

Mattishall Neighbourhood Plan Modification Proposal

Regulation 14 Statement

1. This statement is made by Mattishall Parish Council (“the qualifying body”) in accordance with Regulation 14 (a) (v) of the Neighbourhood Planning (General) Regulations 2012, as amended.
2. Regulation 14 (a) (v) applies when a qualifying body proposes to modify an existing neighbourhood plan. It requires the publication of a *“statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion”*.
3. National planning practice guidance states:

“There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- *Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.*
- *Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.*
- *Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.”*

National planning practice guidance

www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan

Paragraph: 106 Reference ID: 41-106-20190509 Revision date: 09 05 2019

4. The existing Mattishall Neighbourhood Plan, referred to in this statement as Mattishall Neighbourhood Plan 1 (and abbreviated as MNP1), was adopted by Breckland District Council on 2 November 2017.

5. MNP1 is underpinned by an overriding vision:
“Mattishall will continue to thrive and, through sympathetic development, will meet the needs of a modern community whilst preserving its village character and its connection to the surrounding rural landscape”
6. The vision is supported by five aims:
“By undertaking a Neighbourhood Plan, the community of Mattishall aims to:
 1. *Give residents a voice over planning applications;*
 2. *Allow the village to grow sensitively;*
 3. *Reduce the impact of development on infrastructure, services and the environment;*
 4. *Enhance the prospects for local employment; and*
 5. *Maintain the character and viability of the village.”*
7. A series of objectives, grouped under five themes, were developed to achieve the aims and deliver the Vision.
Environment and landscape objectives:
Objective 1: To protect and enhance the rural look and feel of the village and wider Parish.
Objective 2: To protect and enhance the local environment while providing good access to the countryside.
Objective 3: To ensure new developments do not create flood risk and problems with sewerage and surface water drainage.
Housing and the built environment objectives:
Objective 4: To deliver sensitively planned developments phased over the period of the Plan.
Objective 5: To provide a range of housing to meet local needs.
Objective 6: To ensure new development is of a high quality design, eco-friendly and of a scale that reinforces local character.
Community objectives:
Objective 7: To provide opportunities for social interaction through cultural, leisure, sport and commercial activities for all members of the community
Objective 8: To retain a range of facilities and services such as local shops, meeting places, sports venues, public house and places of worship, for the benefit of the community.
Objective 9: To support the appropriate growth of medical facilities, early years provision and the primary school to meet the developing needs of the Parish
Objective 10: To provide services that meet the needs of people as they age and so avoid their having to leave the Parish

Economy objectives:

Objective 11: To support existing businesses and promote businesses and employment opportunities on a scale compatible with Mattishall's rural character and function as a Local Service Centre.

Transport and Telecommunications

Objective 12: To support and encourage safe and sustainable transport, including walking and cycling.

Objective 13: To develop and sustain efficient and effective broadband and mobile connectivity throughout the Parish, meeting the domestic, social and business needs of the community.

MNP1 has twenty-eight planning policies which sit underneath its overriding vision and theme-based objectives.

8. The qualifying body proposes to modify MNP1 through the following changes:
- a) Amending the Vision in the MNP to the following text (the underlined words are proposed to be added to the existing Vision in MNP1):
"Mattishall will continue to thrive and, through sympathetic and sustainable development, will meet the needs of a modern community whilst preserving and enhancing its village character and its connection to the surrounding rural landscape"
 - b) Amending the five aims including replacing aim 2 with a new aim focusing on the climate change challenge and merging aim 3 with parts of aim 5.

By undertaking a Neighbourhood Plan, the community of Mattishall aims to:

- 1. Give residents a voice over planning applications;*
- 2. ~~Allow the village to grow sensitively~~ Respond to the climate change emergency by ensuring the policies in MNP2 support the UK's climate change commitment to reach net-zero greenhouse gas emissions by 2050;*
- 3. ~~Reduce~~ Manage the impact of development on infrastructure, services and the environment to help maintain the viability of the village;*
- 4. Enhance the prospects and opportunities for local employment; and*
- 5. Maintain the character ~~and viability~~ of the village.*

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- c) Minor amendments to the plan objectives. Objectives, 2, 8 and 9 have been edited. Objective 4 has been reworded and Objective 13 has been removed altogether. Other objectives remain unchanged.
- d) Objective 13 is proposed for deletion to reflect that matters relating to broadband and mobile connectivity are now considered to be dealt with adequately via Building Regulations.
- e) Objective 4 is proposed to be reworded altogether since the Neighbourhood Plan has limited influence on how development is phased. Furthermore, as Mattishall Parish has already delivered its housing requirement, MNP2 does not anticipate significant further growth up to 2036.

Environment and landscape:

Objective 1: No change

Objective 2: To protect and enhance the local natural environment while providing good access to the countryside for the range of non-motorised users.

Objective 3: No change

Housing and the built environment:

~~Objective 4: To deliver sensitively planned developments phased over the period of the Plan~~ 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.

Objective 5: No change

Objective 6: No change

Community:

Objective 7: To provide new opportunities for social interaction through cultural, leisure, sport and commercial activities for all members of the community.

Objective 8: To retain and improve the range and / or quality of facilities and services such as local shops, meeting places, sports venues, public house and places of worship, for the benefit of the community.

Objective 9: To support the appropriate growth of medical facilities, early years provision and the primary school to meet the ~~developing~~ needs of the Parish.

Objective 10: To provide services that meet the needs of people as they age and so avoid their having to leave the Parish.

Economy:

Objective 11: No change

Transport and Telecommunications

Objective 12: No change

~~Objective 13: To develop and sustain efficient and effective broadband and mobile connectivity throughout the Parish, meeting the domestic, social and business needs of the community.~~

- f) An updated plan period 2024 to 2036
- g) Undertaking minor updates to the following policies in MNP1:
- **Policy ENV8: Walking, cycling and horse riding**
 - **Policy ENV9: Flood risk and drainage**
 - **Policy HOU2: Housing types.** Policy brought forward with updates relating to accessible and adaptable homes standards.
 - **Policy COM2: Community facility change of use.** The policy is brought forward with some minor updates to assist with policy implementation.
 - **ECON1: New businesses and employment:** Policy has been brought forward as part of MNP2 with minor updates.
 - **ECON2: Agricultural businesses.** Policy has been brought forward with amendments to assist with policy implementation.
 - **ECON3: Home-based and small businesses.** Policy is brought forward as part of MNP2 with one additional criterion relating to residential amenity, to assist with policy implementation.
- h) Updating the following Neighbourhood Plan policies in order to reflect an up-to-date policy context and the availability of updated evidence:
- **Policy ENV1: Conservation Areas and heritage.** Policy now identifies non-designated heritage assets and is supported by a new appendix in MNP2. A new clause relating to below ground heritage assets has been added.
 - **Policy ENV3: Trees, hedgerows and boundaries.** Wording updated so that it ties in with Local Plan (adopted since the adoption of MNP1). Additional detail provided including clause specific to Mattishall's veteran trees.
 - **Policy ENV6: Tranquillity and dark skies.** Specific requirements with respect to external lighting included into the policy.
 - **Policy ENV7: Protecting and enhancing the local environment.** Amended policy title: "**ENV7: Biodiversity, Ecological Networks and**

Habitat Connectivity” and supported by more information specific to biodiversity habitats in Mattishall Parish. Policy includes additional Mattishall specific requirements with respect to SSSI impact zones, the Great Crested Newts Strategic Opportunity Area and priority habitats and species in the parish.

- **Policy HOU6: Single dwellings, alterations and extensions.** The policy has been updated and amended to reflect the new evidence base document, the Mattishall Design Guide and Code document (2023). The policy appears as HOU4 in MNP2 and its title is amended to **“Residential alterations and extensions”**.
 - **Policy HOU7: Parking spaces for new properties.** Minor amendments incorporated to reflect the Mattishall Design Guide and Code document (2023) as well as Secure by Design Principles. The policy appears as HOU6 in MNP2.
 - **Policy COM1: New community facilities.** The policy is brought forward but expanded upon to assist with implementation.
 - **TRA1: Safe and sustainable transport.** Policy is brought forward as part of MNP2 with one new clause.
 - **TRA2: Public parking.** Policy is brought forward with minor change to reflect the Mattishall Design Guide and Code document (2023).
 - **COM5: Supported living and care facilities.** The policy has been brought forward as part of MNP2 but with the addition of criteria that supported living and residential/nursing care facilities need to meet.
- i) Undertaking considerable changes to the following policies in MNP1
- **Policy ENV2: Important vistas and views.** Two of the three existing views needed updating due to development that had taken place since the adoption of MNP1. Six additional views are identified, supported by a new appendix in MNP2.
 - **Policy ENV4: Open and Local Green Space.** Designates eight new Local Green Spaces and it brings forward the Local Green Space designated through MNP1.
 - **Policy ENV5: Distinct Villages** from MNP1 has undergone considerable change and has been replaced with a landscape-focused policy with a new name **“Landscape and settlement character”**. Policy is supported by updated evidence base provided through the Breckland Landscape and Settlement Assessment 2022.

- **Policy HOU4: Complement and enhance existing character in the village.** This policy is proposed to be significantly amended with a new policy title *“Design and character.”* The policy requires all proposals to adopt a design-led approach and includes Mattishall-specific criteria. The policy is supported and is linked to new evidence base document, the Mattishall Design Guide and Code document (2023).
 - **Policy HOU5: High quality and energy efficiency.** The policy has been updated considerably and has a new title *“Sustainable design and construction.”* The policy reflects the updated context provided by the climate change emergency and Breckland District Council’s own commitment to reduce the level of greenhouse gas emissions within the district to net zero by 2035.
- j) Removing the following policies in MNP1
- **Policy HOU1: Size of new developments.** Policy has been deleted since the housing growth it refers to has been delivered. First bullet in Policy HOU1 MNP1 has however been incorporated into proposed new Policy HOU1: A spatial strategy for Mattishall
 - **Policy HOU3: Affordable Housing.** This policy has not been brought forward in MNP2 because it does not add to the Local Plan that was adopted since the adoption of MNP1.
 - **Policy TRA3: Broadband and mobile facilities**
 - **Policy TRA4: Broadband and mobile connection.**
- k) Creating the following new policy for the purpose of MNP2.
- **Policy HOU1: A spatial strategy for Mattishall.** The policy provides a Mattishall specific spatial strategy referring to the Mattishall settlement boundary (as defined in the adopted Breckland Local Plan). The policy provides clarity about what development will be supported inside the settlement as well as outside the settlement.
9. The following policies are proposed to be brought forward with no change:
- **Policy COM3: Medical facilities.**
 - **Policy COM 4: Early years and school expansion.**
10. Appendix 5 to MNP2 provides an explanation of the relationship between MNP1 policies and MNP2 policies.
11. In summary the changes proposed to MNP1 through this modification proposal are to reflect:

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- The climate change emergency
 - The development that has come forward since the adoption of MNP1
 - The adoption of the Breckland Local Plan in 2019 and its partial update (adopted 2023)
 - Changes in the national policy context including the NPPF 2023 and the publication of the National Design Guide
 - An updated evidence base provided by:
 - Mattishall Design Guide and Code document, 2023
 - Breckland Landscape and Settlement Character Assessment 2022
12. The qualifying body considers the changes to be material modifications that would require examination.
13. The qualifying body does not consider that the material modifications change the nature of MNP1, therefore does not consider that a referendum is required to take place in addition to the examination.

Mattishall Parish Council

November 2023