



Breckland
COUNCIL

**Mattishall Neighbourhood Plan Review
Strategic Environmental Assessment
Screening Report
June 2024**

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1. Introduction

- 1.1 Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes prior to their final adoption. SEA is a tool used internationally to improve environmental performance of plans so that they can better contribute to sustainable development.
- 1.2 Establishing whether a Neighbourhood Plan has been subject to a SEA is an important legal requirement. The Independent Examiner appointed to consider the Mattishall Neighbourhood Plan Review (MNP Review) will check it meets the 'Basic Conditions' set out in the National Planning Practice Guidance (PPG)¹. One of the Basic Conditions is whether the MNP Review is compatible with European Union obligations.
- 1.3 This screening report is designed to determine whether or not the contents of the MNP Review require a SEA in accordance with European Directive 2001/42/EC and the associated Environmental Assessment of Plans and Programmes Regulations (2004)².
- 1.4 The legislative background, which is set out in section 2, outlines the regulations that require the need for this screening exercise.
- 1.5 The policies of the Mattishall Neighbourhood Plan are set out in section 3.
- 1.6 To assess whether a SEA is required, a screening process must be undertaken based on a standard set of criteria. This must be subject to consultation with the statutory consultees of the Environment Agency, Historic England and Natural England.
- 1.7 The result of the screening process following must be detailed in a Screening Report and made available to the public.

2. Legislative Background

- 2.1 The basis for Sea legislation is European Union Directive 2001/24/EC³ which requires a Strategic Environmental Assessment to be undertaken for certain types of plan or programmes that would have a significant environmental effect. This was transposed into English Law by the Environmental Assessment

¹ <http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draftneighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

² <http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draftneighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

³ <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32001L0042>

of Pland and Programmes Regulations 2004, commonly referred to as SEA regulations.

- 2.2 In accordance with the provisions of the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) (Regulation 9(1)), Breckland Council must determine if a plan requires an environmental assessment. Where the Council determines that a SEA is not required, then the Council must, under Regulation 9(3), prepare a statement setting out the reasons for this determination.
- 2.3 In accordance with Regulation 9 of the SEA Regulations 2004, Mattishall Parish Council (the qualifying body) has requested Breckland Council, as the responsible authority, to consider whether an environmental assessment of the emerging Neighbourhood Plan is required due to significant environmental effects.
- 2.4 Whether a neighbourhood plan requires a SEA, and if so, the level of detail needed, will depend on what is proposed in the draft neighbourhood plan (see PPG on Strategic Environmental Assessment, Paragraph 046). The PPG suggests that a SEA may be required, for example, where:
 - A neighbourhood plan allocates sites for development;
 - The neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan; and
 - The neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan (LP).

3. Mattishall Neighbourhood Plan Designation and Policies

- 3.1 Mattishall Neighbourhood Plan is at a pre-submission consultation stage (Reg 14). The information provided for the SEA Screening Opinion Request, identifies that:
- 3.2 In term of environmental assets, the Neighbourhood Plan area does not encompass any Areas of Outstanding Natural Beauty (the nearest AONB is the Norfolk Coast over 20km away) or National Parks (the Broad over 15km away). There are also no Special Area of Conservation, Special Protection Area or Ramsar Sites within the Parish, with more detailed screening of the potential effects of the Mattishall Neighbourhood Plan on these areas undertaken through a parallel HRA screening.
- 3.3 There are twos Sites of Special Scientific Interest (SSSI) within the parish, Mattishall Moor SSSI and Rosie Curston’s Meadow, Mattishall SSSI. The parish has one County Wildlife Site. This information is summarised in the table below.

Environmental assets	Designation	Details
Internationally designated sites	Special Area of Conservation (SAC)	None within the MP area. To the west of Mattishall is the Norfolk Valley Fens (SAC).
	Special Protection Areas (SPA)	None within the MP area
	Ramsar Wetlands	None within the MP area
	Sites of Special Scientific Interest (SSSI)	There are two SSSI's within Mattishall; Mattishall Moor SSSI and Rosie Curston's Meadow, Mattishall SSSI. To the west of Mattishall in Dereham is Badley Moor SSSI approximately 0.8 km away.
	Registered Ancient Woodland	There are no Ancient Woodlands within the MP area. There is Hockering woodland to the north east of approximately 1.2km from Mattishall which is a mix between ancient semi-natural woodland and replanted woodland.
Local sites	County Wildlife Sites (CWS)	
	Geodiversity Sites	None within the MP area
	Roadside Nature Reserves (RNR)	
Common land	Registered Common Land	None within the MP area
	Registered Village Green	None within the MP area
Public Rights of Way (PRoW)	Public Footpaths, bridleways and Restricted byways.	There are multiple Public Rights of Way within the Mattishall Neighbourhood Plan Area. (FP1, FP2, FP3, FP4, FP5, FP6, FP7, FP8, FP9, FP10, FP11, FP12, FP13, FP14, FP15, FP16, FP17, FP18, FP21, BOAT20.
	Norfolk Trails	None within the MP area
Agricultural Land	Grades 1-5	Areas of Grade 1, 2 and 3

Environmental assets	Designation	Details
Flooding and Water Resource	Flood Zones	Areas of Floodzone's 2 and 3 around watercourses. These are located along the northern and southern boundaries.
	SPZ/Aquifers	
Heritage Assets	Schedules Monuments Listed Buildings Conservation Areas	No scheduled Monuments 26 Listed buildings 2 Grade 1 Listed Buildings 1 Grade 2* Listed Buildings 23 Grade 2 Listed Buildings Mattishall Conservation Area

3.4 MP Policies (Reg. 14) to be considered in the SEA Screening Opinion are:

Policy ENV1- Conservation Areas and Heritage
<p>Developments within the Conservations Areas and setting of listed buildings must take account of the historic fabric of these areas and preserve, and where possible enhance their character and appearance. Any development which causes harm to a listed building will not be supported.</p> <p>Any development with demolition or construction of new buildings within a Conservation Area or listed building will have to provide a statement outlining the impact.</p> <p>For non-designated heritage assets, a balanced judgement will be applied.</p> <p>The potential for buried archaeological evidence should be considered.</p>
Policy ENV2- Important Views and Vistas
<p>Proposals for new development should take account of the relationship between Mattishall village and its surrounding hinterland.</p> <p>Respect should be given to the key features and outlined settlement views.</p>

Policy ENV3: Trees, Hedgerows and Boundaries

Significant trees and hedge masses should be retained as an integral part of design of any development, except in exceptional circumstances or where long-term survival may be compromised.

Where a development includes trees, copses and hedgerows that will be retained provision for their care and protection must be made in line with Local Plan policy ENV06. Loss of category A,B and C trees or hedgerows will be resisted in line Local Plan policy ENV06.

Permitted loss of a category A or B tree or hedgerow or, a category C tree or hedgerow which has the potential to become an A or B category will be expected to be adequately compensated.

Supplementary planting which strengthens the existing network of hedgerows will be supported.

The removal or harm of veteran trees will only be permitted if they have been assessed in accordance with Natural England's guidance or can be shown to be justified.

Policy ENV4: Open and Local Green Space

Development on sites allocated as local green spaces will be unacceptable apart from in very special circumstances.

Protect open spaces will be safeguarded and proposals for development in these will not be supported unless consistent with Local Plan policy ENV04.

Policy ENV5: Landscape and Settlement Character

All development should be sensitive to the distinctive landscape and settlement character, taking into account the relationship between Mattishall village and hinterland.

Development should respect and retain the generally open and undeveloped nature of the physical separation and visual gap between Mattishall and Clint Green, Welborne, North Tuddenham and East Tuddenham.

Development that would have a harmful impact on the rural setting of the village, including the openness of the countryside at gateway locations will not be supported.

Development will generally be supported where the scale, location and design are appropriate to the landscape.

Where potential impacts are identified applicants will be expected to demonstrate accordance with the above principles through and landscape and visual assessment.

Proposals within the settlement fringe on the eastern and western approaches should all integrate sensitively with the countryside and open setting.

Development proposals should set out measure that will be taken to mitigate landscape impact.

Policy ENV6: Tranquillity and Dark Skies

New developments should not significantly disturb the tranquillity of the area through insensitive lighting or excessive noise by operation of development or associated transport impacts.

Developments that include external lighting will only be permitted if the night sky is protected from light pollution or example angling the light downwards.

Where external lighting is required extra information will need to accompany it.

<p>Policy ENV7: Biodiversity, Ecological Networks and Habitat Connectivity</p>
<p>Proposals should seek to retain and enhance biodiversity, ecological networks and habitat connectivity and provide a 10% gain where practical. Net loss proposals will not be permitted.</p> <p>Some developments may need an ecological assessment.</p> <p>Opportunities should be sought to improve habitats and their networks, improve the naturalness of greenspaces and access to them; and improve connectivity.</p> <p>Development proposals should identify and assess any potential impact on an SSSI by considering Natural England’s Impact Risk Zones.</p>
<p>Policy ENV8: Walking, Cycling and Horse Riding</p>
<p>New developments should, where feasible and appropriate should provide footpaths, bridleways and cycleways to improve access to the wider countryside and existing rights of way.</p> <p>Opportunities should be taken to provide improved and additional public permissive footpaths, cycleways and bridleways, particularly where would improve connectivity between proposed development and village centre.</p>
<p>Policy ENV9: Flood Risk and Drainage</p>
<p>New development should give adequate consideration to its likely effects on all source of flooding and surface water drainage. Development will be supported where will not increase flood risk or have a neutral or positive impact on surface water drainage.</p> <p>Proposals should incorporate appropriate measures such as SUDs and permeable surfaces where necessary.</p> <p>Developments that don’t meet the above requirements will be refused.</p>
<p>Policy HOU1: A Spatial Strategy for Mattishall</p>
<p>Development proposals within Mattishall’s settlement boundary will be supported provided they accord with policies in the development plan.</p> <p>Outside the settlement boundary, non-residential development will be restricted to development agriculture, horticulture, outdoor recreation educational infrastructure, uses appropriate for supporting the Local Service Centre or a relocated GP and health centre in line with policy COM3.</p> <p>Outside the settlement boundary residential development will be restricted to other type of housing such as housing for a rural worker and sites allocated as part of the adopted Local Plan.</p> <p>All development must be appropriate to the size and character of the settlement.</p>
<p>Policy HOU2: Housing Types</p>
<p>Developments that demonstrate a varied approach to type, size, layout and tenure of dwelling will be supported.</p> <p>Developers should address the specific needs of the population by incorporating housing suitable for individuals and couple, families and downsizing that meets the needs of an ageing population.</p> <p>Proposals that incorporate single plots for self-build that fully comply with the Self build and Custom Housebuilding Act will be supported.</p>

<p>New housing should be built to the accessible and adaptable M4 (2) standard unless it can be demonstrated that the application of the standard would make the development unviable.</p>
<p>Policy HOU03: Design and Character</p>
<p>Design-led approach should be taken for all proposals, informed by the Mattishall Design Guide and Code and Breckland Design Guidance. Proposals will need to comply with the overarching guidance statements and comply with design codes, wherever possible. Where a development is unable to meet a code, it must be demonstrated how the design achieves the corresponding design guidance statement. Descriptions on how a development complied with this policy should be provided in the Design and Access Statement or Planning Statement. Major residential development proposals should be accompanied by a Building for Healthy Life assessment to demonstrate how a scheme complies with the Industry Standard.</p>
<p>Policy HOU4: Residential Alterations and Extensions</p>
<p>Alterations and extensions to existing residential properties should maintain or enhance the design, character and quality of the building. Proposals should be informed by the Mattishall Design Guide and Code document, and accompanied by a Household extensions checklist.</p>
<p>Policy HOU5: Sustainable Design and Construction</p> <p>All development must be designed so as to be compatible with a net zero carbon future. The steps in the energy hierarchy must be followed including: minimising energy demand through passive design measure, maximising energy efficiency, using a low carbon heat source in the building and incorporating renewable energy sources. Residential development proposals should achieve operational targets set out in best practice guidance. All proposals should be accompanied by a Sustainability Statement demonstrating how energy demand and greenhouse gas emissions have be minimised, how water usage has been minimised, how the choice of building materials is appropriate and the adaptability of the proposed buildings and associated spaces.</p>
<p>Policy HOU6: Parking Spaces for New Properties</p>
<p>Proposals should provide in-curtilage parking or off-road parking in the form of garages or parking spaces to development plan standard and incorporating Secure by Design Principles. Parking areas should be sensitively integrated into a scheme and not result in a street scene dominated by parked vehicles or garages/carports. The needs of wheelchair users and secure cycle storage should be considered. Parking areas should be softened with landscaping to ensure satisfactory drainage.</p>
<p>Policy COM1: New Community Facilities</p>
<p>Proposals for new or improved community facilities will be supported subject consideration of Local Plan Policies COM03 and COM04.</p>
<p>Policy COM2: Community Facility Change of Use</p>

<p>A community facility changing to a non-community use will be resisted where the existing community facility has not/will not be replaced by an equivalent or better or it can be shown the existing community use is not viable and there is no alternative community viable use, where appropriate, supporting evidence should be provided. The policy cannot remove the statutory provisions of the General Permitted Development Order.</p>
<p>Policy COM3: Medical Facilities</p>
<p>The provision of extended and improved medical facilities will be supported. Any redeveloped or relocated facilities should ensure convenient and safe accessibility for all.</p>
<p>Policy COM4: Early Years and School Expansion</p>
<p>The expansion of early years and primary school provision in the Parish will be supported.</p>
<p>Policy COM5: Supported Living and Care Facilities</p>
<p>The provision of supported living and residential/nursing care facilities to meet a need within Mattishall or its neighbouring parishes will be supported where the need is demonstrated through a housing needs assessment and where the development proposal is in accordance with the spatial policy for Mattishall.</p>
<p>Policy ECON1: New Business and Employment</p>
<p>Proposals for new businesses and employment will be supported where design fits in with the scale and character of the site and prioritises non-motorised access, there no significant adverse impacts on the local environment, residential amenity is protect or enhanced for nearby occupiers and there is not an unacceptable impact on the local highway network capacity.</p>
<p>Policy ECON2: Agricultural Businesses</p>
<p>Proposals for the development and/or diversification of agriculture-related businesses will be supported where they are not in conflict with other policies in the Plan and where proposals are of a scale that would not harm the vitality of shops and services within the settlement boundary and prioritise accessing the site by foot, cycling or public transport.</p>
<p>Policy ECON3: Home-based and Small Businesses</p>
<p>Proposals of home-based and small businesses will be supported. Proposals for business incubator uses, offices, training or live work units that assist in the safeguarding of home-based working will be supported. The proposed development should be appropriate to the character of the area and provide appropriate car parking and no have an unacceptable impact on local highway capacity, and protect or enhance residential amenity for neighbouring occupants.</p>
<p>Policy TRA1: Safe and Sustainable Transport</p>
<p>Residential and community developments will be supported where they can demonstrate they have good access to public transport and amenities in the village can be readily and safely accessed by pedestrians and cyclists. Developments should not increase traffic volumes unduly and create additional safety risks.</p>

Developments should provide footpaths within the site and integrated to existing footpaths, create new footpaths and cycleways to neighbouring areas and link up with public rights of way.

Proposals with an unacceptable impact on road safety will be refused.

Policy TRA2: Public Parking

Proposals for the delivery of new public car parking facilities in the village centre will be supported where they comply with the parking checklist in the Mattishall Design Guide and Code document 2023. Proposals for development of new community facilities in the village centre or extending existing facilities should provide off street car parking spaces.

4. SEA Screening

4.1 The process for determining whether or not a SEA is required is called screening. In order to screen, it is necessary to determine if a plan will have a significant environmental effects using the criteria set out in Annex II of the SEA Directive and Schedule I of the SEA Regulations. A determination cannot be made until the three statutory consultation bodies have been consulted: The Environment Agency, Natural England and Historic England.

4.2 Criteria for determining the likely significance of effects referred to in Article 3 (5) of Directive 2001/42/EC are set out in Table 1 below:

Table 1: Criteria for Determining the Likely Significance of Effects

1. The characteristics of plans and programmes, having regard, in particular, to
 - The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - The degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - Environmental problems relevant to the plan or programme,
 - The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

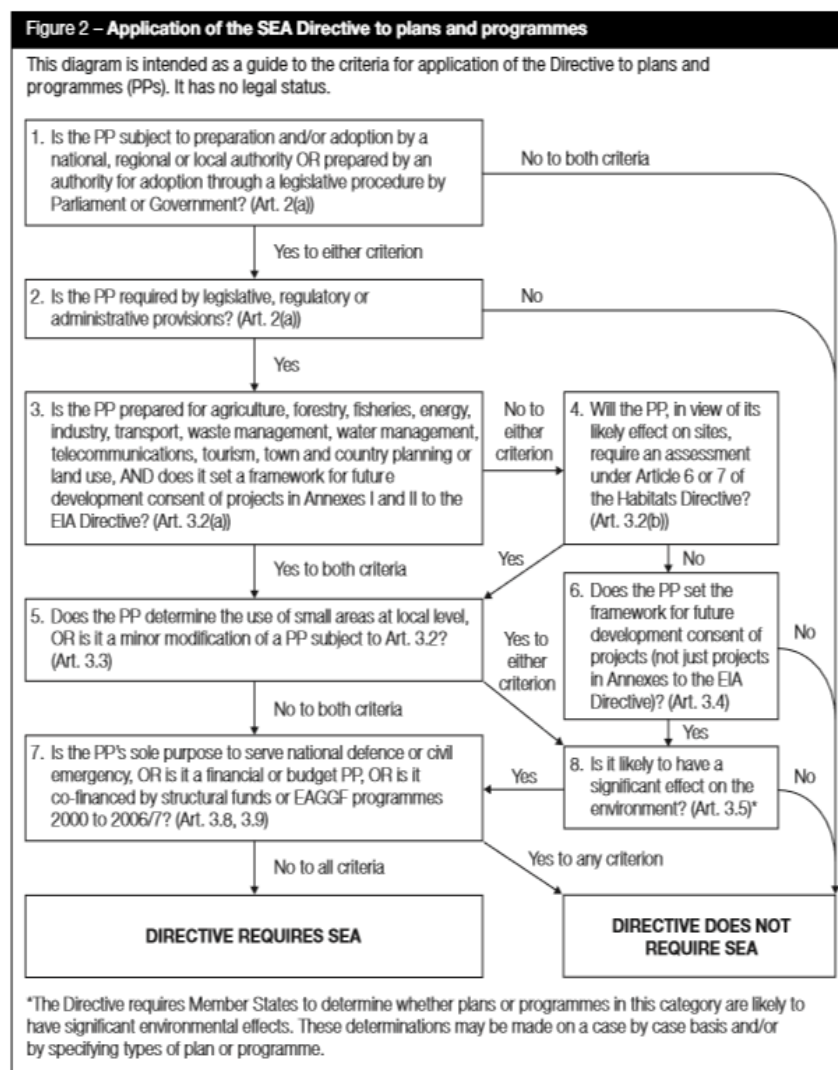
- The probability, duration, frequency and reversibility of the effects,
- The cumulative nature of the effects,
- The risks to human health or the environment (e.g. due to accidents)/
- The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- The value and vulnerability of the area likely to be affected due to:
 - Special natural characteristics or cultural heritage,
 - Exceeded environmental quality standards or limit values,
 - Intensive land-use,
 - The effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex 11 of SEA Directive 2001/42/EC

5. Assessment

5.1 The SEA screening is a two-stage process. The first part considers the Neighbourhood Plan against the SEA assessment criteria set out in the national guidance, 'A Practical Guide to the Strategic Environmental Assessment Directive'⁴. The second part of the assessment considers whether the MP is likely to have a significant effect on the environment, using criteria drawn from Schedule 1 of the EU SEA Directive and the UK Environmental Assessment of Plans and Programmes Regulations 2004⁵.

5.2 Figure 2 below sets out how the SEA Directive should be applied with steps 1 to 5 encompassed within Stage 1 of the SEA screening process and step 8 undertaken through Stage 2.



(Source: Annex 11 of SEA Directive)

⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

⁵ http://www.legislation.gov.uk/uksi/2004/1633/pdfs/uksi_20041633_en.pdf

SEA Screening Stage 1: SEA Directive Article 2(a), 3.2(a), 3.2(b), 3.3, 3.4, 3.8 and 3.9

Table 2: Application of the SEA Directive to the Mattishall Neighbourhood Plan

Assessment1: Establishing the need for SEA

Stage	Y/N	Reason
1. Is the Neighbourhood Plan (NP) subject to preparation and/or adoption by a national, regional or local authority or prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation and making of the NP is permitted under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP is being prepared by the Mattishall Parish Council (as the "relevant bodies") and will be "made" (adopted) by Breckland Council as the Local Authority subject to passing an independent examination and community referendum. The preparation of the NP is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 (as amended) and the Neighbourhoods Planning (Referendums) Regulations 2012.
2. Is the Neighbourhood Plan required by legislative, regulatory or administrative provisions? (Art.2(a))	Y	The NP is not a requirement of the Town and Country Planning Act as amended by the Localism Act 2011, it will be "made" and form part of the Development Plan for the District. These are directed by legislative processes and it is important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, and does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	A NP can include these policy areas and could provide, at a Neighbourhoods Area level, the framework for development that would fall within Annex II of the EIA Directive. Developments that fall within Annex I are 'excluded' development for NPs (as set out in Section 61(k) of the Town and Country Planning Act 1990 (as amended)).

Stage	Y/N	Reason
		<p>The NP sets out a framework for town and country planning and land use within the parish of Mattishall. The strategic framework for development is set by the adopted Breckland Local Plan. The NP seeks to align and be in general conformity with this. The NP does not anticipate being the tool to manage development of the scale and nature envisaged by Annex I and Annex II of the EIA Directive.</p>
<p>4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive(Art.3.2(b)</p>	<p>?</p>	<p>A NP could potentially have impacts on sites covered by the Habitats Regulations. A Habitats Regulation Assessment(HRA) Screening Report (2013) and the Assessment of the Breckland Local Plan at Submission stage (2017) were carried out as part of the Local Plans preparation.</p> <p>A HRA screening assessment on the Mattishall Neighbourhood Plan will be undertaken (April 2024). This will determine whether there are any likely significant effects on Habitat Sites covered by the Habitats Regulations arising from the Mattishall Neighbourhoods Plan (draft being prepared).</p>
<p>5. Does the Neighbourhood Plan determine the use of small areas at local level, Or is it a minor modification of a PP subject to Art 3.2? (Art 3.3)</p>	<p>Y</p>	<p>A NP can determine the use of small areas at a local level. The NP proposes to include policies relating to the management of sustainable development. The MNP Review does not specifically allocate land for additional housing or other growth.</p>
<p>6. Does the Neighbourhood Plan set the framework for future development consent of Projects (not just projects in Annexes to the EIA Directive)? (Art 3.4)</p>	<p>Y</p>	<p>Once 'made', a NP forms part of the statutory Development Plan and will be used in the determination of planning applications in the Neighbourhood Area. Therefore,</p>

Stage	Y/N	Reason
		it sets the framework for future developments at a local level.
7. Is the Neighbourhood Plans sole purpose to serve national defence or civil emergency, OR is it financial or budget PP, OR is it financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art.3.8,3.9)	N	The NP does not deal with these categories.
8.Is it likely to have a significant effect on the environment	N	The NP seeks general conformity with the strategic policies of the “adopted” Local Plan. There is no specific development proposed through the plan, nor is land allocated for development through the plan. There are two SSSI’s and 26 heritage assets within its boundaries. It is therefore considered that the plan would not have a significant effect on heritage assets, landscape, biodiversity interests or areas of flood risk.

SEA Screening Stage 2: SEA Directive Article 3(5) Annex II- Application of Criteria for determining the likely significance of effects of a Neighbourhood Plan

5.3 Table 3 below sets out the assessment against the Strategic Environmental Assessment criteria for the NP. This is to determine whether the implementation of the Neighbourhood Plan will have a significant effect on the environment. This criteria against which the screening is carried out are taken directly from Annex II Of the European Union Directive 2001/42/EC (also known as the SEA Directive), as required by Article 3(4).

Table 3: SEA Screening Stage 2- Assessment of the likelihood of Significant Effects on the Environment

Criteria in Annex 11 of the SEA Directive	Response	Is there a significant effect?
(1) Characteristics of the plan and programmes, having regard, in particular, to:		
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the	The strategic framework for development is set by the adopted Local Plan of Breckland District Council. The Neighbourhood Plan seeks to align and be in general	No

Criteria in Annex 11 of the SEA Directive	Response	Is there a significant effect?
location, nature, size, and operating conditions or by allocating resources;	conformity with this as well as within the wider framework set by the National Planning Policy Framework.	
The degree to which the plan or programme influences other plans or programmes including those in a hierarchy;	Once “made” the Neighbourhood Plan would be implemented alongside the Local Plan and form part of the District’s Development Plan. The Neighbourhood Plan will expand upon some of the Local Plan policies, providing additional information at a local scale.	No
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	Any development that comes forward through the Neighbourhood Plan will be subject to the environmental considerations of the adopted Local Plan. These policies have been subject to sustainability appraisal and are in place to ensure that sustainable development is achieved.	No
Environmental problems relevant to the plan or programme;	There are not considered to be any significant environmental problems which are specific to the area, above and beyond those considered and addressed in the Local Plan. The Neighbourhood Plan policies which provide additional environmental protection. A HRA screening assessment on the Mattishall Neighbourhood Plan will be undertaken (April 2024). This will determine whether there are any likely significant effects on Habitat Sites covered by the Habitats Regulations arising from the Mattishall Neighbourhood Plan (draft being prepared).	No
The relevance of the plan or programme for the implementation of community legislation on the environment (e.g. plans and programmes linked to waste	The implementation of community legislation is unlikely to be significantly compromised by the Neighbourhood Plan.	No

Criteria in Annex 11 of the SEA Directive	Response	Is there a significant effect?
management or water protection).		
(2) Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
The probability, duration, frequency, and reversibility of the effects;	The Neighbourhood Plan is a long-term plan up to 2036. The Neighbourhood Plan does not seek to allocate sites for growth but supplements Local Plan policy with local matters of importance for consideration.	No
The cumulative nature of the effects;	No growth is proposed through the Neighbourhood Plan as such no cumulative effects arise in combination with the adopted Local Plan to introduce significant environmental effects.	No
The transboundary nature of the effects;	The impacts beyond the Neighbourhood Plan area are unlikely to be significant.	No
The risks to human health or the environment (e.g. due to accidents);	The nature of the proposals establishing local criteria for consideration of development proposals within the Neighbourhood Plan is not likely to produce any significant effects.	No
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The NP covers the Parish of Mattishall and a population of approximately 2,743 (Census 2021). The spatial extent and the magnitude of the population affected are not considered significant for the purpose of the SEA.	No
The value and vulnerability of the area likely to be affected due to: i) Special natural characteristics or cultural heritage;	i) The Neighbourhood Plan area does not contain nationally designated sites; however it does include designations which reflect the cultural and heritage value of the area such as listed buildings and conservation area. The NP will conform to the strategic policies of the	No No

Criteria in Annex 11 of the SEA Directive	Response	Is there a significant effect?
<p>ii) Exceeded environmental quality standards or limit values</p> <p>iii) Intensive land use</p>	<p>adopted Local Plan, which provides protection to these environmental characteristics to ensure that they are not vulnerable to significant impacts from development.</p> <p>ii) The NP is unlikely to result in exceedance of environmental quality standards, such as those relating to air, water, and soil quality.</p> <p>iii) The NP is unlikely to bring forward development of an extent that would result in a significant intensification of local land Use.</p>	<p>No</p>
<p>The effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The Plan Area includes designations which reflect the cultural and Heritage value of the area such as listed buildings and conservation area. The environmental effects on areas of biodiversity designations have been considered through the emerging Local Plan.</p>	<p>No</p>

6. Consultee responses

- 6.1 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.
- 6.2 Natural England stated that having reviewed the draft screening assessment the statutorily designated nature conservation sites or landscapes and the Habitats sites, either alone or in combination, are unlikely to be significantly affected by the Neighbourhood Plan.
- 6.3 The Environment Agency stated that on the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. They recommend that the inclusion of relevant policies to cover the management of flood risk. Following this response, it is reasonable to regard the existing Breckland Local Plan, flood strategy and the NPPF to be sufficient. The Environmental Agency also states that The Lead Local Flood Authority's Water Management Plan will indicate if there are any critical drainage areas from local sources of flood risk.
- 6.4 Norfolk County Council agrees with the conclusion of the draft screening assessment that the Neighbourhood Plan will not have any significant environmental effects. And therefore, it does not require a Strategic Environmental Assessment.
- 6.5 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, as outlined at Appendix 2. No additional comments were provided by the statutory consultees and the consultation closed in June 2024.

7. Conclusion

- 7.1 The assessment shown above identifies that, based on the information available to date, there are unlikely to be any significant environmental effects from the implementation of the proposals in the emerging Mattishall Neighbourhood Plan Review.
- 7.2 In light of the above assessment, it is concluded that the emerging MNP Review is not likely to have a significant environmental effect and accordingly will not require a Strategic Environmental Assessment. The main reasons for this conclusion are:
- The MNP Review does not allocated any sites for development that have not already been appraised through the sustainability appraisal of the Breckland Local Plan.

- The MNP Review does not contain sensitive environmental assets or would result in any significant environmental effects beyond those already assessed as part of the preparation of the Breckland Local Plan.
- The proposed policies in the MNP Review seek to avoid or minimise environmental effects when determining development proposals and are unlikely to result in any additional environmental impacts.

7.3 This report is based on the Screening Opinion request on the Regulation 14 version of the MNP Review. Should the contents of the plan subsequently differ from this version, there may be a requirement to revisit this Screening Opinion.

7.4 A copy of the final report will be available online on the Breckland Council Neighbourhood Plan website and for inspection at Breckland Council Offices, Elizabeth House, Wolpole Loke, Dereham, Norfolk, NR19 1EE.

Appendix 1

Environment Agency



Breckland District Council
Elizabeth House Walpole Loke
Dereham
Norfolk
NR19 1EE

Our ref: AE/2023/129079/02-L01
Your ref: SEA Screening
Date: 26 March 2024

Dear Sir/Madam

**STRATEGIC ENVIRONMENTAL ASSESSMENT, DRAFT SCREENING REPORT,
MATTISHALL NHP**

MATTISHALL

Thank you for consulting us on the Strategic Environmental Assessment Screening Report for the Mattishall Neighbourhood Plan.

Based on a review of environmental constraints, for which we are a statutory consultee, we find that there are areas of fluvial flood risk.

On the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. Nevertheless, we recommend the inclusion of relevant policies to cover the management of flood risk.

The Lead Local Flood Authority's Water Management Plan will indicate if there are any critical drainage areas from local sources of flood risk (e.g., surface water, groundwater and sewerage) which coincide with the neighbourhood plan area.

We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: [How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning](#)

We trust this advice is useful.

Yours faithfully

A handwritten signature in black ink that reads "Neve Cooper".

**Miss Neve Cooper
Planning Officer**

Team e-mail: Planning.eastanglia@environment-agency.gov.uk
Team number: 02084 745242

Natural England

Date: 09 April 2024
Our ref: 468826
Your ref: Mattishall Neighbourhood Plan

Mr Martin Craddock
Breckland Council

BY EMAIL ONLY
Planning.PolicyTeam@breckland.gov.uk



Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Mr Craddock

Thank you for your consultation on the above dated and received by Natural England on 5 March 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that:

- **significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,**
- **significant effects on Habitats sites¹, either alone or in combination, are unlikely.**

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent

¹ Habitats sites are those referred to in the [National Planning Policy Framework](#) (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".

as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk

Yours sincerely

Sally Wintle
Consultations Team

Norfolk County Council

Dear Martin

Apologies for the delay in responding.

Norfolk County Council agrees with the conclusion of both the HRA and SEA that this NP will not have any significant environmental effects. And therefore, it does not require a Strategic Environmental Assessment.

Best Wishes

Naomi

Historic England

Dear Martin,

Thank you for inviting Historic England to comment on this consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore we welcome this opportunity to review the Screening Report for this plan. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Mattishall Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied with the Screening Opinion.

The Screening Report indicates that the Council considers that the plan will not have any significant effects on the historic environment. We note that the plan does not propose to allocate any sites for development.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

We should like to stress that this opinion is based on the information provided by you with your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Please do contact me, either via email or the number below, if you have any queries.

Kind regards,
Ross

Appendix 2

SEA and HRA screening policy reference amendments, May 2024

Craddock, Martin

From: Craddock, Martin
Sent: 23 May 2024 11:38
To: planning.brampton@environment-agency.gov.uk;
eastplanningpolicy@historicengland.org.uk; consultations@naturalengland.org.uk;
Stephen.faulkner@norfolk.gov.uk; Neville.benn@environment-agency.gov.uk;
Edward.james@historicengland.org.uk;
planconsareateamnorfolksuffolk@naturalengland.org.uk
Subject: RE: Mattishall Neighbourhood Plan - HRA and SEA Screening Report
Attachments: Habitat Regulation Assessment Mattishall Final Updated.pdf; SEA Assessment
Matrishall Final Updated.pdf; Mattishall NP SEA and HRA Policy amend
schedule.docx

Dear all

Thank you for responding to the recent consultation on SEA and HRA screening of the Mattishall Neighbourhood Plan. The attached sets out the updated final proposed Screening Assessments. Please be aware that, following the consultation period it was highlighted that a number of changes to policy within the new emerging Mattishall NP had not been appropriately referenced within the draft SEA and HRA screening. These references and assessments are now updated within the attached documents. The outcome of the screening assessments has not changed. To assist your understanding of the changes please find a separate policy schedule within the attached word document.

If you have any further comments or issues arising as a result of this revision please let me know.

Kind regards

Martin Craddock

Interim Principal Planning Policy Officer
Breckland Council

Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE



Policy ENV1- Conservation Areas and Heritage	Policy ENV1- Conservation Areas and Heritage
Developments within the Conservations Areas and setting of listed buildings must take account of the historic fabric of these areas and preserve, and where possible enhance their character and appearance.	Developments within the Conservations Areas and setting of listed buildings must take account of the historic fabric of these areas and preserve, and where possible enhance their character and appearance. Any

	<p>development which causes harm to a listed building will not be supported.</p> <p>Any development with demolition or construction of new buildings within a Conservation Area or listed building will have to provide a statement outlining the impact.</p> <p>For non-designated heritage assets, a balanced judgement will be applied.</p> <p>The potential for buried archaeological evidence should be considered.</p>
Policy ENV2- Important Views and Vistas	Policy ENV2- Important Views and Vistas
Proposals for new development should take account of the relationship between Mattishall village and its surrounding hinterland.	<p>Proposals for new development should take account of the relationship between Mattishall village and its surrounding hinterland.</p> <p>Respect should be given to the key features and outlined settlement views.</p>
Policy ENV3: Trees, Hedgerows and Boundaries	Policy ENV3: Trees, Hedgerows and Boundaries
<p>Significant trees and hedge masses should be retained as an integral part of design of any development, except in exceptional circumstances or where long-term survival may be compromised.</p> <p>Removal of trees of recognised importance a similar value replacement should be provided.</p> <p>Where adjacent to the countryside, new development site boundaries should be soft, use native vegetation and ensure connectivity to existing wildlife corridors.</p>	<p>Significant trees and hedge masses should be retained as an integral part of design of any development, except in exceptional circumstances or where long-term survival may be compromised.</p> <p>Where a development includes trees, copses and hedgerows that will be retained provision for their care and protection must be made in line with Local Plan policy ENV06.</p> <p>Loss of category A,B and C trees or hedgerows will be resisted in line Local Plan policy ENV06.</p> <p>Permitted loss of a category A or B tree or hedgerow or, a category C tree or hedgerow which has the potential to become an A or B category will be expected to be adequately compensated.</p> <p>Supplementary planting which strengthens the existing network of hedgerows will be supported.</p> <p>The removal or harm of veteran trees will only be permitted if they have been assessed in</p>

	accordance with Natural England’s guidance or can be shown to be justified.
Policy ENV4: Open and Local Green Space	Policy ENV4: Open and Local Green Space
The open spaces will be safeguarded for the character and appearance of the village. Proposals will not be supported for development unless replacement provision is made of equal or greater value.	Development on sites allocated as local green spaces will be unacceptable apart from in very special circumstances. Protect open spaces will be safeguarded and proposals for development in these will not be supported unless consistent with Local Plan policy ENV04.
Policy ENV5: Distinct Villages	Not carried forward – see below revised policy
Development should respect and retain the mostly open and undeveloped separation between Mattishall and Clint Green, Welborne, North Tuddenham and East Tuddenham. Developments that substantially undermine the physical or visual separation will only be supported where harm would be outweighed by the benefits.	
	Policy ENV5: Landscape and Settlement Character
	All development should be sensitive to the distinctive landscape and settlement character, taking into account the relationship between Mattishall village and hinterland. Development should respect and retain the generally open and undeveloped nature of the physical separation and visual gap between Mattishall and Clint Green, Welborne, North Tuddenham and East Tuddenham. Development that would have a harmful impact on the rural setting of the village, including the openness of the countryside at gateway locations will not be supported. Development will generally be supported where the scale, location and design are appropriate to the landscape. Where potential impacts are identified applicants will be expected to demonstrate

	<p>accordance with the above principles through and landscape and visual assessment.</p> <p>Proposals within the settlement fringe on the eastern and western approaches should all integrate sensitively with the countryside and open setting.</p> <p>Development proposals should set out measure that will be taken to mitigate landscape impact.</p>
Policy ENV6: Tranquillity and Dark Skies	Policy ENV6: Tranquillity and Dark Skies
<p>New developments should not significantly disturb the tranquillity of the area through insensitive lighting or excessive noise by operation of development or associated transport impacts.</p>	<p>New developments should not significantly disturb the tranquillity of the area through insensitive lighting or excessive noise by operation of development or associated transport impacts.</p> <p>Developments that include external lighting will only be permitted if the night sky is protected from light pollution or example angling the light downwards.</p> <p>Where external lighting is required extra information will need to accompany it.</p>
Policy ENV7: Protecting and Enhancing the Local Environment	Not carried forward see below revised policy.
<p>Proposals should seek to maintain and enhance biodiversity, ecological networks and habitat connectivity. Development which will have adverse impact on a sites ecological importance will not be supported where the development benefits do not outweigh the ecological impacts.</p>	
	Policy ENV7: Biodiversity, Ecological Networks and Habitat Connectivity
	<p>Proposals should seek to retain and enhance biodiversity, ecological networks and habitat connectivity and provide a 10% gain where practical. Net loss proposals will not be permitted.</p> <p>Some developments may need an ecological assessment.</p> <p>Opportunities should be sought to improve habitats and their networks, improve the</p>

	<p>naturalness of greenspaces and access to them; and improve connectivity.</p> <p>Development proposals should identify and assess any potential impact on an SSSI by considering Natural England's Impact Risk Zones.</p>
Policy ENV8: Walking, Cycling and Horse Riding	Policy ENV8: Walking, Cycling and Horse Riding
<p>New developments should, where feasible and appropriate should provide footpaths, bridleways and cycleways to improve access to the wider countryside and existing rights of way.</p>	<p>New developments should, where feasible and appropriate should provide footpaths, bridleways and cycleways to improve access to the wider countryside and existing rights of way.</p> <p>Opportunities should be taken to provide improved and additional public permissive footpaths, cycleways and bridleways, particularly where would improve connectivity between proposed development and village centre.</p>
Policy ENV9: Flood Risk and Drainage	Policy ENV9: Flood Risk and Drainage
<p>New development should give adequate consideration to its likely effects on all source of flooding and surface water drainage. Development will be supported where will not increase flood risk or have a neutral or positive impact on surface water drainage. Proposals should incorporate appropriate measures such as SUDs and permeable surfaces where necessary.</p>	<p>New development should give adequate consideration to its likely effects on all source of flooding and surface water drainage. Development will be supported where will not increase flood risk or have a neutral or positive impact on surface water drainage. Proposals should incorporate appropriate measures such as SUDs and permeable surfaces where necessary.</p> <p>Developments that don't meet the above requirements will be refused.</p>
PolicyHOU1: Size of Individual Developments	Not carried forward see below revised policy
<p>The neighbourhood area will deliver a minimum of 141 dwellings up to 2036. Proposals for new dwellings will supported where they can fulfil a criteria in terms of scale, design and landscaping and according with policy ENV1.</p>	
	PolicyHOU1: A Spatial Strategy for Mattishall

	<p>Development proposals within Mattishall's settlement boundary will be supported provided they accord with policies in the development plan.</p> <p>Outside the settlement boundary, non-residential development will be restricted to development agriculture, horticulture, outdoor recreation educational infrastructure, uses appropriate for supporting the Local Service Centre or a relocated GP and health centre in line with policy COM3.</p> <p>Outside the settlement boundary residential development will be restricted to other type of housing such as housing for a rural worker and sites allocated as part of the adopted Local Plan.</p> <p>All development must be appropriate to the size and character of the settlement.</p>
Policy HOU2: Housing Types	Policy HOU2: Housing Types
<p>Developments that demonstrate a varied approach to type, size, layout and tenure of dwelling will be supported. Proposals should be relevant to the specific population of where they are building and incorporate self-build.</p>	<p>Developments that demonstrate a varied approach to type, size, layout and tenure of dwelling will be supported.</p> <p>Developers should address the specific needs of the population by incorporating housing suitable for individuals and couple, families and downsizing that meets the needs of an ageing population.</p> <p>Proposals that incorporate single plots for self-build that fully comply with the Self build and Custom Housebuilding Act will be supported.</p> <p>New housing should be built to the accessible and adaptable M4 (2) standard unless it can be demonstrated that the application of the standard would make the development unviable.</p>
Policy HOU03: Affordable Housing	Not carried forward see below revised policy
<p>New residential developments should provide affordable homes to Breckland Council standards. This should be a range a affordable tenures.</p>	

<p>Policy HOU4: Complement and Enhance Existing Character of the Village</p>	<p>Policy HOU03: Design and Character</p>
<p>Proposals for new residential development will be supported where they complement and enhance the historic and rural character of Mattishall and its landscape setting. Proposals should respond to existing appearance and character of immediate neighbouring architectural style and type.</p>	<p>Design-led approach should be taken for all proposals, informed by the Mattishall Design Guide and Code and Breckland Design Guidance.</p> <p>Proposals will need to comply with the overarching guidance statements and comply with design codes, wherever possible.</p> <p>Where a development is unable to meet a code, it must be demonstrated how the design achieves the corresponding design guidance statement.</p> <p>Descriptions on how a development complied with this policy should be provided in the Design and Access Statement or Planning Statement.</p> <p>Major residential development proposals should be accompanied by a Building for Healthy Life assessment to demonstrate how a scheme complies with the Industry Standard.</p>
<p>Policy HOU5: High Quality and Energy Efficiency</p>	<p>Policy HOU5: Sustainable Design and Construction</p>
<p>Proposals need to take into consideration the existing character and appearance of Mattishall however, proposals where the design enhances the energy efficiency of dwellings beyond requirements will be supported.</p>	<p>All development must be designed so as to be compatible with a net zero carbon future.</p> <p>The steps in the energy hierarchy must be followed including: minimising energy demand through passive design measure, maximising energy efficiency, using a low carbon heat source in the building and incorporating renewable energy sources.</p> <p>Residential development proposals should achieve operational targets set out in best practice guidance.</p> <p>All proposals should be accompanied by a Sustainability Statement demonstrating how energy demand and greenhouse gas emissions have be minimised, how water usage has been minimised, how the choice of building materials is appropriate and the adaptability of the proposed buildings and associated spaces.</p>

<p>Policy HOU6: Single Dwellings, Alterations and Extensions</p>	<p>Policy HOU4: Residential Alterations and Extensions</p>
<p>Proposals for single dwellings will be supported where they can positively contribute to the character, appearance, wider landscape, have a high quality of design and suitability in terms of location and access to services.</p> <p>Alteration/extensions should maintain or enhance the character and quality of the building.</p>	<p>Alterations and extensions to existing residential properties should maintain or enhance the design, character and quality of the building.</p> <p>Proposals should be informed by the Mattishall Design Guide and Code document, and accompanied by a Household extensions checklist.</p>
<p>Policy HOU7: Parking Spaces for New Properties</p>	<p>Policy HOU6: Parking Spaces for New Properties</p>
<p>Proposals should provide in-curtilage parking or off-road parking as either garages or parking spaces to ensure a street scene is not dominated by parked vehicles. In all instances proposals should soften parking areas with landscaping and provide drainage.</p>	<p>Proposals should provide in-curtilage parking or off-road parking in the form of garages or parking spaces to development plan standard and incorporating Secure by Design Principles. Parking areas should be sensitively integrated into a scheme and not result in a street scene dominated by parked vehicles or garages/carports. The needs of wheelchair users and secure cycle storage should be considered.</p> <p>Parking areas should be softened with landscaping to ensure satisfactory drainage.</p>
<p>Policy COM1: New Community Facilities</p>	<p>Policy COM1: New Community Facilities</p>
<p>Proposals for new or improved community facilities will be supported unless any adverse impacts would outweigh the benefits.</p>	<p>Proposals for new or improved community facilities will be supported subject consideration of Local Plan Policies COM03 and COM04.</p>
<p>Policy COM2: Community Facility Change of Use</p>	<p>Policy COM2: Community Facility Change of Use</p>
<p>A community facility changing to a non-community use will be resisted where the existing community facility has not/will not be replaced by an equivalent or better or it can be shown the existing community use is not viable</p>	<p>A community facility changing to a non-community use will be resisted where the existing community facility has not/will not be replaced by an equivalent or better or it can be shown the existing community use is not viable and there is no alternative community</p>

and there is no alternative community viable use.	viable use, where appropriate, supporting evidence should be provided. The policy cannot remove the statutory provisions of the General Permitted Development Order.
Policy COM3: Medical Facilities	Policy COM3: Medical Facilities
The provision of improved medical facilities will be supported. Any redeveloped or relocated facilities should ensure convenient and safe accessibility for all.	The provision of extended and improved medical facilities will be supported. Any redeveloped or relocated facilities should ensure convenient and safe accessibility for all.
Policy COM4: Early Years and School Expansion	Policy COM4: Early Years and School Expansion
The expansion of early years and primary school provision in the Parish will be supported.	The expansion of early years and primary school provision in the Parish will be supported.
Policy COM5: Supported Living and Care Facilities	Policy COM5: Supported Living and Care Facilities
The provision of supported living and residential/nursing care facilities for those who are elderly or have a disability will be supported.	The provision of supported living and residential/nursing care facilities to meet a need within Mattishall or its neighbouring parishes will be supported where the need is demonstrated through a housing needs assessment and where the development proposal is in accordance with the spatial policy for Mattishall.
Policy ECON1: New Business and Employment	Policy ECON1: New Business and Employment
Proposals for new businesses and employment will be supported where design fits in with the scale and character of the site, there is no adverse impacts on the local environment and amenities and it can be accommodated within the local road network.	Proposals for new businesses and employment will be supported where design fits in with the scale and character of the site and prioritises non-motorised access, there no significant adverse impacts on the local environment, residential amenity is protect or enhanced for nearby occupiers and there is not an unacceptable impact on the local highway network capacity.
Policy ECON2: Agricultural Businesses	Policy ECON2: Agricultural Businesses

Proposals for the development and/or diversification of agriculture-related businesses will be supported where they are not in conflict with other policies in the Plan.	Proposals for the development and/or diversification of agriculture-related businesses will be supported where they are not in conflict with other policies in the Plan and where proposals are of a scale that would not harm the vitality of shops and services within the settlement boundary and prioritise accessing the site by foot, cycling or public transport.
Policy ECON3: Home-based and Small Businesses	Policy ECON3: Home-based and Small Businesses
Proposals of home-based and small businesses will be supported. Proposals for business incubator uses, offices, training or live work units that assist in the safeguarding of home-based working will be supported. The proposed development should be appropriate to the character of the area and provide appropriate car parking and no have an unacceptable impact on local highway capacity.	Proposals of home-based and small businesses will be supported. Proposals for business incubator uses, offices, training or live work units that assist in the safeguarding of home-based working will be supported. The proposed development should be appropriate to the character of the area and provide appropriate car parking and no have an unacceptable impact on local highway capacity, and protect or enhance residential amenity for neighbouring occupants.
Policy TRA1: Safe and Sustainable Transport	Policy TRA1: Safe and Sustainable Transport
Residential and community developments will be supported where they can demonstrate they have good access to public transport and amenities in the village can be readily and safely accessed by pedestrians and cyclists. Developments should not increase traffic volumes unduly, create additional safety risks and should provide off-road parking.	Residential and community developments will be supported where they can demonstrate they have good access to public transport and amenities in the village can be readily and safely accessed by pedestrians and cyclists. Developments should not increase traffic volumes unduly and create additional safety risks. Developments should provide footpaths within the site and integrated to existing footpaths, create new footpaths and cycleways to neighbouring areas and link up with public rights of way. Proposals with an unacceptable impact on road safety will be refused.
Policy TRA2: Public Parking	Policy TRA2: Public Parking
Proposals for the delivery of new public car parking facilities in the village centre will be supported where they	Proposals for the delivery of new public car parking facilities in the village centre will be supported where they comply with the

<p>preserve or enhance the appearance of the Church Plan conservation area. Proposals for development of new community facilities in the village centre or extending existing facilities should provide off street car parking spaces.</p>	<p>parking checklist in the Mattishall Design Guide and Code document 2023. Proposals for development of new community facilities in the village centre or extending existing facilities should provide off street car parking spaces.</p>
<p>Policy TRA3: Broadband and Mobile Facilities</p>	<p>Not carried forward</p>
<p>Facilities to support to delivery of efficient and effective broadband and mobile connectivity throughout the Parish will be supported.</p>	