



Breckland
COUNCIL

Mattishall Neighbourhood Plan Review

Habitat Regulation Assessment

Screening Report

June 2024

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1. Introduction and Legislative Background

- 1.1 This Habitat Regulations Assessment Report has been undertaken in order to support the Mattishall Neighbourhood Plan Review (MNP Review) which is being produced by the Mattishall Parish Council in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.2 The aim of this report is to assess whether there are likely to be any significant effects on European Designated Site as a result of the emerging policies set out in the emerging Neighbourhood Plan that would need the production of a full Habitat Regulations Assessment (HRA), also known as an Appropriate Assessment.
- 1.3 This report considers the potential for likely significant effects (LSE) in relation to the qualifying features of European Designated Sites within or relatively proximate to the approved Neighbourhood Plan area, which comprises the civil parish of Mattishall Neighbourhood Plan (Stage 1 of the HRA process).
- 1.4 This assessment has been undertaken by Capita Plc on behalf of Breckland District Council.

2. Legislative background

- 2.1 Article 6(3) of the EU Habitats Directive states that:

Any plan or project not directly connected with, or necessary to, the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public

- 2.2 The purpose of the Habitat Regulations Assessment (HRA) is therefore to ensure protection of European Designated Sites (Natura 2000) wherever practicable. European Designated Sites are designed to form an ecologically coherent network of designated spaces across Europe.
- 2.3 European Designated Sites, (Natura 2000) include Special Protection Areas (SPAs) and Special Areas for Conservation (SAC). As a matter of policy the government also expects authorities to treat Ramsar sites, candidate Special

Areas of Conservation (cSAC) and proposed Special Protection Areas (pSPA) as if they are European Designated Sites for the purpose of considering development proposals that may affect them.

Definitions (taken from the DEFRA- Joint Nature Conservation Committee)

- Special Protection Areas (SPAs)
- Special Areas of Conservation (SACs)
- Ramsar sites

2.4 The Neighbourhoods Planning (General) Regulations 2012, state that submitted Plans need to be accompanied by a statement explaining how the proposed Plan meets the ‘basic conditions’ set out in Schedule 4B of the 1990 Town and Country Planning Act. These basic conditions include a requirement to demonstrate how the Plan is compatible with EU obligations, which include the need to undertake a Habitat Regulations Assessment.

2.5 Regulation 32 of the 2012 Regulations prescribes a further basic condition for a neighbourhood plan. This requires that the neighbourhood plan should not be likely to have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2017), either alone or in combination with other plans or projects.

2.6 Government guidance indicates that an appropriate assessment for a more strategic plan, such as the Local Plan, can consider the impacts on sites and confirm the suitability or likely success of mitigation measures for associated non-strategic policies and projects. An individual assessment of non-strategic policies and projects may not be necessary in some limited cases where the strategic appropriate assessment is sufficiently robust. This would need to contain complete, precise and definitive findings and conclusions capable of removing all reasonable scientific doubt on the impacts of the non-strategic policies (e.g. Neighbourhood Plan) and/or project(s). As long as these measure have been properly considered in a recent plan, and the development will not create additional risks of a significant effect on a habitats site, there may not be a need for further assessment at the non-strategic level.

2.7 Currently Breckland District Council have an adopted Local Plan that has been subjected to a Habitat Regulation Assessment. The current version of this is the Breckland Local Plan Habitats Regulation Assessment at Publication Stage; Footprint Ecology, 2019.

3. Identification of Designations

- 3.1 The first step in producing this Habitat Regulation Assessment Report involves the identification of European Designated Sites (referred to as ‘Habitat Sites’ in the NPPF) within the Mattishall Neighbourhood Plan Review (MNP Review) area itself, or in close proximity to it, or sites beyond that may be impacted by the MNP Review proposals, European Designated Sites were identified using open-source software provided by DEFRA (Magic).
- 3.2 In considering potential effects of this plan regard has been given to whether the implementation of the policies will ensure the conservation objectives for the European Sites are achieved and whether any significant effects are likely. In considering which sites may require consideration as part of this screening assessment, the following sites have been identified within a 20km radius and areas based on Nutrient Neutrality catchments.
- 3.3 This adopts the approach taken in the 2008 and 2019 strategic HRA:

Designated site	Distance from MP boundary	Include in screening assessment
Norfolk Valley Fens (SAC)	0.8146 km	Yes
River Wensum (SAC)	9.5km	Yes
The Broads (SAC)	19.5km	Yes
Broadland Ramsar Site	19.5 km	No
Breckland (SAC)	17.0 km	No
Broadland (SPA)	19.5km	No
Breckland (SPA)	17.0 km	No

- 3.4 Nutrient Neutrality is a means to ensure that new developments do not add existing nutrients within vulnerable watercourses. Breckland District Council received a letter dated 16 March 2022 from Natural England concerning nutrient pollution in the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site. This means that development within the catchment of the River Wensum and Broads would cause potential harm to these international sites. The Broads (SAC) has been included as Mattishall is included in the Nutrient Neutrality Catchment Area. Despite the relative distance of this neighbourhood plan to The Broads (SAC), as a potential mechanism for harm exists, it is included within the screening assessment.
- 3.5 The Norfolk Fens SPA and River Wensum (SAC) are also screened in for consideration in this assessment. No other European Designated Sites have been considered in this assessment as the nearest component units of which are considered sufficiently distant (over 12km) that no likely significant effects are likely to occur from the policies of the MNP Review.
- 3.6 For clarity it is confirmed here that the Mattishall Neighbourhood Plan is not directly connected with, or necessary to, the conservation management of the European Sites.

3.7 The next step in the assessment is to undertake a screening as to establish whether the proposed policies could have a significant effect on the European Designated Sites. Specifically, the assessment considers potential effects that the policies may have on the ‘qualifying features’ of the European Designated Sites.

4. Screening Assessment

4.1 Stage 1 of the HRA process is a screening assessment. The table below provides an assessment of any likely significant effect of each Neighbourhood Plan Policy on the European Designated Site. For the purposes of this assessment the policies appraised are those that were issued in the MNP Review Regulation 14.

Key

- No likely significant effect (NLSE) on the internationally designated sites’ qualifying features
- Likely significant effect (LSE) on the internationally designated sites’ qualifying features.
- Uncertain whether it is NSLE or LSE.

POLICY ENV1: Conservation Areas and Heritage	
<p>Developments within and affecting the Conservation Area 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>	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<p><i>The policy aims to protect and enhance Conservation Areas and Listed Buildings and is consistent with Breckland Local Plan (including policies COM01, ENV08).</i></p>	<p><i>No likely significant effects (NLSE) on the European sites’ qualifying features.</i></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 and not adversely affect key features and outlines seven views from the edge of the settlement and from the countryside towards the settlement.</p>	

Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>This policy aims to protect the views and landscape and is consistent with the Breckland Local Plan (including policies COM01).</i>	<i>No likely significant effects (NLSE) on the European sites' qualifying features.</i>
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>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 accordance with Natural England's guidance or can be shown to be justified.</p>	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>The policy aims to protect and enhance the environment and is consistent with the Breckland Local Plan (Including ENV06,).</i>	<i>No likely significant effects (NLSE) on the European sites' qualifying features.</i>
Policy ENV4: Open and Local Green Space	
<p>9 proposed Local Green Space sites identified. Development on sites allocated as local green spaces will be unacceptable apart from in very special circumstances.</p> <p>Protect open spaces will be safeguarded and proposals for development in these will not be supported unless consistent with Local Plan policy ENV04.</p>	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>The policy aims of the policy is to protect and enhance the environment and is consistent with the Breckland Local Plan (including Policies ENV04)</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>
Policy ENV5: Landscape and Settlement Character	
<p>All development should be sensitive to the distinctive landscape and settlement character, taking into account the relationship between Mattishall village and hinterland.</p>	

<p>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.</p> <p>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.</p> <p>Development will generally be supported where the scale, location and design are appropriate to the landscape.</p> <p>Where potential impacts are identified applicants will be expected to demonstrate 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>	
<p><i>The aim of the policy is to retain and protect the physical and visual appearance of Mattishall distinct villages. The policy seeks to build upon policies within the Local Plan (ENV05).</i></p>	<p><i>No likely significant effect (NLSE) on the European sites' qualifying features.</i></p>
<p>Policy ENV6: Tranquillity and Dark Skies</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>	
<p>Comments</p>	<p>Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)</p>
<p><i>The aim of the policy is to protect the tranquillity and dark skies within Mattishall. The policy seeks to build upon policies within the Local Plan (COM03)</i></p>	<p><i>No likely significant effect (NLSE) on the European sites' qualifying features.</i></p>
<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>Comments</p>	<p>Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)</p>
<p><i>The aim of the policy is to protect and enhance the local environment within</i></p>	<p><i>No likely significant effect (NLSE) on the European sites' qualifying features.</i></p>

<i>Mattishall. The policy seeks to build upon policies within the Local Plan (ENV02).</i>	
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>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>	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>The policy encourages the integration of footpaths, cycleways and bridleways where there is new development this will encourage more users this will be beneficial to existing residents, potential new residents and visitors but, is unlikely to significantly increase, therefore the impacts on the European designated sites vulnerable to recreational disturbance are unlikely to experience significant effects. The policy seeks to build upon policies within the Local Plan (Including ENV01)</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>
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>Developments that don't meet the above requirements will be refused.</p>	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>This policy aims to protect and enhance the environment within Mattishall and is consistent with the Breckland Local Plan (Including ENV09)</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>
Policy HOU1: 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>	

Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<p><i>This policy aims to ensure that the delivery of new housing encourages the protection and enhancement of Mattishall's characters.</i></p> <p><i>The policy seeks to build on policies in the Local Plan (Including GEN05, HOU03)</i></p>	<p><i>No likely significant effect (NLSE) on the European sites' qualifying features.</i></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>	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<p><i>This policy aims to ensure that where development is allowed the housing types will be varied and appropriate the providing for the demographics within Mattishall.</i></p> <p><i>This policy seeks to build on policies in the Local Plan (Including HOU06)</i></p>	<p><i>No likely significant effect (NLSE) on the European sites' qualifying features.</i></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.</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>	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<p><i>The aim of this policy is protect and enhance the existing character of Mattishall. The</i></p>	<p><i>No likely significant effect (NLSE) on the European sites' qualifying features.</i></p>

<i>policy seeks to build on policies in the Local Plan (Including GEN02, COM01)</i>	
Policy HOU4: Residential Alterations and Extensions	
<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>	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>This aim of this policy is to protect and enhance the existing character of Mattishall. The policy seeks to build on policies in the Local (Including GEN02, COM01, COM03, HOU11)</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>
Policy HOU5: Sustainable Design and Construction	
<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>	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>The aim of this policy is to ensure sustainable design is used for developments to work towards a net zero carbon future for Mattishall. The policy seeks to build on policies in the Local Plan (Including GEN01, COM01)</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>
Policy HOU6: Parking Spaces for New Properties	
<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>	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>The aim of this policy is to protect and enhance the existing character of Mattishall. The policy seeks to build on policies in the Local Plan (Including HOU06)</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>

Policy COM1: New Community Facilities	
Proposals for new or improved community facilities will be supported subject consideration of Local Plan Policies COM03 and COM04.	
<i>The aim for this policy is to provide Mattishall with community facilities. The policy seeks to build on policies in the Local Plan (Including COM04)</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>
Policy COM2: Community Facility Change of Use	
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.	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>The aim for this policy is to protect or enhance existing community facilities in Mattishall. The policy seeks to build on policies in the Local Plan (Including COM04)</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>
Policy COM3: Medical Facilities	
The provision of extended and improved medical facilities will be supported. Any redeveloped or relocated facilities should ensure convenient and safe accessibility for all.	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>The aim for this policy is to protect or enhance existing and future medical facilities within Mattishall. The policy seeks to build on policies in the Local Plan (Including INF02, COM04)</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>
Policy COM4: Early Years and School Expansion	
The expansion of early years and primary school provision in the Parish will be supported.	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>The aim for this policy is to enhance the existing provision of early years education within Mattishall. The policy seeks to build on policies in the Local Plan (Including COM04, INF02)</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>
Policy COM5: Supported Living and Care Facilities	
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.	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>The aim for this policy is to enhance the provision of supported and residential living for those who are elderly and disabled. The policy seeks to build on policies in the Local Plan (Including HOU09)</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>
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 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.	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>The aim for this policy is to support the character and appearance of Mattishall whilst also accommodating new business and employment opportunities. This policy seems to build on policies in the Local Plan (Including EC04)</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>
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 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.	
Comment	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>The aim for this policy is allow for agricultural diversification where it will not conflict with other policies. This policy seems to build on policies in the Local Plan (Including EC04, EC06.</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>
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, and protect or enhance residential amenity for neighbouring occupants.	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<i>The aim for this policy is to support home-based and small businesses where</i>	<i>No likely significant effect (NLSE) on the European sites' qualifying features.</i>

<i>appropriate for the character of Mattishall. This policy seems to build on policies in the Local Plan (Including COM03, EC04).</i>	
Policy TRA1: Safe and Sustainable Transport	
<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> <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.</p> <p>Proposals with an unacceptable impact on road safety will be refused.</p>	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<p><i>The aim for this policy is to support the provision of sustainable transport facilities where it can be done safely.</i></p> <p><i>Increasing public transport provision and</i></p> <p><i>This policy seems to build on policies in the Local Plan (Including TR01,TRO2)</i></p>	No likely significant effect (NLSE) on the European sites' qualifying features.
Policy TRA2: Public Parking	
<p>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.</p>	
Comments	Likely effect on River Wensum, Norfolk Valley Fens, The Broads (SAC)
<p><i>The aim for this policy is to support the provision of public car parking facilities in Mattishall.</i></p> <p><i>The delivery of new parking facilities could encourage more visitors to the area but will reduce the use of on road and inappropriate parking for community facilities.</i></p> <p><i>This policy seems to build on policies in the Local Plan (Including TRO01 and HOU06).</i></p>	No likely significant effect (NLSE) on the European sites' qualifying features.

5. Consultee responses

- 5.1 Following the consultation process undertaken through March and April 2024 responses were received from Natural England and Norfolk County Council, included at Appendix 1.

- 5.2 Norfolk County Council agrees with the conclusion of the draft screening assessment that the Mattishall Neighbourhood Plan will not have any significant environmental effects. And therefore, it does not require a Habitat Regulation Assessment.
- 5.3 Natural England stated that based on 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.
- 5.4 A consultation on the final updated HRA report was undertaken in May and June 2024 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.

6. Conclusion

- 6.1 This screening assessment suggests that it is unlikely that there would be any likely significant negative effects on the European Designated Sites on the majority of the parishes.
- 6.2 The Mattishall Neighbourhood Plan Review does not seek to increase dwelling numbers and where development is proposed often the policy outlines that it should be appropriate in character, scale and design to Mattishall and only where the benefits of the development significantly outweigh the risks. Therefore, the number of pedestrians, cyclists and horse riders should remain relatively similar to the current number, and provision for public parking is unlikely to increase. In conclusion, it is not considered that there will be likely significant effects on the Norfolk Valley Fens SAC, The Broads SAC or the River Wensum, and based on the submitted draft, a full Appropriate Assessment (Habitat Regulations Assessment) is not required.
- 6.3 In light of this assessment, it is concluded that the emerging MNP Review is not likely to have any significant environmental effects and accordingly will not require a Strategic Environmental Assessment. The main reasons for this conclusion are:
 - The MNP Review does not seek to increase dwellings numbers, and subsequently the population of the area.
 - The MNP Review only seeks to increase public parking where it is necessary for increased development and to reduce on road parking
 - The MNP Review policies add detail to strategic policies within the Breckland Local Plan. These strategic policies have been subjected to a HRA screening.

- This report is based on the Screening Assessment 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 Assessment.
- A copy of this 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.

7. Appendix 1

Natural England

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



Mr Martin Craddock
Breckland Council

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Crewe Business Park
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Cheshire
CW1 6GJ

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

T 0300 080 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

8. 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>	