

POLICY	RECOMMENDATION	BDC RESPONSE
Policy ENV1: Conservation Areas and heritage	In the first paragraph of the policy delete ‘and their settings’ and replace ‘other...assets’ with ‘listed buildings’ .	Accept as justified by the Examiner.
	Replace the initial part of the second paragraph of the policy with ‘Development proposals that involve the construction of new buildings or the demolition of existing buildings within the conservation areas or the demolition or part demolition of a listed building should provide a statement with the associated applications to set out:’	Accept as consistent with issues raised at Reg.14 & 16 consultation stages.
Policy ENV2: Important Views and Vistas	<p>Replace the policy with the following: Proposals for new development should take account of the relationship between Mattishall village and its surrounding hinterland.</p> <p>Proposals for new development should address any relationship or effect that it will have on the following views and vistas as shown diagrammatically on Figure 12:</p> <p>a) Approaching Mattishall along Norwich Road from the east; b) Approaching Mattishall along Dereham Road from the west; and c) View of Mattishall from Thynnes Lane from the south.</p>	Accept as justified by the Examiner.
	<p>Include the following additional supporting text at the end of paragraph 7.6: <i>Policy ENV2 sets out a policy approach to ensure that the relationship between the village and its hinterland is properly addressed in development proposals. The preparation of the Plan has also identified three important vistas. These are set out in the policy. It is expected that any development proposals that may impact on these vistas should take them into account. Where appropriate new development should either be designed, or arranged to safeguard the vistas identified and the contribution that they make to the setting of the village.</i></p>	Accept as provides supporting justification for policy.
Policy ENV3: Trees, hedgerows and boundaries	In the first paragraph of the policy delete ‘Given the...village’ . Replace ‘trees and significant’ with ‘Significant trees and’ .	Accept as justified by the Examiner.
	<p>Include the following additional supporting text at the end of paragraph 7.7 <i>Policy ENV3 sets out the Plan’s approach to safeguarding these important components of the local landscape. Significant trees are defined as category A and B trees as specified in BS 5837:2012 Trees in relation to design, demolition and construction.</i></p>	Accept as consistent with issues raised at Reg.14 & 16 consultation stages.

Policy ENV4: Open and Local Green Space	<p>Replace the policy with the following:</p> <p>'The open spaces identified in Figure 13 will be safeguarded for the contribution that they make to the character and appearance of the village. Proposals for built development on the identified open spaces will not be supported unless replacement provision is made of equal or greater value than the existing site.</p> <p>The playing field to the south of the School as identified on Figure 13 is designated as a Local Green Space. Development proposals within this local green space that will harm the permanent open character of the land will only be supported in very exceptional circumstances.'</p>	Accept as justified by the Examiner.
	<p>Include the following additional text at the end of paragraph 7.8:</p> <p><i>The open spaces shown in figure 13 are those included in the Breckland Open Space parish schedule 2015.</i></p>	Accept as provides supporting justification for policy.
Policy ENV5: Distinct villages	<p>Replace the policy with:</p> <p>'Development should respect and retain the generally open and undeveloped nature of the separation between Mattishall and Clint Green, Welborne, North Tuddenham and East Tuddenham. Development that would individually or cumulatively with other development substantially undermine the physical or visual separation of these settlements will only be supported where the harm would be clearly outweighed by the benefits of the proposed development.'</p>	Accept as justified by the Examiner.
Policy ENV6: Tranquillity and dark skies	<p>Delete 'Given the...dark skies'.</p>	Accept as consistent with issues raised at Reg.14 & 16 consultation stages.
	<p>Replace 'any' with 'Any' and 'this tranquillity' with 'the tranquillity of the Plan area' and 'the creation...light pollution' with 'obtrusive or insensitive lighting or excessive noise intrusion either by the operation of the development concerned or by associated transport impacts'.</p>	As above.
Policy ENV7: Protecting and enhancing the local environment	<p>Replace the policy with the following: (Re-order the policy so that the second part of the policy becomes the first part of the policy)</p> <p>'Proposed development on land within or outside the sites identified on figure 15 likely to have an adverse impact on their ecological importance (either individually or in combination with other developments) will not be supported. Where an adverse effect on the site's ecological importance is likely an exception will only be made where the benefits of the development, at the site concerned, clearly</p>	Accept as justified by the Examiner.

	outweigh both the impacts that it is likely to have on features of the site that make it of special scientific or ecological interest.'	
	In the first sentence of 7.12 replace <i>'green space, mostly farmland'</i> with <i>'located outside the built-up area of the village and is for the most part in agricultural use'</i> .	Agree as provides supporting Accept justification for policy.
	Include the following additional supporting text at the end of paragraph 7.14: <i>'Policy ENV7 provides a policy context to safeguard the key features of the local environment. It provides protection for the two SSSIs and the County Wildlife Site within the framework established by paragraph 118 of the NPPF. The first part of the policy also sets out a general presumption that other elements of biodiversity and ecological importance should be maintained and enhanced. Decisions will be made on planning applications on a case -by-case basis.'</i>	As above.
Policy ENV8: Walking, cycling and horse riding	Delete 'To improve...well-being' . Insert 'and appropriate to its layout and position within the village' between 'feasible' and 'for'.	Accept as consistent with issues raised at Reg.14 & 16 consultation stages.
	Include at the end of paragraph 7.16 <i>'Policy ENV8 sets out the Plan's approach that where appropriate new developments should provide improved access into the surrounding countryside. This will represent good planning and will have health and well-being benefits to the wider community'</i> .	Accept as provides supporting justification for policy.
Policy ENV9: Flood risk and drainage	Replace policy with the following: 'Any new development should give adequate and proportionate consideration to its likely effects on all sources of flooding and surface water drainage. Development proposals will be supported where they would: <ul style="list-style-type: none"> • Not increase the flood risk to the site or its wider setting from fluvial, surface water, groundwater, sewers or artificial sources; and • Have a neutral or positive impact on surface water drainage Proposals should incorporate any or all of the following measures insofar as they are applicable both to the site and to the development concerned: <ul style="list-style-type: none"> • The incorporation of sustainable drainage proposals with appropriate discharge locations; and • The priority use of permeable surfaces, rainwater harvesting and storage or green roofs and walls; and • The attenuation of greenfield surface water runoff rates and volumes within 	Accept as justified by the Examiner.

	<p>the development site boundary; and</p> <ul style="list-style-type: none"> • The provision of maintenance and management proposals of structures within the development including its sustainable drainage elements.' 	
Policy HOU1: Size of individual developments	<p>Replace the policy with: 'The neighbourhood area will deliver a minimum of 141 dwellings in the period up to 2036.</p> <p>Proposals for new dwellings within or adjacent to the village will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> • They are of a scale that is appropriate to the size of the village and its rural setting; • Where appropriate they create an attractive and well-landscaped interface with the surrounding countryside; • Their design and layout has regard to their immediate surroundings; and • They are in accordance with Policy ENV1 of this Plan' 	Accept as consistent with issues raised at Reg.14 consultation stages.
	<p>Delete paragraphs 8.7-8.10 and replace with the following: <i>'The Plan area has been identified to accommodate a minimum of 141 dwellings within the emerging Breckland Local Plan. That plan has an operational effect from 2011 to 2036. This Plan does not identify any specific housing sites or allocations. The Parish Council has concluded with Breckland Council that in all the circumstances the Local Plan is the best place for this activity to take place. The Plan reached its Preferred Site Options and Settlement boundaries stage in October 2016 and identified two preferred housing sites. One is at the western end of the village off Dereham Road and the other is a site on Norwich Road to the east of All Saints Church.</i></p> <p><i>Significant progress has already been made in achieving the minimum delivery figure since 2011. At the end of March 2017 21 dwellings had already been constructed. Commitments also exist for another 54 dwellings through sites with planning permission. At the same time, there were two current planning applications which together, if approved, would contribute a further 73 dwellings. One of these sites was for the development of the preferred housing site in the emerging Local Plan off Dereham Road (for 50 dwellings).</i></p> <p><i>In all these circumstances Policy HOU1 sets out a positive context within which future planning applications can be considered. It sets out the need to deliver the minimum</i></p>	Accept as provides supporting justification for policy, except to reinstate para 8.7 as it also provides some supporting justification for the amended policy (see text below).

	<p><i>strategic target. It also identifies the criteria against which future proposals will be considered.</i></p> <p><i>This policy also needs to be read with other policies in the Plan. One of the criteria identifies the relationship between any proposals in the village centre and their impacts on the two designated conservation areas (Policy ENV1). Another important component will be the consideration of any proposals with regards to their impact on the distinction between Mattishall and its surrounding settlements. This is reflected in Policy ENV5. This is an important factor that reflects the setting of the village in its wider agricultural hinterland.'</i></p>	
	Residents felt strongly that large housing developments were not to be encouraged in Mattishall. Of the people who responded to consultation, 52 per cent supported small developments (of 1-12 dwellings), 27 per cent supported medium sized developments (of 13-24 dwellings), and 16 per cent supported a mixture of development sizes.	Reinstated para 8.7
	Delete paragraph 1.7 Add the following sentence at the end of paragraph 1.6: <i>Policy HOU1 and its supporting text (in Section 8 of this Plan) identify the mechanisms by which this strategic growth will be delivered. It also provides a context to the housing completions and commitments at the time of the preparation of the examiner's report.</i>	Accept as provides supporting justification for policy.
Policy HOU2: Phasing of Development	Delete Policy.	Accept as consistent with issues raised at Reg.14 & 16 consultation stages
Policy HOU3: Housing Types	In the second paragraph delete ' d. Plots for self-build '. Insert a third paragraph in the policy to read: Proposals that incorporate plots for self-build development will be supported.	Accept as consistent with issues raised at Reg.14 consultation stage.
Policy HOU4: Affordable Housing	Replace the first part of the policy with: New residential development should provide affordable homes to Breckland Council standards. In the second part of the policy delete ' and starter homes ' and insert ' and ' between ' shared ownership ' and ' shared equity '. In the third part of the policy delete the first sentence. In the second sentence replace ' local lettings cascade ' with ' affordable housing policy ' and delete ' including the ...lettings '.	Accept as consistent with issues raised at Reg.14 & 16 consultation stages.
Policy HOU5: Village	Replace the first part of the policy with the following:	Accept as justified by the Examiner.

Character	'Proposals for new residential development will be supported where they complement and enhance the historic and rural character of Mattishall and its landscape setting.'	
Policy HOU6: High quality and energy efficiency	In the second part of the policy replace 'are encouraged' with 'will be supported' . Delete the third part of the policy. Replace the fourth part of the policy with 'Insofar as planning permission is required proposals for home working or the incorporation of home office space within new dwellings will be supported' .	Accept as justified by the Examiner
Policy HOU7: Building for Life	Delete policy.	Accept as justified by the Examiner.
Policy HOU8: Single dwellings, alterations and extensions	Insert 'Subject to other policies in the development plan' at the start of the policy'. In criterion b. replace 'in terms ...accessibility' with 'taking account of its accessibility to shops, services and other community facilities in the village' .	Accept as consistent with issues raised at Reg. 16 consultation stages.
Policy HOU9: Parking Spaces for new policies	Replace 'sufficient' with 'to development plan standards' .	Accept as consistent with issues raised at Reg.14 & 16 consultation stages.
	Include the following additional supporting text at the end of paragraph 8.22: <i>Policy HOU9 translates this community concern into a policy. It requires that off road parking is provided to development plan standards. At this point, this is Policy DC 19 of the Core Strategy 2009 and its Appendix D.</i>	Accept as provides supporting justification for policy.
Policy COM1: New Community Facilities	The policy meets the basic conditions.	Accept as justified by the Examiner.
Policy COM2: Community facility change of use	Insert the following at the start of the policy 'Insofar as planning permission is required' . Replace 'be resisted' with 'not be supported' .	Accept as justified by the Examiner.
Policy COM3: Medical facilities	Replace the second sentence of the policy with: 'Any redeveloped or relocated facilities should provide convenient and safe accessibility for pedestrians and public and private transport users' .	Accept as justified by the Examiner.
	Insert additional text at the end of paragraph 9.9: <i>'Planning contributions will be sought from major developments towards the development of medical facilities in accordance with Breckland Council policies in place at the time of the determination of the applications concerned.'</i>	Accept as provides supporting justification for policy.
Policy COM4: Early years and	Delete 'to ensure...locally' .	Accept as justified by the Examiner.

school expansion		
	Insert additional text at the end of 9.10 to read: <i>'This will help to ensure that all Mattishall children will be able to have a place at the Primary School. This is seen as an important component in the community functioning of the village both in its own right and as a Local Service Centre'.</i>	Accept as provides supporting justification for policy.
Policy COM5: Supported living and care facilities	The policy meets the basic conditions.	Accept as justified by the Examiner.
Policy ECON1: New businesses and employment	Replace the policy with: 'Proposals for new business development will be supported subject to the following criteria: <ul style="list-style-type: none"> • The design is responsive to the scale and character of the locality of the site; • The development can be accommodated without significant adverse impacts on the local environment and the amenities of local residents; and • The development can be satisfactorily accommodated within the local road network' 	Accept as consistent with issues raised at Reg.14 & 16 consultation stages.
	Insert new supporting text at the end of paragraph 10.9 to read: <i>'New business development will enhance employment opportunities and the long-term viability of a dynamic community.</i>	Accept as provides supporting justification for policy.
Policy ECON2: Agricultural businesses	Replace the policy with the following: 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.	Accept as justified by the Examiner.
Policy ECON3: Home-based and small businesses	Replace the policy as follows: 'Insofar as planning permission is required proposals for the development of home based and small businesses will be supported Proposals for the development of business incubator uses, office facilities, training facilities or live work units that would assist in the safeguarding, extension or diversification of home based or small businesses will be supported. In all cases the proposed development should be appropriate to the character of the Plan area in terms of design, should provide the appropriate car parking to development plan standards and should not have an unacceptable impact on the capacity of the local highway network'.	Accept as consistent with issues raised at Reg.14 consultation stages.

Policy TRA1: Safe and sustainable transport	Replace 'should' with 'will be supported where they can' and 'there is' with 'they have' . In criterion c. delete 'adequate' and insert 'to development plan standards' after 'parking' .	Accept as justified by the Examiner.
Policy TRA2: Public parking	Replace the policy with the following: 'Proposals for the delivery of new public car parking facilities in the village centre will be supported where they would preserve or enhance the character and appearance of the Church Plain conservation area. Proposals for the development of new community facilities in the village centre or for the extension of existing facilities should provide off street car parking spaces to development plan standards.'	Accept as consistent with issues raised at Reg.16 consultation stages.
Policy TRA3: Broadband and mobile facilities	Insert at the start of the policy 'Subject to the provisions of other policies in the development plan' and delete 'provided.... Plan' .	Accept as justified by the Examiner.
Policy TRA4: Broadband and mobile connection	Not addressed by Examiner	