

Mattishall Neighbourhood Plan

Open Spaces Assessment

1. Approach

Planning for Green Spaces is seen by Mattishall Parish Council as a tool that can achieve economic, social and environmental benefits such as helping in the provision and protection of pitches and sports facilities, footpaths and important routes, natural corridors for wildlife, local amenity and flexible space for communal recreation. Open spaces within Mattishall also form part of the character and setting of the village and may form part of an approach to mitigate floor risk.

As such, green spaces together with the existing built environment contribute to the quality of Mattishall. The designation of Local Green Spaces directly relates to the Neighbourhood Plan's **vision**:

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

Local Green Spaces support the following **AIMS** of the Neighbourhood Plan:

- **Respond to the climate change emergency by ensuring the policies in MNP2 support the UK's climate change commitment to reach net-zero greenhouse gas emissions by 2050;**
- **Manage the impact of development on infrastructure, services and the environment to help maintain the viability of the village;**
- **Maintain the character of the village.**

Mattishall Parish Council considers that good planning requires that green infrastructure be considered in terms of value and the benefits it brings to a local community and its local environment.

2. Local Green Space Review

As part of the preparation of the review of the Mattishall Neighbourhood Plan the Parish Council has considered its policy approach which applies to the provision of new, and protection of existing, green spaces of various types.

The Parish Council is mindful of the current review of the Breckland District Council Local Plan. Breckland District Council is committed to ensuring that there is a wide range of high-quality open spaces across the District. As part of its “Call for Sites” process in 2022 the District Council, through an open invitation process, sought proposals for sites to be designated as Local Green Spaces. Mattishall Parish Council undertook an assessment of sites within the parish using the criteria set out in the NPPF.

Sites were identified and formally submitted to Breckland District Council for consideration as Local Green Spaces. In the case of each site a clear justification was submitted as to how each site met the required criteria:

1. Reasonably close proximity to the community it serves

2. Demonstrably special to a local community

The land must fulfil one or more of the following criteria:

(a) Beauty

(b) Historic significance

(c) Recreational value

(d) Tranquillity

(e) Richness of wildlife.

3. Local in character, not an extensive tract of land

4. Land already designated

The result is a comprehensive assessment (see table below for each site) of land that meets criteria set out in the NPPF and has been demonstrated by providing a clear rationale and robust and proportionate evidence.

The Parish Council has liaised with the local planning authority throughout the plan making process and has been wholly consistent in the identification of sites as part of both the Local Plan and Neighbourhood Plan making process.

The sites identified for designation are those which are demonstrably special to the local community where it can be shown to have a particular significance.

3. Consultation

The Neighbourhood Plan review's starting point was to consult with our local community. Central to this was to consult on the proposal to designate sites consistent with the approach taken at the Breckland Council Local Plan Call for Local Green Spaces process.

The well attended community consultation event and associated survey questionnaire in April 2023 gave overwhelming support for the continued designation of the school playing fields and the addition of a further eight sites. The consultation event elicited further evidence of how each site firmly met the NPPF designation criteria. Additional assessment evidence was subsequently obtained from survey work undertaken by knowledgeable local residents and a Parish Councillor using Wildlife Trust trained techniques.

In advance of the Regulation 14 consultation the landowners (where known) were written to, advising that the Parish Council was considering whether a site in their ownership could be suitable for designation as a Local Green Space (Letter 1 attached July 2023).

The Parish Council agreed at its public meeting on 6th November 2023 to include the nine identified sites as proposed Local Green Spaces within the reviewed Neighbourhood Plan. As part of the Regulation 14 consultation each of the presumed affected landowners will be formally written to and asked to comment on the proposed designation.

Site name and reference	Assessment against NPPF 2023 criteria			Notes on landowner engagement and conclusion
	Is it in reasonably close proximity to the community it serves?	Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?	Is it local in character and not an extensive tract of land?	
<p>Name: Dereham Road/Howes Lane</p> <p>Location: Site 1 on Map 7 in MNP2 Regulation 14, Nov 2023</p> <p>Description: Important view and vista- field, north of Dereham Road approaching Mattishall from the west. Currently agricultural land.</p> <p>Site area: 1.522 ha</p> <p>Landowner: Unconfirmed but believed to be [redacted]</p>	<p>Yes, the site is immediately adjacent to Mattishall village and its local community. It is located a short walking distance from all village amenities.</p>	<p>The site provides a pleasant view of a rural scene of agricultural land and woodland North of Dereham Road. During the adopted Neighbourhood Plan preparation process 92% of residents stated that maintaining rural views and vistas as wildlife corridors was important. In summary, the site is valued due to its:</p> <ul style="list-style-type: none"> • Beauty • Tranquillity • Richness of its wildlife <p>As part of a community-wide engagement event in April 2023, residents were asked about the value attached to this site. Eighty-six residents participated and the results are included in the information below.</p> <p>Beauty: 77% of community respondents stated that the “Beauty” of this site was important to them.</p> <p>Tranquillity: At the 2023 drop in event, 72% of community respondents stated that the “Tranquillity” of this site was important to them.</p> <p>Richness in wildlife: Seasonal nesting birds, Muntjac and Roe Deer, Hedgehogs and watervole have all been observed.</p>	<p>Yes, the site is under 20 ha. It is local in character, being located within the village of Mattishall. Its edges are clearly defined by hedgerows/fences</p>	<p>NP steering group sent letter to believed landowners in July 2023. Landowner also included as part of Regulation 14 consultation.</p> <p>Proposed for LGS designation in MNP2 Regulation 14, November 2023.</p>

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	Is it in reasonably close proximity to the community it serves?	Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?	Is it local in character and not an extensive tract of land?	
		The hedges are essential for wildlife cover and the ditches form good bat corridors and a food source. At the 2023 community drop event, 80% of community respondents stated that the “Richness of its wildlife” of this site was important to them.		
<p>Name: Mattishall Community Woodland</p> <p>Location: Site 2 on Map 7 in MNP2 Regulation 14, Nov 2023</p> <p>Description: Open space to the immediate west of new residential development (Denbury Homes). Ownership to be transferred to Mattishall Parish Council (Section 106 agreement). Site to be planted as a publicly accessible community woodland.</p>	The space is immediately adjacent to the Mattishall settlement - nearby will be a community orchard, allotments, and a play area. The site is well connected to the village by public footpaths.	<p>This site is a gateway site to the village and being extensively planted (with community involvement) as a community woodland. In summary, it is valued for its:</p> <ul style="list-style-type: none"> • Beauty • Recreational value • Tranquillity • Richness of its wildlife <p>As part of a community-wide engagement event in April 2023, residents were asked about the value attached to this site. Eighty-six residents participated and the results are included in the information below.</p> <p>Beauty: 59% of community respondents stated this site is important for its “Beauty”.</p> <p>Recreational value: A recently laid footpath runs along three sides of the site as an adjunct to the residential development. This will provide access to a natural and tranquil environment for Mattishall residents including: bird</p>	<p>Yes.</p> <p>Northern edge is separated from Dereham Road by a dense, well-managed hedge of mixed broad-leaf native species, circ 1.5 m high. North west and south edges have recent post and rail barrier fence inside watercourse with parallel footpath around recently sown grassed area. Western edge has recently planted mixed hedge width. Eastern edge adjoins housing</p>	<p>NP steering group sent letter to landowners in July 2023. Landowner also included as part of Regulation 14 consultation.</p> <p>Proposed for LGS designation in MNP2 Regulation 14, November 2023.</p>

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	Is it in reasonably close proximity to the community it serves?	Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?	Is it local in character and not an extensive tract of land?	
<p>Site area: 0.356 ha</p> <p>Landowner: Denbury Homes.</p>		<p>watching, walking/jogging, dog walking, public recreation and overall wellbeing.</p> <p>81% of residents regarded this site as having important "Recreation Value".</p> <p>Tranquillity: A natural and sustainable environment that promotes wellbeing and family life. Pleasant open rural views to the west and south across farmland. The site itself enhances the views of village and housing development when approaching from Dereham. This latter view will improve over time as hedges and saplings mature. 70% of respondents regarded the "Tranquillity" of the site as important.</p> <p>Richness of its wildlife: The site is proposed as a Community Woodland, providing important amenity value to observe the natural environment including educational opportunities for children. The area will contain nesting boxes for bird and bat species, insect hotels and a wildflower meadow. 60% of residents viewed "Richness of wildlife" as an important element of this site.</p>	<p>development but separated from it by recently planted group of saplings.</p>	
<p>Name: Land off Back Lane</p> <p>Location: Site 3 on Map 7 in MNP2</p>	<p>Yes, the site is immediately adjacent to the residential area</p>	<p>In summary, the site is valued due to its:</p> <ul style="list-style-type: none"> • Beauty • Historic significance • Recreational value 	<p>The site is under 20ha and has a clearly defined boundary of</p>	<p>NP steering group unable to confirm land owner. Land not detailed at the land Registry.</p>

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	Is it in reasonably close proximity to the community it serves?	Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?	Is it local in character and not an extensive tract of land?	
<p>Regulation 14, Nov 2023</p> <p>Description: Open field with two natural ponds, one surrounded by mature trees, and is the site of an historic moat.</p> <p>Site area: 2.625 ha</p> <p>Landowner</p> <p>Unconfirmed but believed to be [redacted]</p>	<p>in the village centre.</p> <p>The site helps to maintain the rural characteristics of the village and has crucially important historical significance.</p>	<ul style="list-style-type: none"> • Tranquillity • Richness of its wildlife <p>As part of a community-wide engagement event in April 2023, residents were asked about the value attached to this site. Eighty-six residents participated and the results are included in the information below.</p> <p>Beauty: Natural open green space which promotes wellbeing. Provides pleasant wide view to northwest from Back Lane and its housing. An attractive, open easterly view from Bob Carter Court (Sheltered Housing scheme). 80% of Mattishall respondents regarded this site as being important for its “Beauty”.</p> <p>Historic significance: The site is an important ancient historic site of a former structure, which is surrounded by a “moat” as indicated on OS mapping. It is essential that this site is protected for future generations to enjoy and for the village’s historic past to be further explored and understood.</p> <p>Recreational value: Natural and educational</p> <p>Tranquillity: A natural tranquil site which enables reflection and mindfulness.</p>	<p>dense mixed hedge.</p>	<p>Subsequently unconfirmed but believed to be [redacted]. Believed landowner included as part of Regulation 14 consultation.</p> <p>Proposed for LGS designation in MNP2 Regulation 14, November 2023.</p>

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	Is it in reasonably close proximity to the community it serves?	Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?	Is it local in character and not an extensive tract of land?	
		<p>Richness of its wildlife: Seasonal nesting birds within the hedgerow and trees, and an important wildlife corridor for Muntjac, Roe Deer and hedgehogs. The ponds are used by overwintering Canada and Greylag geese. 78% of village respondents felt that the Richness of Wildlife was important.</p>		
<p>Name: Rayner's Way, Dereham Road</p> <p>Location: Site 4 on Map 7 in MNP2 Regulation 14, Nov 2023</p> <p>Description: Open grassed area with 5 TPO designated trees and other significant groups of attractive trees.</p> <p>Site area: 0.248 ha</p> <p>Landowner: [redacted].</p>	<p>Yes- the site is within the village, immediately adjacent to the defined Local Plan settlement boundary.</p>	<p>In summary, the site is valued due to its:</p> <ul style="list-style-type: none"> • Beauty • Tranquillity • Richness of its wildlife <p>As part of a community-wide engagement event in April 2023, residents were asked about the value attached to this site. Eighty-six residents participated and the results are included in the information below.</p> <p>Beauty: The site has enormous visual importance to the residents of the village- a natural space with attractive clusters of trees. A pleasant view of former farmhouse and associated agricultural buildings from both Rayners Way and Dereham Road. Important green space within the built residential area of the village. 66% of respondents felt this was an important "Beauty" site.</p> <p>Tranquillity:</p>	<p>Yes- clearly defined. Central village green space location which provides a natural interlude in the built environment.</p>	<p>NP steering group sent letter to landowners in July 2023. Landowner also included as part of Regulation 14 consultation.</p> <p>Notes on landowner feedback: [redacted] wrote to the Parish Council in September 2023 objecting to the LGS designation.</p> <p>Proposed for LGS designation in MNP2 Regulation 14, November 2023.</p>

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		<p>Provides a tranquil vista within a residential area. 60% of respondents felt this was an important “Tranquil” site.</p> <p>Richness of its wildlife: Seasonal nesting birds, roosting site for Pipistrelle bats. Mature trees – range of broadleaf and conifer, bounded by wildlife rich hedgerows.</p>		
<p>Name: Thynne’s Lane</p> <p>Location: Site 5 on Map 7 in MNP2 Regulation 14, Nov 2023</p> <p>Description: Important view and vista- agricultural field north of Thynnes Lane, East of Welgate, South of Cedar Rise- view of Mattishall village from south. Currently agricultural – arable field, dissected by frequently used</p>	<p>The space is local in character and scale. It is immediately adjacent to Mattishall village centre and accessed by public footpaths.</p>	<p>In summary, the site is valued due to its:</p> <ul style="list-style-type: none"> • Beauty • Recreational value • Tranquillity • Richness of its wildlife <p>As part of a community-wide engagement event in April 2023, residents were asked about the value attached to this site. Eighty-six residents participated, of which 84% regarded this site as being highly important. Further results are included in the information below.</p> <p>Beauty: The site forms part of the transition from the domestic and suburban form of development along Cedar Rise and Thynnes Lane into the agricultural landscape beyond. The site makes a positive contribution to the rural character of the area. This site has been identified by the residents of the village as being an important view and vista. It is</p>	<p>Yes. Site under 20ha, with boundary clearly defined.</p>	<p>NP steering group sent letter to landowners’ agents in July 2023. Landowner also included as part of Regulation 14 consultation.</p> <p>Notes on landowner feedback: [redacted] contacted Parish Council asking to be notified at the Regulation 14 stage.</p> <p>Proposed for LGS designation in MNP2 Regulation 14, November 2023.</p>

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<p>public footpath – one east/west, one following northern perimeter.</p> <p>Site area: 6.039 ha</p> <p>Landowner: Agent acting on behalf of the (unknown) landowner:</p> <p>[redacted]</p>		<p>designated as such in the adopted Neighbourhood Plan POLICY ENV2. It is vital that this site is protected as a designated open space as it provides an open rural gateway to the village.</p> <p>77% of village respondents regarded this site as having importance for its “Beauty”.</p> <p>Recreational value: Footpath running approx. west/north west to East/South East across the site. Much used by local walkers, bird watchers and dog walkers. Footbridge across large drainage ditch used for recreation and an alternative “off road” access route to village centre. 90% of village respondents regarded this site as having importance for its “Recreational Value”.</p> <p>Tranquillity: Pleasant open views to S and E across open farm land and to N and W to village houses, mainly screened by rich wildlife hedges. Objective 1 of the Mattishall Neighbourhood Plan is “to protect and enhance the rural look and feel of the village and wider parish”. During the Neighbourhood Plan preparation process 92% of residents stated that maintaining rural views and vistas as wildlife corridors was important. 77% of village respondents regarded this site as having importance for its “Tranquillity”.</p> <p>Richness of its wildlife:</p>		

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		<p>The site is an important wildlife corridor. It is a nesting and roosting site for birds; also water vole inhabit the water banks. 64% of village respondents regarded this site as having importance for its "Richness of Wildlife". The site is bordered by some extremely old hawthorn hedge according to the Woodland Trust. Species on the site (surveyed 190723 am and 260723 pm and 070823) include: wood pigeon, dove, great tit, carrion, crow, rook, wren, robin, long tailed tit, chaffinch, blackbird, sparrow, skylarks, rabbits, yellowhammer, red kite, squirrels, buzzards, skylarks, barn owls, tawny owls, bats plus evidence of foxes.</p>		
<p>Name: South of Norwich Road</p> <p>Location: Site 7 on Map 7 in MNP2 Regulation 14, Nov 2023</p> <p>Description: Open field and important gateway site on the eastern approach into Mattishall. In agricultural use.</p>	<p>The site is local in character and scale. It is immediately adjacent to the village of Mattishall and is designated as a 'Gateway vista' within the Neighbourhood Plan.</p>	<p>In summary, the site is valued due to its:</p> <ul style="list-style-type: none"> • Beauty • Historic significance • Recreational value • Tranquillity • Richness of its wildlife <p>As part of a community-wide engagement event in April 2023, residents were asked about the value attached to this site. Eighty-six residents participated and the results are included in the information below.</p> <p>Beauty: This site has been identified by the residents of the village as being an important view and vista with natural features. It is designated as such in the</p>	<p>Yes, clearly defined.</p>	<p>NP steering group unable to confirm land owner. Land not detailed at the land Registry.</p> <p>Subsequently unconfirmed but believed to be [redacted]. Believed landowner included as part of Regulation 14 consultation.</p> <p>Proposed for LGS designation in MNP2 Regulation 14, November 2023.</p>

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<p>Site area: 11.215 ha</p> <p>Landowner: Unconfirmed but believed to be [redacted]</p>		<p>adopted Neighbourhood Plan POLICY ENV2. It is vital that this site is protected as a designated agricultural open space. 83% of village respondents regarded this site as having importance for its “Beauty”.</p> <p>Historic significance: Part of the site falls within the conservation area and the whole site provides an important setting to the listed All Saints Church. The site helps to conserve the significance of both the conservation area and the listed church.</p> <p>Recreational value: The site has a well used public footpath from the SE corner to a stile at the Oaks development. The site’s recreational value is in its resource for walkers and access to nature.</p> <p>Tranquillity: Objective 1 of the Mattishall Neighbourhood Plan is “to protect and enhance the rural look and feel of the village and wider parish. During the Neighbourhood Plan preparation process 92% of residents stated that maintaining rural views and vistas as wildlife corridors was important. 84% of village respondents regarded this site as having importance for its “Tranquillity”.</p> <p>Richness of its wildlife:</p>		

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		Seasonal nesting birds, this area is transited by all forms of wildlife, Muntjacs, Roe deer, foxes and hedgehogs.		
<p>Name: North of Norwich Road</p> <p>Location: Site 8 on Map 7 in MNP2 Regulation 14, Nov 2023</p> <p>Description: Important gateway site. north of Norwich Road approaching Mattishall from the east. The site contains a natural pond. Western edge of the site features dense mixed hedges.</p> <p>Site area: 7.525 ha</p> <p>Landowner: Unconfirmed but</p>	<p>The space is local in character and scale. It is immediately adjacent to Mattishall village centre.</p>	<p>In summary, the site is valued due to its:</p> <ul style="list-style-type: none"> • Beauty • Historic significance • Tranquillity • Richness of its wildlife <p>As part of a community-wide engagement event in April 2023, residents were asked about the value attached to this site. Eighty-six residents participated, of which 81% regarded this site as being highly important. Further results are included in the information below.</p> <p>Beauty: This site has been identified by the residents of the village as being an important view and vista. It is designated as such in the adopted Neighbourhood Plan POLICY ENV2. It is vital that this site is protected as a designated agricultural open space. In the April 2023 consultation, 80% of village respondents regarded this site as having importance for its “Beauty”.</p> <p>Historic significance:</p>	<p>Yes. The site has clearly defined boundaries.</p>	<p>NP steering group unable to confirm land owner. Land not detailed at the land Registry.</p> <p>Subsequently unconfirmed but believed to be [redacted]. Believed landowner included as part of Regulation 14 consultation.</p> <p>Proposed for LGS designation in MNP2 Regulation 14, November 2023.</p>

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believed to be [redacted].		<p>The land provides an appropriate setting to Mattishall Burgh, including St. Peter’s Church, helping to conserve its significance.</p> <p>Tranquillity: Valuable views of the Grade 1 listed St Peter’s Church and long distance vistas to E and S across open farmland providing panoramic views of the village when approaching from the East along Norwich Road. Objective 1 of the Mattishall Neighbourhood Plan is “to protect and enhance the rural look and feel of the village and wider parish. During the Neighbourhood Plan preparation process 92% of residents stated that maintaining rural views and vistas as wildlife corridors was important. In the April 2023 consultation, 84% of village respondents regarded this site as having importance for its “Tranquillity”.</p> <p>Richness of its wildlife: Seasonal nesting birds within the hedgerows and Skylarks, Deer, and other country mammals.</p>		
<p>Name: South and West of Ivy Way</p> <p>Location: Site 9 on Map 7 in MNP2 Regulation 14, Nov 2023</p>	The space is immediately adjacent to a residential area of the village and forms an important link between the	<p>In summary, the site is valued due to its:</p> <ul style="list-style-type: none"> • Beauty • Historic significance • Tranquillity • Richness of its wildlife 	Yes, under 20ha- the site is clearly defined by mature trees and hedgerows.	<p>NP steering group sent letter to landowners in July 2023. Landowner also included as part of Regulation 14 consultation.</p> <p>Notes on landowner feedback: Information from a previous planning</p>

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<p>Description: The site is grassed and contains two ponds as well as clusters of mature trees. It is bounded by former hedgerows now turning into trees (Est. height 3 + Metres) interspersed with trees to the south and western boundaries, with agricultural fields beyond. Many saplings of pioneer species scattered about the site. A public footpath runs through the site, roughly in parallel to the southern boundary, accessed from Welgate.</p> <p>Currently used as information recreation, part of the village footpath</p>	<p>village and ' large agricultural fields.</p>	<p>As part of a community-wide engagement event in April 2023, residents were asked about the value attached to this site. Eighty-six residents participated and results are included in the information below.</p> <p>The site forms part of the transition from the domestic and suburban form of development along Rayners Way and Ivy Way, into the agricultural landscape beyond. The site makes a positive contribution to the rural character of the area.</p> <p>The site contains extensive visible earthworks. Based upon comments from the County Historic Environment Officer, these include enclosures bounded by ditches, and a scarp that once formed the boundary of a common. The ponds are also believed to be of interest. It is understood that the site has previously been surveyed and work published on this. There is also map based evidence of the earthworks and ponds and a possible connection to the Harlestone Family and their mid-16th century properties and there is potential for below ground remains associated with this.</p> <p>The site forms an important informal recreation provision for the village community. It provides a footpath link between the village residential area on open agricultural land.</p> <p>The site is an open grassed field with mature hedgerows, trees and ponds. The site supports a range of flora and fauna which is native and common to the UK. The site is regularly used by a range of bat species for foraging and commuting. Birds nest in</p>		<p>application suggests owners to be [redacted]- written to in July 2023.</p> <p>Proposed for LGS designation in MNP2 Regulation 14, November 2023.</p>

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<p>network, dog walking, horse riding.</p> <p>Site area: 1.8 ha</p> <p>Landowner: Believed to be [redacted]</p>		<p>the trees and deer are also seen on the site. commuting. Birds nest in the trees and deer are also seen on the site</p> <p>Beauty: Yes. 86% of village respondents regarded this site as having importance for its “Beauty”.</p> <p>Historic significance: See reference above to Harleston family.</p> <p>Tranquillity: Yes. 84% of village respondents regarded this site as having importance for its “Tranquillity”.</p> <p>Richness of its wildlife: Yes. A wide range of bird and mammalian wildlife sightings on the site. 87% of village respondents regarded this site as having importance for its “Richness of Wildlife”.</p>		