

**Landowner letter to**

**(insert landowner)**

## **Mattishall Neighbourhood Plan Modification Proposal**

### **Regulation 14**

#### **Notice of consultation**

I have previously written to advise you that Mattishall Parish Council is reviewing its Neighbourhood Plan. The Pre-Submission draft Plan includes a proposal to designate several sites in the parish as Local Green Spaces. I have given more information on Local Green Spaces at the foot of this letter.

You are an important stakeholder in the plan because we believe Hall View Developments are owners of an area of land we consider could be suitable for designation as a Local Green Space. The location of the green space we have considered is: **(Insert land location)**

I am writing to you now because Mattishall Parish Council has resolved to undertake a **Regulation 14 Consultation** on its Neighbourhood Plan Modification Proposal.

The Parish Council is inviting representations on the proposed modifications to the Mattishall Neighbourhood Plan (made 2017).

The consultation period will commence on Wednesday 8<sup>th</sup> November 2023 and end on 8<sup>th</sup> January 2024.

The draft Neighbourhood Plan and associated Design Guide can be accessed online at the Council's website: [www.mattishallpc.info](http://www.mattishallpc.info).

Paper copies of the draft Neighbourhood Plan can be read at:

- Poultec reception, South Green, Mattishall
- All Saints Church, Mattishall
- Breckland District Council, Elizabeth House, Walpole Woke, Dereham.

Any comments must be sent to:

Mattishall Parish Clerk,

Melcombe Cottage, New Lane Mattishall, NR20 3JX

Email: [clerk@mattishallpc.info](mailto:clerk@mattishallpc.info)

Deadline for receipt of representations is **23.59hrs on 8<sup>th</sup> January 2024.**

Yours,

Parish Clerk.

A Neighbourhood Plan allows a Parish Council to identify Local Green Spaces that have a particular significance for the Village, perhaps as a component of the village landscape, as a special site for wildlife, or for recreation, or simply to be appreciated as part of the view from a local footpath. There is no presumption of public access to sites on private ownership.

The National Planning Policy Framework 2021 (the NPPF) (available to view at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>) specifies (see paragraph 102) that the Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds 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; and
- c) local in character and not an extensive tract of land.

NPPF 2021, Paragraph 102

#### **Would designation place any restrictions or obligations on landowners?**

National planning practice guidance<sup>1</sup> states that “*Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners*” *Government planning practice Guidance: Paragraph: 020 Reference ID: 37-020-20140306*

#### **Are there any existing Local Green Space designations in Mattishall parish?**

The current Mattishall Neighbourhood Plan already designates the playing field to the south of the primary school as a Local Green Space

#### **What about Breckland’s Local Plan?**

Breckland District Council is currently undertaking a review of its Local Plan. As part of this process Breckland Council has requested suggestions of sites appropriate to be designated

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<sup>1</sup> *Government planning practice Guidance: Paragraph: 020 Reference ID: 37-020-20140306*  
<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

as Local Green Spaces. Mattishall Parish Council has submitted a number of sites for consideration, including the site referred to in this letter. For further information on the review of the Breckland Local Plan please contact Breckland District Council direct.

More information about Local Green Spaces can be found at <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

Alternatively you may wish to view the website of the Open Spaces Society at <https://www.oss.org.uk/need-to-know-more/information-hub/local-green-space-designation/>