

## MATTISHALL NEIGHBOURHOOD PLAN REVIEW

### MATTISHALL PARISH COUNCIL'S RESPONSE TO THE EXAMINER'S CLARIFICATION NOTE

#### DISCUSSED AND AGREED AT MATTISHALL PARISH COUNCIL MEETING ON 2 DECEMBER 2024

Mattishall Parish Council welcomes the Examiner's supportive comments on the Mattishall Neighbourhood Plan Review. Mattishall Parish Council has planned positively to respond to changes in national policy and associated best practice. We are pleased that the Examiner has recognised that our revised Neighbourhood Plan has been updated to reflect both national and local policy and is underpinned by robust and appropriate evidence.

This report sets out Mattishall Parish Council's response to the clarification note.

#### **General Comment**

*The information at the end of each policy about the way in which it has changed from the made Plan is very helpful for examination purposes.*

*Nevertheless, does the Parish Council intend to retain these elements of the Plan if it is made (and at which point the comparison would be academic)?*

The intention of the 'boxes' and the tracked changes within the Plan has been to set out clearly to residents and stakeholders the proposed difference between the revised plan and the made Plan. The Parish Council would prefer to remove the boxes – 'How does the policy compare to policy x' and make the highlighted changes set out in the Plan when the Plan is a Made Plan.

#### **Policy MNP ENV2**

*The updates to the policy are appropriately underpinned by the details in Appendix 3. It would be helpful if the Parish Council explained how was the survey work undertaken?*

The value of views and vistas was highlighted in early community engagement and consultation in December 2022 and January 2023. In April 2023, the Parish Council reported that 70% of those who responded to a questionnaire stated that they were aware of important views and vistas. The responses provided a 'long list' of views and vistas that the community considered should be considered as part of the Neighbourhood Plan Review. (See Summary of responses to Questionnaire – Drop in event 24<sup>th</sup> April 2023).

In evaluating the appropriate methodology to review these suggested views and vistas, the Parish Council undertook pre-site assessment work which involved consideration of written material and/or discussions with CPRE Norfolk (Mattishall Parish Council is a member organisation); Norfolk Wildlife Trust; The Open Spaces Society; and our planning consultants.

A team comprising members of the Neighbourhood Plan Steering Group supported by residents undertook the survey work. Each potential site was carefully assessed during site visits noting the key landscape features, whether there were public rights of way and the contribution the view made to the sense of place. The Steering Group was also cognisant of the village characteristics and landscape features which highlighted key views and vistas in the Mattishall Design Guidance and Code Report 2022.

Where publicly accessible, the sites were thoroughly observed from different vantage points. The Neighbourhood Plan Steering Group subsequently considered all site observation information. The Steering Group wrote up and presented the observations within the policy and appendix 3 of the Regulation 14 consultation.

The survey team included a professionally qualified Town Planner with over 30 years of Local Government experience. Another team member has attended several workshops and training sessions with both the Kent Wildlife Trust and Norfolk Wildlife Trust.

#### **Policy MNP ENV4**

*The updates to the policy are appropriately underpinned by the details in the Local Green Spaces Assessment. Proposed Local Green Spaces 4 and 5 have attracted considerable comment. It would be helpful if the Parish Council responded to these comments.*

The Parish Council is satisfied that the evidence submitted with the Plan demonstrates that the Local Green Spaces comply with the assessment criteria in NPPF which are necessary to identify the sites as Local Green Spaces. The Parish Council is satisfied that the sites will continue to be valuable to the community and will endure beyond the end of the Neighbourhood Plan period.

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 site survey work.

The Parish Council is mindful of the current review of the Breckland District Council Local Plan (paused). 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 Breckland District Council, through an open invitation process, sought proposals for sites to be designated as Local Green Spaces.

Separately, Mattishall Parish Council undertook an assessment of sites within the parish using the criteria set out in the NPPF and the Breckland District Council advice note. Sites were identified and formally submitted to Breckland District Council for consideration as Local Green Spaces. In the case of each site, the Parish Council submitted a clear justification as to how each site met the required criteria. The result is a comprehensive assessment for each site that meets criteria set out in the NPPF and has been demonstrated by providing a clear rationale, and robust and proportionate evidence.

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.

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.

The Parish Council's response to the representations on Local Green Spaces 4 and 5 are set out in the appendices below:

Appendix 1: LGS 5 Marrons / Bellway

## Appendix 2: LGS 4 Landowner

### **Policy MNP HOU1**

*The general updates to the policy are appropriate. I note that the update to the policy box advises that the inclusion of last bullet point is intended to future proof the plan if the Local Plan Review results in a new site being allocated in Mattishall as part of the Local Plan. However, is it appropriate for the Plan to seek to influence the contents of an emerging Local Plan on the scale and nature of new development in the parish?*

It is not the intention that the submitted Plan should seek to influence the contents of any emerging Local Plan with regard to the scale and nature of new development. Policy HOU1 seeks to ensure that the Neighbourhood Plan reflects national planning guidance, the policies within any adopted Local Plan and the views of the consulted local community.

The Parish Council also considers that it is important to ensure that the spatial strategy in the Plan does not become out of date or ineffective should the review of the Local Plan propose strategic housing sites outside the existing settlement boundary. The purpose of bullet point 3 in section 2 of HOU1 recognises that the Neighbourhood Plan is operating in a dynamic planning framework.

### **Policy MNP HOU3**

*This is a very good policy which provides a local iteration of national and local policies on design. Plainly design is universally important. However, I am minded to recommend that the first part of the policy incorporates a proportionate element. This will acknowledge that the Design Guide and Code will have a greater impact on any larger developments. Does the Parish Council have any comments on this proposition?*

Please note that since the Plan was submitted, Breckland District Council has adopted the Breckland Design Guide as an SPD. Mattishall's Design Guidance and Code has been prepared in parallel to the development of the District's Design Guide and is entirely complementary and consistent with it.

Paragraph 8.35 of the Plan states that the requirements of the Design Guidance and Code should be met, where applicable for every development proposal. The Parish Council acknowledges the point about proportionality and accepts that some qualification may be appropriate as set out in paragraph 8.35 of the Plan. The Parish Council would suggest that if the Examiner is minded to qualify the requirement, proportionate may not be an appropriate wording as it may suggest that minor developments such as extensions, boundary treatments etc may not need to consider the Guidance. The Parish Council considers that a more appropriate amendment would be to include 'where relevant' to the first sentence of HOU3. The sentence would read "A design-led approach should be taken for all future development, where relevant to the proposal."

### **Policy MNP HOU5**

*The second and third parts of the policy read as supporting text rather than as land use planning policies. Please can the Parish Council advise on its thinking?*

The drafting of this Policy HOU5 was intended to emphasise the importance of meeting best practice guidance around "Net Zero" and sustainability. The Parish Council considers that the policy itself should direct applicants to best practice. However, the Parish Council recognises that it may be more appropriate as supporting text.

The Parish Council considers that the requirement for a Sustainability Statement is consistent with approaches taken to other evidenced based documents which are required as part of a development application (Housing Market Assessments, Viability Assessments, Landscape Character Assessment etc set out in the Local Plan). The approach is also consistent with other recently adopted Neighbourhood Plans (e.g. [Soham and Barway Neighbourhood Plan November 2024](#) and the [Lavenham Neighbourhood Plan revision](#)). The Parish Council considers that adding 'As appropriate to their scale and nature,' to the first sentence in part 3 of the policy would address the Examiner's concerns.

## **Policy MNP ECON2**

*The first of the two new criteria will (directly or indirectly) prevent competition between existing and proposed new businesses. This would not have regard to national policy. I am minded to recommend that the first criterion is modified so that the scale of the operation relates to the nature of the existing business and the location of the site. Does the Parish Council have any comments on this proposition?*

The Parish Council is mindful of Local Plan Policy EC 06 which amongst other criteria states that proposals for agricultural diversification are subservient to the main agricultural use of the farm and the scale and nature of the diversification are appropriate for the location. The Parish Council would not wish to duplicate policies set out in the Local Plan.

The policy seeks to ensure that the impact upon the vitality and viability of existing services and facilities in the settlement is considered as part of any proposal for agriculture related businesses. The Parish Council is mindful of Mattishall's role as a Service Centre and paragraph 97 of NPPF – parts c and d which seek to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; and ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community. Additionally, paragraph 88 of NPPF part d seeks the retention and development of accessible local services and community facilities such as shops.

To ensure that the Plan is positive framed in accordance with national policy the Parish Council suggests the following wording:

- would not significantly harm the vitality of shops and services located within Mattishall's settlement boundary

## **Policy MNP TRA1**

*The general updates to the policy are helpful. However, does the third part of the policy bring any added value to national and local planning policies? In short, is it necessary?*

The intention of part 3 of TRA1 is to reinforce the policy emphasis in point 2 (particularly parts b and c). However, given the emphasis in NPPF paragraph 114 the Parish Council accepts that part 3 may be considered unnecessary in policy and would recommend that the sentence is relocated to the supporting text.

## **Representations**

The Parish Council has carefully considered all the representations made to the submitted Plan. The Parish Council's comments are set out in the attached appendices:

Appendix 1: Marrons / Bellway (representation 11)

Appendix 2: Landowner Site 4 (representation 7)

Appendix 3: Norfolk County Council (representation 14)  
Appendix 4: Breckland District Council (representation 9)

The Neighbourhood Plan Steering Group has considered all the comments made in response to the Examiner's Clarification and the Parish Council has formally agreed them at its meeting on 2<sup>nd</sup> December 2024.

Additionally- the Parish Council has noticed an error in Appendix 2 Listed buildings in the Parish and non- designated heritage assets.

NDHA Ref 4 (Mill House and Mill) should be indicated to meet criteria:

- a) Age
- b) Rarity
- f) Historical association
- h) Landmark status

The Parish Council is happy to provide further clarification if necessary and to submit its response in a different format if that would be helpful.

## **Appendix 1 - Marrons, representations on behalf of Bellway Homes, Regulation 16.**

### **Policy MNP ENV2: Important Views and Vista - View 4 – From public footpath in field bordered by Thynnes Lane and Welgate**

Throughout the preparation of the Plan review the Parish Council has taken great care to bring greater clarification and refinement to the policies forming the made plan of 2017. Our robust approach to testing and identifying views and vistas is detailed in the response to the Examiner above. This is evident in the approach to Policy ENV2 Important views and Vistas where a number of additional proposed locations were identified as a result of the community engagement and consultation process. View 4 (Para 7.18) has been refined to more accurately describe this important view and we would not agree with Bellway Homes' conclusions that the view is limited. The Parish Council considers View 4 should be retained as it provides:

- Views across fields towards open countryside
- Landscaping provided by tree belt that reaches taller than the houses and therefore providing visual screening
- Key off-road route from West to East end of village on Public Footpath.

As stated above, ENV 2 View 4 is now accurately described at Paragraph 7.18. For clarity, the description given in Appendix 3 'Assessment of important views and vistas' should be amended to read:

View 4: Farm Field with public footpaths bordered by Thynne's Lane and Welgate. Views looking east and south.

A locally valued view from the public footpaths (a popular rural walking route) looking across open countryside.

Key contributing features to a sense of place are:

- Views across field towards open countryside
- Landscaping provided by tree belt that reaches taller than the houses and therefore providing visual screening.
- Key off-road route from west to east of village on Public Footpaths.

It is acknowledged that Appendix 3 would benefit from more accurate photographs, which can be included if necessary.

It is important to note that policy ENV2 does not preclude development – it requires development to respect and not adversely impact its key features.

### **Policy MNP ENV4: Open and Local Green Space**

The Parish Council is satisfied that the proposed Local Green Spaces appropriately comply with the tests in the relevant paragraph of the NPPF. The proposed designation meets the basic conditions.

Local Green Space 5 is in close proximity to the community it serves being immediately adjacent to Thynnes Lane, Welgate and Cedar Rise and crossed by PROW giving access to other parcels of land to the south and east.

The site is a contained field with some valued mature hedgerows. It is a clearly defined site, well related to the village, local in character, and is not regarded as an "excessive tract of land".

The site is demonstrably special to the community for its contribution to recreation, tranquility and richness of its wildlife.

Breckland District Council's recent refusal of outline residential planning at Willow Close immediately adjacent to site 5 (3PL/2023/0924/O) provides further evidence of this site's importance in terms of wildlife. In refusing planning permission, Breckland District Council's report referred to the application site's likelihood to have "a significant effect on The Breckland Special Protection Area (SPA) which is classified for its populations of Stone Curlew, Woodlark and Nightjar, and/or Breckland Special Area of Conservation (SAC), which is designated for its heathland habitats." .."there is also a SSSI within 1.1km of the application to the northwest of the application site. Furthermore, there are pre-existing ecological features onsite and surrounding the site that need to be considered especially with regards to the potential of Great Crested Newts, which are a European Protected Species. Natural England were subsequently consulted as part of the application and regarded the proposal to potentially affect European Sites vulnerable to nutrient impacts." "Furthermore, they state that the application site falls within the zone of influence for one or more European designated sites".

It affords views out to the south of the village linking the village to its agricultural and rural landscape. The value of the view is recognised in the Plan.

Through the plan preparation process the "beauty" of this site has been identified as its visual attractiveness and its contribution to the rural landscape adjacent to the village settlement. The site contributes to the very character and setting of the village. This site is special in that it makes an important contribution to Mattishall's sense of place - the link between the village built form and the natural countryside beyond.

The existence of the PROWs dissecting this site make this an especially important recreational resource for our village residents. These are much used public footpaths which contribute enormously to the health and wellbeing of the village. The agricultural use of the site and the immediate and easy access to countryside assets are the special features of this site. Additionally, it affords pedestrian links via PROW to other Local Green Spaces (LGS 6) and to the wider PROW network.

As part of the community engagement, 84% regarded this site as being highly important.

It has been demonstrated that the proposed LGS site is of special importance to the residents of Mattishall and that the proposed designations would accord with the more general elements of the NPPF, being consistent with the local planning of sustainable development.

The Parish Council considers that the designation of Site 5, Thynne's Lane as a Local Green Space is fully consistent with the local planning of sustainable development as set out in NPPF Paragraph 105. The Parish Council believes that the LGS designation is capable of enduring beyond the end of the Plan period. This is a particularly important site to the Mattishall community.

This Neighbourhood Plan has been appropriately prepared in the context of the 2023 NPPF and adopted Local Development Plan. Through the Plan, the Parish Council has evidenced that Mattishall has exceeded its housing allocation and will continue to contribute to meeting the housing needs of Breckland District. The submitted plan includes a Spatial Strategy and a range of Housing policies which will not limit the potential to deliver sustainable development. Policy HOU1 has been carefully prepared to "future proof" the plan should housing allocations change as a result of the Local Plan review.

Breckland District Council has published its Preferred Options Local Plan Review Document. The consultation ended on 15th July 2024. The site at Thynnes Lane is not identified in the consultation as a preferred housing allocation.

It is clear that, at this consultation stage of the Local Plan Review, Breckland District Council has not considered this site to be a “strong candidate” for development. The potential residential development assertions made by Marron/Bellway are purely speculative. The Parish Council recognises that decisions on the level of provision for additional growth at Local Service Centres, including Mattishall will need to be tested for soundness through a Local Plan Examination. However, at this stage there are no indications to suggest this site is required to meet housing requirements in the district. The Parish Council considers that the site will endure beyond the plan period and supports the sustainable growth of Mattishall.

On a specific point raised by Bellway. NPPF Paragraph 105 specifically states that LGS designation through neighbourhood plans “allows the communities to identify and protect green areas of particular importance to them”. The Parish Council is not clear to which ‘qualified body’ the representation refers. The Parish Council is the Qualifying Body in respect of the Neighbourhood Plan.

For information, the team of people conducting the LGS assessments (Neighbourhood Plan Steering Group members supplemented by local residents) included a qualified Town Planner with over 30 years professional experience and a resident who has attended several workshops and training sessions with both the Kent Wildlife Trust and Norfolk Wildlife Trust.

The Parish Council’s approach to Policy ENV4 has been to identify and evidence sites appropriate for LGS designation. The Parish Council considers the Thynne’s Lane site to satisfy the requirements for LGS designation and meets the NPPF criteria.

### **Policy MNP HOU1: A Spatial Strategy for Mattishall**

As detailed above, the submitted Plan demonstrates that it is compliant with the Local Plan’s current housing requirements. Section 8 of the submitted Plan and Policy HOU1 demonstrates that the Parish Council has prepared the Plan positively and proactively.

The Parish Council has undertaken the preparation of this Neighbourhood Plan in close communication with Breckland District Council through regular meetings and consultation events. The submitted Plan demonstrates that the Parish Council is fully aware of the position with the Breckland Local Plan review (paused) and the Government’s consultation on possible revisions to the NPPF. How these revisions will impact on Breckland is not yet known. The Neighbourhood Plan must be assessed against the existing strategic framework provided for in the Adopted Local Plan.

Establishing where any future district wide growth should appropriately be located is a matter to be considered through the review of the Local Plan.

The Parish has an ageing population with 32% of the population over 65. At least 34% of households have at least one person in the household registered as disabled. It is unlikely that the demand for accessible accommodation would be met through sheltered housing or other bespoke housing for older people. Therefore, it is important that the Plan seeks to secure accommodation to meet the needs of an ageing population. The approach is consistent with that taken in other made Neighbourhood Plans.

The Parish Council does not consider Policy HOU2 to be at conflict with NPPF or national guidance. The Policy accepts that there may be instances where the standard cannot be met, but that in these cases they should be evidenced by a financial appraisal.

## **Policy MNP HOU5: Sustainable Design and Construction**

The submitted Plan clearly sets out the rationale behind the introduction of Policy HOU5. The Parish Council thoroughly consulted on the Plan's Vision and Aims. Aim 2 explicitly states that the community of Mattishall acknowledges Breckland District Council's declaration of a climate emergency and that this plan seeks to support the UK's commitment to net-zero by 2050.

The proposal at Criterion 1 (HOU5) is worded to support a decision-maker in ensuring that appropriate steps have been taken.

Indeed, the Parish Council views the requirements of HOU5 to be entirely consistent with Bellway's own Climate Change Policy.

The Parish Council considers the wording of Policy HOU5 to be wholly appropriate. Marrons/Bellway have not submitted any evidence or supplementary material to suggest that the policy should be revised or deleted. The Policy should remain within the plan.

The Parish Council has drafted Criterion 3 to ensure that developers are clear (at the plan policy stage) of the required elements to be included in any design and access statement accompanying a development application. The criterion is fully consistent with the Government's and Breckland District Council's sustainability objectives.

## **Appendix 2 – Response to comments submitted at Regulation 16 Consultation (Landowner LGS Site 4)**

### **Policy MNP ENV4: Open and Local Green Space**

Mattishall Parish Council has contacted and consulted all Landowners at the appropriate stage during plan preparation. The Parish Council has carefully considered all comments received.

The Parish Council has undertaken the assessment of this site as a proposed LGS in accordance with the requirements of the NPPF.

Local Green Space 4 is in close proximity to the community it serves being immediately located to the south of Dereham Road and Rayners Way.

The site is clearly defined, well related to the village, local in character, and is not an “excessive tract of land”.

The site is highly valued for its wildlife including seasonal nesting birds, roosting site for Pipistrelle bats, mature trees – range of broadleaf and conifer, bounded by wildlife rich hedgerows. An Inspector considering an appeal on the site concluded that ‘I am unable to conclude that it would not lead to harm to protected or priority species and habitats’.

The Parish Council acknowledges that there are three trees with TPOs on the site with an additional TPO designated tree immediately adjacent to the site (Ref 2005 No.21 T1, T2, T3, T4)

The Plan can be amended to correct this error.

The site is demonstrably special to the community for its contribution to beauty. It should be noted that regrettably a number of the site’s trees were felled in August 2024, but that the key characteristics of the site are set out in detail in the “Open Spaces Assessment” submitted at Regulation 16 stage.

The site has enormous visual importance to the residents of the village- a natural space with attractive clusters of trees. It forms a pleasant view of a former farmhouse and associated agricultural buildings from both Rayners Way and Dereham Road and is an important green space within the built residential area of the village. 66% of respondents felt this was an important “Beauty” site.”

The Parish Council considers this site to be demonstrably special to the local community and worthy of LGS designation.

## **Appendix 3 Norfolk County Council Comments on the: Mattishall Neighbourhood Plan (Reg 16)**

### **Policy MNP ENV4**

The Parish Council does not regard it as helpful to amend Policy MNP ENV4 in the way suggested by Norfolk County Council. The Parish Council considers the wording at paragraph 2 to be compatible with the requirements of the NPPF. Different wording is not required in respect of Site 6 School Playing Fields.

### **Policy MNP ENV9: Flood Risk and Drainage**

The Parish Council notes and welcomes the comments on behalf of the County Council as Local Lead Flood Authority, particularly in respect of Policy MNP ENV9: Flood Risk and Drainage. We would highlight that the submitted Plan does contain mapping for fluvial flood risk (Map 15) and Surface water flooding (Map 16)

Hyperlinks are provided for:

Environment Agency, Long Term Flood Risk (Para 7.56)

Norfolk County Council LLFA (Para 7.60)

However, further links can be added if considered appropriate.

If appropriate the Parish Council can update the Plan to include reference to the latest version of the LLFA Developer Guidance document. Additionally, the Parish Council can include reference to Norfolk County Council LLFA Statutory Consultee for Planning: Guidance Document Version 6.1 within the Plan if considered necessary.

### **Policy HOU5: Sustainable Design and Construction**

The Parish Council notes the support of the Norfolk Fire and Rescue Services for Policy HOU5: Sustainable Design and Construction.

### **Policy ENV4 locations 8 & 9**

For the avoidance of doubt, the Highways Authority objection is referring to Map 8 "Protected Open Space". Locations 8 and 9 are existing Protected Open Spaces.

Policy ENV4 safeguards the Junction of Dereham Road and Parkers Road as Protected Open Spaces NOT Local Green Spaces. This location is included in a current policy of the made Plan. The Parish Council recognises that the land is within the highway and any future highway operations should be consistent with Local Plan policy ENV 04

**APPENDIX 4 Breckland Council comments for Regulation 16 Consultation and Mattishall Parish Council's response**

Page and Policy/ Paragraph No	BDC Comment	BDC Suggested Amendments	Mattishall Parish Council comments
1.6	<p>The Government has published a draft NPPF alongside new mandatory housing targets that if adopted will require the District Council to make new allocations for development within Breckland. This may include Mattishall parish and the Council considers that this should be highlighted in this Neighbourhood Plan to set out the latest position.</p> <p><b>Justification</b> To ensure that the local community is aware of the review of the Local Plan and the possible need for Mattishall to accommodate new development</p>	<p><b>ADD TO 1.6:</b> The District Council is currently reviewing its Local Plan. This Review will need to reflect the emerging changes to the National Planning Policy Framework and any new mandatory housing targets that will need to be met within the District. This may require new allocations to be made within Mattishall Parish</p>	<p>The Parish Council accepts that Breckland District Council's position with its Local Plan has advanced since the Introduction was written. However, the Local Plan review is currently paused whilst it awaits the outcomes of the NPPF consultation and changes to the housing target methodology. (November 2024).</p> <p>The purpose of paragraph 1.6 is to identify that the current housing target for Mattishall has been met. Paragraph 8.8. of the Plan clarifies that the Council is preparing a Local Plan Review which will include new allocations. It is inappropriate for this Plan to identify that the allocations to meet the need to 2046 may be in Mattishall ahead of that Review process.</p> <p>A more accurate addition to 1.6 would be: "Breckland District Council is preparing a Local Plan Review to cover the period</p>

Page and Policy/ Paragraph No	BDC Comment	BDC Suggested Amendments	Mattishall Parish Council comments
			<p>2021 to 2046.</p> <p>This review will include new allocations for development to comply with the relevant National Planning Policy Framework and any other statutory requirements.”</p>
<p>Objective 6 (Housing and the Built Environment)</p>	<p>It may not be possible for all future new developments to be near the village Centre. The new Local Plan may include allocations for new development within Mattishall on the edge of the village.</p> <p><b>Justification</b> To ensure that future development is well related to the built form of the village and well connected to local services and facilities</p>	<p>Objective 4: To ensure that future development is near to the village centre so that our community does not need to rely on cars to access services and facilities. Development located elsewhere in the village should be well related to the built form of the village and where possible include safe pedestrian and cycle links to local facilities</p> <p>Objective repeated before para 8.1</p>	<p>The Objectives of the Neighbourhood Plan are stated at paragraph 5.3 to have been developed “to achieve the Aims and deliver the Vision in a sustainable way”. They (the Objectives)..”provide a starting point for the delivery of policies” and are positively planned.</p> <p>Appropriate policies have derived from the Objective. The Parish Council considers that the amendments seek to amend the objective to a policy style and therefore no change to Objective 4 is required.</p>
<p>MNP ENV4: Open and Local Green Space</p> <p>Site 4: Rayners Way / Dereham Road, Mattishall</p>	<p>The District Council proposed this site as a LGS in its Regulation 18 Draft Local plan based on the information provided in the Assessment accompanying this Neighbourhood Plan. Following Regulation 18 consultation on the Draft Breckland Local Plan, an objection was made in respect of this site being proposed as a LGS. The Council has considered this objection and does no longer</p>	<p><i>Delete site 4 from the LGS</i></p>	<p>The Parish Council has dealt with the identification of the site as a Local Green Space in detail in Appendix 2.</p> <p>Mattishall Parish Council proposed the site as a Local Green Space as part of the Local Plan “Call for Sites (LGS)” process.</p>

Page and Policy/ Paragraph No	BDC Comment	BDC Suggested Amendments	Mattishall Parish Council comments
	<p>consider that the site should have this designation.</p> <ul style="list-style-type: none"> <li>• The land is a private garden and is not considered to be open land and there is no public access to the land</li> <li>• The land is adjacent to the main Dereham Road and cannot be considered as tranquil (It scored the lowest of the sites included in the LGS Assessment)</li> <li>• There is already TPO protection for trees on the site.</li> <li>• The richness of wildlife is uncertain. An Ecology Survey Report considered at a 2022 planning appeal<sup>1</sup> concluded that there remains uncertainty with regard to the potential of the site to provide habitat to reptiles and that further survey work be carried out in relation to bats and that no bats were confirmed as using trees within the site for roosting purposes.</li> <li>• It is understood from the landowner that the site is not a wild meadow but forms part of their private garden</li> <li>• It is understood that the landowner is preparing a new planning application for residential development following a refusal of permission in 2023. Whilst the District</li> </ul>		<p>To correct the statement made by the District Council:</p> <ol style="list-style-type: none"> <li>1. The land is not a private garden.</li> <li>2. Local Green Space designation does not require the land to be accessible by the public.</li> <li>3. The land is demonstrably special to the village community and holds a particular local significance. The Parish Council has provided evidence that it fulfils more than one of the necessary criteria.</li> <li>4. Only some of the site's trees are subject to TPOs. Regrettably, four significant trees have been felled in August 2024.</li> <li>5. In relation to wildlife and ecology, the LPA makes reference to a 2022 planning appeal. In dismissing the appeal, the Inspector concluded that "the proposed development would not be acceptable in respect of flood risk, and I am unable to conclude that it would not lead to harm to</li> </ol>

<sup>1</sup> Appeal Ref: APP/F2605/W/22/3301662 Land to the West of Rayners Way, Mattishall, Dereham NR20 3NQ

Page and Policy/ Paragraph No	BDC Comment	BDC Suggested Amendments	Mattishall Parish Council comments
	<p>Council will consider any new application objectively, if a new proposal was considered acceptable then this proposed designation could be seen as an attempt to block possible future development on a site within the built up area of the village on land that does not meet the requirements for designation as LGS for the reasons set out above. If any future application were to be refused then the site would remain undeveloped but would still not meet the criteria for LGS designation.</p> <ul style="list-style-type: none"> <li>It is also noted that the landowners have also objected to its inclusion within the Neighbourhood Plan and that these objections do not appear to have been addressed.</li> </ul> <p><b>Justification</b> The site does not meet the criteria required for its inclusion as LGS</p>		<p>protected or priority species and habitats.” The Parish Council analysis is that there is demonstrable richness of wildlife on this site.</p> <p>6. The Parish Council has no knowledge of a further planning application and none has been submitted. Residential applications on this site have previously failed and have been dismissed on appeal.</p> <p>7. The Parish Council has fully addressed the Landowner’s objections which are contained in Appendix 14 of the Submitted Plan documents.</p>
<p>MNP ENV4: Open and Local Green Space</p> <p>Site 5: Thynne’s Lane</p>	<p>The District Council has begun a Full Update to the adopted Local Plan</p> <p>The Council notes that this site was submitted to the Call for Sites as being suitable for development. It was also proposed for designation</p>	<p><i>Delete site 5 from the LGS</i></p>	<p>A detailed response to the identification of this site has been made in Appendix 1.</p> <p>The Parish Council, following detailed</p>

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	<p>as a Local Green Space.</p> <p>In the Regulation 18 Draft Local Plan (2024) the site was not allocated for development nor was it identified as a Local Green Space.</p> <p>The Council is aware of the current consultation on a new NPPF including a proposed new mandatory housing requirement for Breckland of 917 dwellings per annum, a 39% increase on the current figure provided for in the Regulation 18 Plan of 661 dwellings per annum. The Council has paused work on the Local Plan pending the final outcome of the new NPPF and housing figure. However, it is clear that if a new annual housing requirement similar to that currently being proposed is imposed on the District this will require a significant of the development strategy and significantly greater number of new allocations for development than previously made.</p> <p>Therefore the Council is concerned that the identification of this site as LGS at this time could be seen as an attempt to block possible future development on a site on the edge of one of the more sustainable villages within the District.</p> <p>The Council is aware that representation have also been made on behalf of a major housebuilder that consider the site as suitable for development and</p>		<p>community consultation, has submitted Site 5 in good faith as a proposed Local Green Space. There is certainly no intention to “block” future development. The Parish Council has undertaken a robust and appropriate assessment of the site using the NPPF guidance. The argument that LGS designation can be seen as an attempt to block development could be made for any proposed LGS site. Indeed, it suggests that the Neighbourhood Plan process should not include any Local Green Spaces on the basis that it might preclude future development in Mattishall.</p> <p>The site is not identified as a housing allocation in the preferred options consultation. The potential residential development assertions made by Marron/Bellway and the District Council are purely speculative. The Parish Council recognises that decisions on the level of provision for additional growth at Local Service Centres, including Mattishall will need to be tested for</p>

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	<p>also questions the sites suitability for designation s LGS.</p> <p>The District Council is not suggesting that the site is or is not a suitable development site at this time but considers that it should be allowed to consider this site as part of the plan making process.</p> <p><b>Justification</b> The Council is concerned that designation of this site as LGS at this time would block a possible future development site that may be required to meet an increased housing requirement</p>		<p>soundness through a Local Plan Examination. However, at this stage there are no indications to suggest this site is required to meet housing requirements in the district. The Parish Council considers that the site will endure beyond the plan period. As such, the submitted Neighbourhood Plan has been prepared positively and contains policies that promote sustainable development.</p> <p>This is all demonstrated in the submitted Basic Conditions Statement. Extract below: “The Parish Council is mindful that the Breckland Local Plan is under review. The Issues and Options Consultation reported that using the Government’s standard for assessing local housing need, there is a minimum housing need figure of 672 dwellings per annum. Breckland District Council has stated (Local Plan consultation event 13 September 2023) that the required figure for the district is likely to be 661 dwellings per annum. However,</p>

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			<p>Breckland District Council is now carrying out a new round of consultation which moves the Plan preparation forward. In particular, it is seeking views on Alternative Development Scenarios and Settlement boundaries. Therefore, the submitted Neighbourhood Plan supports the sustainable growth of the settlement in accordance with strategic policies in the adopted Local Plan. The outcome of the Local Plan Review and the level of growth to be supported is yet to be determined.”</p>
8.9	<p>Since the Plan was published the Government has announced significant changes to the planning system and housing targets</p> <p><b>Justification</b> Text requires updating to reflect the current situation</p>	<p><b>REWORD 8.9:</b> The District Council has completed consultation on issues and options, the Development Strategy and a Regulation 18 consultation on its Local Plan Review. In July 2024 the Government announced major changes to planning policies, including bringing back compulsory housebuilding targets. The housing figure for Breckland is approximately 300 more per annum than that used in the recent consultations. As a result of this the Council has paused work on the review of the Local Plan until these changes are finalized and the</p>	<p>The Government has published a consultation document on the NPPF and new housing targets. Breckland District Council has published its comments on the NPPF consultation, which include an objection to the suggested increase in housebuilding targets. The outcomes of the consultation on the proposed changes to national policy have yet to be announced.</p> <p>Breckland District Council has made no decision on how any planning policy changes will impact on future allocations in Mattishall.</p>

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		consequences for the Local Plan and in particular the Development Strategy and allocations is known.	The Parish Council would agree that a reference to the Preferred Options Consultation would be appropriate.
8.10	<p>The paragraph refers to the issues and Options consultation on the new Local Plan. This should be updated to reflect the latest stage of the plan making process</p> <p><b>Justification</b> To reflect the latest position on the new Local Plan</p>	<p><b>Amend the first 3 sentences of 8.10 as follows:</b></p> <p>The Local Plan Regulation 18 Plan did not include settlement boundaries for any settlements including Mattishall, preferring a criteria based policy approach. Mattishall Parish does not support a criteria based policy since settlement.....</p>	Agree the proposed amendment as it more accurately reflects the current position.
8.14 and MNP HOU 01	<p>8.14 Policy MNP HOU1 therefore supports, in principle, new residential development within the settlement boundary and resists development outside of it other than where certain criteria are met.</p> <p><b>Justification</b> This approach is noted. However, it should also be noted that there may be a need for new allocations for development on sites outside the settlement boundary as part of the Local Plan Review</p>	<p><b>ADD TO</b> bullet point 3 under point 3 of the Policy for clarification</p> <p>Sites that are allocated as part of a strategic policy in the Adopted Local Plan or those allocated as part of the Review of the Local Plan</p>	The proposed amendment by the District Council is ambiguous and lacks clarity. Policy HOU1 supports residential development where it forms part of the <u>Adopted</u> Local Plan. This is specifically to ensure that the Plan is future proofed and will reflect the Local Plan Review – when it is adopted. The term ‘allocated’ in the Local Plan Review could lead to development coming forward ahead of an Examination and adoption by the Council.