



Mattishall Neighbourhood Plan

SUSTAINABILITY APPRAISAL

October 2016



our village, our future

To accompany Version 1: Mattishall Neighbourhood Plan pre-submission draft

Contents

	Page
1. Introduction	2
2. Compatibility of the Neighbourhood Plan objectives and SA objectives	5
3. Compatibility of the Neighbourhood Plan policies and SA objectives	9
4. Sustainability Appraisal Framework	12
5. Conclusions and next steps	18

1. Introduction

1.1 The Neighbourhood Plan

- 1.1.1 The Mattishall Neighbourhood Plan ('the Plan') is a community-led document for guiding the future development of the parish. It is the first of its kind for Mattishall and a part of the Government's current approach to planning.
- 1.1.2 The Plan has been developed under the Localism Act (2011) and the Neighbourhood Planning (General) Regulation (2012), which was introduced to regulate the formation and approval of Neighbourhood Plans. The Plan complements existing local, national and strategic planning policy, providing valuable detail that has come directly from residents of Mattishall parish.
- 1.1.3 The Neighbourhood Plan is about the use and development of land over the next 20 years. It sets out a number of policies, developed by the local community, to shape development for the period 2017 to 2037.

1.2 The Sustainability Appraisal

- 1.2.1 A Sustainability Appraisal (SA) is a systematic process undertaken during the preparation of a plan or strategy, as required by the Planning and Compulsory Purchase Act 2004 (S19[5]). There is also a requirement for all Development Plans to undergo an environmental assessment, (known as a Strategic Environmental Assessment (SEA)) under European Directive 2001/42/EC (transposed into UK legislation by the Environmental Assessment of Plans and Programmes Regulations 2004).
- 1.2.2 It is intended that the SA incorporates the SEA in accordance with the Act and Regulations. This means that in addition to environmental issues, on which a SEA focuses, social and economic matters will also be addressed as part of the overall assessment of sustainability, within a single joint appraisal.

1.3 The Sustainability Appraisal report

- 1.3.1 This is the SA report for the pre-submission draft of the Mattishall Neighbourhood Plan. It has been written to test and inform the content of the Neighbourhood Plan.
- 1.3.2 This SA follows the production of the 'Mattishall Neighbourhood Plan Sustainability Appraisal Scoping Report – May 2016' (found at: www.np4mattishall.org).
- 1.3.3 It is intended that this SA will incorporate the SEA in accordance with the regulations. The SA process will:
 - a. Adopt a long-term view of development within the area covered by the plan; with particular interest on the social, environmental, and economic effects of the proposed plan.
 - b. Develop an effective system for ensuring that sustainability objectives are transformed into sustainable planning policies.
 - c. Reflect global and national concerns, as well as concerns at the regional and local levels.
 - d. Provide an audit trail of how the NP has been revised to take into account the findings of the sustainability appraisal.
 - e. Incorporate the requirements of the Strategic Environmental Assessment Directive.
 - f. Produce and consult on a Scoping Report early in the process for the plan.

1.4 Stages in producing a Sustainability Appraisal

- 1.4.1 Government guidance on undertaking SAs of Local Development Documents (to which the NP will be comparable) presents a five-stage process, each of which contains criteria to fulfill that requirement. These stages are described in Government guidance in the following manner, shown overleaf.

- 1.4.2 Stage C in the SA process involves documenting the appraisal findings and preparing an SA Report (this incorporates the material required for inclusion in the 'Environmental Report' under the 'SEA Directive'). The full SA Report is to be published for consultation alongside the 'pre-submission' version of the Neighbourhood Plan.
- 1.4.3 Stage D in the SA process involves consulting on the 'pre-submission' version of the plan and the accompanying SA Report. This is the final community engagement stage, whereby residents and other consultees are shown the draft Plan at the beginning of the formal six-week consultation period. The NP and the SA will then be submitted to Breckland District Council for further consultation and examination.

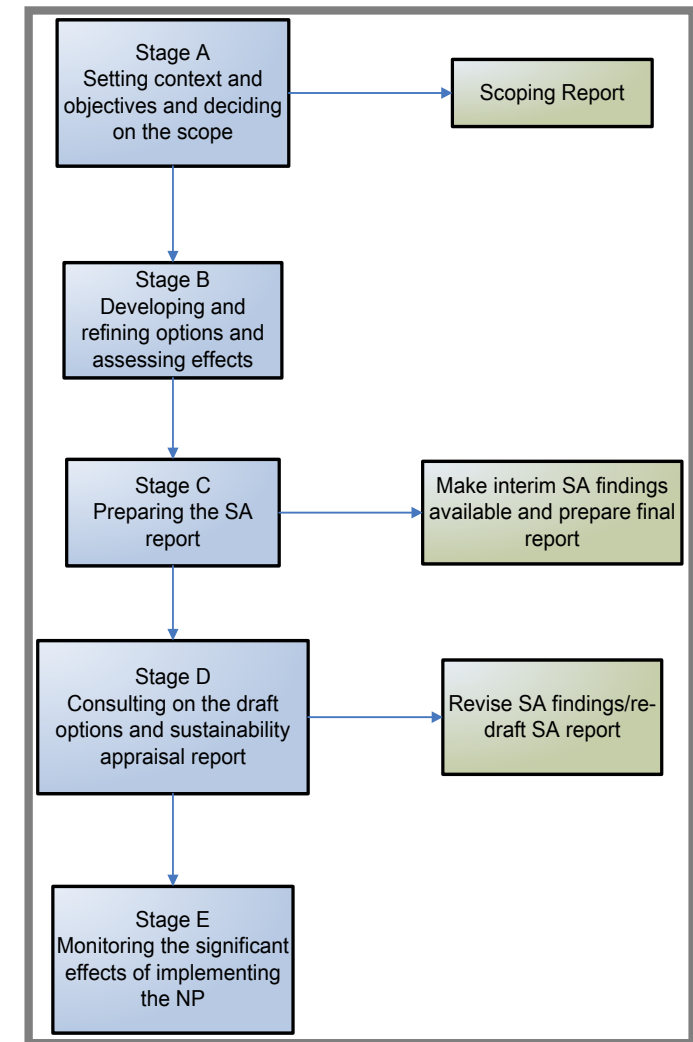


Figure 1: Stages in producing a Sustainability Appraisal

2. Compatibility of the Neighbourhood Plan objectives and SA objectives

2.1 The Neighbourhood Plan objectives

2.1.1 The draft Neighbourhood Plan objectives were developed to reflect the themes gathered during consultation for the Neighbourhood Plan. Six themes were developed – Environment and Landscape, Housing and the Built Environment, Community, Economy, Transport and Telecommunications.

2.1.2 The objectives were tested with the community through a series of ‘Consultation Conversations’ with a variety of community and interest groups, open feedback sessions and at two ‘Policy Workshops’.

2.1.3 All objectives were agreed unanimously with the community. The objectives of the Mattishall Neighbourhood Plan are as follows:

Theme	Objectives
Environment and Landscape	1: To protect and enhance the rural look and feel of the village and wider Parish. 2: To protect and enhance the local environment while providing good access to the countryside. 3: To ensure new developments do not create flood risk and problems with sewerage and surface water drainage.
Housing and the Built Environment	4: To deliver small developments phased over the period of the Plan. 5: To provide a range of housing to meet local need. 6: To ensure new development is of a high quality design, eco-friendly and of a scale that reinforces local practice.
Community	7: To provide opportunities for social interaction through cultural, leisure, sport and commercial activities for all members of the community. 8: To retain our Post Office, shops, cafes, public house, meeting spaces, sporting facilities, other valued services and spiritual and religious facilities. 9: To support the appropriate growth of medical facilities, early years provision and the primary school to meet the developing needs of the Parish.

	10: To provide services that meet the needs of people as they age and so avoid their having to leave the Parish.
Economy	11: To retain and stimulate businesses and employment opportunities on a scale compatible with Mattishall's rural character and function as a Local Service Centre.
Transport and Telecommunications	12: To support and encourage safe and sustainable transport, including walking and cycling. 13: To develop and maintain efficient and effective broadband and mobile connectivity throughout the Parish, meeting the domestic, social and business needs of the community.

2.2 Compatibility of Neighbourhood Plan objectives and SA objectives

2.2.1 The following table sets out which of the Neighbourhood Plan objectives meets the SA objectives. The SA objectives are the same objectives found in the Breckland Council 'Core Strategy and Development Control Policies Submission Sustainability Appraisal Report'.

Sustainable Appraisal objectives	Neighbourhood Plan Objectives												
	Environment & Landscape			Housing & the Built Environment			Community				Economy	Transport & Telecommunications	
	1	2	3	4	5	6	7	8	9	10	11	12	13
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.													
2. Limit water consumption to the capacity of natural processes and storage systems.													
3. Reduce contributions to climate change.													
4. Minimise waste production and support the recycling of waste													
5. To avoid, reduce and manage flood risk													

6. Protect, conserve, enhance and expand biodiversity														
7. Maintain, enhance and preserve the distinctiveness and diversity of landscape and townscape character.														
8. Conserve and where appropriate enhance the historic environment														
9. Improve the health and well being of the population														
10. Reduce and prevent crime, and reduce the fear of crime.														
11. Improve the quality and quantity of accessible open space.														
12. Improve the quality, range and accessibility of essential services and facilities.														
13. Redress inequality related to age, gender, disability, race, faith, location and income.														
14. Ensure all groups have access to affordable, decent and appropriate housing.														
15. Increase the vitality and viability of existing town centres.														
16. Help people gain														

access to satisfying work appropriate to their skills, potential and place of residence.														
17. Improve the efficiency, competitiveness and adaptability of the local economy.														

2.2.2 All SA objectives are met through the Neighbourhood Plan objectives, except objectives 2 (Limit water consumption to the capacity of natural processes and storage systems), 4 (Minimise waste production and support the recycling of waste) and 10 (Reduce and prevent crime, and reduce the fear of crime).

3. Compatibility of the Neighbourhood Plan policies and SA objectives

3.1 The Neighbourhood Plan policies

3.1.1 The development of policies within the Neighbourhood Plan has been an iterative process involving questionnaires, community engagement, data collection and checking against strategic policy. A full list of policies can be found in the ‘Mattishall Neighbourhood Plan’.

3.2 Compatibility of Neighbourhood Plan policies and SA objectives

3.2.1 The following table sets out which of the Neighbourhood Plan policies meets the SA objectives. Again, the Sustainability Appraisal objectives are the same objectives found in the Breckland Council ‘Core Strategy and Development Control Policies Submission Sustainability Appraisal Report’.




Sustainable Appraisal Objectives	Neighbourhood Plan policies																														
	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	COM1	COM2	COM3	COM4	COM5	ECON1	ECON2	ECON3	TRA1	TRA2	TRA3	TRA4	
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.																															
2. Limit water consumption to the capacity of natural processes and																															



4. Sustainability Appraisal Framework

4.1 Sustainability Appraisal Framework for Mattishall Neighbourhood Plan

4.2 Below is the framework used for the SA. This is based on the framework prepared for the ‘Core Strategy and Development Control Policies Submission Sustainability Appraisal Report’.

4.2 The commentary sets out what effects the plan will have on the SA objectives. To help qualify the likely effects of producing a Neighbourhood Plan, a ‘do nothing’ option has also been assessed, i.e. if there was no Neighbourhood Plan, what would be the sustainability impacts that would occur if only national, regional and district plans were in place.

 Positive effect
  Neutral effect
  Negative effect

Sustainable Appraisal Objectives	Decision making (Appraisal) questions	Relevant policies	Assessment Effects	Commentary
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Will it use land that has been previously developed? Will it use land efficiently? Will it protect and enhance the best and most versatile agricultural land?	ECON2: Agricultural businesses Also ENV1, ENV2 and ENV5		Effects of the plan – The Plan supports businesses that work productive agricultural land, with a view to maintaining the essential character of the village. Existing policies – the National Planning Policy Framework (NPPF) promote the development and diversification of agricultural and other land-based rural businesses. The Plan adds support to this locally.
2. Limit water consumption to the capacity of natural processes and storage systems.	Will it reduce water consumption? Will it conserve groundwater resources?	ENV7: Protecting and enhancing the local environment		Effects of the plan – Enhancing wildlife corridors and has the potential to have a positive impact on the quality of the adjacent water environment and ecological state. The Plan should also ensure that

				<p>future development does not cause or contribute to the problem of flooding or drainage.</p> <p>Existing policies – the National Planning Policy Framework (NPPF) requires development proposals to take account of water resources. By setting out specific policies for protecting and enhancing the local environment, the Neighbourhood Plan could potentially increase any positive effects.</p>
3. Reduce contributions to climate change.	<p>Will it lead to an increased proportion of energy needed being met from renewable sources?</p> <p>Will it reduce the emissions of greenhouse gases by reducing energy consumptions?</p> <p>Will it improve air quality?</p> <p>Will it reduce traffic volumes?</p> <p>Will it support travel by means other than the car?</p>	ENV8: Walking, cycling and horse riding		<p>Effect of the plan – seeking improved movements by cyclists and pedestrians within the parish, ensuring new homes are energy efficient and delivering improved broadband should help to reduce CO2 emissions that could arise from an increase in the number of journeys generated by new development. Enhancing green spaces in the parish could also help realise the benefits of green infrastructure in relation to climate change.</p> <p>Existing policies – The NPPF requires local planning authorities to adopt proactive strategies to mitigate and adapt to climate change. The Plan adopts a proactive approach to this that is in line with the wishes of the community and locally appropriate.</p>
		HOU6: High quality and Energy efficiency		
		ENV4: Open and Local Green Spaces		
		TRA3: Broadband and mobile facilities		
		TRA4: Broadband and mobile connection		
4. Minimise waste production and support the recycling of waste	<p>Will it reduce household waste?</p> <p>Will it increase waste recovery and recycling?</p>			NA
5. To avoid, reduce and manage flood risk	<p>Will it be at risk of flooding?</p> <p>Will it contribute to higher risk elsewhere?</p>	ENV9: Flood risk and drainage		<p>Effect of the plan – parts of Mattishall are identified as localised flooding areas. To minimise further risk permeable materials are to be used on freestanding areas. The protection, maintenance and enhancements of the local environment should enable run off to soak into the land.</p> <p>Existing policies – National and local policy sets out specific guidance on the management of flood risk and therefore the Plan contributes to this at a</p>
		ENV7: Protecting and enhancing the local environment		

				local level. The Breckland Council emerging Local Plan many parts of the District have a high clay content and consequently inadequate drainage, which can lead to localised problems of flash flooding.
6. Protect, conserve, enhance and expand biodiversity	Will it protect, maintain and enhance sites designated for their nature conservation interest? Will it conserve and enhance species?	ENV3: Trees, hedgerows and boundaries		Effect of the plan – the Neighbourhood Plan seeks to protect and enhance the local environment. New development site boundary edges should be soft, therefore encouraging biodiversity. Existing policies – the NPPF should result in similar positive effects. However, the Plan set out specific areas and requirements for development locally.
		ENV7: Protecting and enhancing the local environment		
7. Maintain, enhance and preserve the distinctiveness and diversity of landscape and townscape character.	Will it maintain and enhance the distinctiveness of landscape and townscape and character? Will it maintain and enhance the character of settlements? Will it protect and enhance open spaces of amenity and recreation value?	ENV2: Important view and vistas		Effect of the plan – proposals for new development within and around Mattishall parish have the potential to undermine the character of the area and built heritage. By recognising the importance of dark skies (though the restricting of streetlights and lighting of commercial structures), the physical separation between the neighbouring settlements, and protecting important views and vistas, the policies will ensure that the quality is not only maintained, but also enhanced. Of great importance locally, is keeping individual developments to small-scale, therefore maintaining the rural townscape. Existing policies – Local and national polities should ensure the continued protection of landscapes, townscapes and the historic environment. However there is a particular and greater risk that housing developments could take precedent over these locally important considerations. The Plan could potentially achieve a greater positive effect in this respect.
		ENV5: Distinct villages		
		ENV6: Tranquillity and dark skies		
		HOU1: Size of individual developments Also HOU5 and HOU6		
8. Conserve and where appropriate enhance the historic environment	Will it protect or enhance sites, features of historical, archaeological, or cultural interest (including Conservation Areas,	ENV1: Conservation Areas and Heritage		Effect of the plan - proposals for new development within and around Mattishall have the potential to undermine the character of the

	Listed Buildings, Registered Parks and Gardens and Scheduled Ancient Monuments)?	ENV4: Open and Local Green Spaces		area and built heritage. By recognising the importance of conservation areas and heritage, open and green spaces, and the character of the village, the policies will ensure that the quality is not only maintained, but also enhanced.
		HOU5: Complement and enhance existing character of the village		Existing policies – Local and national policies should ensure the continued protection of landscapes, townscapes and the historic environment. However there is a particular and greater risk that housing developments could take precedent over these locally important considerations. The Plan could potentially achieve a greater positive effect in this respect.
9. Improve the health and well being of the population	Will it increase life expectancy? Will it improve access to essential services such as health facilities? Will it encourage healthy lifestyles, including travel choices?	ENV8: Walking, cycling and horse riding		Effects of the plan – the Plan seeks to ensure that provision is made to extend or improve medical facilities to meet the needs of a growing population. Also, by enabling more walking and cycling to village amenities and the countryside, the Plan is encouraging healthy lifestyles. Existing policies – the Plan identifies local issues and solutions.
		COM3: Medical facilities		
10. Reduce and prevent crime, and reduce the fear of crime.	Will it reduce actual levels of crime? Will it reduce fear of crime?			NA
11. Improve the quality and quantity of accessible open space.	Will it improve accessibility to open space? Will it improve the quality and quantity of accessible open space?	ENV4: Open and Local Green Spaces Also HOU8 and COM1		Effect of the plan – the Plan seeks to maintain and enhance the village image as rural and green. In particular importance is placed on existing green infrastructure and the designation of Local Green Space. Existing policies – National and Local policies lead to an improving of place. The Plan identifies local issues and solutions. The Breckland Council emerging Local Plan has no sites identified for Mattishall, so this would add in detail for the parish.
12. Improve the quality, range and accessibility of essential	Will it improve accessibility to key local services and facilities, including health,	COM2: Community facility change of use		Effects of the plan – Mattishall village is classed as a Local Service Centre in the Breckland Council

<p>services and facilities.</p>	<p>education, leisure (village shops, post offices, pubs)? Will it improve accessibility to shopping facilities?</p>	<p>COM3: Medical facilities COM4: Early years and school expansion Also COM1, COM5, TRA3 and TRA4</p>		<p>emerging Local Plan. It is therefore important to maintain existing community infrastructure and facilities. The Plan also seeks to enhance medical facilities, early years and the primary school. Existing policies – the NNPF promotes 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.</p>
<p>13. Redress inequality related to age, gender, disability, race, faith, location and income.</p>	<p>Will it reduce poverty and social exclusion in those areas most affected? Will it improve affordability to essential services and families at home? Will it improve relations between people from different backgrounds and social groups?</p>	<p>COM1: New community facilities</p>		<p>Effects of the plan – the Plan encourages the development of new or improved community facilities, to continue to enable social interaction across the community. Existing policies – the NNPF promotes the retention and development of community facilities in villages.</p>
<p>14. Ensure all groups have access to affordable, decent and appropriate housing.</p>	<p>Will it support the range of housing types and sizes, including affordable to meet the needs of all sectors in the community? Will it reduce the number of unfit homes? Will it reduce housing need? Will it meet the needs of the travelling community?</p>	<p>HOU3: Housing types COM5: Supported living and care facilities HOU4: Affordable housing HOU7: Building for Life HOU8: Single dwellings, alterations and extensions HOU9: Parking spaces for new properties</p>		<p>Effect of the plan – the Plan seeks to provide housing to downsize/upsized to, housing for first-time buyers, starter homes and supported housing, to ensure there is sufficient and appropriate high quality housing to meet local needs. Each new home should be built to a high standard with appropriate parking provision. Existing policies – the Plan identifies local issues and solutions that meet the requirements of the NNPF and the Breckland Council emerging Local Plan.</p>
<p>15. Increase the vitality and viability of existing town centres.</p>	<p>Will it increase vitality of existing town centres? Will it increase viability of existing town centres?</p>	<p>HOU2: Phasing of development COM2: Community facility change of use ECON1: New businesses and employment</p>		<p>Effects of the plan – whilst Mattishall is not a town, similar principles apply. By phasing development, the Plan seeks to ensure that community and infrastructure development keeps pace with housing development. Importance is also placed on resisting change of use of existing community facilities to non-community use. The Plan also encourages new business and employment opportunities.</p>

		Also COM4, COM5, ECO2, ECO3, TRA1 and TRA2		Existing policies – the NNPF seeks to ensure the vitality of town centres and supporting a prosperous rural economy.
16. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Will it support and improve education? Will it encourage employment and reduce unemployment overall? Will it encourage employment/ access to employment by means other than car?	ECON1: New businesses and employment		Effect of the plan – the Plan supports planning application for new businesses and the retention of retail or services in the village centres, which would potential increase and retain employment locally, as would the policy to provide fast internet connections to enable home/office working. Unemployment is low locally, but local employment opportunities would be welcomed. Existing policies – National and local policies would allow proposals for economic development in rural areas. The Plan identifies local issues and solutions.
17. Improve the efficiency, competitiveness and adaptability of the local economy.	Will it improve business development? Will it make land and property available for business development? Will it support sustainable tourism? Will it encourage rural economy and diversification?	ECON1: New businesses and employment		Effect of the plan – the Plan seeks to support the enable new businesses and employment, whilst also retaining retail and services in the village centres. Safe and sustainable transport, plus public parking are key to the viability and vitality of businesses on in the village centre. For most businesses broadband and mobile facilities and connectivity are increasingly essential. Existing policies – Mattishall is identified as a Service Centre in the Breckland Council emerging Local Plan, where future development is encouraged.
		ECON2: Agricultural businesses		
		ECON3: Home-based businesses		
		TRA1: Safe and sustainable transport		
		TRA2: Public parking		
		TRA3: Broadband and mobile facilities		
		TRA4: Broadband and mobile connection		
Also COM3 and COM4				

5. Conclusions and next steps

5.1 Appraisal of policies

5.1.1 The appraisal has revealed that when measured against the SA objectives, the Neighbourhood Plan should perform well and will help to deliver sustainable development in the Parish. The assessments found that all policies will have positive or neutral impacts.

5.2 Monitoring

5.2.1 Following adoption, Mattishall Parish Council will monitor the effects of the Mattishall Neighbourhood Plan.

5.3 Next steps

5.3.1 The SA report will now be made available for public consultation alongside the 'Pre-submission version' of the Mattishall Neighbourhood Plan. Comment can be written on the same forms.