

BRECKLAND DISTRICT COUNCIL

Report of: Mark Kiddle-Morris, Executive Member for Assets and Strategic Development

To: Cabinet 24th March 2015

Author: Sarah Robertson, Planning Policy Officer (Capita)

Subject: Mattishall Neighbourhood Plan – Plan Area Designation

Purpose: The purpose of this report is for Members to consider any strategic issues or consultation responses and to formally designate the Mattishall Neighbourhood Plan Area.

Recommendation(s):

- 1) It is recommended that Members consider the contents of this report and endorse Option 1, confirming the Mattishall Neighbourhood Plan area boundary, following the full extent of the Parish boundary as set out at Appendix A.

1.0 BACKGROUND

- 1.1 The Localism Act introduced the concept of neighbourhood planning, and allows for Town and Parish councils to prepare community-led frameworks to guide the future development, regeneration and conservation of an area. When adopted, Neighbourhood Plans have Development Plans status and are therefore a material consideration in the determination of planning applications for their area. As such, their preparation is subject to the provisions of the Localism Act alongside the Neighbourhood Planning (General) Regulations 2012.
 - 1.2 The first step in the preparation of a Neighbourhood Plan is the designation of the plan area by the Local Planning Authority. Members will be aware that Mattishall Parish Council submitted a proposal for the designation of a Neighbourhood Plan area to the Council on 9th February.
 - 1.3 This is the fifth request to the Council to designate a plan area and this report deals with this proposal.
- Assessment and publication of the proposed plan area**
- 1.4 The Neighbourhood Plan area was submitted by the Parish Council. The Parish Council form the relevant body for the purposes of plan making as set out within section 61G of the Town and Country Planning Act (1990) as amended.
 - 1.5 In conjunction with the Neighbourhood Plan area map covering the entirety of the parish boundary, the Parish Council have also submitted a Neighbourhood Plan area statement, detailing their aspirations for the plan. These include:
 - Affordable residential development in conjunction with local needs;
 - To review requirement and provision of community facilities;
 - To provide and maintain a sustainable Parish within the Plan area;
 - To protect landscape and nature conservation;
 - To improve transport infrastructure where necessary and reduce the need for private car use;
 - Development of employment and business use within the Parish;

- To maintain and develop the village school

1.6 The Town and Country Planning Act (1990) requires the Council to consider the desirability of confirming the whole or part of a Parish as a Neighbourhood Plan area. Section 61G(10) of the 1990 Act states that Neighbourhood areas must not overlap. The proposal for Mattishall's Neighbourhood Plan Area is based on the entirety of the Parish boundary. There are no other Neighbourhood Plan areas designated or that have been submitted which overlap with this proposal. It is not considered that the area is wholly or predominantly business in nature, and therefore it should not be designated as a business area.

1.7 The Council has a duty to support the Neighbourhood Plan process, but will also need to work with Mattishall as it moves forward to ensure the plans are developed in a sound manner. The Neighbourhood Plan will need to be in broad conformity with the strategic policies of the Local Plan.

1.8 The Council has published the proposed plan area for a four week public consultation, as required under Regulation 6 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation closed on 11th March. The consultation was advertised in the local press (the Dereham and Fakenham Times), as well as the Council's website advising the publication period and how to make responses. Copies of the material were placed in Dereham Library and at Elizabeth House Dereham. In addition, adjoining Parish Councils were advised of the publication by letter.

1.9 A single representation was received on the neighbourhood plan area from Gladman Developments Ltd. It is considered that the representation did not raise objections to the proposed plan area; however, it did highlight procedural issues that the Parish Council will need to have regard to as the Neighbourhood Plan is prepared.

2.0 **OPTIONS**

2.1 There are two options for members to consider

- **Option 1** – Cabinet endorse the Mattishall Neighbourhood Plan area boundary, following the full extent of the Parish boundary as set out at Appendix A.
- **Option 2** – Cabinet consider the contents of this report and the Neighbourhood Plan area as submitted and designate an alternative plan area within Mattishall.

3.0 **REASONS FOR RECOMMENDATION(S)**

3.1 It is recommended that Cabinet endorse Option 1. The proposed boundary is considered appropriate to be designated without modification. The area is considered to represent a logical boundary which will be suitable to meet the plan aims, as set out within their Neighbourhood Plan statement and has been assessed against the provisions of the Town and Country Planning Act.

4.0 **EXPECTED BENEFITS**

4.1 The expected benefits of confirming the plan area is to enable the community to move forward with the preparation of the Neighbourhood Plan.

5.0 **IMPLICATIONS**

5.1 **Carbon Footprint / Environmental Issues**

5.1.1 It is the opinion of the Report Author that there are no implications.

5.2 **Constitution & Legal**

5.2.1 The designation of the Neighbourhood Plan area is in accordance with the Neighbourhood Planning (General) Regulations 2012, as well as the provisions of the Localism Act 2011.

5.3 **Contracts**

5.3.1 It is the opinion of the Report Author that there are no implications.

5.4 **Corporate Priorities**

5.4.1 The Mattishall Neighbourhood Plan area designation meets the following corporate priorities:

- To have pride in Breckland
- To develop stronger communities

5.5 **Crime and Disorder**

5.5.1 It is the opinion of the Report Author that there are no implications.

5.6 **Equality and Diversity / Human Rights**

5.6.1 It is the opinion of the Report Author that there are no implications.

5.7 **Financial**

5.7.1 There will be a small cost to the Council for the placing of the required press notices upon confirmation of the Plan area boundary.

5.8 **Health & Wellbeing**

5.8.1 It is the opinion of the Report Author that there are no implications.

5.9 **Risk Management**

5.9.1 It is the opinion of the Report Author that there are no implications.

5.10 **Staffing**

5.10.1 It is the opinion of the Report Author that there are no implications.

5.11 **Stakeholders / Consultation / Timescales**

5.11.1 The Neighbourhood Plan area boundary was publicised in accordance with Regulation 6 of the Neighbourhood Planning (General) Regulations 2012, which include a notice in the local press. Copies will also be placed in Dereham Library and at Elizabeth House Dereham. The Council will also write to adjoining Parish Councils to advise them of the decision.

6.0 **WARDS/COMMUNITIES AFFECTED**

6.1 Two Rivers ward – specifically Mattishall parish

7.0 **ACRONYMS**

7.1 None

Background papers:- [See The Committee Report Guide](#)

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Director / Officer who will be attending the Meeting

Name and Post: Sarah Robertson Planning Policy Officer

Key Decision: No

Exempt Decision: No

This report refers to a Mandatory Service

Appendices attached to this report:

Appendix A Mattishall Neighbourhood Plan Area boundary