



MATTISHALL
Neighbourhood Plan
2017-2037

**Version 1:
Pre-submission DRAFT
July 2016**

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1. Introduction

The Mattishall Parish Neighbourhood 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.

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.



Figure 1: Planning policy hierarchy in relation to Mattishall's Neighbourhood Plan.

The Plan has been developed in general conformity with the National Planning Policy Framework 2012 (NPPF), which sets out the Government's planning policies for England and how these should be applied. Locally, the Breckland Local Development Plan (2009) sets out strategic planning policies for Breckland. These have informed the development of the Mattishall Neighbourhood Plan. Due regard has also been given to the

emerging Breckland Local Plan (Breckland Council 2015) which is expected to be published in 2017.

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.

The Neighbourhood Plan was commissioned and part funded by Mattishall Parish Council. Other funding came from a Locality Grant from central government and a grant from Breckland Council. The Plan has been developed by a Working Group of local residents and an independent consultant¹ based on the principles of sustainable development. Sustainable development is about positive growth, making economic, social and environmental progress for the present and future generations. This means contributing to building a strong, responsive and competitive economy, supporting a strong, vibrant and healthy community and contributing to protecting and enhancing the natural and built environment.

¹ See Appendix for names of Working Group members.

The policies and projects in the Plan reflect the views of local people gathered through a series of consultation events, questionnaires, detailed stakeholder sessions and desk research. The Working Group is grateful to residents and organisations that have given their time to developing ideas for the Plan.



Figure 2: Aerial photograph of Mattishall village.

2. How the Plan was Prepared

The Working Group recognised that effective communication and community engagement were essential to informing and involving residents in the development of the Plan. The mechanisms to achieve this are summarised below².

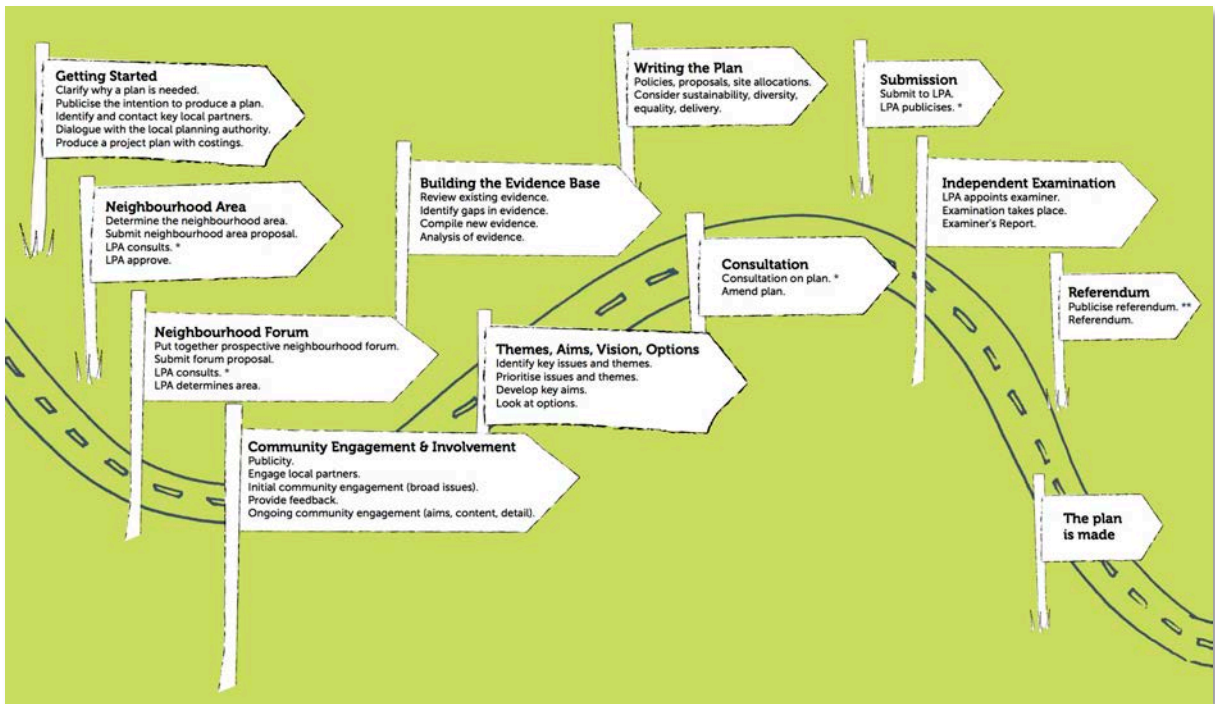


Figure 3: Neighbourhood Plan process (source: Locality Neighbourhood Plans Roadmap Guide). LPA is Local Planning Authority.

Communication

The project website (www.np4mattishall.org) has been central to the Neighbourhood Plan communication process. The website kept residents informed during each phase of the development of the Plan. It contains a news-feed, all Working Group papers, minutes of meetings, consultation results, all Neighbourhood Plan documents and contact information.

The website is linked to other websites and social media. Updates on progress have also been provided in the free parish magazine, *Miscellanea*, which goes quarterly to all the households in the village.

² For full details on communication and consultation, please see the Consultation Statement, available when the Neighbourhood Plan is submitted.

The Working Group has also used banners, posters, flyers in school book bags, displays, written and verbal monthly updates at Parish Council meetings, an extensive email distribution list of residents and businesses, Facebook group postings, StreetLife links, and word of mouth to spread news of the emerging Neighbourhood Plan.

There have also been a number of articles in the local press addressing various aspects related to the development of the Plan.

Community engagement stages

There were five clear stages in which residents of Mattishall Parish were engaged in the development of the Neighbourhood Plan.

Stage 1: The recruitment of a Working Group

Mattishall Parish residents were asked to come forward if they were interested in being part of a Working Group to guide and produce a Neighbourhood Plan. The Group developed Terms of Reference and a project plan in March 2015.

Stage 2: Identifying key themes

In May 2015 Questionnaire 1 was distributed to every household in Mattishall asking residents to identify the benefits future development should bring to Mattishall as well as how they would like to see the village evolve over the next 15/20 years. Key theme areas emerged: Environment and Landscape, Housing and the Built Environment, Community, Economy, and Transport and Telecommunications. From this input the Working Group formed a draft vision, aims and a set of objectives for the Plan.



Figure 4: Neighbourhood Plan logo designed through a school competition.

our village, our future

Stage 3: Development of policy ideas

- a. 'Questionnaire 2' – in July 2015 a much more detailed second questionnaire was distributed to every household and was also available on-line. Separate questionnaires were designed and distributed to young people and businesses in the village. The responses to the three Questionnaires formed the basis for the development of draft policies. More than 1,000 people completed Questionnaire 2, over 40 per cent of the Parish population.

- b. ‘Consultation conversations’ – meetings were held with a range of village ‘groups’³ to discuss the aims and objectives of the Plan and to gather policy ideas. Detailed notes were made of each meeting, analysed and put on the website. Qualitative data from the consultation conversations were used as input to policy development.
- c. ‘Open feedback sessions and policy workshops’ – two feedback sessions on Questionnaire 2 were held in October 2015. Displays were available and residents were asked to comment on the draft policies. Two policy workshops were held in March 2016. Residents were encouraged to attend and comment on the draft objectives and policy ideas. More than 300 people attended the open feedback and policy workshops. The Neighbourhood Plan Working Group then refined the ideas and re-drafted policies.
- d. ‘Village events’ – throughout 2015, at a series of village events and at a variety of locations, the purpose and content of the developing Plan were shared and input sought.



Figure 5: Mattishall Neighbourhood Plan community engagement.

³ Primary School children; Parish Council; Primary School governors; The Mattishall Society; Women’s Institute; Mattishall Sports and Social Club; All Saints drop-in coffee morning; All Saints PCC; GP practice; High School café; Cricket Club; Beaver scouts and Cub scouts; South Green Park Ltd.

Stage 4: Next steps

The following steps will be taken before Breckland District Council can adopt the Neighbourhood Plan:

- Six-week consultation period with the Parish and statutory consultees on this draft. Hard copies of the Plan will be available in accessible community locations and an electronic copy on the website. Every household will receive a flyer describing how to access and comment on the Plan;
- Consideration of consultation responses and redrafting of the Plan;
- Submission of the Neighbourhood Plan to Breckland Council who will publicise it and invite comment from a number of consultation bodies and the general public;
- Breckland District Council and Mattishall Parish Council will then jointly appoint an independent planning examiner to examine the Neighbourhood Plan;
- Once the Plan has passed examination it will proceed to referendum. Every resident of Mattishall Parish will have the opportunity to vote on whether or not they agree with the Neighbourhood Plan; and
- If the referendum indicates community support, Breckland District Council and Mattishall Parish Council will adopt the Neighbourhood Plan.



Figure 6: Mattishall Neighbourhood Plan community engagement.

3. Mattishall Parish

The Parish of Mattishall is located in the Breckland district of Norfolk and includes the once individual villages of Mattishall and Mattishall Burgh. Mattishall is 21km west of Norwich and 6km east of Dereham.

The Parish covers an area of 11.89 sq km, of which 10.67 sq km⁴ is green space, mostly arable farmland with scattered woodland. The nature of the landscape affords open vistas with broad horizons.

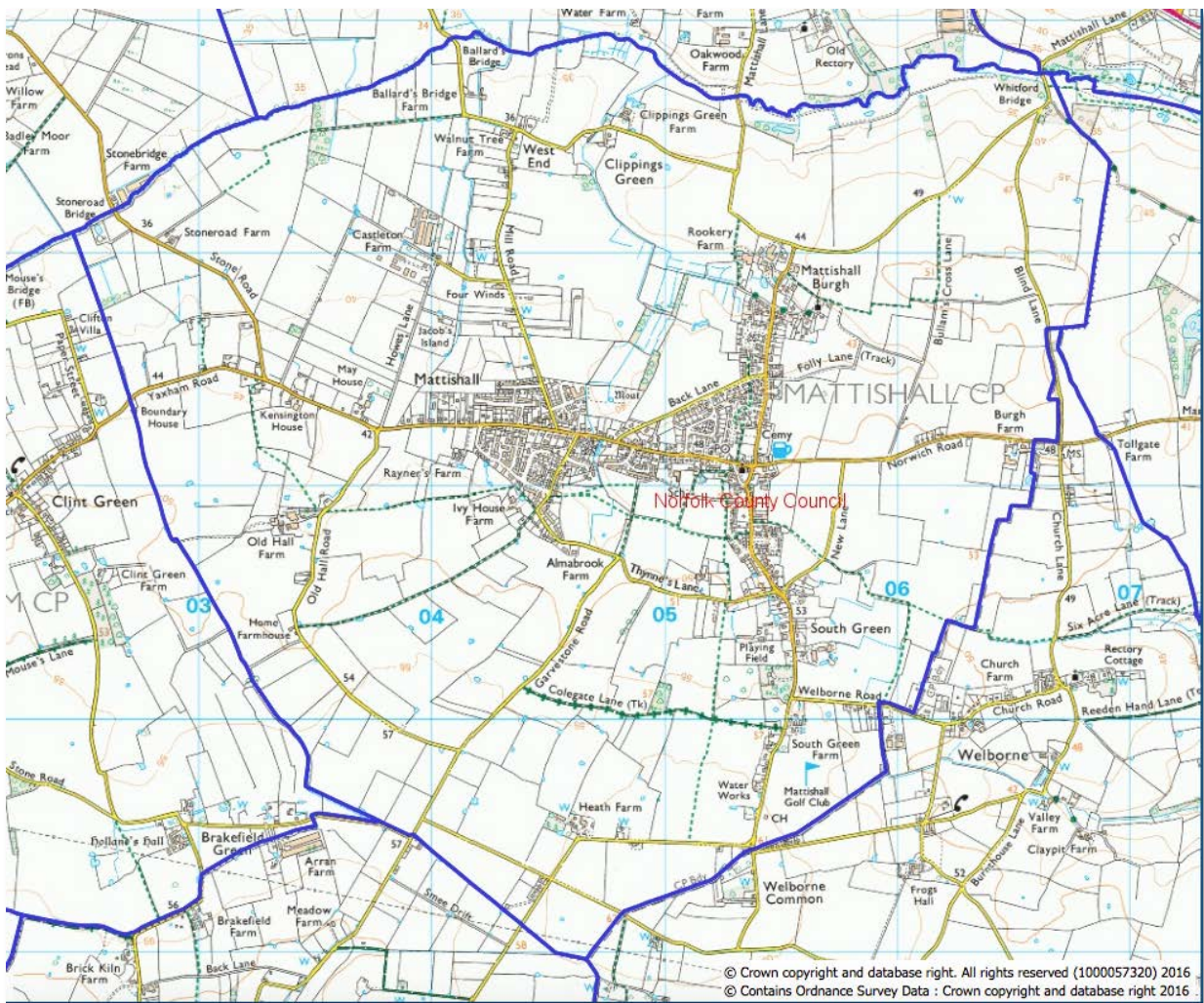


Figure 7: Administrative boundary of Mattishall Parish (source: Parish Online mapping). Blue line denotes the Parish boundary.

⁴ Office of National Statistics 2005 Physical Environment

The Parish has two medieval churches, Mattishall All Saints and St Peter's Mattishall Burgh, and a number of chapels. There are more than 30 Grade I and II Listed Buildings within the Parish, with a significant number of these clustered around All Saints Church. In recognition of these heritage assets, two Conservation Areas have been designated within the village.

In 2011 the population of Mattishall Parish was 2,617 people in 1,160 households, compared to 2,631 and 1,106 in 2001, a small decrease in population and an increase in households. In 2011 the average age of the population of the Parish was 46 compared with the average of 43 across Norfolk.⁵

Mattishall village is classed as a Local Service Centre for planning purposes. This classification is based on the existing infrastructure and resources, which include a doctors' surgery and pharmacy, a Post Office, shops and primary school. There are also important not-for-profit community facilities such as the Memorial Hall and the Sports and Social Club. Other commercial services include a public house, cafés, pre-school nurseries, car repairs and hairdressers.

Proposed developments

At the time of writing the Neighbourhood Plan there are planning permissions totaling 51 new houses, almost equaling the increase in households from 2001 to 2011:

- Cedar Rise – 35 dwellings;
- Kensington Forge – 11 dwellings;
- Dereham Road – 3 dwellings;
- Mill Road – 1 dwelling; and
- South Green – 1 dwelling.

These permissions equate to approximately a 4 per cent increase, which would accommodate 117 residents (based on the average household size in the UK of 2.3)⁶. There are also applications currently in process that could considerably increase these numbers.

Over the life of the Plan further planning applications are likely to come forward; the Plan has been developed to respond appropriately to further growth in a sustainable way.

⁵ Office of National Statistics census data 2011

⁶ Office of National Statistics census data 2011

4. The Vision and Aims: 2037

Through the consultation process the following Vision and Aims were developed and supported.

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.

AIMS OF THE NEIGHBOURHOOD PLAN

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.



Figure 8: Entering Mattishall village from the east.

5. Objectives of the Plan

The community understands the need to accommodate housing growth over the next 20 years; however, there is great concern at the potential pace and possible extent of growth for Mattishall. New developments could erode the very qualities that make the Parish a community if they are not carefully managed in terms of scale, phasing, design and impact. Mattishall's growth must be about more than meeting housing numbers. New developments should demonstrably contribute to the character of the Parish and provide local benefits.

From the various consultations, a series of objectives were developed to achieve the Aims and deliver the Vision in a sustainable way. The objectives address how to enhance the community, manage change and provided a starting point for the development of policies.

The objectives have been grouped into the following five themes – Environment and Landscape, Housing and the Built Environment, Community, Economy and Transport and Telecommunications.



Figure 9: Village event in Mattishall.

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 small developments phased over the period of the Plan.**

Objective 5: **To provide a range of housing to meet local need.**

Objective 6: **To ensure new development is of a high quality design, eco-friendly and of a scale that reinforces local practice.**

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 our Post Office, shops, cafes, public house, meeting spaces, sporting facilities, other valued services and spiritual and religious facilities.**

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

Objective 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 objectives

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

Objective 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.**

6. Policies and Projects

To deliver the Plan's objectives (Section 5), a set of policies and projects has been developed with the community to ensure Mattishall Parish develops in a sustainable way.

Policies

The Neighbourhood Plan is first and foremost a land-use document for planning purposes. The policies seek to achieve the objectives and deliver the Vision of the Plan and are grouped into the same five themes – Environment and Landscape, Housing and the Built Environment, Community, Economy and Transport and Telecommunications.

The Neighbourhood Plan policies follow the government's guidance. They exist to:

- Set out requirements in advance for new development in an area;
- Inform and guide decisions on planning applications; and
- Ensure that the multitude of individual decisions add up to something coherent for the area as a whole.⁷

To aid preparation for decision-makers and planning applicants, the policies under each objective are accompanied by supporting text which provides context for the theme and the views of residents.

Projects

As expected, during consultation events, the local community identified a number of projects that fall outside the remit of the planning system. These appear in a white box below the policies and will be taken forward by the Parish Council outside the Neighbourhood Plan process. These are included within each theme.

⁷ Tony Burton, (2014) 'Writing Planning Policies', Locality.

6.1 Environment and Landscape

Ensuring developments in Mattishall Parish are considerate of the environment

During public consultations, residents overwhelmingly identified that the rural character and atmosphere of the village and wider Parish is of great value to them and is therefore a priority for the Neighbourhood Plan (Figure 10). Residents identified the importance of keeping significant green space between villages to maintain identity and prevent ‘urban sprawl’, and to build on ‘brown field’ sites rather than on farmland.

When asked why they liked living in Mattishall, respondents strongly agreed the following are important: Open and green spaces in and around the village (96 per cent); surrounded by working farms (86 per cent); unobtrusive street lighting (68 per cent); quiet (93 per cent); and traditional/historic architecture (74 per cent). Protecting the environment via, for example, maintaining rural views and vistas and wildlife corridors was also considered important by residents.

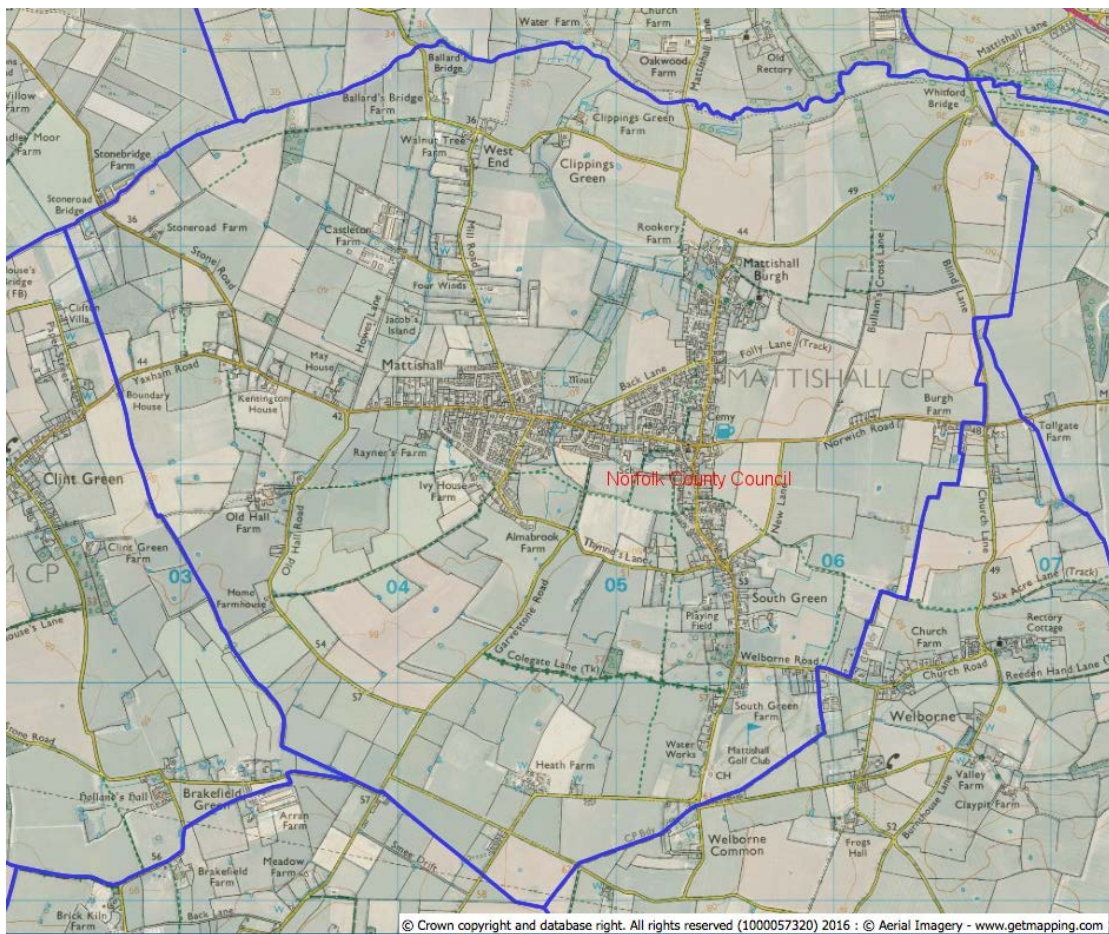


Figure 10: Aerial map of the Parish, showing the rural nature (source: Parish Online mapping). Blue line denotes the Parish boundary. Green dotted lines denote public rights of way.

Objective 1: To protect and enhance the rural look and feel of the village and wider Parish.

The village lies at the heart of the Parish with a few outlying hamlets and working farms. The farmland is predominantly arable but with some pasture and scattered woodland. Field boundaries are mainly hedges interspersed with trees, and the River Tud defines the northern boundary of the Parish and is largely tree-lined. There is a clear visual and physical break between the village of Mattishall and villages and hamlets of neighbouring parishes. The nature of the landscape affords open vistas with broad horizons, with All Saints Church tower being a key component of many views. However, open and green space within the settlement boundary is limited.

The minutes of the school governing body for July 18th 2016 state that the governors unanimously agreed that ‘the Neighbourhood Plan strongly resists change of use of the school playing field, unless for reasonable school expansion’.

The only streetlights are in the centre of the village, which means that night skies are dark, allowing wonderful views of the stars on clear evenings. This is important to Mattishall residents.

Two designated Conservation Areas⁸ within the village (Figure 11), in excess of 30 Listed Buildings and numerous tree preservation orders combine to lend important character to the village and wider Parish.

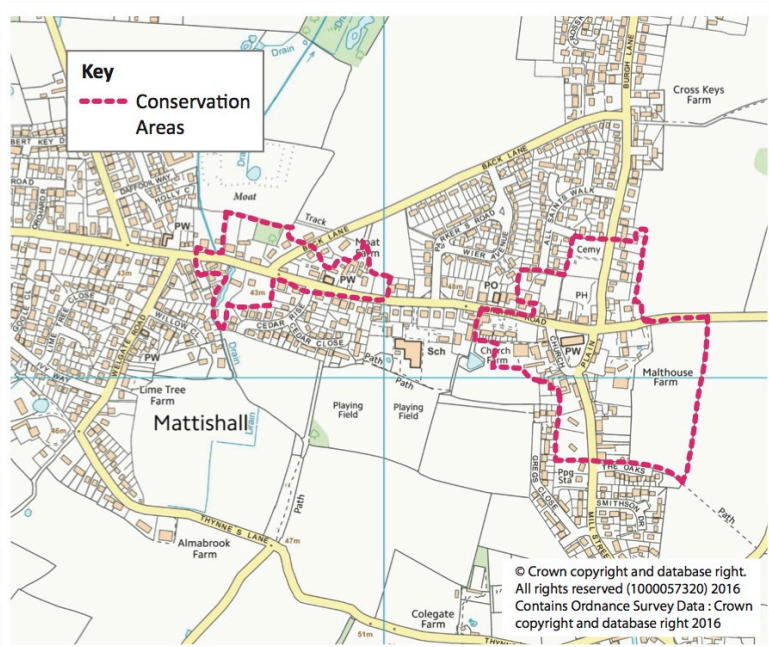


Figure 11: Conservation Areas (source: Parish Online mapping, with own annotations).

⁸ An area of special architectural or historic interest, designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, whose character and appearance it is desirable to preserve and enhance.

ENV1: Conservation Areas and Heritage

All development within or adjacent to the Conservation Areas must be sympathetic to the existing historic fabric of these areas. A statement must be provided in support of all development proposals within or adjacent to the Conservation Areas and other designated heritage assets that identifies any adverse impacts the development may have on these assets and propose measures that will, as a minimum, compensate for any adverse impacts.

ENV2: Important views and vistas

Given that the land surrounding the village boundary is defined in the Breckland District Settlement Fringe Landscape Assessment (July 2007) as being of moderate and moderate/high sensitivity with respect to development, due account should be taken of its assessment, guidelines and principles when considering any sites for new development.

Notwithstanding the landscape assessment, views across the Parish that are of particular community importance should be protected. Development within these views and vistas that is overly intrusive, unsightly or prominent, to the detriment of the views and vistas as a whole will not be permitted.

The following views and vistas are considered particularly (but not exclusively) important (figure 12):

- Approaching Mattishall along Norwich Road from the east;
- Approaching Mattishall along Dereham Road from the west; and
- View of Mattishall from Thynnes Lane.

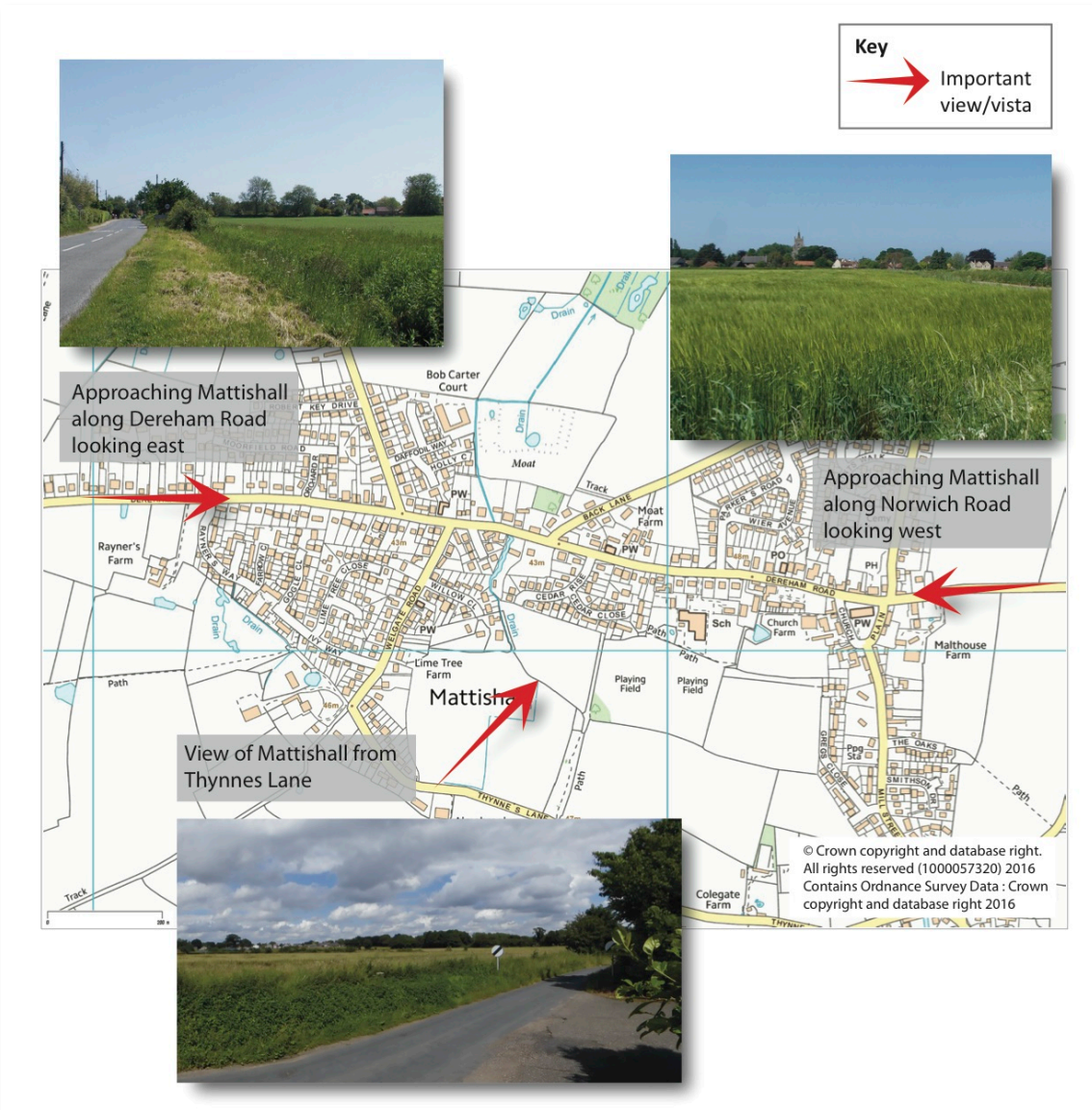


Figure 12: Important views and vistas (source: Parish Online mapping, with own annotations).

POLICY

ENV3: Trees, hedgerows and boundaries

Given limited open and green space within the village, trees and significant hedge masses should be retained as an integral part of the design of any 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.

Where removal of a tree(s) of recognised importance is proposed, a replacement of similar amenity value should be provided on site.

Where adjacent to the countryside, new development site boundaries should be soft, using native trees and hedgerow species to give a rural edge and to ensure connectivity to existing wildlife corridors.

POLICY

ENV4: Open and Local Green Space

New development must not impact on the uses and functions of existing green infrastructure (i.e. all types of green space, large or small, public or private) within the village and wider Parish. Where it is considered that a development will have a detrimental effect on the quantity or function of existing green infrastructure, then the development will not be permitted unless replacement provision is made that is of equal or greater value than that which will be lost through development. Development that fails to exploit opportunities to incorporate green infrastructure will not be considered appropriate.

The following areas are designated as Local Green Space for special protection (i.e. where the community is able to rule out new development other than in very special circumstances, for example, for reasonable expansion of the existing facilities to meet growing needs):

- The playing field to the south of the school, unless for reasonable school expansion; and
- Mattishall Memorial Hall and Playing Fields *[to be confirmed]*.

POLICY

ENV5: Distinct villages

A clear visual break must be retained between Mattishall and nearby villages/settlements, for example, Clint Green/Yaxham, Welborne, East Tuddenham and North Tuddenham. Development that significantly reduce this separation, either individually or cumulatively, will not be permitted.

POLICY

ENV6: Tranquility and dark skies

Mattishall residents value the quiet, peaceful nature of the Parish and its dark skies. Any new developments should not disturb this tranquility through the creation of excess noise, inappropriate increases in traffic or light pollution.

Objective 2: To protect and enhance the local environment while providing good access to the countryside.

Some 90 per cent of Mattishall Parish is green space, mostly farmland. Within this there are two areas designated as Sites of Special Scientific Interest (SSSIs) amounting to 7.82 hectares, and one County Wildlife Site of around 7.4 hectares (Figure 13). The SSSIs consist of habitats that are now rare in the UK. Rosie

A wide variety of wildlife is observed within the Parish. Roe and muntjac deer are regularly seen (Chinese water deer more occasionally), as well as farmland avian species such as barn owl, tawny owl, buzzard, kestrel, sparrowhawk, red kite, woodpecker, pheasant, partridge and many song birds. The ponds and ditches provide good habitats for populations of amphibians and a wide variety of invertebrates has resulted in a healthy bat population. The numerous small mammals also contribute to a thriving predator population including stoat and weasel. Given the rural nature of the Parish and its relatively rich flora and fauna, it is important to maintain and enhance, where possible, wildlife corridors (river, streams, ditches and hedgerows). And in recognition of the number of mature trees that stand to be lost within the Parish to various diseases (for example, ash die-back), new planting of native trees will be important both for biodiversity and landscape character.



Figure 14: Grazing cows, County Wildlife Site, Mattishall.

Public access to the countryside in the Parish is provided principally by the many small lanes, although there are a number of public rights of way particularly south of the Dereham/Norwich Road and some permissive footpaths (Figure 10). There are no cycle paths.

Ninety-two per cent of consultation responders considered protecting the environment of importance to their enjoyment of living in the Parish. Furthermore, they agreed that more public recreational and green spaces should be available and that there should be better facilities for walking and cycling.

When asked what the 'biggest benefits' that development of the village could bring, many residents said one is 'protection of the countryside and local assets'. There was also support for maintaining and expanding rights of way, providing better horse riding facilities and creating new publicly accessible green spaces such as a community wood or orchard. Suggestions on how to enhance the countryside included encouraging verges as wildflower areas, retaining used ground as important wildlife sites and planting roadside trees. The better linking of the west and centre of the village with South Green via a footpath and/or cycle path was mentioned on a number of occasions.

POLICY

ENV7: Protecting and enhancing the local environment

Development should not impact on areas of particular local ecological importance (for example, water courses, significant ponds, wildlife corridors, Sites of Special Scientific Interest and County Wildlife Sites).

Proposals should seek to maintain and enhance ecological networks and habitat connectivity.

PROJECTS

- Investigate the potential to enhance the local countryside through positive actions such as:
 - Community wood or orchard - currently a significant number of Mattishall residents make use of Poppy's Wood (outside the Parish and immediately north of the A47) for walking and exercising dogs. This wood is some 2 miles from the village and typically accessed by car. A woodland, or other open space, closer to the village would likely encourage more walking and reduce car usage. Additionally, local woodland would provide amenity value to those wishing to 'observe nature', including the provision of educational opportunities for children.
 - Community planting of roadside trees. Individuals could buy a tree to celebrate a person or event etc. Unlike woodland this would not require land purchase.

ENV8: Walking, cycling and horse riding

To improve health and well-being, new developments should make provision, where practicable, for footpaths, cycle paths and bridleways to access the wider countryside.

PROJECTS

- Consider how existing footpaths can be better maintained.
- Investigate the potential of improving and/or creating additional public and permissive footpaths, cycle ways and bridleways (for example, by seeking permissive use of field margins at appropriate times of year). Better connection between the west end of the village and South Green would be particularly welcomed.

Objective 3: To ensure new developments do not create flood risk and problems with sewerage and surface water drainage.

There are a number of localities within the Parish where localised surface and fluvial water flooding occurs. In some locations this can frequently be during periods of modest rainfall. In the face of climate change, the risk of surface water flooding is likely to increase. The sewerage system is also locally subject to overflowing and backflow. The need for new developments to avoid flood plains and surface water flood zones was noted by a number of residents through consultation.

ENV9: Flood risk and drainage

All developments are required to demonstrate that proposed sites have not been and are not likely to be subject to surface or fluvial water flooding or that these risks can be adequately managed.

Future development should not cause or contribute to the problem of flooding or drainage issues (including sewerage), or pollution. All new developments should take advantage of modern drainage methods to avoid localised flooding.

Identified localised flooding areas (figure 15) include, but are not limited to:

- a. Mill Road;
- b. Junction of Old Hall Road and Dereham Road;
- c. Thynnes Lane;
- d. South Green near golf course;
- e. Hunter Avenue;
- f. Mattishall Lane between Grove Farm and Rookery Farm; and
- g. Lower end of Back Lane.

Surface water drainage ponds associated with any planned development should appear natural and be able to be colonised by the local fauna and flora whilst still maintaining their design purpose.

Permeable materials should be used on freestanding areas, such as parking bays, vehicle laybys and new play areas.

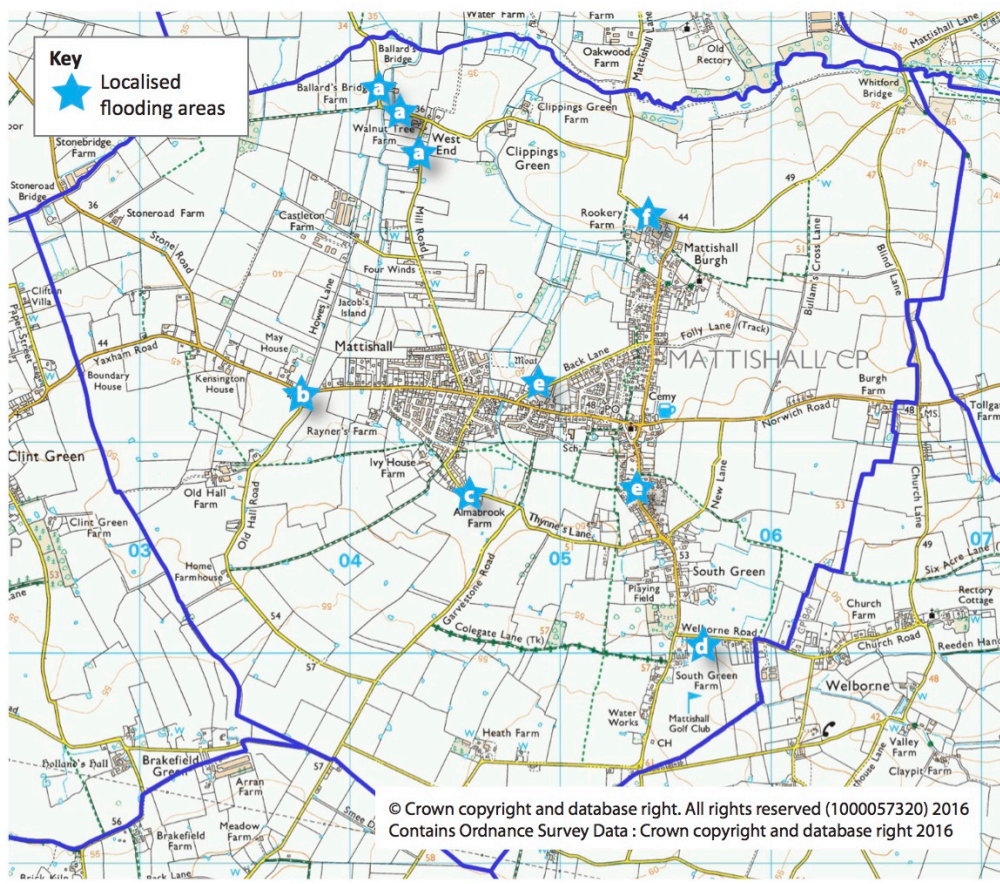


Figure 15: Identified localised flooding areas (source: Parish Online mapping, with own annotations). Blue line denotes the Parish boundary.



Figure 16: Surface water flooding at junction of Old Hall Road and Dereham Road.

6.2 Housing and the Built Environment

A high quality built environment

Mattishall is largely a ribbon development of approximately 1160 homes⁹, which is located mainly along the Dereham/Norwich Road running east-west through the village, with a further spread north-south along Burgh Lane, Mill Street and South Green.

As the Parish grows it is important that it remains a strong, coherent and inclusive community that works for the people of Mattishall as a whole. This can be achieved, in part, through a high quality built environment.

The general trend in recent years has been for new developments nationally and in wider Norfolk to be built at high densities and on a large scale. There is a strong wish within the community to retain the village feel, which means plenty of green space and small scale developments. Mattishall residents wish to see new development positively contribute through sound and visually attractive design.

Objective 4: To deliver small developments phased over the period of the Plan.

Residents felt strongly that large housing developments were not to be encouraged in Mattishall. Of the people who responded to consultation, 52 per cent supported small developments (of 1-12 dwellings), 27 per cent supported medium sized developments (of 13-24 dwellings), and 16 per cent supported a mixture of development sizes.

It was also strongly the view that developments should be phased over the life-time of the Plan, allowing important infrastructure to keep pace with the rate of home building and for new residents to be integrated into village life.

POLICY

HOU1: Size of individual developments

Small-scale proposals of up to 12 homes are preferred. Proposals of 13-24 are potentially acceptable and those over 24 are not acceptable.

⁹ Office for National Statistics census data 2011

HOU2: Phasing of development

The total number of dwellings anticipated to be built in the Parish over the lifetime of the Plan should be granted approvals evenly throughout the period of the Plan.

Proposals should provide evidence of the ability to deliver the proposed development in a timely manner and taking note of the following:

- Heads of Terms¹⁰ for Section 106 Agreement¹¹ should be included in the application with pre-application negotiations for key points having been undertaken;
- Detailed applications are favoured over outline applications; and
- Proposals that include plots for self-build are preferred.

Objective 5: To provide a range of housing to meet local needs.

Delivering a wide choice of high quality homes is essential to support a sustainable, mixed and inclusive community. Consultation showed that residents want to have a range of types of accommodation within the Parish to meet their changing needs, with families wishing to move to larger homes, older residents able to down-size and young people to have independent accommodation. For first-time buyers within the Parish, it is important that they can buy locally and not have to look beyond their own community.

Currently, 71 per cent of properties are 2/3 bedroom homes and 23 per cent are 4 bedroom or larger. When asked 'if you were to stay in Mattishall what type of property would you want to move to?', over half of respondents would seek to move into a bungalow in the village and over a third into a house. Of those wanting a bungalow, 54 per cent indicated a need for 2 bedrooms, and 43 per cent for 3 bedrooms. Of those wanting a house, 76 per cent indicated a need for 3 or more bedrooms. Six per cent of respondents indicated a need for rented homes.

According to the 2011 census, of the 1,160 households in Mattishall, 78 per cent of homes were owned, with 45 per cent of those owned outright. There is an element of affordable housing in the village, being predominantly Housing Association owned rented properties with a small number of shared equity homes.

¹⁰ Heads of terms are a set of agreed principles which precede the signing of a negotiated contract, and which the parties intend to be reflected in the written contract. They set out the basis of the deal in broad terms.

¹¹ Section 106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. (Source: Planning Advisory Service).

POLICY

HOU3: Housing types

Developments that demonstrate a varied approach to type and size of dwelling will be supported.

Developers should address the specific needs of the population so that they may retain their ability to live in the Parish, incorporating:

- Housing to downsize/upsized; and
- Housing for first-time buyers.

POLICY

HOU4: Affordable housing

Proposals that exceed the district level requirements of affordable homes will be supported. Proposals for affordable homes will be required to show that they meet local need.

Proposals should include a range of affordable housing tenures including rented, shared ownership, shared equity and starter homes wherever feasible.



Figure 17: Village centre housing.

Objective 6: To ensure new development is of a high quality design, eco-friendly and of a scale that reinforces local practice.

Many of the homes in the village were built between 1971 and 1981 and reflect the style and layout prevailing during that period, mid-sized estate developments of buff or red brick detached bungalows and semi-detached houses, with generous front gardens/driveways and garages and reasonable sized rear gardens. Many of the amenities were also built during this period and are similar in style.

The older homes across the village reflect a range of sizes and follow the style prevailing at the time of build. The houses in the vicinity of Mattishall All Saints Church are Georgian. Through the Neighbourhood Plan process these older homes have been noted by the Parish as being the 'image' of the village, despite the predominance of newer homes.



Figure 18: Houses in the vicinity of Mattishall All Saints Church.

The older properties date from circa 1700 onwards and are generally on the northern side of Dereham/Norwich Road, with more of the newer infill and estates on the southern side. In most cases renovation of older homes has been

sympathetic to the era of the dwelling with a minority having more contemporary renovations.

The housing along the 2 principal roads, Dereham/Norwich Road and Burgh Lane/Mill Street/South Green is softened by well-established landscaping including mature trees and hedging. There is less landscaping on the newer estates which back onto open countryside. Any route taken out of the village breaks into open countryside within at most a few hundred metres.

The Neighbourhood Plan supports the National Planning Policy Framework's (NPPF) objective to achieve excellence in design, especially design that will help establish a 'strong sense of place' and 'create attractive and comfortable places to live, work and visit' (NPPF paragraph 58).

Consultation with residents indicated that any new housing should complement and enhance the existing character of Mattishall, be of high quality and energy efficient. When asked about how the built environment should be protected and enhanced, 83 per cent agreed that high levels of energy efficiency in new buildings should be encouraged, 80 per cent that design should reflect neighbouring development and 79 per cent that the use of traditional building materials should be encouraged.

Mattishall residents are also concerned about parking provision in new developments, with 94 per cent agreeing that adequate, well-designed parking should be provided for each dwelling.

POLICY

HOU5: Complement and enhance existing character of the village

Developers need to demonstrate how proposals complement and enhance the historic and rural character of Mattishall and its landscape setting to ensure the village's strong and established sense of place in the heart of rural Norfolk.

Proposals should seek to be sympathetic to the immediate neighbouring residential architectural style and type.

POLICY

HOU6: High quality and Energy efficiency

Proposals whose design, layout and specification enhances the energy efficiency of the dwellings beyond that required by the prevailing Building Regulations are encouraged.

Proposals should demonstrate how they have achieved the following specific points in a way that is relevant to Mattishall:

- Local character;
- Form and character;
- Density, height, massing and scale; and
- Building detailing and materials.

How developments contribute to a low carbon future should be demonstrated.

Proposals are also encouraged to support working from home by inclusion of home office space within the dwelling, reducing the need to travel.

POLICY

HOU7: Building for Life

Developers are required to use Building for Life 12¹² and to demonstrate the quality of their schemes, through full and thorough assessment. Development in Mattishall should be exemplary and should ideally secure 12 out of 12 Greens. Building for Life can then drive up design quality standards and ensure only the very best development is permitted.

The Parish Council working with Breckland District Council and appropriate professional design support will review developers' submissions in respect of Building for Life 12 to ensure scores are a true reflection of scheme quality.

¹² Building for Life 12 is the industry standard for the design of new housing developments (<http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>).

POLICY

HOU8: Single dwellings, alterations and extensions

Proposals for single dwelling developments on individual plots will be supported, provided that regard is given to the following criteria and in accordance with other Plan policies:

- The impact of the development on the character and appearance of the landscape and quality of design. Development will not be permitted where it does not take the opportunity to make a positive contribution to the appearance of the locality;
- The sustainability of the location, in terms of its accessibility; and
- Access to the highway and the ability of the highway network to accommodate the demands resulting from the proposed development.

Alterations or extensions to existing residential properties should maintain or enhance the design, character and quality of the building. This can include contemporary design to enhance existing older properties.

POLICY

HOU9: Parking spaces for new properties

Proposals should provide adequate in-curtilage parking or off-road parking in the form of garages or parking spaces to ensure street scenes are parking free and discourage on-street parking.

In all instance, proposals should soften parking areas with landscaping.

6.3 Community

An active and inclusive parish

Mattishall residents have the opportunity to enjoy a vibrant community life. Most residents who responded to consultation said that they liked living in Mattishall because of its rural character and atmosphere, and feeling part of a community. Young people in particular described Mattishall as friendly with community activities and facilities.

The village has most of its services towards the eastern end of the main Dereham/Norwich Road and Church Plain. The Sports and Social Club, the Golf Club, South Green Park, and one of the early years providers are located about a mile away from the village centre in South Green and have no access to public transport and no cycle ways to facilitate access for villagers from other parts of the Parish.

For the purposes of the Mattishall Neighbourhood Plan, a community facility is a building, land or other structure that provides a service or facilitates recreation for the inhabitants of Mattishall and/or surrounding villages. A community facility may be owned or operated by a public body, a not-for-profit organisation, or a commercial enterprise. The key test for a business to be included as a community facility is 'whether it predominantly provides a service for the inhabitants of Mattishall and/or surrounding villages'.

From consultation it is evident that residents value being part of a community and appreciate the community services and facilities that are available within the village and there is strong support for their maintenance. Also, because the resident population will increase as a result of new development, it is important to enhance community life and the supporting infrastructure.



Figure 19: Mattishall Sports and Social Club.



1. Playing Field
2. Social Club
3. Memorial Hall
4. Bowls Green
5. South Green Park Enterprise Centre
6. Bishy Barnabees Day Nursery
7. SAS Autos
8. D C Gaskins
9. Roots Hairdresser
10. Victoria Stores
11. Tabnabs
12. Hewitts Butchers
13. All Saints Church
14. Fish & Chip Shop
15. Richards
16. Hairdresser
17. The Swan Public House
18. All Saints Church Rooms
19. Surgery
20. Pharmacy
21. Village Green
22. Car park
23. Site for new Play Area
24. Post Office
25. Primary School
26. Cemety
27. Allotments
28. School Playing Field
29. Children's Play Area
30. Mattishall pre School
31. Scout HQ
32. Methodist Church
33. St Peters Church
34. Just Hair
35. Chiropodist
36. Mattishall News
37. Evangelical Church
38. United Reformed Church
39. Rocking Horse Daycare
40. Golf Club

Figure 20: Community facilities in Mattishall (source: Parish Online mapping, with own annotations).

In addition Mattishall has the following regular mobile services: Mobile Library and Mobile Fish van

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

There are differing opinions on whether and to what extent Mattishall needs more or better community facilities, but there was a wide consensus that the village did not want to lose what it has.

Residents were asked 'What services does Mattishall not have that you would like to see here?'. Many respondents listed one or more new services, nearly all of which would be classified as community facilities. The most frequently mentioned recreational facilities were a leisure centre/sports hall. Frequently mentioned commercial facilities were a bakery and a dentist. Younger residents wanted more shops and facilities such as tennis courts and swimming pool.

POLICY

COM1: New community facilities

Proposals for new or improved community facilities will be supported unless any adverse impacts would significantly outweigh the benefits.

Objective 8: To retain our Post Office, shops, cafes, public house, meeting spaces, sporting facilities, other valued services and spiritual and religious facilities.

In the past 25 years, the village has seen the closure of a bakery, grocers shop, green grocer, hardware shop, estate agent, and garage. Most of these sites have been changed to residential use. There is strong evidence that people would be unhappy to see further closures and that they wish to retain existing shops and services. In particular, the Post Office has been perceived as under threat of closure.

POLICY

COM2: Community facility change of use

Change of use of an existing community facility to a non-community use will be resisted unless either:

- The facility will be (or has been) replaced by an equivalent or better community facility, or
- It can be shown that the existing community use is not viable and no alternative community use is viable.

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.

The doctors' surgery has approximately 8,500 patients and covers an area larger than Mattishall. Patients come from Dereham, Easton and also north and south of the Parish. The partners in the practice have identified the need to move the practice and pharmacy to a larger site within the next 5 years to enable expansion of the services offered and to cope with the inevitable increase in patient numbers arising from developments in the Parish and elsewhere. At the time of writing, the practice was interested in hosting a physiotherapist, a social worker and other services.

Through consultation, particularly strong support was found for the provision of a new enlarged medical centre and pharmacy. A desire for a dental practice in the village was frequently indicated through community consultations. Almost 70 per cent agreed that there was a need for a new health centre (containing a doctors' surgery, dentist and pharmacy) in a new location.

Children in Mattishall mostly go to high schools in Dereham. Mattishall Primary School is the only primary school in the Parish, located in the middle of the village on Dereham Road. With an increasing population, there is concern from residents as to how the primary school will cope with increasing numbers. In December 2015 there were 207 pupils on the register, with a capacity of 210. Any necessary investment and expansion of the school was overwhelmingly supported through consultation with residents.

POLICY

COM3: Medical facilities

The provision of extended and improved medical facilities within the Parish will be supported. Easy accessibility for pedestrians and public and private transport users will be a requirement for any redeveloped or relocated premises.

POLICY

COM4: Early years and school expansion

The expansion of early years and primary school provision in the Parish to ensure that all Mattishall children can have a place locally will be supported.

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

The consultation process showed that older people did not want to have to leave Mattishall due to their changing housing and support needs. There is currently no residential care home for the elderly in the village. Mattishall residents support better facilities for the elderly and less able, which could help free-up existing larger properties thus helping families and communities to stay together. The provision of supported living and residential/nursing care was strongly supported through consultation.

POLICY

COM5: Supported living and care facilities

The provision of supported living and residential/nursing care facilities for those who are elderly or have a disability will be supported.

PROJECTS

- Responses to consultation included large number of suggestions for new community facilities. None of these have yet developed into detailed plans. The Parish Council plans to lead a group to explore the ideas that have been put forward and bring the best of them to fruition.
- A new children’s play area and adult exercise area at Old School Green is at an advanced stage of planning and is expected to be completed.

6.4 Economy

A flourishing and diverse local economy

There are a wide range of different businesses within the Parish, some providing services to the Parish and others much more widely.

Mattishall is defined as a Local Service Centre in the emerging Breckland Local Plan. Mattishall residents and neighbouring visitors benefit from the businesses and services in the Parish. The designation as a Service Centre recognises the importance of the range of services provided in the village.

Set in the centre of rural Norfolk, Mattishall has centuries of tradition in farming. Mechanisation and increasing computerisation has reduced the associated level of employment provided for the village. Although relatively few families own farmland within the Parish, there is a recognition that farming lies at the heart of Mattishall's social economy, a status that will continue for the foreseeable future.

There are approximately 80 businesses operating in Mattishall, ranging from major employers (for example, South Park Ltd) to small home-based businesses and the self-employed. The businesses include farming, retail (general stores, fish and chip shop, newsagent and butcher), service-retail (car servicing, cafés, public house, hairdressers, holiday accommodation, physiotherapy, building and related services). The existing business community is positive about its future with over half expecting their businesses to expand in the next 10-20 years.



Figure 21: Farming in Mattishall.

Despite this vibrant economic activity, only 19 per cent of Mattishall residents work within the village. Eighteen per cent work within 10 miles of Mattishall and 51 per cent work more than 10 miles away or in Norwich.

Mattishall has 25 per cent of residents over the age of 65 (higher than the national average). A significant number of households (57 per cent) registering deprivation in one dimension¹³, of which 47 per cent have at least one person with disability or health problems.

The Neighbourhood Plan is positive about new business, the expansion of existing businesses and employment development on a scale appropriate for the village.

Objective 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.

Evidence from consultations strongly supported the need to stimulate businesses to provide additional employment and sustained support for the local economy. This opinion was common throughout the community and in particular reflected a view that increased employment opportunities for young people is essential for sustaining and improving the vitality of the village. This support came with the proviso that any business development should reflect the needs of the community and be on a scale reflecting the size and rural atmosphere of the village, especially in relation to traffic movements.

Over 40 per cent of respondents said the biggest benefit of development in the Parish should be the creation of local jobs and businesses and 52 per cent were in favour of allocating land for facilities to support small businesses/business start-ups.

The community recognises the importance of farming to the economy and social fabric of Mattishall. There was strong support for improving the economic viability of farms through diversification, subject to conformance with the other Plan policies.

On the question of farm diversification to generate green energy, Mattishall residents expressed no clear preference with respect to solar and wind energy, although there were strong reservations about 'fracking'.

Future employment opportunities will depend on business leaders seeing the benefits of staying in Mattishall rather than relocating elsewhere to obtain appropriate space for growth. The Plan aims to facilitate this.

¹³ English Indices of Deprivation 2010.

POLICY

ECON1: New businesses and employment

To enhance employment opportunities and the long-term viability of a dynamic community, planning applications for new and existing businesses that fit within the rural surroundings and which are appropriate both in scale and environmental impact will be supported. Applications should demonstrate that the local road network can accommodate any associated increased traffic.

POLICY

ECON2: Agricultural businesses

Support will be given to the development and/or diversification of agricultural businesses to maintain the essential character of a village with farming at its heart unless it is in conflict with other policies in this Plan.

POLICY

ECON3: Home-based and small businesses

Home-based businesses will be supported. Where a planning application includes incubator units, office facilities, training facilities, or live-work units, these will be considered favourably.



Figure 22: Village centre business, Mattishall News.

6.5 Transport and Telecommunications

Good transport services and communication linking people to jobs, health and other services

Mattishall lies a mile to the south of the A47, the principal road linking Norwich and Dereham. The main road through the village runs east-west and is a small country road which barely allows buses and heavy goods vehicles to pass in many places. All of the feeder roads onto the main road in the village are country lanes with informal passing places, as are all the other roads in the Parish. The nature of the roads in the Parish makes them unsuitable for significant increases in traffic within and through the village.



Figure 23: Traffic calming measures and traffic through Mattishall village centre.

Traffic on the main road in the centre of the village is controlled by a 20mph speed limit, supported by chicanes where the zone starts and finishes, and speed bumps within it. Surrounding this is a 30mph speed limit in force from the east and west settlement boundaries and to the north and south boundaries. The majority of consultation respondents thought that current speed limits are acceptable.

Traffic in the village can be busy at morning peak times, in the afternoon when the school closes and in the evening as people return from work. When the A47 between Easton and Dereham is disrupted, traffic through the village is particularly heavy as this is then the route of choice. There is concern that an increase in population will put pressure on the current road infrastructure.

Good broadband and mobile phone connectivity is increasingly essential for business, social and domestic activities, and additionally serves to reduce the need for travel.

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

As a rural parish there is a high dependency on the car. Public transport is limited to an hourly bus service between Norwich and Dereham, which operates along the main road through the village from 6.30am to 7pm on weekdays, with a more limited service at weekends. The nearest rail stations are in Norwich and Wymondham. Consultation clearly demonstrated residents' desire for new developments to be close to public transport and for village services to be accessible by pedestrians and cyclists.

There are currently no cycle ways in the village. The principal footpath along the main road through the village is on the north side of the road with only two short lengths of footpath on the south side, one running from the church to the easterly bus stop and the other from Mattishall News to Welgate. There are no formal pedestrian road crossings in the village. Notably, to access the school, children have to cross the road outside the school. Most of the village services are located at the eastern end of the village and this discourages walking and cycling by those who live to the west of the centre.

There is limited public parking in the village and so at school opening and closing times there is significant on-road parking, as well as more continuous on-road parking around some service providers, for example the Post Office, doctors' surgery and Mattishall News. The majority of consultation respondents (76 per cent) agreed that public parking in the centre of the village was inadequate. Some 84 per cent of respondents felt that adequate off-road parking should be provided in new developments.

Development proposals for enhancement to, or provision of, transport networks should be via negotiation with developers and key stakeholders, including Mattishall Parish Council.

POLICY

TRA1: Safe and sustainable transport

Residential and community developments should demonstrate that there is good access to public transport and ensure that amenities in the village can be readily and safely accessed by pedestrians and cyclists.

Residential, commercial and community developments should:

- Not unduly increase traffic volumes within or through the village;
- Not create additional safety risks; and
- Provide adequate off-road parking to ensure no undue hindrance to traffic or safety issues.

POLICY

TRA2: Public parking

The provision of essential public parking (for example, at medical facilities and for disabled people) to allow access to village facilities whilst not unduly encouraging the use of cars will be supported.

PROJECTS

- Traffic volumes: Proposals for significant developments in neighbouring parishes should be monitored to ensure they will not unduly increase traffic volume in the Parish.
- Public transport, walking and cycling: Facilities and activities to encourage the use of public transport, walking and cycling will be identified and actively supported.
- Road safety: Measures to encourage safe use of the roads, particularly conformance to safe speeds and speed limits, will be identified and actively supported.

Objective 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.

From July 2013 to September 2015 BT OpenReach carried out works to introduce 'Better Broadband for Norfolk' that brought access to improved broadband to parts of Mattishall. Despite this, access is not good throughout the Parish. Consultation respondents identified improved broadband as one of the 'biggest benefits' developments should bring. Businesses identified broadband as very important or important to their business.

Mobile connectivity is also not adequate in many parts of Mattishall Parish. Ninety-four per cent of business respondents said better mobile reception would make it easier to operate in Mattishall as did 89 per cent in regard to broadband.

POLICY

TRA3: Broadband and mobile facilities

Provision of facilities to support the delivery of efficient and effective broadband and mobile connectivity throughout the Parish will be supported provided they do not conflict significantly with other policies in this Plan.

POLICY

TRA4: Broadband and mobile connection

New residential, commercial or community developments should seek to ensure that broadband and mobile connectivity will meet the needs of occupiers and/or users, and support the connectivity of the wider community.

7. Implementation and Monitoring

The Neighbourhood Plan covers the period 2017 to 2037. The developments that take place during this time will need to take account of the Neighbourhood Plan policies. It is important to ensure this is monitored and that community projects identified through the Neighbourhood Planning process are achieved.

As part of the preparation of the Neighbourhood Plan, an Implementation Plan is being developed. This will require the coordinated input of the community and statutory agencies.

Mattishall Parish Council will lead on and monitor the implementation of the Neighbourhood Plan.



Figure 24: Mattishall village sign.

Appendix

Neighbourhood Plan Working Group Members

- Lisa Christensen – Chair
- Jonathan Daw
- Fred Elson
- Freddie French
- John Gogle
- Nicky Grandy
- Laura Handford
- Anne Jackson – Secretary
- Ken Jenkins
- Robin Konieczny
- Rachel Leggett – independent consultant
- Anna Loake
- Andy Maule – Vice-Chair
- Brian Metland
- John Norton
- Mike Nunn
- David Piper
- John Rockliff
- Nick Simons
- Richard Stephenson
- Richard Turner
- Julie Tyler
- Glen Westall
- Jill Wilson

Please complete the CONSULTATION RESPONSE FORM
by 11 September 2016 to comment on this version of the
Mattishall Parish Neighbourhood Plan.

Forms can be found at www.np4mattishall.org
and in the Post Office, Mattishall News and the Surgery.



our village, our future

This document was printed by L F Everett & Sons of Dereham
and funded by a grant from Locality