local Green Spaces Report, which accompanies the submission documents. Each of the sites is considered, by the Parish Council, to meet the tests set out in NPPF paragraph 106. Development within the site will be in line with Green Belt policy in accordance with NPPF paragraph 107. The Consultation Statement and schedules respond to the landowner and community comments on each the Local Green Space sites.</p> <p>The Breckland Local Plan 2019 as updated by the partial review 2023 requires Mattishall to deliver 149 dwellings during the plan period 2011 to 2036. As at March 2022, a total of 120 dwellings have been completed and a further 85 dwellings have the benefit of planning permission or are under construction. This means the housing requirement figure for Mattishall, as set out in the adopted Local Plan, has more than adequately been met. It is important to note that the district has a 6.4 year housing land supply.</p> <p>The Parish Council is mindful that the Breckland Local Plan is under review. The Issues and Options Consultation reported that using the Government's standard for assessing local housing need, there is a minimum housing need figure of 672 dwellings per annum. Breckland Council has stated (Local Plan consultation event 13 September 2023) that the required figure for the district is likely to be 661 dwellings per annum. However, Breckland Council is now carrying out a new round of consultation that moves the Plan preparation forward. In particular, it is seeking views on Alternative Development Scenarios and Settlement boundaries.</p> <p>Therefore, the Neighbourhood Plan supports the sustainable growth of the settlement in accordance with strategic policies in the adopted Local Plan. The outcome of the Local Plan Review and the level of growth to be supported is yet to be determined.</p>

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
<p>Policy ENV 05 Protection and Enhancement of the Landscape</p>	<p>Policy MNP ENV3: Trees, hedgerows and boundaries Policy MNP ENV4: Open and Local Green Space Policy MNP ENV5: Landscape and settlement character Policy MNP ENV7: Biodiversity, ecological networks and habitat connectivity</p>	<p>Policy ENV 05 states that development proposals will be expected to contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside. Development proposals will have regard to the findings of the Council's Landscape Character Assessment (LCA) and Settlement Fringe Landscape Assessment. Development should also be designed to be sympathetic to landscape character.</p> <p>Policy MNP ENV3: Trees, hedgerows and boundaries sets out an approach to the retention of trees, hedges and copses which are of good arboriculture value.</p> <p>Policy MNP ENV4: Open and Local Green Space identifies 9 Local Green Spaces and 2 open spaces which are considered critically important and contribute to the green infrastructure in the parish.</p> <p>Policy MNP ENV5 seeks to ensure that development is sensitive to the distinctive landscape and settlement character and should take account of the relationship between the village and the surrounding hinterland. The policy identifies visual gaps, the rural setting of the village, sensitive gateway locations and setting of key heritage assets. This provides distinctive and relevant policy advice building upon the Local Plan policy.</p> <p>Policy MNP ENV7 seeks to retain and enhance features of existing biodiversity value, ecological networks and provide 10% net biodiversity gain in accordance with national policy. The policy identifies sites which are of ecological importance where an ecological assessment is required as part of a development. Opportunities are also sought to improve habitats, natural green spaces and connectivity between spaces.</p> <p>These policies are consistent with the Local Plan and promote more distinct advice identifying key locations where it is important to safeguard and enhance green infrastructure.</p>

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
Policy ENV 07 Designated Heritage Assets	MNP ENV1 Conservation Areas and Heritage	<p>Local Plan policy ENV 07 states the significance of designated heritage assets (including their settings), such as listed buildings, scheduled monuments, registered parks and gardens and conservation areas, will be conserved, or wherever possible enhanced.</p> <p>Policy MNP ENV1 states that all development within or affecting the setting of the Conservation Areas and within the settings of listed buildings, must take account of the historic fabric and features of these areas and preserve, and where possible, enhance their character and appearance. Development proposals that involve the construction of new buildings or the demolition of existing buildings within the Conservation Areas or the demolition or part demolition of a listed building should provide a statement setting out how the development will contribute to the setting of the relevant heritage asset.</p> <p>These policies are consistent with the Local Plan and promote more distinct advice identifying key locations where it is important to safeguard and enhance green infrastructure.</p>
Policy ENV 08 Non- Designated Heritage Assets	MNP ENV1 Conservation Areas and Heritage	<p>Local Plan policy ENV 08 states that development should be expected to conserve, or wherever possible enhance the historic character, appearance and setting of non-designated historic assets.</p> <p>Policy ENV08 provides more distinctive advice on this policy by identifying 14 non - designated heritage assets which help support the character of the parish and promote a sense of place. A balanced judgement will be applied having regard to the scale of any harm or loss of the heritage asset.</p>
Policy ENV 09 Flood Risk & Surface Water Drainage	MNP ENV9 Flood risk and drainage	Local Plan policy ENV 09 seek new development to be located to minimise the risk of flooding and incorporate appropriate surface water mitigation measures to minimise its own risk of flooding and should not materially increase the risk of flooding elsewhere.

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
		<p>There are a number of localities within the Parish where localised surface and fluvial water flooding occurs and, in some locations, this can frequently be during periods of modest rainfall. In the face of climate change, the risk of surface water flooding is likely to increase. The sewerage system is also locally subject to overflowing and backflow. Policy ENV9 identifies the latest available information on flood risk in the parish and sets out mechanisms to address surface water flood risk and signposts to the Local Lead Flood Authority guidance document.</p> <p>Policy MNP ENV9 will apply alongside adopted Local Plan policy (currently Policy ENV 09 'Flood Risk and Surface Water Drainage'). This applies a strategic, district-wide approach to managing flood risk. The Local Plan sets out what will be required from developments with respect to location of development, incorporation of the surface water drainage mitigation measures, required run-off and attenuation rates, potential impact of infiltration on groundwater, as well as the adoption and maintenance of drainage systems.</p>
Policy ENV 10 Renewable Energy Development	MNP HOU 5 Sustainable Design and Construction	<p>Local Plan policy ENV 10 supports proposals for new renewable energy and low carbon development.</p> <p>The Neighbourhood Plan does not undermine this approach.</p>
Attleborough Employment Allocation 1	Not applicable	Local Plan policy is relevant to an area outside the Neighbourhood Plan Area.
Snetterton Employment Allocation 1	Not applicable	Local Plan policy is relevant to an area outside the Neighbourhood Plan Area.
Snetterton Employment Allocation 2	Not applicable	Local Plan policy is relevant to an area outside the Neighbourhood Plan Area.

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
Policy EC 01 Economic Development	Not applicable	<p>Local Plan policy EC 01 states that 64 hectares of employment land will be provided over the plan period. The policy identifies the size and location of the employment allocations.</p> <p>No site allocations for employment development are made in Mattishall. The Neighbourhood Plan does not undermine this approach.</p>
Policy EC 03 General Employment Areas	Not applicable	<p>Local plan policy EC 03 identifies sites as General Employment Areas and employment allocations in the Local Plan. Proposals to accommodate new employment will be permitted on General Employment Areas.</p> <p>No site allocations are made in Mattishall. The Neighbourhood Plan does not undermine this approach.</p>
Policy EC 04 Employment Development Outside General Employment Areas	<p>MNP HOU1 A spatial strategy for Mattishall</p> <p>MNP ECON1 New businesses and employment</p> <p>MNP ECON 2 Agricultural businesses</p> <p>MNP ECOM 3 Home-based and small businesses</p>	<p>Local Plan policy EC 04 supports proposal for employment development outside the General Employment Areas subject to criteria. Additionally, the replacement of rural buildings for employment use may be considered acceptable.</p> <p>Policy HOU 1 supports development within the settlement boundary provided the development accords with the policies in the development plan. Outside the settlement boundary, non residential development will be restricted to development for agriculture, horticulture, outdoor recreation, educational infrastructure; uses appropriate to supporting a prosperous local service centre and a relocated GP and health centre. Policy MNP ECON 1 support new business development subject to safeguarding criteria. Policy MNP ECON 2 support proposals for the diversification of agricultural related businesses. MNP ECON 3 supports the provision of home base and small businesses. It also supports business incubator units, office facilities, training facilities and live work units that would support small businesses. These policies provide an appropriate framework to support economic activity whilst recognising the need to safeguard the rural character of the village and promote sustainable development by minimising the need to travel by private car.</p>

Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
Policy EC 05 Town Centre and Retail Strategy	MNP COM1 New Community facilities MNP COM2 Community facilities and change of use	<p>Local Plan policy EC 05 supports the vitality of the district's retail centres. These centres are the preferred location for retail, food and non-food, office, leisure and cultural facilities. The policy seeks to retain the retail role of local service centres recognising the importance of village shops and facilities.</p> <p>Policies MNP COM1 and MNP COM2 seeks to secure new services and facilities as well as safeguarding existing services where possible.</p>
Policy COM 01 Design	MNP HOU3 Design and Character MNP HOU5 Sustainable Design and Construction	<p>Policy COM 01 states that development should be designed to the highest standards and contribute to the distinctive character and amenity of the local area. The policy sets out ways in which the policy will be implemented including development should respond to the current best practice and design principles in Supplementary Planning Documents.</p> <p>Policy MNP HOU3 supports the implementation of Com 01 by requiring a design led approach for all proposals and expects all proposals to be informed by the Mattishall Design Guide and Code Document and the Breckland Design Guidance (once it is adopted). It also has regard to the Breckland Landscape and Settlement Character Assessment 2022. The policy provides a more distinctive interpretation of high quality design for Mattishall.</p> <p>Policy MNP HOU5 seeks to ensure development is designed so as to be compatible with a net zero carbon future setting out and provides updated context with reference to the Government's Future Homes Standard. This is compatible with Policy COM 01.</p>
Policy COM 02 Healthy Lifestyles	MNP HOU3 Design and Character	<p>Policy COM 02 expects development to avoid or mitigate the negative effects on the health of the population and facilitate enhanced health and well being. This includes the provision of a Health Impact Assessment, a healthy planning checklist and an assessment against air quality.</p> <p>Policy MNP HOU3 states that major residential development proposals should be</p>



Local Plan Strategic Policy	Mattishall Neighbourhood Plan Policy	Comment on Conformity with Strategic Policies in BDC Local Plan
		<p>accompanied by a Building for a Healthy Life Assessment that demonstrate how the scheme complies with the Industry Standard. The policy provides more detailed advice on when a Health Assessment will be required and ensure that the standard of the statement is a government endorsed design code which sets out the standard for well designed homes and neighbourhoods.</p>
<p>Policy COM 03 Protection of Amenity</p>	<p>MNP COM1 New Community Facilities MNP COM5 Supported Living and Care Facilities MNP ECON1 New businesses and employment MNP ECON 3 Home-based and small businesses</p>	<p>Policy COM 03 states that development will not be permitted which causes unacceptable effects on the residential amenity of neighbouring occupants, or does not provide for adequate levels of amenity for future occupants. The policy lists a series of points which must be satisfied.</p> <p>Policy MNP COM1 ensures that parking and deliveries associated with community facilities do not harm residential amenity. Policy MNP COM5 ensures that residential amenity is not adversely affected by the provision of supported living and residential / nursing care facilities. Policy MNP ECON1 and MNP ECON3 ensures residential amenity is protected or enhanced in line with COM 03 in the Local Plan.</p>
<p>Policy INF 02 Developer Contributions</p>	<p>No relevant policies</p>	<p>Local Plan policy INF 02 seeks site specific developer contributions for developments of 11 or more.</p> <p>The Neighbourhood Plan does not undermine this approach.</p>
<p>Policy INF 03 Local Plan Policy Review</p>	<p>No relevant policies</p>	<p>Local Plan policy INF 03 commits the council to undertake a full review of the plan and submit for examination by December 2024.</p> <p>The First Revision to the Neighbourhood Plan has been cognisant of the current Local Plan Review and sought to consider the evidence that has been prepared to support the review. It has also sought to future proof the Neighbourhood Plan as the review process progresses.</p>

## DELIVERING SUSTAINABLE DEVELOPMENT

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19. The making of a Neighbourhood Plan should contribute to the achievement of sustainable development. This involves working to address the three separate strands of sustainability; economic, social and environmental.
20. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development. The framework confirms that achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways:
- a) 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 coordinating the provision of infrastructure;
  - b) 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 a 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
  - c) an environmental objective – to protect and 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
21. The MNP2 vision is 'Mattishall will continue to thrive and, through sympathetic and sustainable development, will meet the needs of a modern community whilst preserving and enhancing its village character and its connection to the surrounding rural landscape'.
22. The principles of sustainable development are embedded into the vision and the objectives of the MNP2 by seeking to ensure that the parish continues to thrive, both to build a strong, vibrant and healthy community whilst protecting and enhancing the parish's natural, built and historic environment in the context of the impact of climate change. The bullet points below set out in broad terms how the MNP2 supports the three principles of sustainable development.
23. Economic Objectives
- The MNP2 supports new business and employment development subject to safeguarding criteria.
  - The MNP2 supports the diversification of agricultural related businesses.
  - The MNP2 supports the provision of home based and small businesses. It also supports business incubator units, office facilities, training facilities and live work units that would support small businesses. the retention of local services and facilities securing local job opportunities.
  - The MNP2 supports the retention of local services and facilities securing local job opportunities

#### 24. Social Objective

- The MNP2 seeks to support new community facilities, medical facilities and supported living and care facilities.
- The MNP2 policies seek to maintain, and wherever possible enhance, key community infrastructure and services
- The MNP2 policies ensures new homes meet the needs of current and future residents and seeks to ensure new high-quality homes
- The MNP2 seeks to ensure that new homes are resource efficient and use sustainable energy resources which addresses issues of fuel poverty and fuel resilience
- The MNP2 policies encourages a well-designed and sustainable environment to meet the aspirations of the community supported by a Design Guidance and Codes
- The MNP2 seeks to do this without compromising the distinctive and attractive character of the built up area or natural environment.

#### 25. Environmental Objective

- The MNP2 seeks to recognise, preserve and enhance Mattishall's high quality and rich biodiversity including trees, hedgerows, green spaces and secure additional enhancements through biodiversity net gain.
- The MNP2 is expected to protect and enhance the natural environment and contribute to the achievement of sustainable development by identifying key local environmental assets valued by local people. This includes views and vistas as set out in the Views and Vista analysis.
- The MNP2 seeks to enhance the positive attributes of its Conservation Areas, heritage assets and non-designated heritage assets.
- The MNP2 seeks to ensure development reflects and enhance the distinctive built character and design of the village enhancing the built environment.
- The MNP2 seeks to deliver more environmentally sustainable movement with an infrastructure that promotes cycling, walking and horseriding.
- The MNP2 seeks to preserve the tranquility of the village and its dark skies.
- The MNP2 seeks to ensure the design and standard of new development maximises its contribution to climate change mitigation .
- The MNP2 seeks to protect Local Green Spaces and open spaces.
- The MNP2 seeks to address and minimise flood risk.

26. The following table demonstrates that the MNP2 has regard to the principles of sustainable development which are embedded within NPPF.

Table 4: Impact of MNP2 policies on three strands of Sustainable Development: social, economic and environmental

MNP2 Plan Policy	Social	Economic	Environment	Comments
<b>Environment and Landscape</b>				
Policy MNP ENV1 Conservation Areas and Heritage	*	-	**	This policy values the character and setting of Mattishall's Conservation Areas, heritage assets and archaeology which will provide significant environmental gains. This policy provides environmental gains in that it protects and enhances the Parish's built and historic environment within, and within the setting of, the Conservation Areas.
Policy MNP ENV2 Important Views and Vistas	*	-	**	This policy values the landscape and the surrounding settlement hinterland. The policy will provide environmental gains by safeguarding valued character assets including views and vistas protecting and enhancing the Parishes natural, built and historic environment and its setting. The recognition and protection of valued views and vistas is important to identity of place and in doing so will support the community's health, social and cultural wellbeing.
Policy MNP ENV3 Trees Hedgerows and Boundaries	*	-	**	This policy has a very positive environmental impact and encourages the protection, enhancement of trees, copses and hedgerows of good arboriculture value. This will encourage biodiversity rich habitats for both visual and wildlife habitat benefits. The benefits of habitats will help create areas attractive to local residents and the consequent benefits to their health and wellbeing. The policy will enhance well-designed spaces to support strong, vibrant and healthy communities.
Policy MNP ENV4 Open and Local Green Space	**	-	**	This policy has very positive social and environmental impacts by seeking to protect open spaces and local green spaces which are of

MNP2 Plan Policy	Social	Economic	Environment	Comments
				<p>particular importance to the local community, which has attributes such as recreation, tranquillity, and landscape value.</p> <p>The Local Green Spaces have considered the impact upon the broader sustainability of the settlement in terms of housing and economic growth. The Parish Council is satisfied that the parish has met its growth objectives within the plan period. Although, the District Council has published alternative growth scenarios for the district, it is not at a stage which it can appropriately influence or amend the Parish Council's position on the robustness and longevity of the Local Green Spaces.</p>
Policy MNP ENV5 Landscape and Settlement Character	*	-	**	<p>This policy values the landscape and settlement character of Mattishall which will provide significant environmental gains by safeguarding valued character assets, the relationship between the settlement and the surrounding hinterland and important open and visual gaps and the rural setting of the village . This policy provides environmental gains in that it protects and enhances the Parishes natural, built and historic environment and its setting.</p> <p>The recognition and protection of landscape characteristics is important to identity of place and in doing so will support the community's health, social and cultural wellbeing.</p>
Policy MNP ENV6 Tranquility and Dark Skies	*	-	**	<p>The policy will have a positive impact upon the environment by resisting obtrusive or insensitive lighting or excess noise intrusions. The policy will also have a positive social benefit by reducing light and noise pollution to residential occupiers thereby enhancing their health and wellbeing.</p>
Policy MNP ENV7 Biodiversity,	*	-	**	<p>This policy has a very positive environmental impact and encourages the protection, enhancement and further development of</p>

MNP2 Plan Policy	Social	Economic	Environment	Comments
ecological networks and habitat connectivity				biodiversity rich habitats for both visual and wildlife habitat benefits. The benefits of habitats will help create areas attractive to local residents and the consequent benefits to their health and wellbeing. The policy will enhance well- designed spaces to support strong, vibrant and healthy communities.
Policy MNP ENV8 Walking Cycling and Horse Riding	**	*	**	The policy will have a very positive social and environmental impact by encouraging developments to reduce the impact of road traffic by encouraging active travel within the parish. This policy will protect and enhance our natural environment by minimising pollution and mitigating climate change. The policy advocates low carbon travel model which provides environmental as well as health and social gains.
Policy MNP ENV9 Flood Risk and Drainage	*	-	**	<p>This policy has a very positive environmental impact in ensuring no increase in flood risk to the site or its wider setting.</p> <p>This policy has a very positive environmental impacts by encouraging Natural Flood Management to ensure efficient management of flood risk.</p>
<b>Housing and the Built Environment</b>				
MNP HOU1 A spatial strategy for Mattishall	**	*	*	<p>The policy has a very positive social impact by supporting development within the built up area that will meet the housing needs of the local community.</p> <p>The policy has a positive environmental impact by securing development within the built up area, which is more accessible by foot and cycle. The policy will also secure the protection of the open countryside by taking a restrictive approach to acceptable uses outside the settlement boundary.</p>

MNP2 Plan Policy	Social	Economic	Environment	Comments
Policy MNP2 5 - Housng Mix	**	-	-	The policy has a very positive social impact in meeting local housing needs by ensuring that the size, tenure, of both affordable and open market housing meets the needs of the local community.
MNP HOU3 Design and Character	*	-	**	This policy requires a design-led approach to be taken for all proposals and for development to be informed by the Mattishall Design Guidance and Code document. The policy both encourages and facilitates the delivery of well-designed and beautiful buildings that responds positively to local characteristics and will have a very positive environmental impact. This will support community health, social and cultural well-being.
MNP HOU4 Residential alterations and extensions	*	-	*	The policy both encourages and, through guidance provided through the Mattishall Design Guidance and Codes, facilitates the delivery of well-designed residential alterations and enhancements. This is an important social goal supporting community health, social and cultural wellbeing.
MNP HOU5 Sustainable design and construction	*	*	**	<p>This policy has a very positive environmental impact in requiring improvements to energy efficiency, maximises the use of renewable energy resources, reduces carbon emissions and secures high energy standards.</p> <p>This policy has indirect positive social impacts by seeking to reduce the consumption and cost of energy whilst also having indirect positive economic benefits by seeking to ensure supply chains in the construction industry move to low energy construction.</p>
MNP HOU6 Parking spaces for new properties	**	-	**	<p>The policy will have very positive social and environmental impacts by ensuring that parking provision is considered fully in the earliest stages of the design process, meeting local parking standards.</p> <p>It will improve the environment by contributing to high quality places.</p>

MNP2 Plan Policy	Social	Economic	Environment	Comments
<b>Community</b>				
MNP COM1 New Community Facilities	**	*	-	The policy will have a very positive social and economic impact by supporting a range of services, leisure and recreation facilities throughout the Plan area. This policy will help to promote a strong vibrant and healthy community. This will ensure local services reflect the current and future needs to support the community's health and social well-being.
MNP COM2 Community facilities and change of use	**	*	-	The policy will have a very positive social impact by safeguarding a range of services, leisure and recreation facilities throughout the Plan area. This policy will help to promote a strong vibrant and healthy community. This will ensure local services reflect the current and future needs to support the community's health and social well-being.
MNP COM3 Medical facilities	**	*	-	The policy supports the provision of extended and improved medical facilities. This is an important element of the NP and if implemented be instrumental in supporting the wellbeing and health of the community. Such improvements will have an indirect economic benefit.
MNP COM4 Early Years and school expansion	**	*	-	The policy supports the expansion of early years and school expansion. This is compatible with the social objective set out in paragraph 8b) of the NPPF.
MNP COM5 Supported living and care facilities	**	*	*	The policy has a very positive social impact by supporting development that will meet the accommodation needs of older people in the parish and the surrounding parishes.  The policy has a positive environmental impact by securing development within the built up area, which is more accessible by



MNP2 Plan Policy	Social	Economic	Environment	Comments
				foot and cycle. The policy will also seek to protect the open countryside by limiting development which complies with national and local plan policies.
<b>Economy</b>				
MNP ECON1 New businesses and employment	*	**	*	The policy will have a very positive economic impact by supporting new business space whilst ensuring development will have a positive impact upon the local environment including considering the impact upon the highway network. The policy will have a positive social impact by protecting the amenity of nearby occupiers.
MNP ECON2 Agricultural businesses	-	**	-	The policy will have a very positive economic impact by supporting local land based businesses and the diversification of the rural economy.
MNP ECON3 Home-based and small businesses	-	**	-	The policy will have very positive economic benefit by supporting home based and small businesses, business incubator uses, office facilities, training facilities or live-work units for small businesses.
<b>Transport</b>				
MNP TRA1 Safe and sustainable transport	**	-	**	The policy will have a very positive social and environmental impact by supporting development that will have a low carbon transport impact. The policy will protect and enhance the surrounding natural environment by supporting and moving towards low carbon methods of travel.
MNP TRA2 Public Parking	*	-	*	The policy will have positive social and environmental impacts by encouraging the provision of public parking in the village centre increasing the accessibility of services to the local community and removing local congestion points.

## EUROPEAN UNION OBLIGATIONS

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### Strategic Environmental Assessment and Habitat Regulation Assessment

44. European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for plans or programmes that would have a significant environmental effect. UK legislation is set out in the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). The local planning authority should determine whether or not a plan is likely to have a significant effect and consult the consultation bodies (Natural England, Historic England and the Environment Agency). The Neighbourhood Planning Regulations requires either that a SEA is submitted with a Neighbourhood Plan proposal or a determination obtained from the District Council that the plan is not likely to have 'significant effects.'
45. An initial screening exercise was carried out by BDC as the Local Planning Authority to determine whether a Strategic Environment Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of the Mattishall Neighbourhood Plan, at an early stage in the plan's development. Following the consultation process undertaken in February/March/April 2024 responses were received from Natural England, Norfolk County Council, Historic England and the Environment Agency.
46. In May 2024, a final updated SEA screening report was shared for consultation with the statutory consultees with a note identifying an updated policy schedule and assessment,. No additional comments were provided by the statutory consultees and the consultation closed in June 2024. The assessment for both the SEA and HRA was undertaken based on the policies and proposals set out in Mattishall (pre submission draft Neighbourhood Plan) Neighbourhood Plan and within the strategic framework established in the Breckland Local Plan to 2036 (2023).
47. In relation to the requirement for Strategic Environmental Assessment to be undertaken, the assessment as set out BDC's report concludes that the Mattishall Neighbourhood Plan will not have significant effects on the environment. Therefore, an assessment is not required.
48. In relation to the requirement for Habitats Regulations Assessment to be undertaken, the assessment set out in the BDC report concludes that as the Mattishall Neighbourhood Plan will not have an adverse effect on the integrity of any internationally designated sites either on its own or in combination with any other plans. Therefore, an assessment is not required.

### Human Rights

49. The Human Rights Act 1998 encapsulates the Convention and its articles into UK Law. The Neighbourhood Plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights.
50. An assessment has been carried out to assess the potential impacts of the MNP2 in relation to the protected characteristics as identified in the Equality Act 2010. This assessment is shown below and shows that the Neighbourhood Plan is not likely to lead to increased inequalities or discrimination in the plan area. Some of the policies are identified as having positive impacts on people who may experience disadvantage by

virtue of their age, disability, pregnancy and maternity. This is primarily due to the fact the MNP2 seeks to ensure new housing provision meets the range of needs in the community (thereby increasing access to people who are older, infirm or disabled), seeks to increase the quality of the pedestrian environment and cyclist environment (thereby increasing access to facilities for younger people or older people who may not have access to private transport) and by seeking to ensure the continued provision of local healthcare provision (securing local access for those who are older, infirm, have a disability) and local early years and primary school provision.

Protected Characteristic	Impact	Commentary
Age	+ Positive	Plan objectives and policies seek to improve access to housing and facilities, including continued local provision of an healthcare and education facilities.
Disability	+ Positive	Housing Objective relates specifically to meeting the full range of housing needs of current and future residents.
Gender Reassignment	0 Neutral	No specific impact identified
Marriage and civil partnership	0 Neutral	No specific impact identified
Pregnancy and maternity	+ Positive	Policies seek to improve access continued local provision of healthcare provision for all age groups.
Race	0 Neutral 0 Neutral	No specific impact identified
Religion or belief	0 Neutral	No specific impact identified
Sex	0 Neutral	No specific impact identified
Sexual Orientation	0 Neutral	No specific impact identified

51. The MNP2 has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. No sectors of the community would be discriminated against, would generally have public benefits and encourage the social sustainability of the plan area. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.

**Appendix 1: Designation of the Neighbourhood Plan area**

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## **Localism Act 2011**

## **The Neighbourhood Planning (General) Regulations 2012**

**30<sup>th</sup> March 2015**

### **Decision Document**

#### **Preliminary**

At the Cabinet Meeting on Tuesday 24<sup>th</sup> March 2015 the Council considered the application for a designation of a Neighbourhood Plan Area, supported by a map of the intended area and supporting statement, which had been submitted on by Mattishall Parish Council

The Parish Council is a “relevant body” within the meaning of the Act for the respective parts of the plan area within each Parish area.

#### **Consultation**

Following the receipt of the application and supporting documents the matter was publicised for public consultation for a period of four weeks, closing on 11<sup>th</sup> March 2015 and in accordance with Regulation 7.(1)

During the consultation period, one representation was received on the proposed plan area.

#### **Suitability of Area for Neighbourhood Plan Purposes**

The Council considers that the area proposed is suitable for Neighbourhood Planning purposes and represents a logical boundary following the parish boundary.

#### **Publicity**

The Council’s decision will be published in accordance with Regulation 7 (2).

#### **Decision**

The Council approves the designation of a Neighbourhood Plan Area for Mattishall Parish Council