

# Mattishall Neighbourhood Plan

## Basic Conditions Statement

January 2017



our village, our future

To accompany 'Version 2: Mattishall Neighbourhood Plan submission draft' for examination

January 2017

# 1. Introduction

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- 1.1 When submitting the Neighbourhood Plan to the Local Authority (Breckland District Council), it is required that a number of supporting documents accompany it. One of these is commonly known as the 'Basic Conditions Statement'. Only a Neighbourhood Plan that meets each of the basic conditions can be put to a referendum and, if successful, be used to assist in the determination of planning applications. The Basic Conditions Statement is prepared for use by Breckland District Council and the independent planning examiner, to make this assessment about the basic conditions.

## 2. Legal requirements

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- 2.1 **Legal requirements:** The Neighbourhood Plan is compliant with The Planning and Compulsory Purchase Act 2004 38A (1) & (2) and 38B1(a) - (c).
- 2.2 **The qualifying body:** The draft Mattishall Neighbourhood Plan is being submitted by Mattishall Parish Council. It was recognised as a qualifying body following a public consultation organised by Breckland District Council when the Parish area was designated as a neighbourhood area on 30 March 2015.
- 2.3 **A Neighbourhood Development Plan:** The draft Mattishall Neighbourhood Plan is a Neighbourhood Development Plan and relates to development of land in the civil parish of Mattishall in the County of Norfolk. It relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 2.4 **The time period covered:** The draft Mattishall Neighbourhood Plan states the period for which it is to have effect (from 2017 to 2036), a time period of 20 years.
- 2.5 **Excluded development:** The draft Mattishall Neighbourhood Plan policies do not relate to excluded development. The draft Mattishall Neighbourhood Plan does not deal with County matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 2.6 **Area of the Neighbourhood Plan:** The draft Mattishall Neighbourhood Plan relates to Mattishall Parish Council's Neighbourhood Area and to no other area. There are no other Neighbourhood Plans in place in this neighbourhood area.

### 3. Basic conditions

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3.1 Schedule 4B, paragraph 8 (2) of the Town and Country Planning Act 1990 (amended by Schedule 10 paragraph 8 (2) of the Localism Act) sets out a series of requirements that Neighbourhood Plans must meet. These ‘basic conditions’ are set out below:

3.2 (2) A draft order meets the basic conditions if:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order (see below)
- (b) The making of the order contributes to the achievement of sustainable development (see below)
- (c) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area (see below))
- (d) The making of the order does not breach and is otherwise compatible with EU obligations (see below), and
- (e) Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

3.3 Where applicable each of these basic conditions is addressed below.

3.4 **(a) Having regard to national policy and (e) be in general conformity with strategic local policy**

3.4.1 The table below provides an appraisal of the extent to which the draft Mattishall Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy. It appraises the draft Neighbourhood Plan policies against policies contained within the National Planning Policy Framework, the adopted Development Plan (Adopted Core Strategy) and the emerging Local Plan for Breckland.

3.4.2 In summary, the appraisal demonstrates that the draft plan has appropriate regard and is in general conformity with national and local strategic policy.

<b>Mattishall Neighbourhood Plan policy</b>	<b>Regard to National Planning Policy Framework (NPPF)</b>	<b>General conformity with the adopted Development Plan (Adopted Core Strategy)<sup>1</sup></b>	<b>General conformity with the emerging Local Plan<sup>2</sup></b>
<b>ENV1: Conservation Areas and heritage</b>	This policy reflects NPPF policy 7, paragraph 61 'planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment'. Also the whole of NPPF policy 12 'Conserving and enhancing the historic environment'. Paragraph 128 states, 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is	This policy conforms with the Core Strategy policy CP6, in particular that green infrastructure should contribute to the protection, conservation and management of historic landscape, archaeological and built heritage assets. Also policy DC17, requiring any development that will affect a Listed Building or Conservation Area to be subject to comprehensive assessment. Also, CP11, development within the District to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.	This policy conforms with the emerging Local Plan policy ENV05, development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features. Also, policy ENV07, Proposals that would affect the significance of a heritage asset will not be accepted for consideration unless they provide sufficient information for that impact to be assessed.

<sup>1</sup> Adopted Core Strategy and Development Control Policies Development Plan Document

<sup>2</sup> Breckland Local Plan Part 1 – Preferred Directions, December 2015 (Regulation 18 consultation)

	<p>proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.</p>		
<p><b>ENV2: Important view and vistas</b></p>	<p>This policy reflects NPPF policy 11, paragraph 109, ‘the planning system should contribute to and enhance the natural and local environment by, protecting and enhancing valued landscapes, geological conservation interests and soils’</p>	<p>This policy conforms with the Core Strategy policy CP11, the landscape of the District will be protected for the sake of its own intrinsic beauty and its benefit to the rural character and in the interests of biodiversity, geodiversity and historic conservation. Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.</p>	<p>This policy conforms with the emerging Local Plan policy ENV05, development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.</p>
<p><b>ENV3: Trees, hedges and boundaries</b></p>	<p>This policy reflects NPPF policy 7, requiring good design. Also NPPF policy 11, paragraph 118, the loss of aged or veteran trees.</p>	<p>This policy conforms with the Core Strategy policy CP6, green infrastructure of local and strategic importance will be protected and enhanced. Also, DC12, any development that would result in the loss of, or the deterioration in the quality of an important natural feature(s), including</p>	<p>This policy conforms with the emerging Local Plan policy ENV05, development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of</p>

		protected trees and hedgerows will not normally be permitted. Also, appropriate landscaping schemes to mitigate against the landscape impact of and complement the design of new development will be required.	natural features such as trees, hedges and woodland or rivers, streams or other topographical features. Also policy ENV06, trees and significant hedge and shrub masses should be retained as an integral part of the design of development except where their long-term survival would be compromised by their age or physical condition or there are exceptional and overriding benefits in accepting their loss.
<b>ENV4: Open and Local Green Spaces</b>	This policy reflects NPPF policy 8, paragraph 76 and 77, the identification of Local Green Space – close to the community it serves, locally significant, local character.	This policy conforms with the Core Strategy policy CP6, green infrastructure of local and strategic importance will be protected and enhanced. Also policy CP10, enhancement of biodiversity and geodiversity. Also, CP13, recreation facilities (including public open space) will also need to be provided to meet the needs of the growing population. Also DC11, Development that would result in the loss of existing sport, recreational or amenity open space will only be permitted in certain circumstances.	This policy conforms with the emerging Local Plan policy ENV01, the network of Green Infrastructure in the District should be safeguarded, retained and enhanced. Any new development should recognise the intrinsic value of the green infrastructure network and ensure that the functionality of the network is not undermined as a result of development. Also ENV04, development that would result in the loss of existing sport, recreational or amenity open space will only be permitted if there is compliance with a range of criteria
<b>ENV5: Distinct villages</b>	NNPF policy 12, paragraph 126, planning positively for local character and distinctiveness.	This policy conforms with the Core Strategy policy CP11, the landscape of the District will be protected for the sake of its own intrinsic beauty and its benefit to the rural character and	This policy conforms with the emerging Local Plan policy ENV05, development should have particular regard to maintaining the aesthetic and biodiversity qualities of

		<p>in the interests of biodiversity, geodiversity and historic conservation.</p> <p>Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.</p>	<p>natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.</p>
<p><b>ENV6: Tranquillity and dark skies</b></p>	<p>This policy reflects NPPF policy 11, paragraph 125, ‘by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation’. Also paragraph 123, noise from new developments.</p>	<p>This policy conforms with the Core Strategy policy CP9, management of the environment will require the emission of pollutants in terms of noise, odour, light or other waste materials or by-products to be minimised.</p>	<p>This policy conforms with the emerging Local Plan policy E01 regarding employment areas, no significant detrimental impact on the amenity of neighbouring land uses and the character of the area by virtue of increased levels of noise, odour, emissions, or dust and impacts on light. Note: there is no intention to restore light to any areas which are currently dark where bats are known to be present.</p>
<p><b>ENV7: Protecting and enhancing the local environment</b></p>	<p>This policy reflects NPPF policy 11, paragraph 114, planning positively for the creation, protection enhancement and management of networks of biodiversity and green infrastructure. Paragraph 118 also says that ‘local planning authorities should aim to conserve</p>	<p>This policy conforms with the Core Strategy policy CP6, green infrastructure of local and strategic importance will be protected and enhanced. Also CP10, enhancement of biodiversity and geodiversity.</p>	<p>This policy conforms with the emerging Local Plan policy ENV05, development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of</p>

	biodiversity’.		natural features such as trees, hedges and woodland or rivers, streams or other topographical features.
<b>ENV8: Walking, cycling and horse riding</b>	This policy reflects NPPF 4, paragraph 38, key facilities located within walking distance of most properties. Walking and Cycling are also in the Core planning principles. Paragraph 17.	This policy conforms with the Core Strategy policy CP13, cycleway and pathway networks will be developed to improve choice of travel and to ensure safe access to developments on foot and by bicycle. As defined in the box proceeding paragraph 3.47, Green Infrastructure includes public rights of way including cycle ways, footpaths, bridleways and other recreational routes	This policy conforms with the emerging Local Plan policy ENV01, the network of Green Infrastructure in the District should be safeguarded, retained and enhanced. Any new development should recognise the intrinsic value of the green infrastructure network and ensure that the functionality of the network is not undermined as a result of development.
<b>ENV9: Flood risk and drainage</b>	This policy reflects NPPF policy 10, paragraph 100 – inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.	This policy conforms with the Core Strategy policy CP8, all new development will be located in such a way as to minimise its own risk of flooding and new development should not materially increase the flood risk to other areas or increase the risk of flooding to European Habitats which are water sensitive. This will be minimised through the installation of infiltration and attenuation measures to dispose of surface water (SUDS). Also, DC13, new development should be located in areas at least risk of flooding. New development will be expected to minimise flood risk to people, property and places. Proposals which	This policy conforms with the emerging Local Plan policy ENV09, all new development will be located to minimise flood risk, mitigating any such risk through design and implementing sustainable drainage (SuDS) principles.



		increase the risk of flooding to people, property or places, either directly or indirectly, will not be permitted in accordance with a risk-based approach.	
<b>HOU1: Size of individual developments</b>	This policy reflects NPPF policy 7, paragraph 58, responding to local character. Paragraph 66 states that 'Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably'. Also policy 12, paragraph 126, the desirability of new development making a positive contribution to local character and distinctiveness.	This policy conforms with the Core Strategy CO14 (h), to protect the form and character of a settlement from inappropriate proposals.	This policy conforms with the emerging Local Plan policy COM01, form and character, and density, height, massing and scale. Also, all design proposals must preserve or enhance the existing character of the area. Particular regard should be given to reinforcing locally distinctive patterns of development, landscape and culture and complementing existing buildings. Also, COM03, the design and layout will optimise the density of the development to a level which is appropriate and justified for the locality.
<b>HOU2: Phasing of development</b>	This policy reflects NPPF policy 7, requiring good design.	This policy conforms with the Core Strategy CO14 (h), to protect the form and character of a settlement from inappropriate proposals. Also, DC16, a new building cannot be divorced from it's surroundings, nor can a new group of buildings be divorced from their surroundings or their relationship to each other.	This policy conforms with the emerging Local Plan policy COM01, form and character, and density, height, massing and scale. Also, all design proposals must preserve or enhance the existing character of the area. Particular regard should be given to reinforcing locally distinctive patterns of development, landscape and culture and complementing existing buildings.
<b>HOU3: Housing</b>	This policy reflects NPPF	This policy conforms	This policy conforms

<b>types</b>	policy 6, paragraph 50, to deliver a wider choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. In particular to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.	with the Core Strategy policy CP1, providing a mix of housing sizes, types and tenures to meet the needs of the District's communities. Also, policy DC2, all residential proposals will secure an appropriate mix of dwelling size, type and tenure in order to meet the needs of Breckland's citizens and create sustainable communities.	with the emerging Local Plan policy COM01, development should provide a range of choice that will promote and instil vitality into an area. This might be interpreted as a mix of uses within a town centre development, or a mixture of tenure and housing types within residential development.
<b>HOU4: Affordable housing</b>	This policy reflects NPPF policy 6, paragraph 54, in rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing.	This policy conforms with the Core Strategy policy DC4, affordable housing principles, 40% of the total number of housing units will be provided and maintained as affordable housing. Also DC5, In order to meet local rural housing need, new affordable housing development may be permitted in Local Service Centre villages and other rural settlements of 3,000 population or less, on small sites which would not otherwise be released for housing.	This policy conforms with the emerging Local Plan policy PD08, 36% of qualifying developments should be affordable housing. Also, COM01, development should provide a range of choice that will promote and instil vitality into an area. This might be interpreted as a mix of uses within a town centre development, or a mixture of tenure and housing types within residential development.
<b>HOU5: Complement and enhance existing character of the village</b>	This policy reflects NPPF policy 7, requiring good design. Paragraph 58, respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.	This policy conforms with the Core Strategy policy CP11, development within the District to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to	This policy conforms with the emerging Local Plan policy COM01, all design proposals must preserve or enhance the existing character of the area. Particular regard should be given to reinforcing locally distinctive patterns of development, landscape and culture and complementing existing buildings. Additionally, contemporary design,

		enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.	where it enhances sustainability will be encouraged in the District.
<b>HOU6: High quality and energy efficiency</b>	This policy reflects NPPF policy 7, requiring good design. Also, NPPF policy 10, paragraph 95, actively support energy efficiency improvements to existing buildings. And paragraph 96, take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.	This policy conforms with the Core Strategy policy CP11, development within the District to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness. Also, CP12, energy efficiency.	This policy conforms with the emerging Local Plan policy PD01, mitigate and adapt to climate change.
<b>HOU7: Building for Life</b>	This policy reflects NPPF policy 7, requiring good design. Also, NPPF policy 6, paragraph 55, reflecting the highest standards in architecture.	This policy conforms with the Core Strategy policy CP11, development within the District to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.	This policy conforms with the emerging Local Plan policy COM06, to ensure that new homes provide quality living environments for residents both now and in the future and to help deliver sustainable communities, technical standards apply. Also, COM01, Development should be designed so that it can be adapted to meet changing social, economic or technological conditions. This adaptability will need to reflect the different pressures that will be placed on a building throughout its lifetime. This might include changing family circumstances or ageing

			of the occupier in the case of a dwelling house, or changes in industry or economic base for commercial premises.
<b>HOU8: Single dwellings, alterations and extensions</b>	This policy reflects NPPF policy 7, requiring good design. Also, NPPF policy 6, paragraph 55, reflecting the highest standards in architecture.	This policy conforms with the Core Strategy policy CP11, development within the District to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness. Also, DC3, extensions to existing dwellings in the countryside will be permitted where the extension does not result in a dwelling that is disproportionate to the scale of the original dwelling and the size and design of the extension are appropriate to the landscape character of the location.	This policy conforms with the emerging Local Plan policy COM07, Proposals for replacement, extension or alteration of rural dwellings must be contained within the existing curtilage. The building must be in residential use and not classed as abandoned. Also, COM09, agricultural workers exceptions.
<b>HOU9: Parking spaces for new properties</b>	This policy reflects NPPF policy 4, paragraph 39, parking standards for residential and non-residential development. In particular taking into account the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public	This policy conforms with DC19, the Council will consider flexibility in the application of parking standards where it can be demonstrated that there are particular site-based factors that would justify an exception. However, all parking areas will have at least one space for	This policy conforms with the emerging Local Plan policy COM03, planning permission will be granted where appropriate parking provision is provided by the developer to serve the needs of the proposed development. Development should provide sufficient

	transport and local car ownership levels.	people/drivers with disabilities.	parking spaces to avoid inappropriate on street parking highway, safety problems and to protect living and working conditions locally.
<b>COM1: New community facilities</b>	This policy reflects NPPF policy 8, paragraph 70, delivery of social, recreational and cultural facilities and services the community needs.	This policy conforms with the Core Strategy policy DC18, sustainable proposals for community, recreation and leisure facilities will be supported within the Key Centre for Development and Change, the Market Towns and Local Service Centre villages in order to support improved accessibility to services, support the role of the centre in the development hierarchy and reduce rural isolation.	This policy conforms with the emerging Local Plan policy COM04, the creation, enhancement and expansion of community facilities will be supported in accordance with the development strategy where this would enhance the existing offer, benefit the local economy and be of a suitable scale and type for its location. Also, PD01, developments are co-ordinated with transport provision, with good access to existing community facilities, services and open space, together with new facilities and services where necessary.
<b>COM2: Community facility change of use</b>	This policy reflects NPPF policy 3, paragraph 28, supporting economic growth in rural areas in order to create jobs and prosperity – promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Also, this policy reflects NPPF policy 8, paragraph 70, ensuring that established shops, facilities and services are able to develop and	This policy conforms with the Core Strategy policy CP14, services will be supported and their enhancement or the provision of new services encouraged. Where necessary, key services will be protected from the pressures of development. Where new services are proposed in rural villages that fulfil a community need and can demonstrate reducing rural isolation, they will be supported. Also, DC1, For all new development	This policy conforms with the emerging Local Plan policy PD01, developments are co-ordinated with transport provision, with good access to existing community facilities, services and open space, together with new facilities and services where necessary.

	modernise in a way that is sustainable, and retained for the benefit of the community.	consideration will need to be given to the impact upon amenity. Development will not be permitted where there are unacceptable effects on the amenities of the area.	
<b>COM3: Medical facilities</b>	This policy reflects NPPF policy 8, and Plan-making, paragraph 156, the provision of health, security, community and cultural infrastructure and other local facilities.	This policy conforms with the Core Strategy policy CP4 (a), the improvement of health and social care facilities at other market towns and service centre villages. Also, DC1, For all new development consideration will need to be given to the impact upon amenity. Development will not be permitted where there are unacceptable effects on the amenities of the area.	This policy conforms with the emerging Local Plan policy PD01, developments are co-ordinated with transport provision, with good access to existing community facilities, services and open space, together with new facilities and services where necessary.
<b>COM4: Early years and school expansion</b>	This policy reflects NPPF policy 8, paragraph 72, taking a proactive, positive and collaborative approach to meeting school places – ‘give great weight to the need to create, expand or alter schools’ and ‘work with schools promoters to identify and resolve key planning issues before applications are submitted’.	This policy conforms with the Core Strategy policy CP4 (b), securing the physical infrastructure to support the requirements of education, skills and lifelong learning strategies. Also, CP13, the development of schools and other training facilities will need to be developed in conjunction with education and training services to accommodate the needs of the growing populations.	This policy conforms with the emerging Local Plan policy PD01, developments are co-ordinated with transport provision, with good access to existing community facilities, services and open space, together with new facilities and services where necessary.
<b>COM5: Supported living and care facilities</b>	This policy reflects NPPF policy 8, and Plan-making, paragraph 156, the provision of health, security, community and cultural infrastructure and other local facilities.	This policy conforms with the Core Strategy policy CP4 (a), the improvement of health and social care facilities at other market towns and service centre	This policy conforms with the emerging Local Plan policy COM05, to meet the anticipated needs of an ageing population, developments that

	<p>This policy also reflects NPPF policy 6, paragraph 50, to deliver a wider choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. In particular to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.</p>	<p>villages.</p>	<p>provide housing solutions for the elderly or anyone in need of care or health support will be encouraged.</p>
<p><b>ECON1: New businesses and employment</b></p>	<p>This policy reflects NPPF policy 3, paragraph 28, supporting economic growth in rural areas in order to create jobs and prosperity – support the sustainable growth and expansion of all types of business and enterprise in rural areas</p>	<p>This policy conforms with the Core Strategy policy CP3 (a), development proposals that contribute to the creation and retention of a wide range of jobs, educational and re-skilling opportunities.</p>	<p>This policy conforms with the emerging Local Plan policy E01, E02, E03 and E04, encouraging business and employment.</p>
<p><b>ECON2: Agricultural businesses</b></p>	<p>This policy reflects NPPF policy 3, paragraph 28, promoting the development and diversification of agriculture and other land-based rural businesses.</p>	<p>This policy conforms with the Core Strategy policy CP3 (f), the use of sustainably located agricultural or other rural buildings. Also, DC21, proposals to diversify the range of economic activities operating on a farm will be supported.</p>	<p>This policy conforms with the emerging Local Plan policy E02 (b.2), businesses that are based on agriculture, forestry or other industry where there are sustainability advantages to being located in close proximity to the market they serve. Also, E03, proposals for farm diversification, which requires planning permission, will be permitted on existing farm-holdings provided that they meet a range of criteria set.</p>
<p><b>ECON3: Home-based and small businesses</b></p>	<p>This policy reflects NPPF policy 1, paragraph 21, facilitating flexible working practices such as the integration of residential and</p>	<p>This policy conforms with the Core Strategy policy CP3 (j), the provision of employment land and floorspace in a form that</p>	<p>This policy conforms with the emerging Local Plan policy E01, E02, E03 and E04, encouraging business and employment. Also,</p>

	commercial uses within the same unit.	meets the requirements of the sectors and types of firms which exist in the District.	COM01, Development should be designed so that it can be adapted to meet changing social, economic or technological conditions. This adaptability will need to reflect the different pressures that will be placed on a building throughout its lifetime. This might include changing family circumstances or ageing of the occupier in the case of a dwelling house, or changes in industry or economic base for commercial premises.
<b>TRA1: Safe and sustainable transport</b>	This policy reflects NPPF policy 4, paragraph 35, giving priority to pedestrian and cycle movement.	This policy conforms with the Core Strategy policy CP13, cycleway and pathway networks will be developed to improve choice of travel and to ensure safe access to developments on foot and by bicycle. Improvements to public transport networks will be encouraged.	This policy conforms with the emerging Local Plan policy TR01, (a) reducing the need to travel through appropriate location of new development; (b) reducing the need to travel by private car in towns and villages by ensuring that, wherever possible, new development is located close to access points such as bus stops and proposals include provision for improved public transport. (c) encouraging walking and cycling, through links to existing routes, and the provision of facilities such as secure, accessible and bicycle parking with changing facilities on site.
<b>TRA2: Public parking</b>	This policy reflects NPPF policy 4, paragraph 40, improving the quality of parking in town centres so that it is convenient, safe and secure.	This policy conforms with the Core Strategy policy CP7 (f), enhanced car parking provision and reduce the impact of traffic/dominance of	This policy conforms with the emerging Local Plan policy PD07, promote better accessibility through improvements in



	Although this is for towns, the principle applies to Mattishall village centre.	the car for town centre users. Although this is for towns, the principle applies to Mattishall village centre. Also, CP13, adequate parking provision for residential and commercial developments. Also DC19, parking provision.	pedestrian and cycle environment and the designation and management of car parking where it is demonstrated it will bring a positive improvement.
<b>TRA3: Broadband and mobile facilities</b>	This policy reflects NPPF policy 5, supporting high quality communications infrastructure.	This policy conforms with the Core Strategy policy DC10, when considering planning applications for telecommunications development, regard will be had to the benefits of an effective telecommunications network and the individual nature of telecommunications technology.	This policy conforms with the emerging Local Plan policy E05, the Council will support proposals for the provision and improvement of telecommunications infrastructure provided that meet the criteria set.
<b>TRA4: Broadband and mobile connection</b>	This policy reflects NPPF policy 5, supporting high quality communications infrastructure.	This policy conforms with the Core Strategy policy DC10, when considering planning applications for telecommunications development, regard will be had to the benefits of an effective telecommunications network and the individual nature of telecommunications technology.	This policy conforms with the emerging Local Plan policy E05, the Council will support proposals for the provision and improvement of telecommunications infrastructure provided that meet the criteria set.

### 3.5 (d) The making of the order contributes to the achievement of sustainable development

3.5.1 The NPPF states that policies in paragraphs 18 to 219 of the document, taken as a whole, constitute the Government's view on what sustainable development means in practice for the planning system. The appraisal of the draft Mattishall Neighbourhood Plan policies against the NPPF policies presented above demonstrates how policies in the draft plan comply with the NPPF and therefore deliver sustainable development.

3.5.2 The NPPF goes on to state that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles defined by the NPPF set out below (NPPF page 2). Policies contained within the draft Mattishall Neighbourhood Plan that contribute towards each of these three roles and cumulatively contribute towards the achievement of sustainable development are summarised below.

3.5.3 In addition, the Neighbourhood Plan is accompanied by a Sustainability Appraisal in which emerging Neighbourhood Plan policies were assessed in order to arrive at the most sustainable options. This helps to further demonstrate the plan’s contribution to sustainable development.

<b>NNPF dimensions of sustainable development</b>	<b>Contribution through Mattishall Neighbourhood Plan policies</b>
<p><b>An economic role:</b> Contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.</p>	<ul style="list-style-type: none"> <li>• COM2: Community facility change of use</li> <li>• ECON1: New businesses and employment</li> <li>• ECON1: New businesses and employment</li> <li>• ECON1: New businesses and employment</li> <li>• ECON2: Agricultural businesses</li> <li>• ECON3: Home-based businesses</li> <li>• HOU2: Phasing of development</li> <li>• TRA1: Safe and sustainable transport</li> <li>• TRA2: Public parking</li> <li>• TRA3: Broadband and mobile facilities</li> <li>• TRA4: Broadband and mobile connection</li> </ul>
<p><b>A social role:</b> Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.</p>	<ul style="list-style-type: none"> <li>• COM1: New community facilities</li> <li>• COM2: Community facility change of use</li> <li>• COM2: Community facility change of use</li> <li>• COM3: Medical facilities</li> <li>• COM3: Medical facilities</li> <li>• COM4: Early years and school expansion</li> <li>• COM5: Supported living and care facilities</li> <li>• ECON1: New businesses and employment</li> <li>• ENV4: Open and Local Green Spaces</li> <li>• ENV8: Walking, cycling and horse riding</li> <li>• HOU2: Phasing of development</li> <li>• HOU3: Housing types</li> <li>• HOU4: Affordable housing</li> <li>• HOU7: Building for Life</li> <li>• HOU8: Single dwellings, alterations and extensions</li> <li>• HOU9: Parking spaces for new properties</li> </ul>
<p><b>An environmental role:</b> Contributing to protecting and enhancing our natural, built and</p>	<ul style="list-style-type: none"> <li>• ECON2: Agricultural businesses</li> <li>• ENV1: Conservation Areas and Heritage</li> <li>• ENV2: Important view and vistas</li> </ul>

<p>historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p>	<ul style="list-style-type: none"> <li>• ENV3: Trees, hedgerows and boundaries</li> <li>• ENV4: Open and Local Green Spaces</li> <li>• ENV4: Open and Local Green Spaces</li> <li>• ENV5: Distinct villages</li> <li>• ENV6: Tranquillity and dark skies</li> <li>• ENV7: Protecting and enhancing the local environment</li> <li>• ENV7: Protecting and enhancing the local environment</li> <li>• ENV7: Protecting and enhancing the local environment</li> <li>• ENV8: Walking, cycling and horse riding</li> <li>• ENV9: Flood risk and drainage</li> <li>• HOU1: Size of individual developments</li> <li>• HOU5: Complement and enhance existing character of the village</li> <li>• HOU6: High quality and Energy efficiency</li> <li>• TRA3: Broadband and mobile facilities</li> <li>• TRA4: Broadband and mobile connection</li> </ul>
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**3.6 (f) The making of the order does not breach and is otherwise compatible with EU obligations**

3.6.1 The statement below demonstrates how the draft Mattishall Neighbourhood Plan does not breach and is compatible with EU obligations.

3.6.2 As the Mattishall Neighbourhood Plan includes policies and proposals relating to land use and development, it was recommended by Breckland District Council that it would be necessary to undertake a Sustainability Appraisal (which itself is a process that takes full account of the SEA legislation, whilst also considering social and economic issues). Breckland Council carried out an SEA Screening on 12 May 2016 which confirmed that an SEA was not required. The Sustainability Appraisal and Sustainability Appraisal Scoping Report are featured alongside this Basic Conditions Statement as Submission Documents.

3.6.3 A Habitat Regulations Assessment (HRA) screening report was prepared by Breckland Council in order to confirm whether a full HRA is required to support the draft Neighbourhood Plan. The assessment was carried out with regard to the Conservation Objectives of those European Sites deemed to be within relative proximity of the Mattishall Neighbourhood Area.

3.6.4 The screening report indicated that no European Sites will be significantly affected by the policies described in the Neighbourhood Plan and this was confirmed in a screening opinion provided by Natural England who were consulted on the screening report.

3.6.5 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.