



# Mattishall Neighbourhood Plan Review

2024 - 2036

Referendum Version

March 2025

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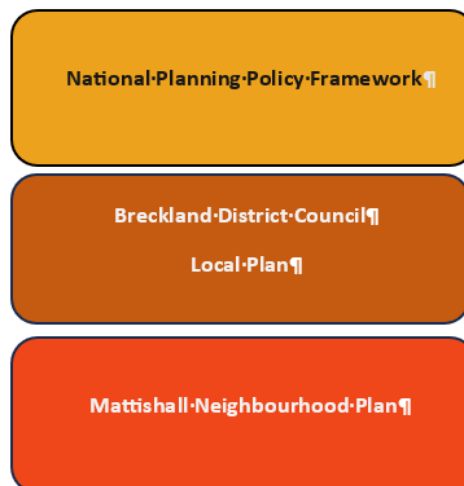
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# 1. Introduction

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- 1.1 The Mattishall Parish Neighbourhood Plan is a community-led document for guiding the future development of the Parish. The first Mattishall Neighbourhood Plan was approved by Breckland District Council on 2<sup>nd</sup> November 2017 and forms part of the development plan which guides planning decisions on new development in the parish. As the first plan is now 7 years old, it is appropriate to review and update the Mattishall Neighbourhood Plan to ensure that it reflects new planning policy guidance, the adopted Breckland Local Plan and issues and opportunities expressed by the local community through more recent engagement events. Throughout this document the review of the Neighbourhood Plan is referred to as MNP2.
- 1.2 MNP2 has been developed under the Localism Act (2011) and the Neighbourhood Planning (General) Regulations 2012 (as amended), which was introduced to regulate the formation and approval of Neighbourhood Plans.
- 1.3 MNP2 has been developed in general conformity with the National Planning Policy Framework 2023 (NPPF), which sets out the Government's planning policies for England and how these should be applied. Locally, the Breckland Local Plan (2019 and updated with a Partial Review in 2023) sets out strategic planning policies for Breckland. These have informed the review of the Mattishall Neighbourhood Plan. Having completed a Partial Review of the Local Plan in September 2023, the District Council are undertaking a full review of the Breckland Local Plan. Where appropriate, due regard has been made to the emerging Local Plan evidence base.



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

- 1.4 The Neighbourhood Plan is concerned with the use and development of land over the next 13 years. It sets out a number of policies, developed by the local community, to shape development for the period 2024 to 2036.
- 1.5 The Local Plan classification of Mattishall as a Local Service Centre is welcomed as this will support the maintenance, and where appropriate, the development of services and community facilities in Mattishall for the benefit of residents and those from the surrounding area.
- 1.6 The Local Plan sets a target for the number of dwellings to be developed in Mattishall over the planning period. The Local Plan identifies this target as being broadly equivalent to 10 per cent of the number of households at the start of the Plan period (2011) which translates into a target of 149 dwellings. This target has been met through recent developments including estate development at Dereham Road, together with development not yet built but with planning approval. Policy HOU1 and its supporting text (in Section 8 of this Plan) provides the spatial strategy for Mattishall, which aligns with the strategy in the Breckland Local Plan. It also provides a context to the housing completions and commitments at the time of the preparation of this Submission version of MNP2. Breckland District Council is preparing a Local Plan Review. It will cover the period from 2021 to 2046. This review will include new allocations for development to comply with the National Planning Policy Framework and other statutory requirements.
- 1.7 The Minerals and Waste Local Plan provides important context to the Mattishall NP area. The document was adopted in 2017 and a review of the plan is currently at examination. See <https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/policies-and-strategies/environment-and-planning-policies/minerals-and-waste-planning-policies/adopted-policy-documents> The current plan includes Policy CS16 “safeguarding mineral and waste sites and mineral resources” and there are two sites in the parish that are safeguarded for sand and gravel. This applies to land at Thynnes Lane and land off Back Lane. For ease of reference, Appendix 6 provides a link to the Minerals and Waste Local Plan.
- 1.8 The Neighbourhood Plan Review was commissioned by Mattishall Parish Council in 2022 and part funded by them. Other funding came from a Locality grant from central government and a grant from Breckland Council. A working group of local residents, referred to as the Neighbourhood Plan Steering Group (NPSG), developed the Plan with independent consultants, 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.



- 1.9 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 examination of relevant documents. The Plan has considered and where appropriate amended the draft pre-submission MNP2 to take on board the responses made during the statutory Regulation 14 consultation. The Plan references the qualitative and quantitative outputs from these activities, particularly in relation to the provision of evidence in support of the policies and projects. The NPSG is grateful to residents and organisations that have given their time to developing and agreeing ideas for the Plan.

## 2. How the Plan was prepared

- 2.1 The Neighbourhood Plan Steering Group (NPSG) recognised that communication and community engagement was essential to informing and involving residents in the review of the Plan. The mechanisms to achieve this are summarised below.

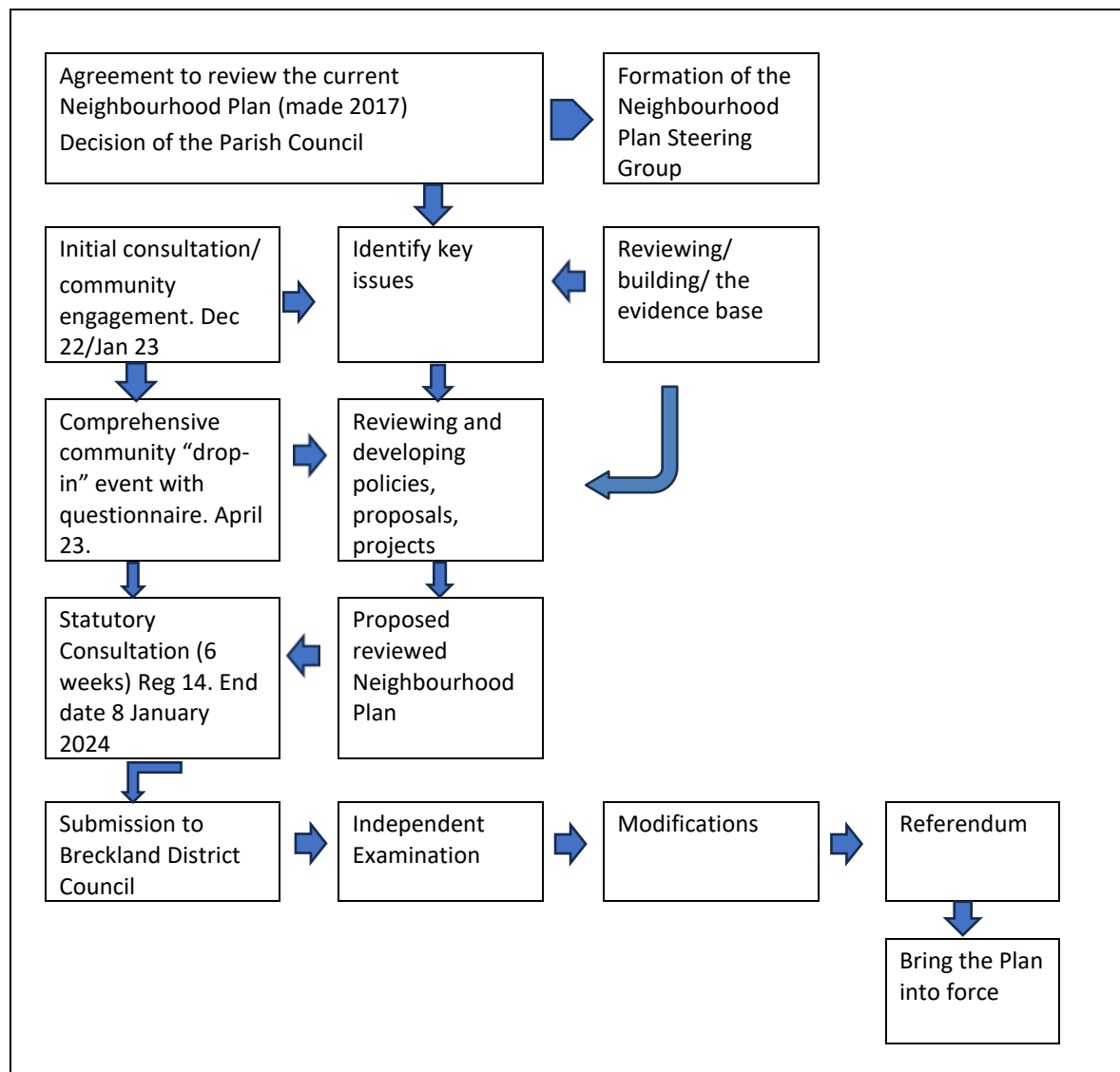


Figure 2: Neighbourhood Plan process diagram

### Communication

- 2.2 The NPSG has made extensive use of a range of appropriate communication media. These are:

- The project website ([mattishallparish.gov.uk](http://mattishallparish.gov.uk)),
- Facebook,
- Nextdoor,
- Miscellanea (Village magazine),
- Drop-in sessions,
- Questionnaire.

- 2.3 The Mattishall Parish Council website kept residents and other interested parties informed during each phase of the development of the Plan. Regular feedback has been provided via social media and the Miscellanea magazine, which is distributed quarterly to each parish household. Each monthly public Parish Council meeting has received a formal report covering the work of the Steering Group.
- 2.4 Throughout the development of MNP2 and the parallel development of the Local Plan, the NPSG have kept in close communication with officers and local Councillors from Breckland Council through regular meetings, email communication and consultation events.
- 2.5 The NPSG has also used banners, posters, flyers in village shops/ cafes etc, displays and has an extensive email distribution list of interested residents and businesses.

### **Community engagement stages**

- 2.6 So far, there have been four clear stages in which residents of Mattishall Parish have been engaged in the review of the Neighbourhood Plan. More details are provided in the Consultation Statement that is available alongside this submission version of MNP2 stage.

#### **Stage 1: The recruitment of the Neighbourhood Plan Steering Group (NPSG)**

The Parish Council asked Mattishall Parish residents to come forward if they were interested in being part of a Steering Group to the review of the Neighbourhood Plan. The NPSG developed Terms of Reference and appointed planning consultants in 2022. The NPSG includes both Parish Councillors and residents.

#### **Stage 2: Identifying key themes**

In December 2022/January 2023 a questionnaire was distributed to every household, via Miscellanea, in Mattishall. The questionnaire explained the purpose of the Neighbourhood Plan and set out the achievements secured since the plan was made in 2017. Residents and businesses were asked how they would like the village to evolve:

- i. What works well in the village?
- ii. What does not work well in the village?
- iii. What are your top three priorities for change or making things better in the parish?

The NPSG confirmed the Key theme areas:

Environment and Landscape, Housing and the Built Environment, Community, Economy, and Transport. From this input, the NPSG formed a draft vision, aims and a set of objectives for the Plan.

#### **Stage 3: Development of policy ideas**

The NPSG hosted a full day “Drop-in” consultation event on 24th April 2023 held at Poultec Training Centre. This was attended by over one hundred local residents,



businesses, District Councillors, Officers from Breckland District Council and Norfolk County Council.

The session advised attendees of the draft Vision. Consultation conversations were held with attendees to explain the plan's purpose and to discuss the aims and objectives of the Plan and to gather policy ideas.

Residents were asked a series of questions underpinning the Plan's key themes:

- a. Heritage assets
- b. Open spaces and recreation
- c. Important views and vistas
- d. Trees, hedgerows and biodiversity
- e. Medical facilities
- f. Safe and sustainable transport
- g. Housing, community, economy and design
- h. Climate change

The questionnaire responses were collated, and data used as input to policy development.

Residents were kept advised of the Drop-in session's outcomes via the village magazine.

#### **Stage 4: Pre-submission (Regulation 14) consultation of the draft plan**

A further consultation with our local community and all consultees in accordance with the statutory requirements known as Regulation 14 was completed between November 2023 and 8<sup>th</sup> January 2024. This consultation process was open and /transparent. All comments received have been taken into account. Comments have been carefully analysed and assessed and can be viewed in the accompanying Consultation Statement, and the NPSG has responded constructively where amendments to MNP2 are considered appropriate.

#### **Stage 5: Submitted Plan (Regulation 15)**

The following steps have been taken to enable Breckland District Council to complete (adopt) the modifications to the existing Neighbourhood Plan (MNP1) as proposed through this version (MNP2):

- Breckland District Council has publicised it and invited comment from a number of consultation bodies and the general public. Breckland District Council and Mattishall Parish Council jointly appointed an independent planning examiner to examine the proposed review of the Neighbourhood Plan.
- MNP2 has passed examination, and will proceed to referendum as the examiner has considered the modifications to be significant enough to warrant a community-wide referendum. At the referendum, every resident of Mattishall Parish will have the opportunity to vote on whether or not they agree with MNP2.

- If the referendum indicates community support, and Breckland District Council agree the modifications made via MNP2, the Neighbourhood Plan will be 'made' by Breckland District Council. At this point, the currently adopted Mattishall Neighbourhood Plan (2017) will be replaced by MNP2.

### 3. Mattishall Parish

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- 3.1 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.
- 3.2 The Parish covers an area of 11.89 sq km, of which the vast majority is green space, mostly arable farmland with scattered woodland. The nature of the landscape affords open vistas with broad horizons.
- 3.3 The Parish has two medieval churches, Mattishall All Saints and St Peter's Mattishall Burgh, and a number of chapels. There are 26 Grade I and II listed buildings within the Parish, with a significant number of these clustered around All Saints Church. Two Conservation Areas (see Map 3) have been designated within the village firstly, centred around All Saints Church and secondly, around the junction of Back Lane and Dereham Road.
- 3.4 Between 2001 and 2011, the population of Mattishall was broadly static. However, data collected via the national census tells us that since 2011, the population has increased by approximately 5% whilst there has been a small decrease in overall household size. In 2021, the population of Mattishall Parish was 2,745 in 1,227 households, compared to 2,617 people in 1,160 households in 2011 and 2,631 people in 1,106 households in 2001.

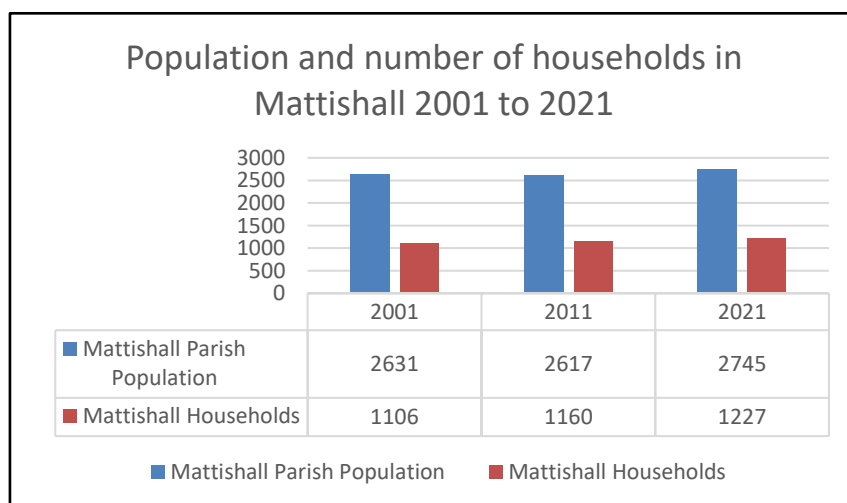
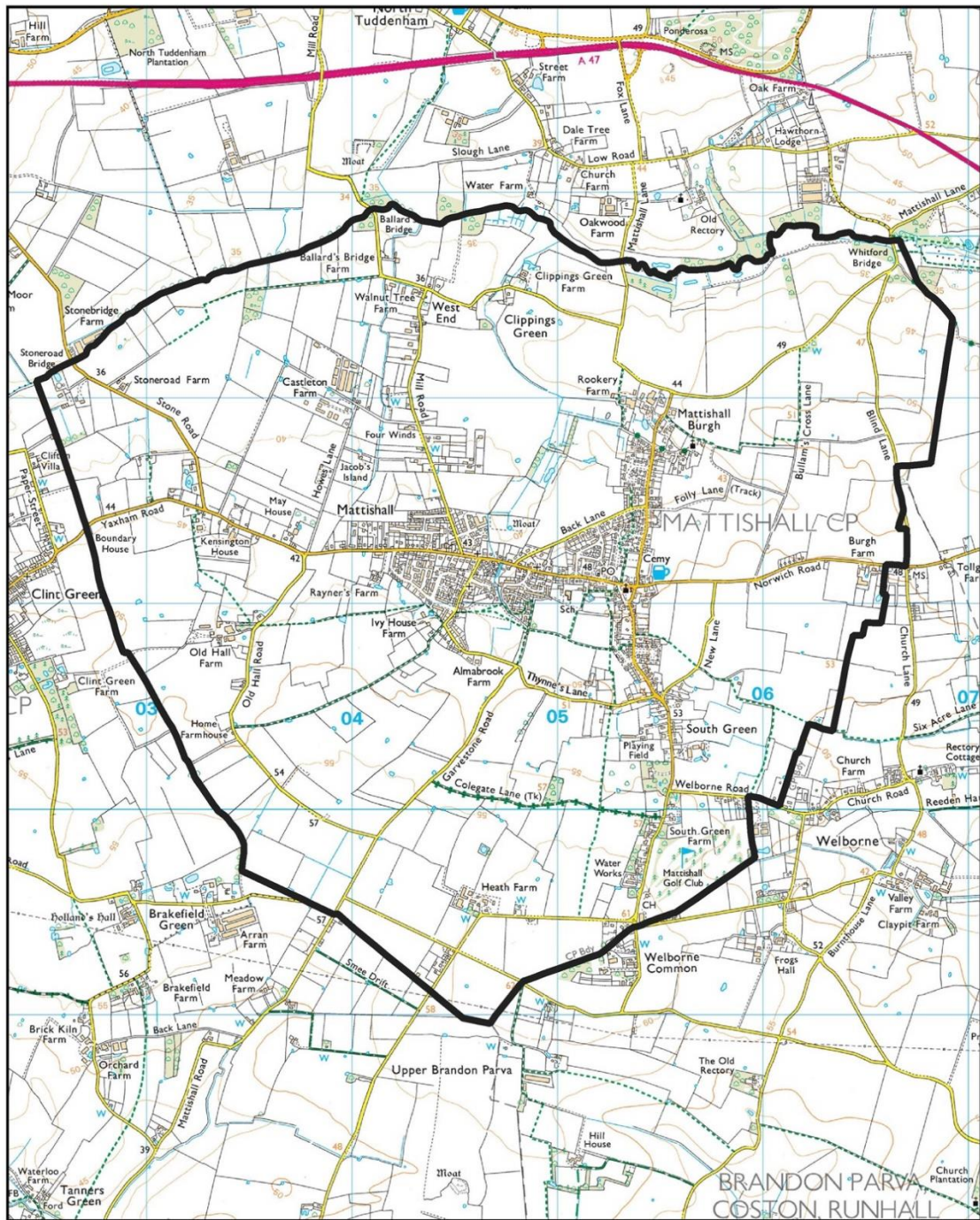


Figure 3: Changes in population and household numbers in the parish 2001 to 2021

- 3.5 Mattishall village is classed as a Local Service Centre in the Local Plan. 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, hairdressers, Poultec Training and South Green Park conference centre.





### Mattishall Parish Council

300 0 300 600 900 1,200 m

### Key

 Mattishall Parish Boundary



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09/03/2024

Map 1: Mattishall Neighbourhood Plan area and administrative boundary for the parish

## 4. The Vision and Aims: 2036

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

### VISION

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.

### 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. 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. 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 of the village.



*Image 1: Entering Mattishall village from the east.*

## 5. Objectives of the Plan

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- 5.1 The community understands the need to accommodate housing growth over the next 20 years and accepts the development target proposed in the Local Plan. During consultation undertaken as part of MNP1, residents expressed concern at the potential size of individual developments and the possibility of an uncontrolled pace of development. If new developments are not delivered at the right scale and pace, they could erode the very qualities that make the Parish a flourishing community. Residents also felt strongly that new development should not detract from the character of the Parish and should provide local benefits.
- 5.2 Since the adoption of MNP1, the parish has seen a significant growth in new housing development, exceeding the required target set by the Local Plan. Some limited mitigation has been secured (small children's play area at Cedar Rise). Measures associated with the Kingfisher development (allotments, community woodland/orchard, play area) are under construction, but there is currently no indication as to how proposals to improve village health facilities will be achieved. Residents have expressed the view that physical and social infrastructure has not been adequately provided to meet the growth experienced.
- 5.3 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 provide a starting point for the development of policies.
- 5.4 The objectives have been grouped into the following five themes – Environment and Landscape, Housing and the Built Environment, Community, Economy and Transport.



## **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 natural environment while providing good access to the countryside for the range of non-motorised users.**

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 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: **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 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**

Objective 9: **To support the appropriate growth of medical facilities, early years provision and the primary school to meet the 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 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** objective

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

## 6. Policies and Projects

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- 6.1 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**

- 6.2 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.
- 6.3 The Neighbourhood Plan policies follow the government's guidance. They exist to:
- a. Set out requirements in advance for new development in an area;
  - b. Inform and guide decisions on planning applications; and
  - c. Ensure that the multitude of individual decisions add up to something coherent for the area as a whole<sup>1</sup>.
- 6.4 To aid decision-makers and planning applicants, the policies under each objective are accompanied by explanatory text and supporting evidence.

### **Projects**

- 6.5 As expected, during consultation events, the local community identified a number of projects that fall outside the remit of the planning system. Where relevant, these appear in a green box below the policies and will be taken forward by the Parish Council outside of the Neighbourhood Plan process.

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<sup>1</sup> Tony Burton, (2014) 'Writing Planning Policies', Locality.

## 7. Environment and Landscape

### Ensuring developments in Mattishall Parish are considerate of the environment

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 natural environment while providing good access to the countryside for the range of non-motorised users.

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

- 7.1 As Mattishall is a rural Parish, the environment and landscape is important. The village lies at the heart of the Parish with a few outlying hamlets and working farms (Map 2). 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.



Map 2: Aerial map of the Parish, showing its rural nature (source: Parish Online mapping). Blue line denotes the Parish boundary

- 7.2 The environment supports a wide variety of wildlife and the nature of the landscape affords open vistas with broad horizons, with All Saints Church tower being a key component of many views.
- 7.3 Two designated Conservation Areas<sup>2</sup> within the village (Map 3), 26 listed buildings and numerous tree preservation orders combine to lend important character to the village and wider Parish. However, open and green space within the settlement boundary is limited. The few streetlights are in the centre of the village, which means that night skies are dark, allowing wonderful panoramic views of the stars on clear evenings.

#### **Policy MNP ENV1: Conservation Areas and Heritage**

- 7.4 During public consultations, residents overwhelmingly identified that the historic and rural character of the village and wider Parish are of great value to them and are therefore priorities for the Neighbourhood Plan.
- 7.5 When asked why they liked living in Mattishall, respondents on MNP1 strongly agreed the following are important: Its traditional/historic architecture (74 per cent); 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); and quiet (93 per cent). Protecting the environment via, for example, maintaining rural views and vistas and wildlife corridors was also considered important by residents (92 per cent). The 2022 /23 consultation on MNP2 highlighted the importance of maintaining and enhancing the village appearance, its quiet and peaceful atmosphere and its dark skies.
- 7.6 There are 26 listed buildings in Mattishall Parish including the Grade I listed buildings, Church of St Peter and All Saints Church, one Grade II\*listed building, Ivy Farmhouse (the stables and barn are Grade II), and 23 Grade II listed buildings including Mattishall Hall, Victoria Stores and Rookery Farm. The two Conservation Areas were designated in 1974 and many, but not all, of the listed buildings are within the two Conservation Areas.
- 7.7 The Local Plan recognises that heritage assets including listed buildings, are an irreplaceable resource. Understanding the significance of a heritage asset is crucial to assessing proposed changes that may impact on that significance. Both applicants and decision makers should make use of the appropriate expertise and guidance in order to establish significance.
- 7.8 It is not only the listed buildings and the Conservation Areas themselves that are of historic interest but the setting surrounding them sustains and enhances their appreciation, particularly surrounding gardens or grounds and through views into and out of the settlement.

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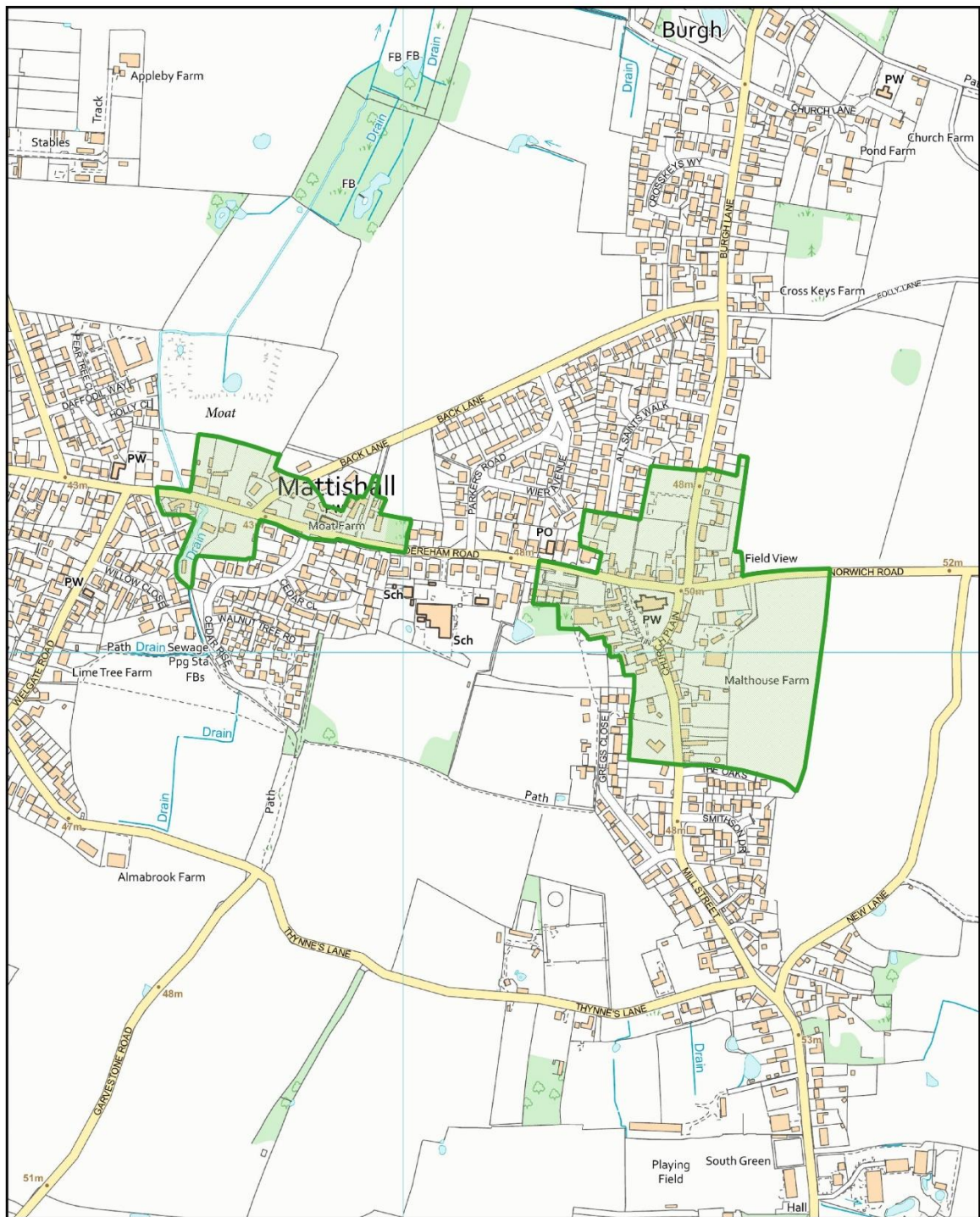
<sup>2</sup> An area of special architectural or historic interest, designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, whose character and appearance it is desirable to preserve and enhance

- 7.9 Whilst the designated historic assets represent the more ancient past, there are a number of other structures which signify more recent but historically important changes within the village community and help give character and promote a sense of place. The Neighbourhood Plan identifies these as non-designated heritage assets. These are shown on Map 4, and are:

1	Flour House Cottage, Church Plain/Mill Street
2	Mattishall Village Sign, Church Plain
3	War Memorial, Old School Green
4	Mill House and Mill, South Green, Mill Street
5	Sobriety House, Mill Street
6	Methodist Church, Dereham Road
7	Edinburgh House, Dereham Road
8	Sunnyside, Dereham Road
9	May House, Dereham Road
10	Kensington House, Dereham Road
11	Congregational Chapel, Old Moor, off Stone Road
12	The Manse, Mill Road
13	Old Mill, Mill Road
14	Former Chapel, Welgate

- 7.10 Appendix 2 provides a description of each of these non-designated heritage assets, alongside an explanation of their significance. This is important since Policy ENV1 requires the significance of the asset to be understood and taken into account when development proposals that may impact upon them are being considered.
- 7.11 Recent large-scale excavations suggest that there is evidence of a medieval and post-medieval common edge settlement with the potential that heritage assets with archaeological interest (buried archaeological remains) are present in and around Mattishall. It is important that applicants consult the Norfolk Historic Environment Record (accessed [here](#)) in order to establish the potential of a development site to include artefacts of archaeological interest. It is also important to ensure that any planning application is supported by an archaeological assessment that is appropriate to the significance of the site, including any preliminary assessment and field evaluation.





## Mattishall Parish Council

250 0 250 m

## Key

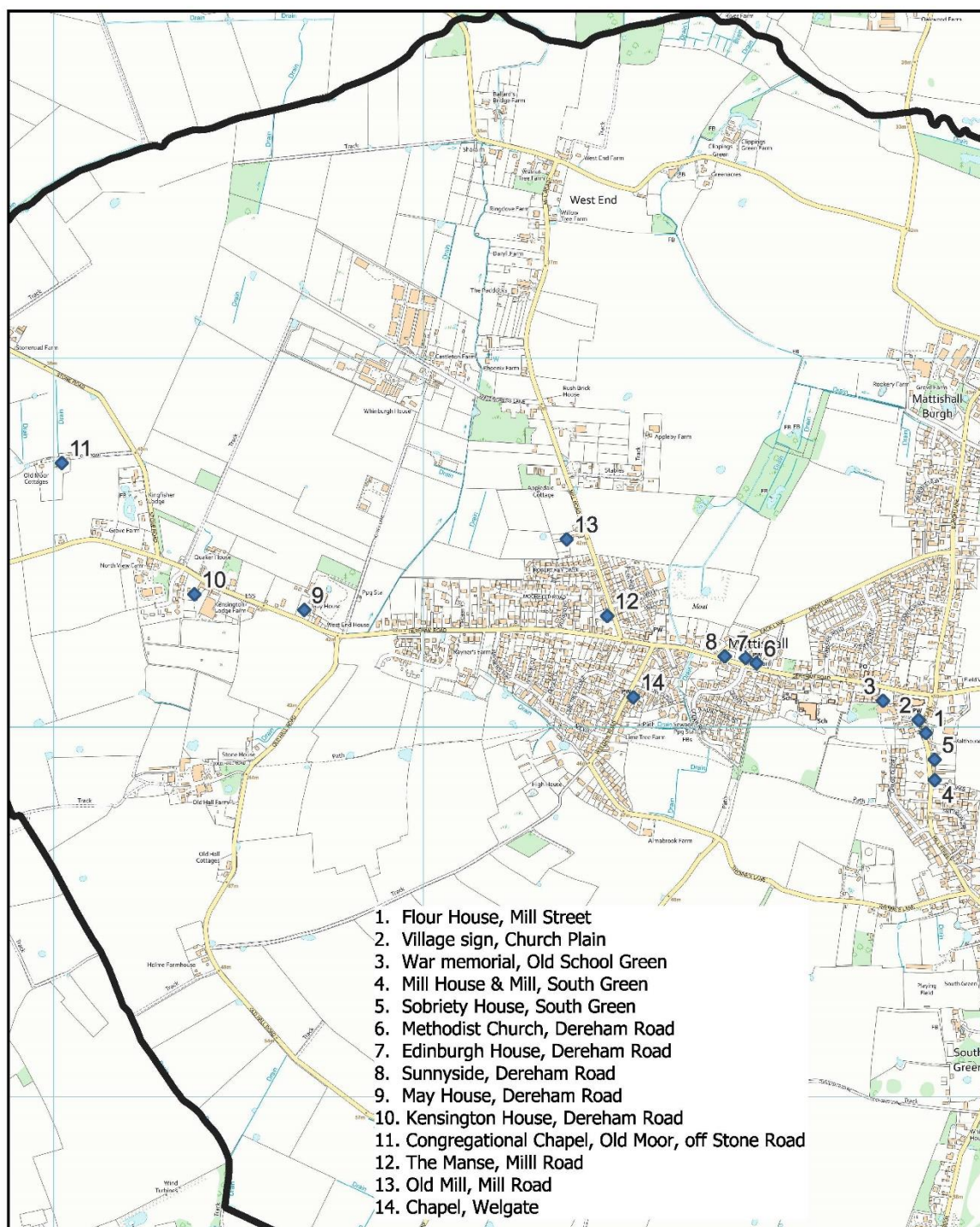
Conservation Areas



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08/10/2023

Map 3: Mattishall Conservation Areas



## Mattishall Parish Council

300 0 300 600 m



## Key

- Mattishall Parish Boundary
- Non-designated heritage assets



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09/03/2024

Map 4: Non-designated heritage assets



**MNP ENV1: Conservation Areas and heritage**

1. All development within or affecting the setting of the Conservation Areas and within the settings of listed buildings, must take account of the historic fabric and features of these areas and preserve, and where possible, enhance their character and appearance. Any development which causes significant harm or loss to the significance of a listed building, or its setting, will not be supported in accordance with the NPPF.
2. Development proposals that involve the construction of new buildings or the demolition of existing buildings within the Conservation Areas or the demolition or part demolition of a listed building should provide a statement with the associated applications to set out:
  - a. The significance of any heritage asset(s) affected including listed buildings;
  - b. Any adverse impacts the development may have on the asset(s) and their setting and any proposed mitigation measures; and
  - c. How it will contribute to the character and setting of the relevant heritage asset(s).
3. Where proposals have any effect on a non-designated heritage asset, a balanced judgement will be applied having regard to the scale of any harm or loss and the significance of the heritage asset.
4. Applicants of new residential or commercial developments should take into account the potential of buried archaeological evidence in and around Mattishall and consult the Norfolk Historic Environment Record in order to establish the potential of a development site to include artefacts of archaeological interest. The submission of an appropriate desk-based assessment and field evaluation will be required where necessary in line with the NPPF.

**Breckland Local Plan Policies applicable to Policy MNP ENV1**

- Policy COM 01 Design
- Policy ENV 08 Non-designated heritage assets

## **Policy MNP ENV2: Important views and vistas**

- 7.12 A comprehensive characterisation and assessment of the landscape setting of Mattishall is available in the Breckland District Settlement Fringe Landscape Assessment (July 2007) (available [here](#)). Through this characterisation and assessment, inherent sensitivities to development have been defined and detailed considerations of landscape management and design principles for future development made. For Mattishall, the landscape surrounding the settlement edge has been defined as being of moderate and moderate/high sensitivity with respect to development.
- 7.13 The Breckland Landscape and Settlement Character Assessment 2022 (available [here](#)) describes Mattishall as an 'Agricultural Village Type'. Typically, Mattishall exhibits a strong relationship with surrounding farmland which contributes to the rural identity of the settlement. Additionally, the report notes that selective views between properties and visual links are afforded across the surrounding agricultural context, with hedgerows and woodland often forming a component of the view with the churches dominating both the landscape and the street scene.
- 7.14 During consultation, residents identified certain views and vistas they considered of particular importance. Policy MNP ENV2 identifies seven locally valued views and vistas which should be maintained or enhanced. The views and their key features are described in more detail in Appendix 3 to this NP.

### **Locally valued views looking out over open countryside**

- 7.15 **View 1: Howes Lane, looking northeast from junction with Old Hall Lane.** This view looks across open countryside at the western settlement edge.
- 7.16 **View 2: View providing wide vista from Back Lane looking north and northeast across fields towards Mattishall Burgh.** This is one of several views looking out towards the rural and agricultural landscape along Back Lane. This view is directed towards the settlement of Mattishall Burgh, and the spire of St. Peters Church can be glimpsed above the tree line.
- 7.17 **View 7: Mill Road, opposite Ivy Dene and The Old Mill, looking northeast.** This view is taken from outside Mattishall village to the north from Mill Road. An open vista of fields defined by a line of trees is provided, together with a glimpse of St. Peters Church in Mattishall Burgh further beyond.
- 7.18 **View 4: From public footpath in field bordered by Thynnes Lane and Welgate.** A locally valued view from the public footpath (a popular rural walking route) looking across open countryside.

### **Locally valued views looking inwards towards the settlement**

- 7.19 **View 3: View from New Lane towards All Saints Church.** A locally iconic view towards the eastern edge of the Mattishall Village, one of the two historic cores and an important gateway location. The view is from New Lane where it meets the public footpath.

7.20 **View 5: Mattishall Lane, west of Mattishall Burgh, looking south.** A locally valued view and open vista towards the settlement.

7.21 **View 6: Dereham Road from east of village, looking towards the settlement.** A locally iconic view, also identified in MNP1, towards the eastern edge of Mattishall Village, one of the two historic cores and an important gateway location.

POLICY

**MNP ENV2: Important views and vistas**

1. Proposals for new development should take account of the relationship between Mattishall village and its surrounding hinterland.
2. Development proposals should respond positively to the key features (as described Appendix 3) of the views shown on Map 5 and listed below:

Views from the edge of the settlement looking out into the countryside:

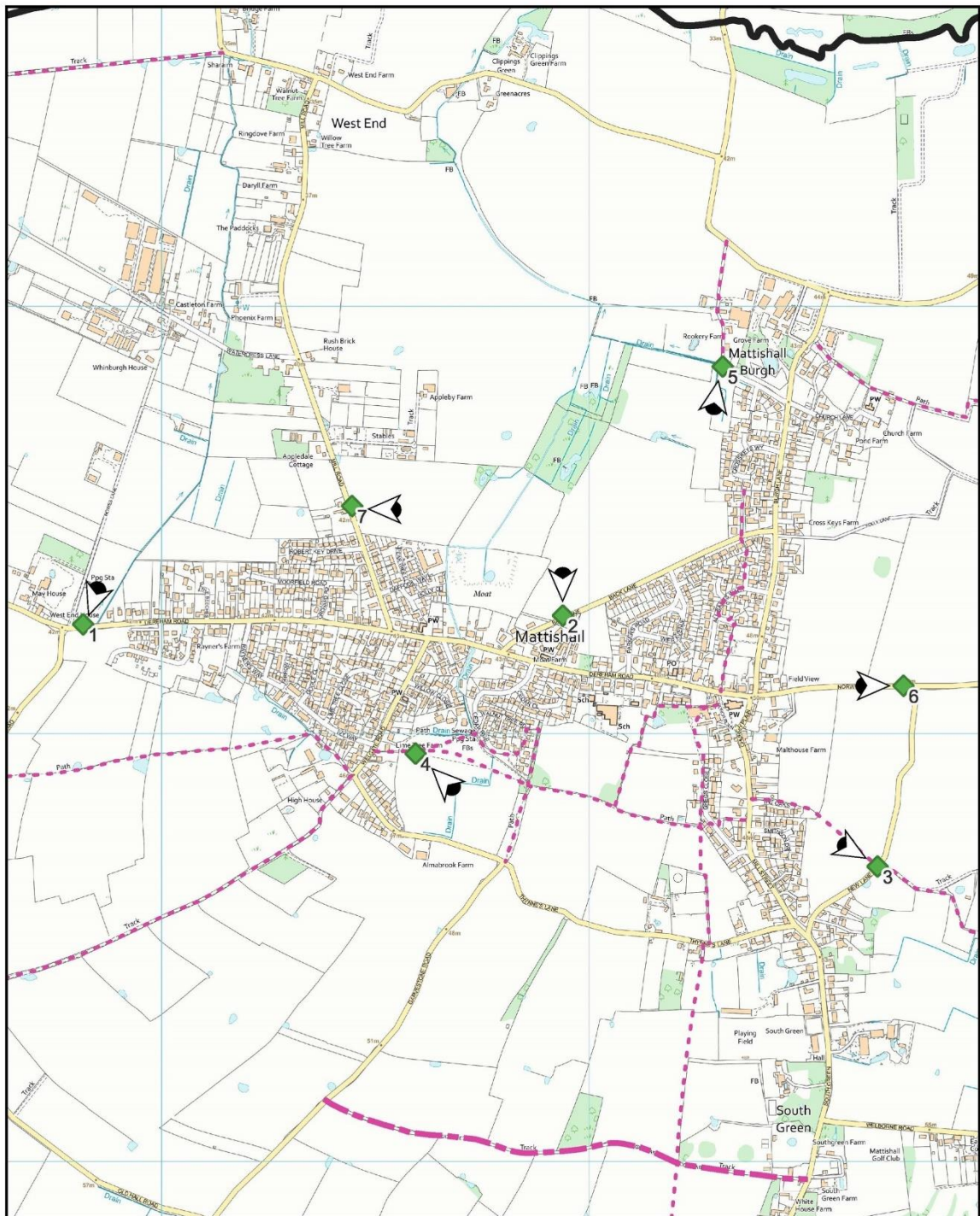
1. Howes Lane, looking northeast from the junction with Old Hall Lane
2. Back Lane looking north and northeast across open countryside with Mattishall Burgh in distance
4. From public footpath in field bordered by Thynnes Lane and Welgate
7. Mill Road, opposite Ivy Dene and The Old Mill looking northeast

Views from the countryside looking into the settlement:

3. New Lane towards All Saints Church
5. Mattishall Lane, west of Mattishall Burgh, looking south
6. Dereham Road from east of village, looking west towards the settlement

**Breckland Local Plan Policies applicable to Policy MNP ENV2**

- Policy COM 1 Design



## Mattishall Parish Council

300 0 300 600 m

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## Key

- Mattishall Parish Boundary
- ◆ ▶ Views and Vistas

## Mattishall PROW

- Footpaths
- Byway open to all traffic



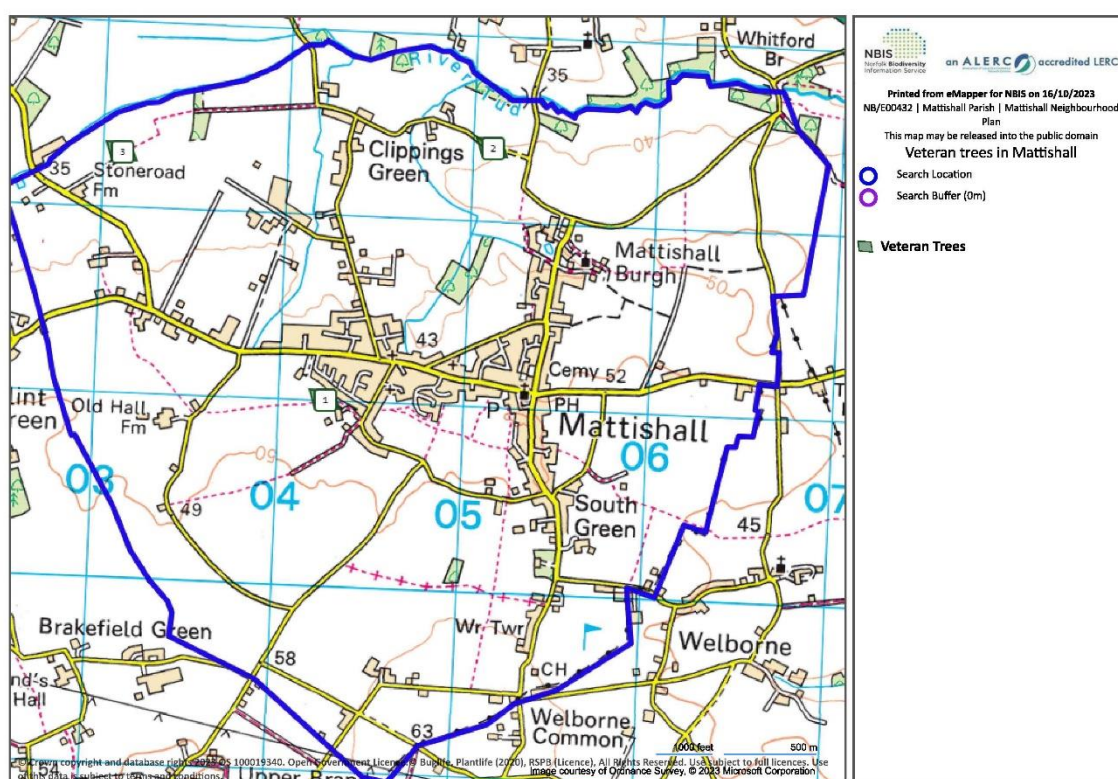
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Map 5: Mattishall key views and vistas



### Policy MNP ENV3: Trees, hedgerows and boundaries

- 7.22 Although open and green space within the village is limited, there are areas within the village, at the village gateways and in the countryside that are softened by well-established landscaping including mature trees and hedging. These contribute to Mattishall's rural character identified in the Breckland Landscape and Settlement Study 2022, where open and undeveloped farmland at the village periphery provides a rural setting as well as physical and visual separation from neighbouring villages. An important part of the rural character is a network of trees and historic hedgerows which both line the rural roads and permeate the village. The network of hedgerows in the parish can be appreciated by studying Map 13.
- 7.23 Policy MNP ENV3 sets out the Plan's approach to safeguarding these important components of the local landscape. Policy ENV 06 (Trees, Hedgerows and Development) in the Local Plan also applies to proposals. Category A B and C trees are defined in BS 5837:2012 Trees in relation to design, demolition and construction.
- 7.24 There are 3 veteran trees at Ivy House Farm, Clippings Green and Stonerod Farm in Mattishall and a number of TPOs that have been defined by Breckland District Council.



Map 6: Mattishall's veteran trees. Map reproduced with kind permission from NBIS

**MNP ENV3: Trees, hedgerows and boundaries**

1. Trees, copses and hedgerows of good arboricultural value 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, which must be justified through professional survey reports undertaken to the appropriate standards (e.g., Tree Survey, an Arboricultural Report to BS5837:2012, Ecological Report to BS42020:2013) that verifies that the poor health and condition of such items warrants their removal) or
  - there are exceptional and overriding benefits in accepting their loss.
2. Where a development site includes trees, copses and hedgerows that it seeks to retain, provision must be made for their care and protection in line with Local Plan policy (currently ENV 06).

**Category A, B and C trees (compensation requirements)**

3. Loss of trees or hedgerows classified as being of category A or B in value (BS 5837:2012) will not be supported in line with Local Plan policy (currently ENV 06). Where loss is permitted, any Category A or B tree or hedgerow, or any Category C tree or hedgerow that has the growth potential to become Category A or B, lost as a result of development should be adequately compensated elsewhere within the site, taking into account the size and condition of the lost items. At least 2 trees should be planted, in suitable locations and as appropriate, up to an optimum level, to replace every tree that is removed (not suitable for ancient woodland or veteran trees as these are irreplaceable). Replanting should comprise species that are characteristic of the area and enhance the landscape. Supplementary planting which strengthens the existing network of hedgerows will also be supported.

**Veteran Trees**

4. Proposals that may result in harm to, or full or partial removal of veteran trees (see Map 6) shall be wholly exceptional and only supported if they have been assessed in accordance with Natural England's "Standing Advice for Ancient Woodland and Veteran Trees" (or any more up to date guidance made available by Natural England) and shown to be justified.

**Breckland Local Plan Policies applicable to Policy MNP ENV3**

- Policy ENV 06 Trees, Hedgerows and Development

## **Policy MNP ENV4: Open and Local Green Space**

### **Local Green Spaces**

7.25 The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Paragraph 106 of the NPPF states that the designation should only be used where the green space is:

- In reasonably close proximity to the community it serves
- Demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- Where the green area concerned is local in character and is not an extensive tract of land.

7.26 The adopted Mattishall Neighbourhood Plan included one Local Green Space at the School Playing Field. It is proposed to retain this as a Local Green Space. The County Council has provided forecast pupil numbers for the school catchment area to 2033. These forecasts demonstrate that demand at the school will not exceed the capacity at the school for 210 pupils. There are no current proposals for expansion. However, should expansion of the school be necessary on the playing field, policy MNP ENV4 would support the expansion of the school for a demonstrated educational need. A separate Local Green Space Assessment, available as part of this consultation, has been undertaken as part of the preparation of the Neighbourhood Plan. This demonstrates how certain local spaces meet the criteria in paragraph 106 of the NPPF. The spaces that meet the criteria are listed in Policy MNP ENV4 and are identified on Map 7. They are summarised below.

#### **Site 1: Mattishall Community Woodland, Dereham Road**

This is an area of open space to be owned and maintained by the Parish Council. The site is well connected to the village by public footpaths. The site is due to be planted as a community woodland in the spring of 2025. Its principal function as a Local Green Space is through providing public amenity value and biodiversity value.

#### **Site 2: Land off Back Lane**

An open field with two natural ponds, one is the site of an historic moat and is surrounded by mature trees. The site helps to maintain the rural characteristics of the village and has important historical significance. The ponds are used by overwintering Canada and Greylag geese. Its principal function as a Local Green Space is through providing strong rural character at settlement edge and being a site of local historic importance. View 2 (see Policy ENV2) is also applicable here.

#### **Site 3: School Playing Field**

The site is identified as an existing Local Green Space in the adopted Mattishall Neighbourhood Plan.



#### **Site 4: South and West of Ivy Way**

The site is grassed and contains two ponds as well as clusters of mature trees. It is bounded by former hedgerows now turning into trees interspersed with trees to the south and western boundaries, with agricultural fields beyond. Many saplings of pioneer species scattered about the site. A public footpath runs through the site, roughly in parallel to the southern boundary, accessed from Welgate. Community consultation reveals that residents value the site due to its beauty, historic significance, recreational value, tranquillity and richness of its wildlife. The principal function of this Local Green Space is as a publicly accessible area of informal open space.

#### **Open spaces**

- 7.27 Policy ENV 04 Open Space, Sport and Recreation safeguards open spaces in Mattishall that are identified on the Local Plan Policies Maps. Loss of these designated open spaces will not be permitted unless there is shown to be an excess of recreation or amenity open space, the recreation space will be enhanced by the proposed development, or the community would gain greater benefit from the developer providing a suitable alternative recreational or amenity open space in an equally accessible and convenient location.
- 7.28 Policy ENV4 in the adopted MNP1 (adopted before the Local Plan in 2017) identified two additional open spaces to be safeguarded. These are:
- Mattishall Old School Green, Dereham Road
  - Children's play area, to the west of the Old School Green
- 7.29 Policy MNP ENV4 (in this plan) is updating Policy ENV4 in MNP1 by linking the policy to Policy ENV 04 Open space, Sport and Recreation in the adopted Breckland Local Plan. It is also updating an element of Policy ENV 04 in the Local Plan by ensuring the two additional spaces, listed above, are recognised as safeguarded open spaces under the Local Plan.
- 7.30 The proposed Local Green Spaces are shown on Map 7 and all the safeguarded open spaces are shown on Map 8.

**MNP ENV4: Open and Local Green Space****Local Green Spaces**

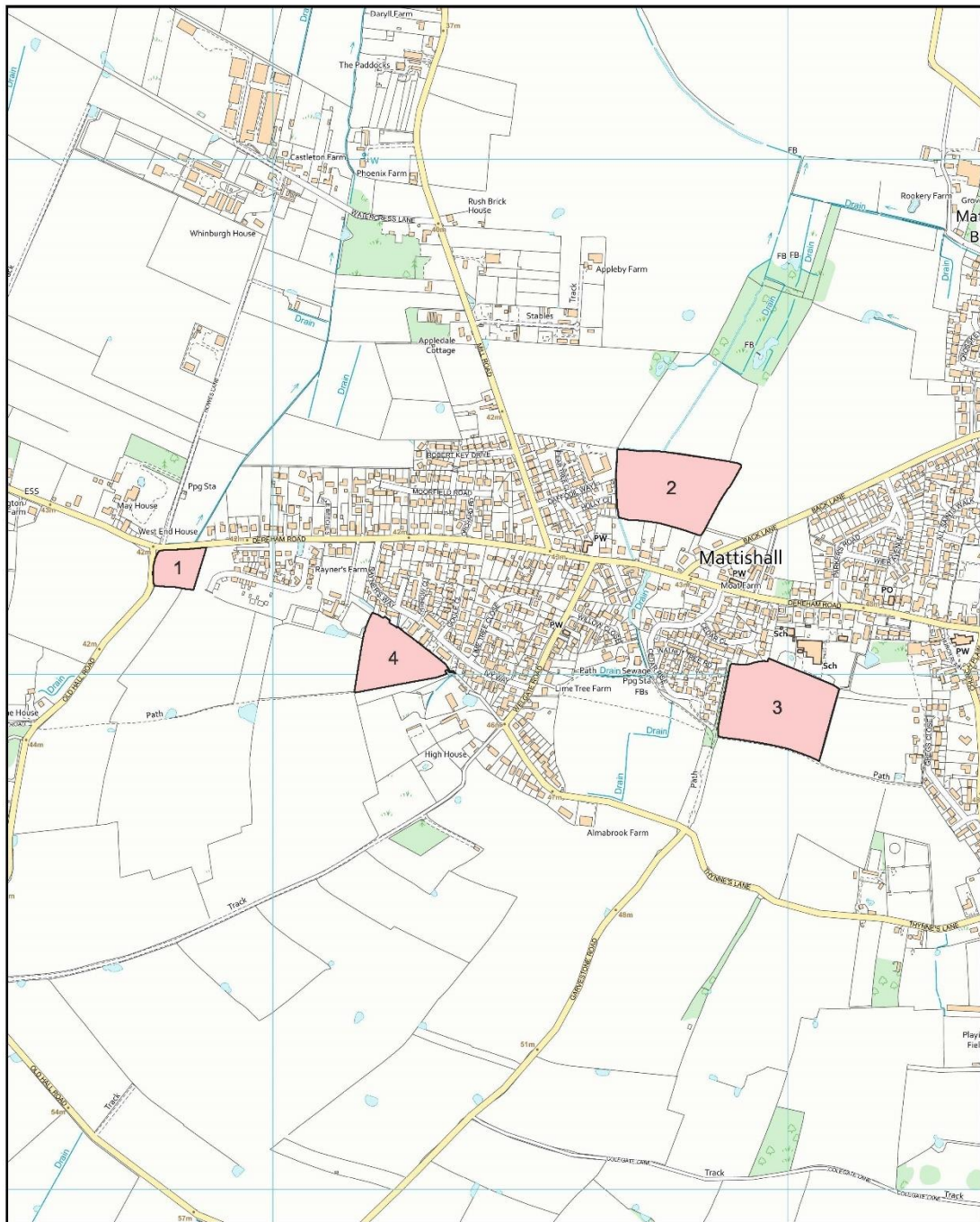
1. The following sites, as shown on Map 7, are designated as Local Green Spaces:
  1. Mattishall Community Woodland
  2. Land off Back Lane
  3. School Playing Field (designated as LGS in 2017 as part of the MNP1)
  4. South and west of Ivy Way
2. Development proposals on the identified Local Green Spaces will not be supported other than in very special circumstances.

**Other protected open spaces**

3. The open spaces identified in Map 8 will be safeguarded for the contribution they make to the recreational or amenity open space provision within the parish. Proposals for built development on the identified open, recreational and amenity spaces will not be supported unless the development is consistent with Local Plan Policy ENV 04.

**Breckland Local Plan Policies applicable to Policy MNP ENV4**

- Policy ENV 04 Open Space, Sport and Recreation



## Mattishall Parish Council



### Key

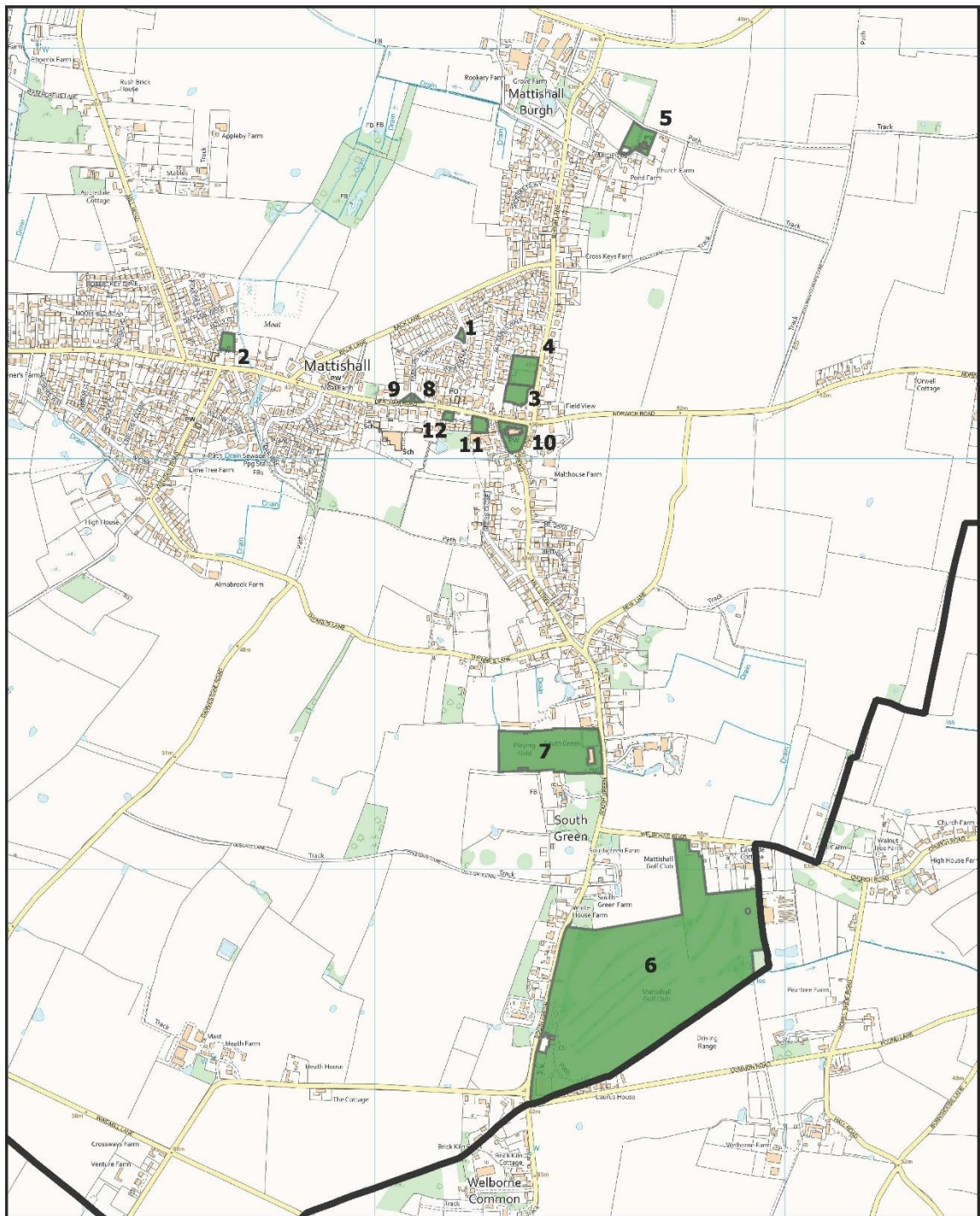
- Mattishall Parish Boundary
- Local Green Space



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15/02/2025

Map 7: Existing (LGS 3) and Proposed Local Green Spaces



## Mattishall Parish Council

300 0 300 600 m



## Key

-  Mattishall Parish Boundary
-  Mattishall Protected Open Space



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09/03/2024

Map 8: Protected open space

<b>Other protected open spaces (non-Local Green Spaces) in Mattishall:</b>	
1.	Amenity land at Wier Avenue
2.	Evangelical Church amenity space
3.	Allotments
4.	Cemetery
5.	St. Peter's churchyard and cemetery
6.	Mattishall golf course
7.	Mattishall Memorial Hall and playing field
8.	Amenity space at Dereham Road/Parker's Road junction (east)
9.	Amenity space at Dereham Road/Parker's Road junction (west)
10.	All Saints churchyard and cemetery
11.	Old School Green
12.	Play area

*Figure 4: Protected open spaces on Map 8*



### **Policy MNP ENV5: Landscape and settlement character**

- 7.31 Residents identified the importance of keeping significant green space between villages to maintain their distinct identity and prevent ‘urban sprawl’, avoid coalescence and to build on ‘brown field’ sites rather than on farmland. Development and change that would conflict with these objectives, and that would reduce the actual or perceived perception, reduce the separate identity of the settlements, alter the settlement or lead to coalescence will not be supported.
- 7.32 A comprehensive characterisation and assessment of the landscape setting of Mattishall is available in the Breckland District Settlement Fringe Landscape Assessment (July 2007). Through this characterisation and assessment, inherent sensitivities to development have been defined and detailed considerations of landscape management and design principles for future development made. For Mattishall, the landscape surrounding the settlement edge has been defined as being of moderate and moderate/high sensitivity with respect to development.
- 7.33 The Breckland Landscape and Settlement Assessment (2022) describes Mattishall’s ‘origin’ character as being an ‘Agricultural Village’ and identifies Mattishall’s morphological village type as being a ‘Nucleated – Single Focus’ and morphological landscape character type as being ‘Neither Green nor Common Edge’. The Hybrid Classification Matrix notes that it is only the modern (current day) village which falls under morphological village type ‘Nucleated – Single Focus’. Historically, the village would have fallen under morphological village type ‘Nucleated – Polyfocal’. The main focal point of the village today is All Saints Church with the village growing around this area.
- 7.34 Mattishall has open and undeveloped farmland at the village periphery which provides a rural setting as well as physical and visual separation from neighbouring villages. A network of intact hedgerows lines the rural roads and delineate the settlement approach. See Map 13.
- 7.35 Additionally, Mattishall was historically a nucleated polyfocal village with clustering of built form including the village green and the church at Mattishall Burgh. With the original polyfocal development of the settlement, open land surrounding and penetrating between the historic cores of the village form a vital component of settlement character. These ‘green gaps’ and views that separate the settlement are integral to the setting of the village and are protected in this policy recognising their importance to the setting of the village, to avoid coalescence, reflecting the visual amenity to the local area and protecting and enhancing the green network of habitats.

**MNP ENV5: Landscape and settlement character**

1. Development proposals should be sensitive to the distinctive landscape and settlement character and should take account of the relationship between Mattishall village and its surrounding hinterland as set out in the Breckland Landscape and Settlement Assessment 2022 and the Mattishall Design Guide and Code document 2023.
2. Specifically:
  - a) Development proposals should respect and retain the generally open and undeveloped nature of the physical separation and visual gap between Mattishall and Clint Green, Welborne, North Tuddenham and East Tuddenham. Development proposals that would individually or cumulatively with other development proposals substantially undermine the physical or visual separation or the rural setting of these settlements will not be supported.
  - b) Development proposals that would have a harmful impact on the contributions made by land at Howes Lane/Dereham Road and land north and south of Norwich Road (as defined in Maps 9 and 10) to the rural setting of the village, including the openness of the surrounding countryside experienced at these gateway locations, will not be supported. In the case of the Norwich Road sites, the contribution the open land makes to the setting of key heritage assets (St. Peter's Church Mattishall Burgh, All Saints Church and Mattishall Church Plain Conservation Area) is of key importance.
3. In general, development proposals will be supported where:
  - a) their scale, location and design are appropriate to the landscape character and sensitivity (both landscape and visual) of the area in which the development is located;
  - b) they would not have an adverse impact on the key natural, built or historic features of an areas landscape character; and
  - c) they retains rural spaces between existing village settlement clusters to avoid coalescence.
4. Where potential impacts on Mattishall's distinctive landscape and settlement character are identified, development proposals should demonstrate accordance with the principles in the third part of this policy through the provision of an assessment of landscape and visual impacts (proportionate to the scheme proposed) and drawing on guidance and recommendations in the Breckland Landscape and Character Assessment 2022.

*policy continued overleaf...*



## **MNP ENV5: Landscape and settlement character**

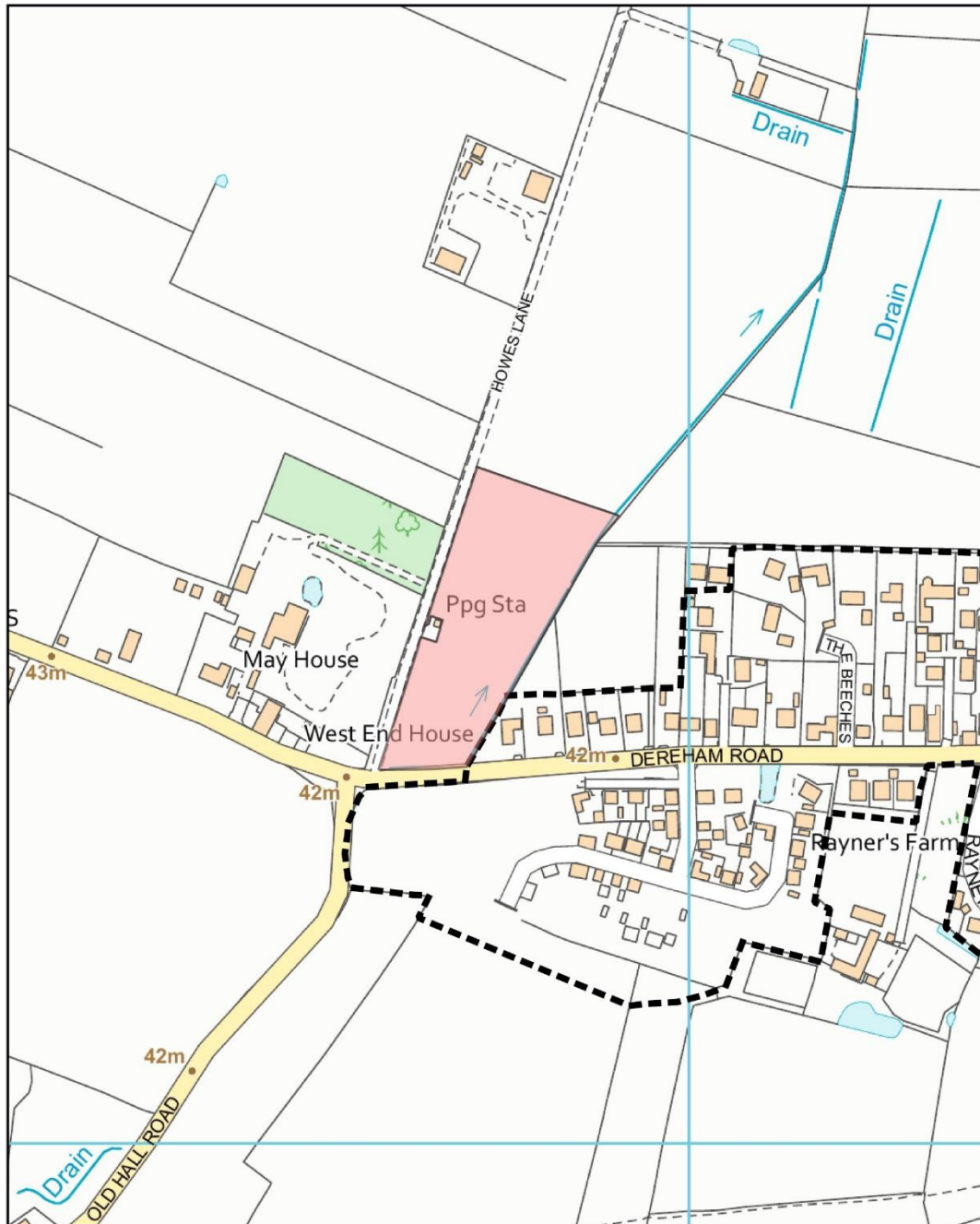
### **Policy continued...**

5. Development proposals on the settlement fringe, including on the eastern and western approaches to the village, should integrate sensitively with respect to its countryside and open setting. The exposure of built development in the settlement fringe from surrounding areas should be minimised.

6. As appropriate to their scale, nature and location, development proposals should set out measures that will be taken to mitigate landscape impact including an appropriate level of native tree and hedge planting, as appropriate. Development proposals that would have an unacceptable impact on the landscape setting of the settlement, or the character and appearance of the open countryside, will not be supported.

### **Breckland Local Plan Policies applicable to Policy MNP ENV5**

- Policy ENV 05 Protection and Enhancement of the Landscape



# **Mattishall Parish Council**

## **Key**

Settlement Boundary

Edge of settlement site: Land at Howes Lane

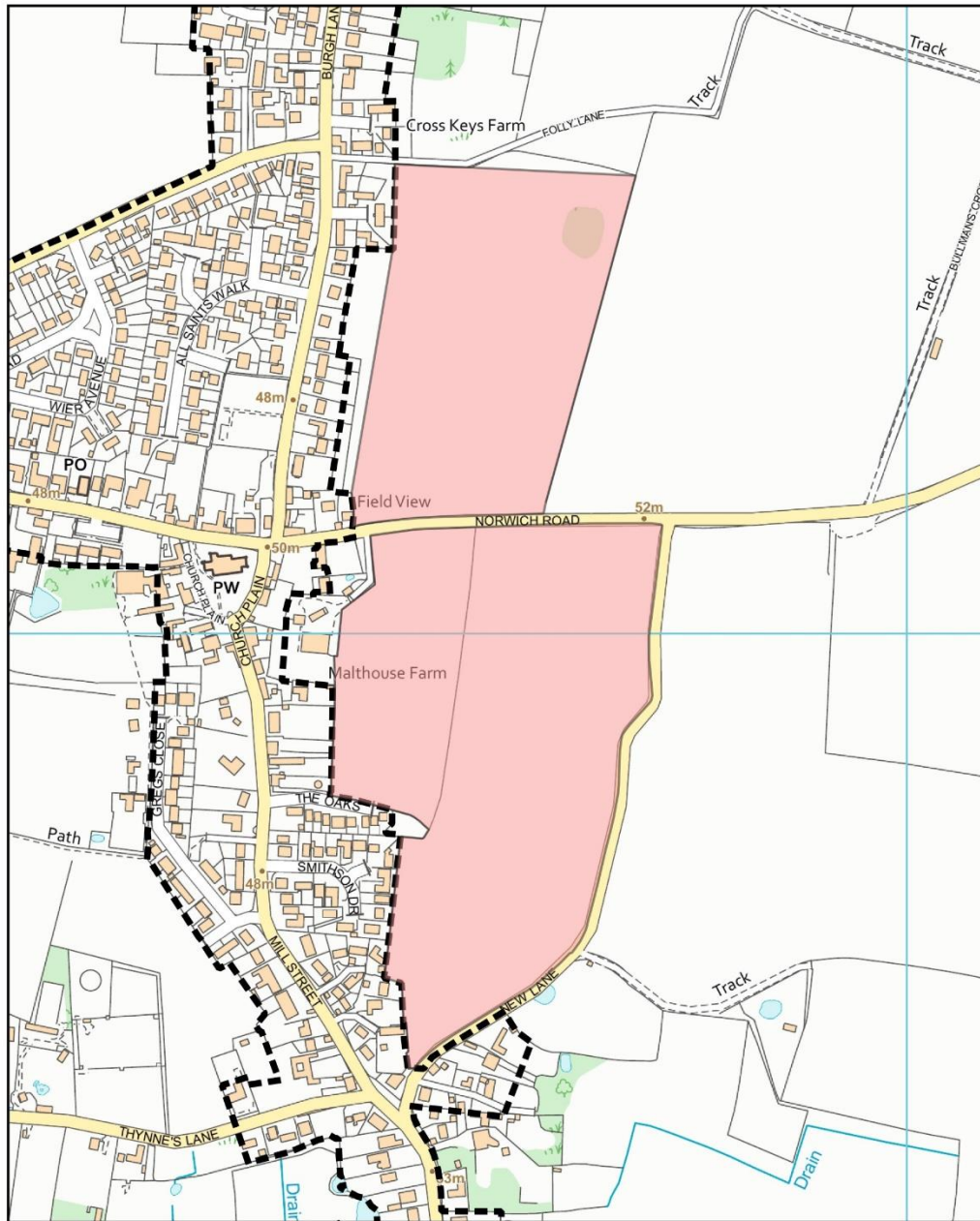
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50 0 50 100 150 m



08/10/2023

*Map 9: Edge of settlement site. Howes Lane. Note: See Map 17 Mattishall settlement boundary.*



### Mattishall Parish Council

#### Key

Settlement Boundary

Edge of settlement site: Land north and south of Norwich Road

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150 0 150 300 m

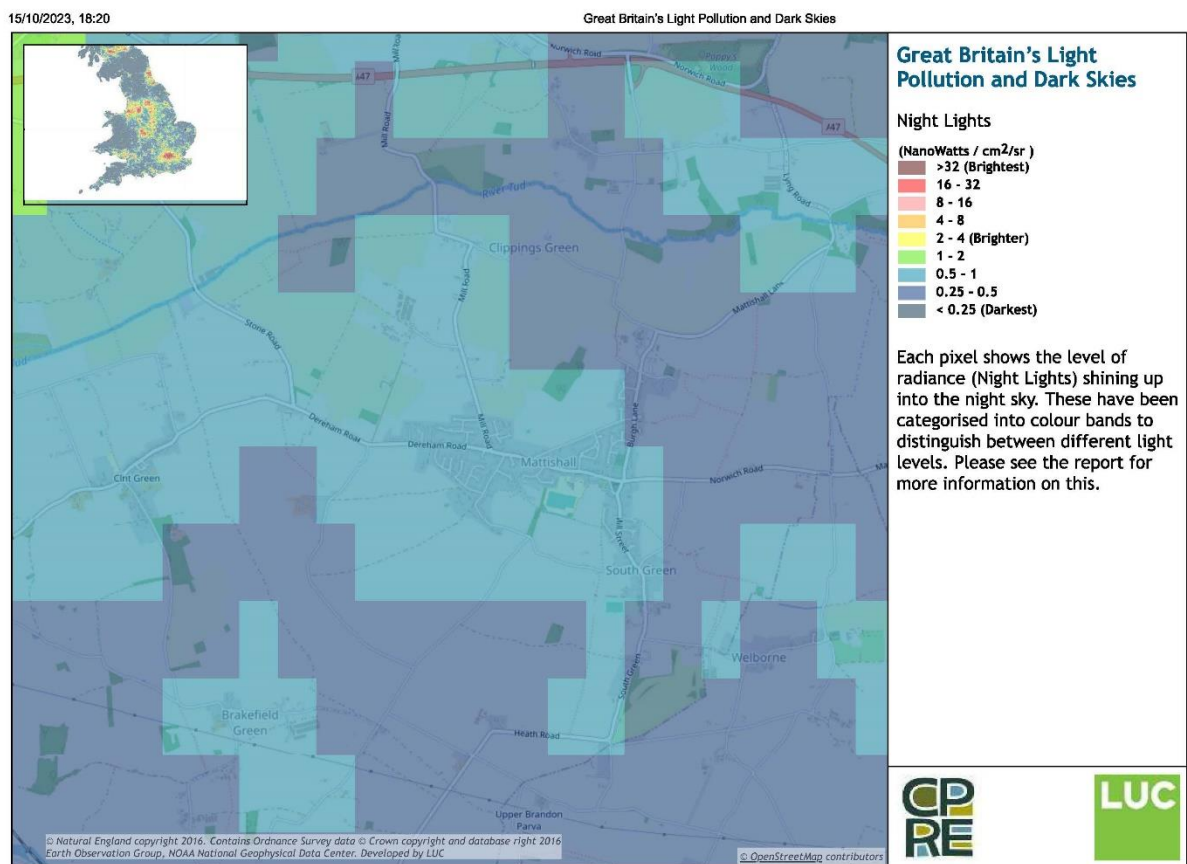


08/10/2023

Map 10: Edge of settlement site. Land north and south of Norwich Road. Note: See Map 17 Mattishall settlement boundary

## Policy MNP ENV6: Tranquillity and dark skies

- 7.36 It was also clear from both the MNP1 and MNP2 consultations that residents value highly the quiet, peaceful nature of the Parish and its dark skies. There are currently only 8 streetlights, each associated with a speed bump along the main road through the village. Many consultees indicated that they did not wish to see further street lighting. Limiting light pollution from any future development is therefore clearly very important to residents.
- 7.37 The Campaign to Protect Rural England (CPRE) has fought for the protection and improvement of dark skies, and against the spread of unnecessary artificial light. Using data captured in 2015, CPRE worked with LUC to map light pollution across England. The data was split into nine categories to distinguish between different light levels. As can be seen from the figure below, Mattishall Parish falls into the 6<sup>th</sup> and 7<sup>th</sup> colour band. Mattishall parish has, compared to other areas, low levels of light pollution with Mattishall Burgh being the darkest of all the populated areas.



<https://www.cpre.org.uk/light-pollution-dark-skies-map/print.html?0j7217.780871946419,7270.072963691442,3756.39211073313,3782.202950889327,0|thBI=1,th0=0,th1=0,th2=0,th3=0,th4=0,th5=0,th6=1,th7=0,th8=...>

Figure 5: Dark skies in Mattishall Parish

- 7.38 Our dark skies are treasured by parish residents and should be protected.
- 7.39 The British Astronomical Association's Commission for Dark Skies has prepared lighting guidelines which can be applied to both street lighting and external lighting used with buildings. The Commission advises:
- Light should shine only where needed. This means that light should shine downward, towards the target and uplighting should be avoided. Lights should be shielded from shining into neighbouring homes, to avoid causing nuisance and the risk of a range of health problems.
  - Lights should shine only when needed.
  - Lighting should avoid environmental harm. Unnecessary lighting has a negative impact on nocturnal wildlife. White lighting should be warm white (colour temperature 3000 kelvins as a maximum) in order to protect wildlife, human health and dark skies.
- 7.40 Where artificial lighting is required as part of a development, there are a range of measures that can be taken to minimise any additional light pollution to the area. The International Dark Sky Association ([darksky.org](http://darksky.org)) has established five principles for outdoor lighting. These are:
- Useful. Only use the light if it is needed
  - Targeted. Direct light so it falls only where it is needed.
  - Low level. Use the lowest light level required.
  - Controlled. Use controls such as timers and motion detectors to ensure that light is available when needed, dimmed when possible, and turned off when not needed.
  - Warm-coloured. Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.

**MNP ENV6: Tranquillity and dark skies**

1. Development proposals should not disturb the tranquillity of the plan area through obtrusive or insensitive lighting or excessive noise intrusion either by the operation of the development concerned or by associated transport impacts.
2. Development proposals that include external lighting will only be supported if the night sky is protected from light pollution. This means the proposed external lighting:
  - a) Is the minimum appropriate for its purpose (for example turned off when it is not needed).
  - b) Is designed such that lighting is directed downwards to avoid spill up into the sky or out of the site (beam angle should be below 70 degrees).
  - c) Avoids light spillage beyond the area intended to be lit.
  - d) Should have a colour temperature of less than 3000 kelvins.
3. Where external lighting is required, proposals should be accompanied by information on layout and beam orientation, a schedule of light equipment proposed including luminaire type, mounting height, aiming angles and lumen unit levels.
4. Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats: (<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/> ). Where lighting cannot be avoided altogether in proposals then it must be designed to avoid light spill onto wildlife roosts, foraging habitat, and commuting routes for bats, birds, and other species.

**Breckland Local Plan Policies applicable to Policy MNP ENV6**

- Policy COM 03 Protection of Amenity



**Policy MNP ENV7: Biodiversity, ecological networks and habitat connectivity.**

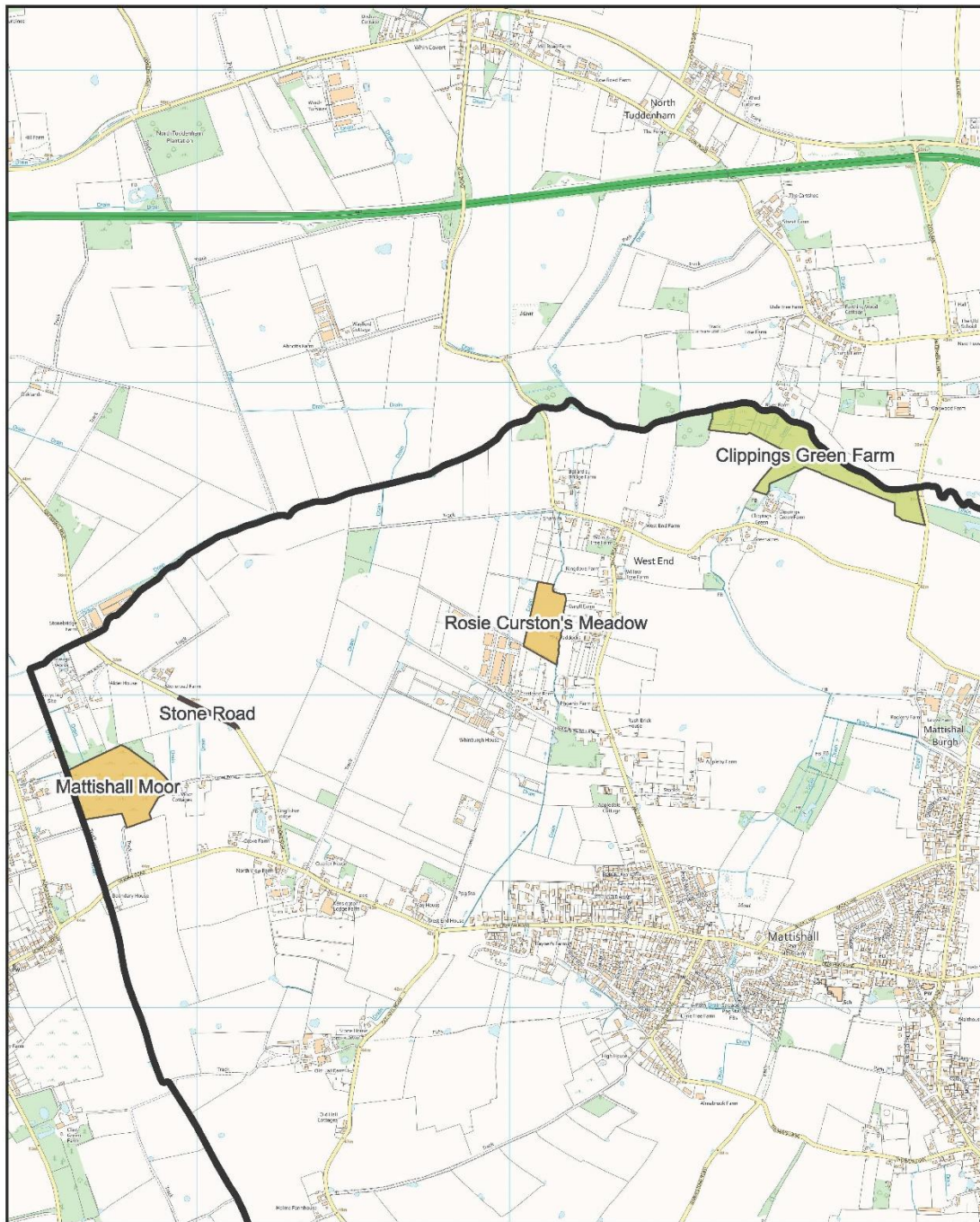
- 7.41 Some 90 per cent of Mattishall Parish is located outside the built-up area of the village and is for the most part in agricultural use. Within this there are two areas designated as Sites of Special Scientific Interest (SSSIs) amounting to 7.82 hectares, and one County Wildlife Site of around 7.4 hectares (see Map 11). The SSSIs consist of habitats that are now rare in the UK. Rosie Curston's Meadow is a species-rich unimproved calcareous clay pasture supporting a number of rare plants including green-winged orchids, bee orchids and adder's tongue. Mattishall Moor is an area of fen and marshy grassland, which is now almost entirely confined to East Anglia and North Wales, again supporting locally rare plant species (for example, narrow-leaved, early marsh and fragrant orchids, bog pimpernel and marsh helleborine). Together with the nearby Badley Wood SSSI, 1.5km to the west, it represents the remaining fragments of the once much more extensive Badley Moor. The Impact Risk Zones of Hockering Wood SSSI at Heath Road, Hockering and Badley Wood SSSI on the parish boundary between Yaxham and Dereham extend into Mattishall Parish. County Wildlife Site at Clippings Green Farm is permanent pasture with marshy areas and is also botanically very rich. The County Council has designated a Roadside Nature Reserve at Stone Road and there are 3 veteran trees (see glossary) at Ivy Farm, Clippings Green and Walnut Tree Farm, West End. Development proposals should identify and assess any potential impact on a Site of Special Scientific Interest, by considering Natural England's Impact Risk Zones. Further details are set out in Appendix 8.
- 7.42 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. There are a number of protected or priority species (see glossary) within the local environment including bats, lapwing, yellow hammer, house sparrow, spotted flycatcher, redwing, song thrush, fieldfare, common cuckoo, European turtle dove, grey partridge and white ermine. The habitats within and around the village host sightings of great crested newts, hedgehogs, reptiles and otters.
- 7.43 Areas of Mattishall are also identified as a Great Crested Newts Strategic Opportunity Areas where the addition of new ponds would benefit great crested newt populations. We would encourage applicants to engage with the Norfolk Ponds Project which promotes the conservation of Norfolk ponds.  
<https://www.norfolkfwag.co.uk/norfolk-ponds-project/>.
- 7.44 The parish is home to the following priority habitats (see glossary): coastal and floodplain grazing marsh, lowland meadow, lowland fens, deciduous woodland and traditional orchards – see Map 12. 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.

- 7.45 Existing parish habitats are important as they are areas in which species can move and spread to maintain genetic diversity. They form part of a wider network across the county. In 2017, and to inform the 2017 Greater Norwich Green Infrastructure Delivery Plan, the Norfolk Biodiversity Partnership prepared a set of green infrastructure maps (focusing on grassland and heathland, woodland and wetland). For each of the habitats, the maps identify core habitats (e.g., comprising larger areas of existing woodland and semi natural grasslands) and stepping stones (comprising smaller areas of these habitats). Areas of native habitat that are joined together in a landscape are more resilient to changing climate or management. Inside the network, habitats generally provide a higher level of other ecosystem services, such as the ability to clear or regulate water flow as the habitats function as a complete system. Within the network, restoration of woodland will be far more effective as propagules, pollinators and important species will be available for colonisation. The Greater Norwich Green Infrastructure maps are available to view at <https://www.norfolkbiodiversity.org/> They show how the parish priority habitats provided in Map 12 below, contribute as both core habitats and stepping stones within the wider regional green infrastructure network.
- 7.46 A distinctive characteristic of Mattishall is its numerous mature and diverse hedgerows both within the village and in its surrounding landscape providing valuable habitats and wildlife corridors. Important species rich hedgerows survive along some field boundaries. The hedgerows form property boundaries and are at risk from damage / removal during land management and during development. Hedgerows are 'important' as defined by the Hedgerow Regulations 1997 under Section 5(a), if they are part of a field system that existed before 1845 and shown on the 1812 Inclosure map. It is also important to consider whether the hedgerows also meet additional criteria in the regulations due to the number of species they support. Hedgerows that do not predate 1845, are 'important' if they include 7 or more woody species specified in Schedule 1, Part II Criteria, paragraph 7(1) of the Hedgerow regulations. The extent of parish hedgerows is illustrated on Map 13.
- 7.47 Ninety-two per cent of consultation responders on MNP1 considered protecting the environment of importance to their enjoyment of living in the Parish. When asked what the 'biggest benefits' that development of the village could bring, many residents (59 per cent) said one is 'protection of the countryside and local assets'. There was support for creating new publicly accessible green spaces such as a community wood or orchard and suggestions on how to enhance the countryside included encouraging verges as wildflower areas, retaining un-used ground as important wildlife sites and planting roadside trees. Policy MNP ENV7 provides a policy context to safeguard the key features of the local environment. It provides protection for the two SSSIs, Protected Roadside Verge and the County Wildlife Site within the framework established by paragraph 185 of the NPPF. The first part of

the policy also sets out a general presumption that other elements of biodiversity and ecological importance should be maintained and enhanced including the ecological connectivity between them or protected species, or other priority species.

- 7.48 The diversity of habitat necessitates the individual assessment of any proposal both in terms of its likely impact on a wildlife habitat or the ecological connectivity between habitats and the proposed methods of landscaping and management. For example, where a habitat or ecological connectivity is known to be of value for a particular species, contributions to the effectiveness of the habitat or ecological connectivity should be tailored to meet the specific requirements of that species although not to the detriment of other minority species.
- 7.49 An ecological assessment will be required to be submitted with the planning application to assess effects on habitat, species, connections, flora and fauna, commensurate with the scale of the impact and the importance of the species or habitat. Ecological surveys must be carried out to the required standards by suitably qualified and experienced people. The Institute of Ecology and Environmental Management (IEEM) will provide lists of recognised professional ecologists. The ecological assessment must be up to date, surveys must be undertaken at an appropriate time of year for the habitats and species concerned, using appropriate survey methods. Applicants are encouraged to comply with BS42020:2013 'Biodiversity – Code of practice for planning and development' which will be seen as an indication of the assessment's validity and relevance to the determination of the development proposal. Any deviations from this British Standard will need to be fully justified. Where there is insufficient survey data, or data is gathered at an inappropriate time of year, planning permission should be refused on the basis of the extant government circular on planning and biodiversity (Circular 06/2005). This makes it explicit: "the presence or absence of protected species, and the extent to which they could be affected by a proposed development, should be established before planning permission is granted, since otherwise all material considerations might not have been considered in making the decision".



**Mattishall Parish Council**



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**Key**

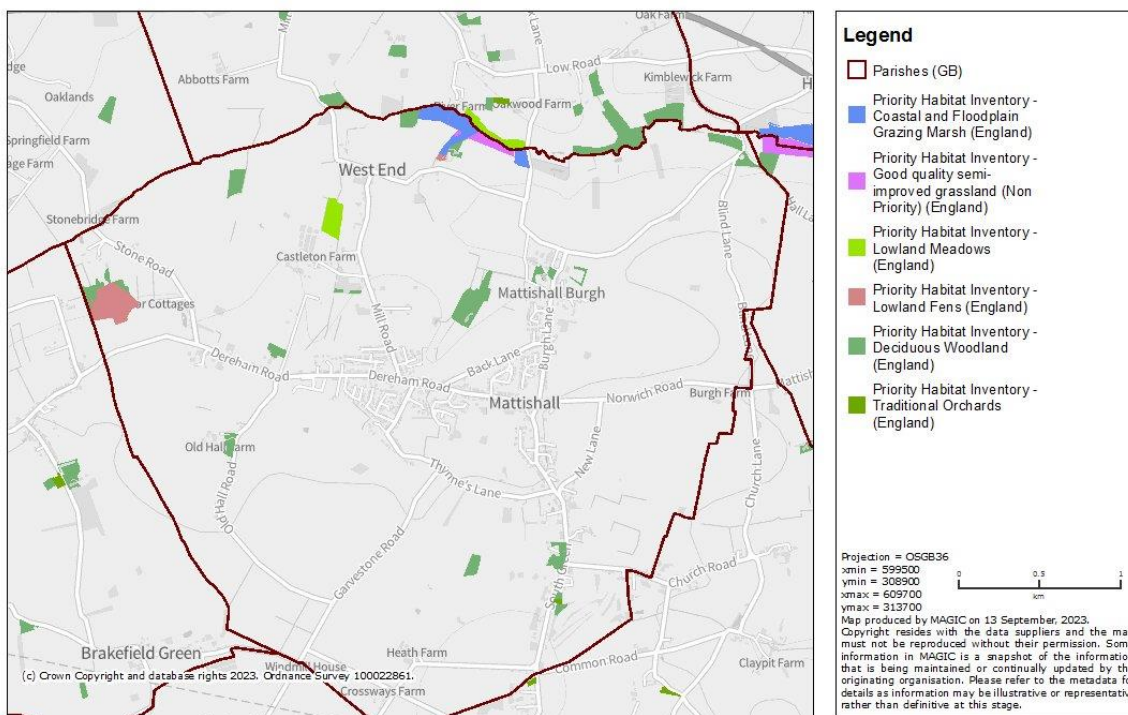
-  Mattishall Parish Boundary
-  County Wildlife Site
-  Sites of Special Scientific Interest
-  Roadside Nature Reserve



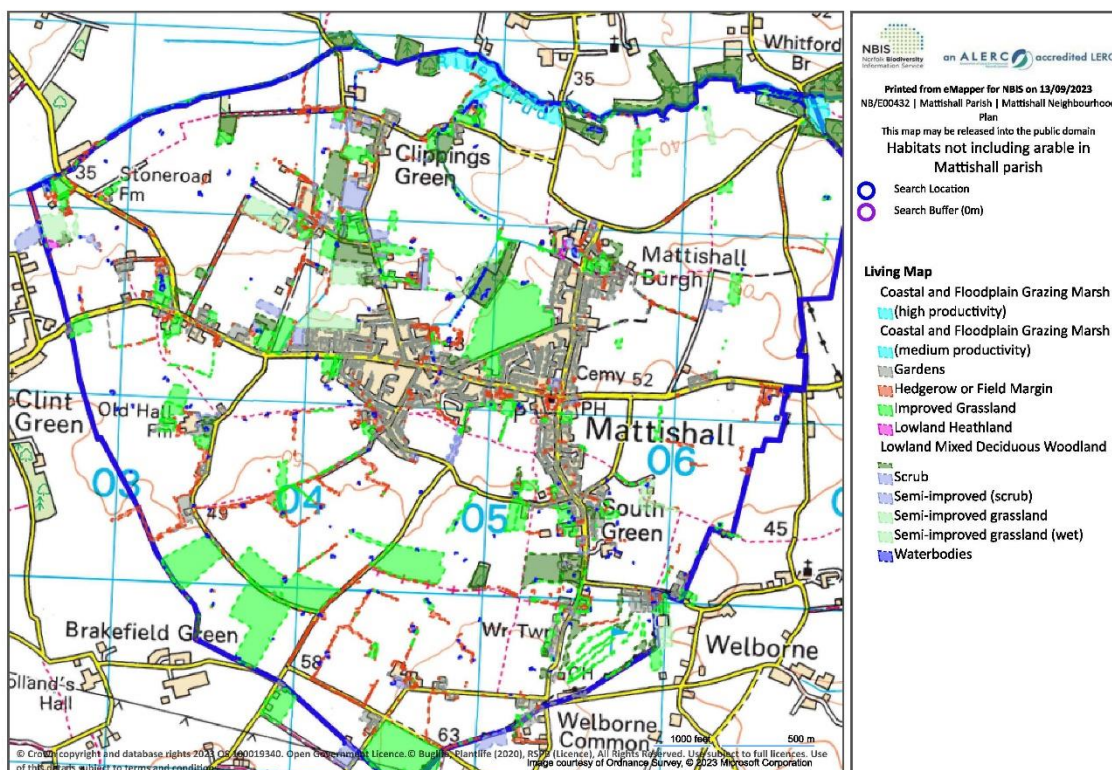
11/03/2024

*Map 11: Sites of Special Scientific Interest, County Wildlife Site and Roadside Nature Reserve*





Map 12: Priority habitats in Mattishall Parish.



Map 13: All habitats (excluding arable land) in Mattishall parish. Map reproduced with kind permission from NBIS



**MNP ENV7: Biodiversity, ecological networks and habitat connectivity.**

1. Development proposals should retain and enhance features of existing biodiversity value, ecological networks, and habitat connectivity (as shown on Maps 11, 12 and 13). In accordance with national policy, development proposals should provide at least a 10% increase net gain in biodiversity, and to ensure successful recovery of nature in Norfolk, aim to achieve a 20% net gain. Proposals which result in a net loss of biodiversity will not be supported.
2. The two Sites of Special Scientific Interest, and the Roadside Nature Reserve (as shown on Map 11) will be safeguarded as appropriate to the status of their designations.
3. Proposed development on land outside the sites on Map 11 or within or outside the sites, identified on Map 12 that is likely to have a direct or indirect impact on their ecological importance (either individually or in combination with other developments), shall demonstrate in an ecological assessment that:
  - a. they would not sever or destroy the operation of a protected species, priority species or priority habitat or its ecological connectivity; or if that is not possible,
  - b. they include measures to avoid harm to the protected species and priority habitat or its ecological connectivity or if that is not possible,
  - c. suitable mitigation measures are proposed to reduce or minimise impact on the protected species and priority habitat, or ecological connectivity affected; or if that is not possible, and
  - d. suitable measures are proposed to compensate for harmful effects.
4. When development occurs, opportunities should be sought to improve habitats (including the creation/restoration of ponds given Mattishall falls within the Great Crested Newts Strategic Opportunity Area – see Appendix 7) and their networks (see Maps 11, 12 and 13); this includes:
  - a. improving continuity along hedgerows and between trees – this should be achieved by appropriate planting in gaps to create safe corridors of movement with good continuity and cover for wildlife moving through the landscape and reducing fragmentation of habitats;
  - b. Improve the naturalness of greenspaces and access to them;
  - c. Improve connectivity with and between green spaces;
  - d. Incorporating green roofs and/or green walls to buildings where appropriate and possible.

**Breckland Local Plan Policies applicable to Policy MNP ENV7**

- Policy ENV 02 Biodiversity protection and enhancement

## **PROJECTS**

Investigate the potential to enhance the local countryside through positive actions such as:

- a. The Parish Council will seek the preparation of Conservation Area Character Appraisal by Breckland District Council
- b. Project to review Listed Buildings, Conservation Areas and TPOs- working with Breckland Council and Historic England
- c. Village Wildlife Watch Project - A community engagement project with the objective of creating a “real-time” register of wildlife activity within the parish. The intention would be to establish a Wildlife Watch group, where adults and children can meet and enjoy exploring their environment. Watch groups give children opportunities to discover local wildlife and be involved into practical activities.

### **Policy MNP ENV8: Walking, cycling and horse riding**

- 7.50 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 (see Map 14). There are currently no cycle paths.
- 7.51 During consultation the desire for better facilities for walking and cycling was identified (79 per cent). And 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 ENV8 sets out the Plan's approach that where appropriate new developments should provide improved access into the surrounding countryside. This will represent good planning and will have health and well-being benefits to the wider community.

#### **POLICY**

#### **MNP ENV8: Walking, cycling and horse riding**

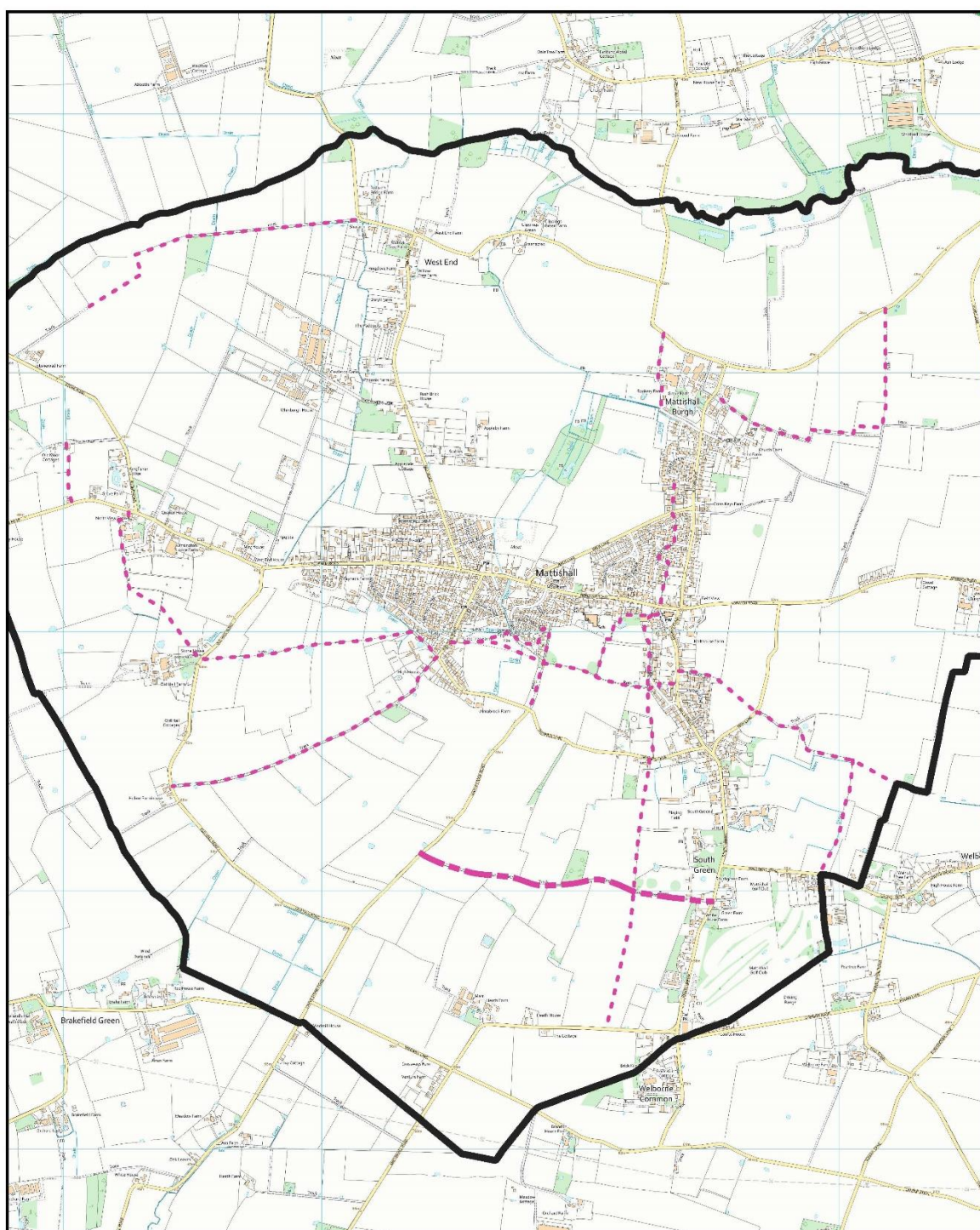
1. New developments should make provision, where feasible, and appropriate to its layout and position, within the village for footpaths, cycle paths and bridleways to improve access to the wider countryside and to connect with existing rights of way (see Map below).
2. Wherever practicable, and as appropriate to their scale, nature and location, development proposals should take opportunities to provide improved and additional public and permissive footpaths, cycleways and bridleways, particularly where they would secure improved connectivity between proposed development and the village centre.

### **Breckland Local Plan Policies applicable to Policy MNP ENV8**

- Policy ENV 01 Green infrastructure

#### **PROJECT**

- d. Footpath improvement and expansion- consider and propose improvements and expansion of parish footpath network to deliver greater accessibility to areas of interest and neighbouring facilities



# **Mattishall Parish Council**

300 0 300 600 900 1,200 m

## **Key**

Mattishall Prow

--- Footpaths

— Byway open to all traffic



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09/03/2024

*Map 14: Public Rights of Way map*

## **Policy MNP ENV9: Flood risk and drainage**

- 7.52 There are a number of localities within the Parish where localised surface and fluvial water flooding occurs and, 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. During MNP1 consultation, the need for new developments to avoid flood plains and surface water flood zones was noted by a number of residents.
- 7.53 Breckland's Strategic Flood Risk Assessment (SFRA) published in 2017 provides an assessment of the different sources of flood risk (flooding from rivers, surface water, groundwater, sewers, reservoirs, canals and other artificial sources). The work shows that Mattishall is at risk of flooding from rivers (fluvial flooding) and surface water, as well as being susceptible to ground water flooding. Map 15 focuses on fluvial flooding and is an extract taken from the Breckland SFRA 2017. As can be seen this shows areas at risk of fluvial flooding in both Mattishall and Hockering. The risk in Mattishall is limited to the northern parts of the parish (away from the settlement itself) and relates to the two main tributaries of the River Tud which flow through Mattishall (Jacob's Island Drain and The Moat Stream).
- 7.54 The SFRA 2017 explains that there is a high risk of surface water flooding surrounding the three ordinary watercourses; Jacob's Island Drain, Moat Stream and Occupation Road Drain. There are also two other pathways of surface water that adjoin Jacob's Island Drain and Moat Stream from the east. Map 16 shows the areas in the parish at risk of surface water flooding.
- 7.55 In terms of groundwater flood risk, Figure 7 in the SFRA is a strategic scale map showing groundwater flood areas on a 1km square grid. According to this map, many areas of the parish, including settled areas in the village are susceptible to groundwater emergence.
- 7.56 Mapping data showing the long term risk from fluvial flooding and surface water flooding is also made available by the Environment Agency here: <https://check-long-term-flood-risk.service.gov.uk/map>
- 7.57 It is essential that flood risk is fully considered as part of any development scheme. An important part of this is the sustainable management of surface water. The widely preferred approach (by Norfolk County Council in its capacity as the Lead Local Flood Authority) to managing surface water is through the incorporation of sustainable drainage systems (also referred to as SuDS). The key principle of SuDS is to replicate, as closely as possible, the natural drainage from a site before development and to use shallow surface structures to mimic the pre-development scenario and manage water close to where it falls.



SuDs can be designed to slow water down before it enters streams, river and other watercourses, they provide areas to store water in natural contours and can be used to allow water to soak (infiltrate) into the ground, evaporate from surface water or be transpired from vegetation. To be classed as SuDS, the system should take into incorporate four 'pillars of SuDs' design. This means taking into account water quantity (flooding), water quality (pollution), amenity and biodiversity.

- 7.58. The NPPF requires that all major developments should incorporate SuDs unless there is clear evidence that this would be inappropriate.
- 7.59 Policy ENV9 (below) will apply alongside adopted Local Plan policy (currently Policy ENV 09 'Flood Risk and Surface Water Drainage'). This applies a strategic, district-wide approach to managing flood risk. The Local Plan sets out what will be required from developments with respect to location of development, incorporation of the surface water drainage mitigation measures, required run-off and attenuation rates, potential impact of infiltration on groundwater, as well as the adoption and maintenance of drainage systems.
- 7.60 Applicants are signposted to the Lead Local Flood Authority (LLFA) – Statutory Consultee for Planning – Guidance Document last updated in October 2022 (version 6.1), available here at [www.norfolk.gov.uk](http://www.norfolk.gov.uk) The document sets out in which circumstances the LLFA will need to be consulted as part of the development process. In addition it includes four useful standing advice notes: Part B of the document includes Standing Advice 1: Ordinary Watercourse Consenting, Standing Advice 2: Major Development below LLFA thresholds, Standing Advice 3: Minor Development and Standing Advice 4: Minor Development.

**MNP ENV9: Flood risk and drainage**

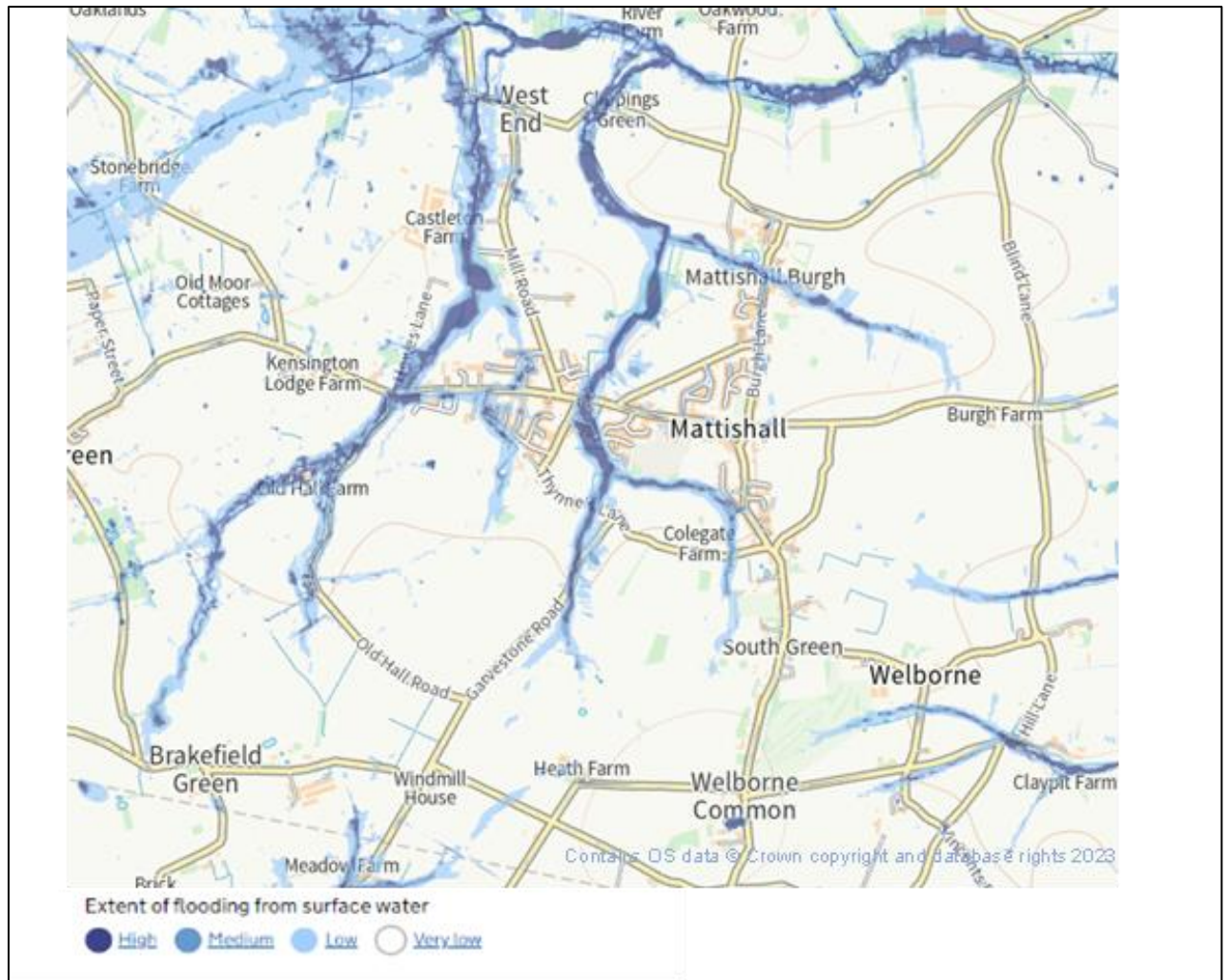
1. Development proposals should give adequate and proportionate consideration to its likely effects on all sources of flooding and surface water drainage, having regard to the latest available information on flood risk in Mattishall Parish (eg mapping data available via the Strategic Flood Risk Assessment and the Environment Agency).
2. Development proposals will be supported where they would:
  - Not increase the flood risk to the site or its wider setting from fluvial, surface water, groundwater, sewers or artificial sources; and
  - Have a neutral or positive impact on surface water drainage
3. To address surface water flood risk in the parish:
  - Sustainable drainage systems (e.g. permeable surfaces, swales, green roofs/walls, attenuation basins) incorporating the four pillars of SuDs (water quantity, water quality, amenity and biodiversity) should be used as the method of surface water disposal wherever it is practicable to do so on all proposals and, in line with the national policy, will be required on all major development proposals.
  - In terms of requirements for a site-specific flood risk assessment, areas at risk in the parish of surface water flooding shall be treated in the manner as areas falling within areas at risk of fluvial flooding.
4. Development proposals that do not meet the above requirements will not be supported.

**Breckland Local Plan Policies applicable to Policy MNP ENV9**

- Policy ENV 09 Flood Risk and Surface Water Drainage



Map 15: Fluvial flood (from rivers) risk in Mattishall. Source Breckland Strategic Flood Risk Assessment 2017



Map 16: Areas at risk from surface water flooding in Mattishall. Image taken from: Environment Agency 2023  
<https://www.gov.uk/check-long-term-flood-risk> October 2023

Notes:

**High risk** means that this area has a chance of flooding of greater than 3.3% each year.

**Medium risk** means that this area has a chance of flooding of between 1% and 3.3% each year

**Low risk** means that this area has a chance of flooding of between 0.1% and 1% each year

**Very low risk** means that this area has a chance of flooding of less than 0.1% each year.



## 8. Housing and the Built Environment

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### A high quality built environment

#### Housing:

Objective 4: 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: To provide a range of housing to meet local needs.

#### All Development:

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

- 8.1 Mattishall is a settlement of 1,255 dwellings<sup>3</sup>, 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.
- 8.2 As mentioned in Chapter 7, Breckland's Landscape and Settlement Assessment (2022) describes Mattishall's modern day village type as being 'nucleated – single focus' whereas its origin village type would have been 'nucleated-polyfocal'. This label refers to the nature in which Mattishall's built form would have been in separate clusters, around the village green and, separately, around the church at Mattishall Burgh. The focus of the village has grown around All Saints Church.
- 8.3 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.
- 8.4 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.
- 8.5 Development should be located with adequate access (recognised acceptable walking distance) to village services and facilities. The adopted Local Plan has been prepared as this being 800m.
- 8.6 Housing and other development will be expected to contribute towards improving local services and infrastructure such as transport, education, library provision,

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<sup>3</sup> 2021 Census



open space etc through either the payment of a Community Infrastructure Levy (CIL), planning obligations (via a S106 agreement/ s278 agreement) or use of a planning condition(s). The mechanism for securing funding will take account of any changes published in response to the Planning Reforms proposed in the Regeneration and Levelling Up Act.

8.7 The Breckland Local Plan as updated by the partial review 2023 requires Mattishall to deliver 149 dwellings during the plan period 2011 to 2036. As at March 2022, a total of 120 dwellings have been completed and a further 85 dwellings have the benefit of planning permission or are under construction. This means the housing requirement figure for Mattishall, as set out in the adopted Local Plan, has more than adequately been met.

8.8 Breckland District Council is preparing a Local Plan Review to cover the period 2021 to 2046. This review will include new allocations for development. The Issues and Options consultation report published in March 2023 states that any sites with planning permission at the beginning of the plan period date will contribute to the overall delivery of housing across Breckland. Table 1 in Appendix 1 then clarifies what the position for Mattishall is:

<b>Completions 2021/22</b>	<b>Permissions April 2022</b>	<b>Totals</b>	<b>Expected completions by 2046</b>
18	85	103	103

8.9 The District Council has completed consultation on issues and options, the Development Strategy and a Regulation 18 consultation on its Local Plan Review. In July 2024 the Government announced major changes to planning policies, including bringing back compulsory housebuilding targets. The housing figure for Breckland is approximately 300 more per annum than that used in the recent consultations. As a result of this the Council has paused work on the review of the Local Plan. The most recent version of the NPPF was published in December 2024. This will provide the broader context for the Local Plan and in particular the Development Strategy and allocations.

#### **Policy MNP HOU1: A spatial strategy for Mattishall**

8.10 The Local Plan Regulation 18 Plan did not include settlement boundaries for any settlements including Mattishall, preferring a criteria based policy approach. Mattishall Parish does not support a criteria based policy since Settlement Boundaries are an important mechanism for achieving sustainable development by promoting development contained within the built areas, avoiding sporadic development outside the settlement, ensuring that residents can access a range of shops and services within a 10 - 15-minute walk from their front door.

8.11 The NPPF 2023 states that plans should contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development

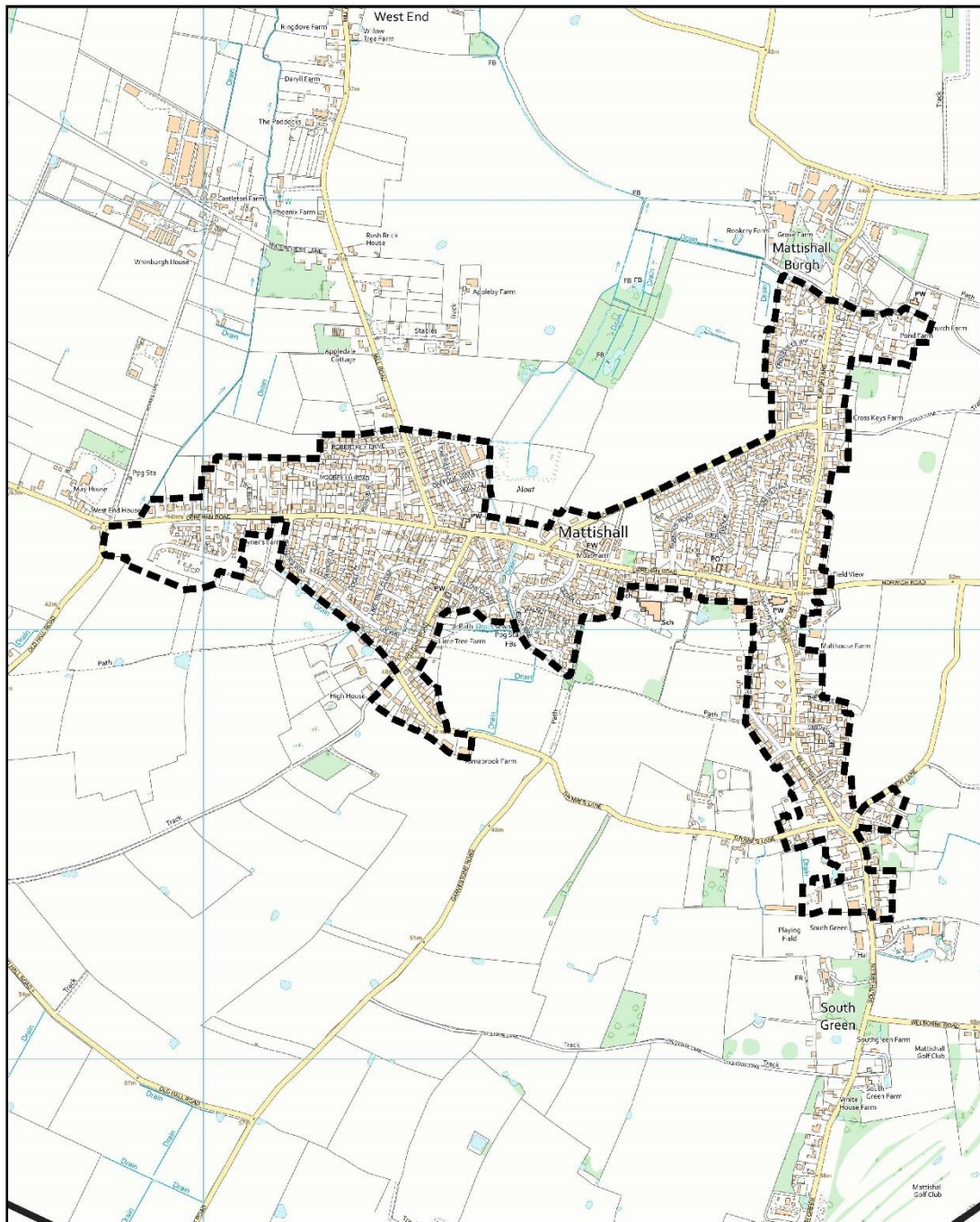
proposals. In order to provide certainty, it is important that the revised Mattishall Neighbourhood Plan includes a spatial strategy that is clear with respect to the settlement boundary and its role.

- 8.12 Mattishall village is a local service centre, meaning it is home to a range of shops, services and places of employment. This includes a primary school, employment areas, community meetings spaces, religious meeting spaces and recreational areas, a village shop with Post Office and a doctors surgery /pharmacy. Focusing additional residential development within the settlement boundary will ensure ease of access to these shops and services on the one hand and vitality and viability of the shops and services on the other hand.
- 8.13 Reducing the need to travel by motorised vehicles is an important mechanism through which the land use planning system can help support a net zero carbon society. This means:
- Reducing the need for in village trips by car, van or motorcycle, by increasing the attractiveness, for those who are able, to choose active travel options. This could be through ensuring key services, shops and facilities are located close to where people live and by planning for safe and pleasant routes by which people can take to reach their destination.
  - Facilitating the retention and appropriate expansion of shops, services and local facilities so that parish residents are less likely to need to leave the village for day-to-day needs. Shops, services and facilities often benefit from being located close to each other since it makes it easier and more appealing for visitors and users to frequent them.
- 8.14 Policy MNP HOU1 therefore supports, in principle, new residential development within the settlement boundary and resists development outside of it other than where certain criteria are met.
- 8.15 This policy also needs to be read in conjunction with other policies in the Plan. One of the criteria identifies the relationship between any proposals in the village centre and their impacts on the two designated Conservation Areas (Policy MNP ENV1). Another important component will be the consideration of any proposals with regards to their impact on the distinction between Mattishall and its surrounding settlements. This is reflected in Policy MNP ENV5. This is an important factor that reflects the setting of the village in its wider agricultural hinterland.

<b>POLICY</b>	<p><b>MNP HOU1 – A spatial strategy for Mattishall</b></p> <ol style="list-style-type: none"> <li>1. Development proposals will be supported within Mattishall’s Settlement Boundary, as defined on Map 17, provided they accord with policies in the development plan.</li> <li>2. Outside the settlement boundary, non-residential development will be restricted to: <ul style="list-style-type: none"> <li>• Development for agriculture, horticulture, outdoor recreation, educational infrastructure essential to the existing education provision;</li> <li>• Uses appropriate for supporting a prosperous Local Service Centre, where such uses need to be located outside the settlement boundary and where proposals accord with other policies in the development plan;</li> <li>• A relocated GP and health centre in line with POLICY COM 3 of this plan</li> </ul> </li> <li>3. Outside the settlement boundary, residential development will be restricted to: <ul style="list-style-type: none"> <li>• Rural exception housing on the edge of the village where such schemes accord with the Local Plan;</li> <li>• Other types of residential development that need to be located in the countryside (e.g. essential housing for a rural worker);</li> <li>• Sites that are allocated as part of a strategic policy in the Adopted Local Plan.</li> </ul> </li> </ol>
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**Breckland Local Plan Policies applicable to Policy MNP HOU1**



- Policy GEN 05 Settlement Boundaries
- Policy HOU 03 Developemnt Outside of the Boundaries of Local Service Centres



# **Mattishall Parish Council**



## **Key**

-  Mattishall Parish Boundary
-  Settlement Boundary



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*Map 17: Mattishall settlement boundary*

## **Policy MNP HOU2: Housing types**

- 8.16 Delivering a wide choice of high quality homes is essential to support a sustainable, mixed and inclusive community. Consultation undertaken as part of Mattishall Neighbourhood Plan 1, 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 downsize 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.

## **Dwelling and household characteristics**

- 8.17 According to the Census 2021, there are approximately 1,250 dwellings in the parish, 1,227 households and 2,740 residents. The average household size in the parish is at 2.2 people per household compared to 2.4 people per household in England as a whole (Census 2021)
- 8.18 The biggest proportion of homes (44 per cent) have 3 bedrooms, 24 per cent have 4 or more bedrooms, 24 per cent 2 bedrooms and 7 per cent 1 bedroom (Census 2021).
- 8.19 Meanwhile, 30% of households are made up of just one person and 41% of households comprise 2 people. The census records the occupancy rating of bedrooms in households. In 2021, the Census reports 48% of households in Mattishall parish were recorded as having 2 or more bedrooms surplus to what is required to meet household needs.

## **Tenure including affordable housing**

- 8.20 According to the 2021 census, of the 1,227 households in Mattishall, 78 per cent (957) of homes were owned, with 49 per cent (600) owned outright. Only 1 per cent lived in shared ownership properties, 11 per cent (134) lived in social rented properties and 10 per cent (124) lived in privately rented properties.
- 8.21 Data held by the local authority housing team (2020) records the local authority owned affordable housing stock in the parish as comprising 114 general needs housing and 36 sheltered accommodation units.
- 8.22 As at 2020, there were 8 households in the parish registered on Breckland's housing register.

## **An ageing population**

- 8.23 Mattishall has an ageing population. At the 2021 census 32% of the population were recorded as being aged 65 and over compared to just over 25% at the 2011 Census. This is significantly higher than in England. It is important that new housing development takes into account the implications of the age profile in terms of accessibility and adaptability needs.



- 8.24 According to the 2021 Census, 34 per cent of households have at least one person in the household registered as disabled under the Equality Act.
- 8.25 The Neighbourhood Plan supports individual, self build plots within the settlement boundary where the development fully complies with the legislative requirements for qualification as a 'Self Build Home' as set out in the Self Build and Custom Housebuilding Act 2015.

**POLICY**

**MNP HOU2: Housing types**

1. Developments that demonstrate a varied approach to type, size, layout and tenure of dwelling will be supported.
2. Developers should address the specific needs of the population so that they may retain their ability to live in the Parish, incorporating:
  - a. Housing suitable for individuals and couples;
  - b. Homes for families; and
  - c. Housing for downsizing and that meet the needs of an ageing population.
3. Proposals that incorporate single plots for self-build development that fully comply with the requirements of the Self build and Custom Housebuilding Act will be supported.
4. Development proposals that incorporate homes built to the accessible and adaptable M4(2) standard in the Building Regulations will be supported.

**Breckland Local Plan Policies applicable to Policy MNP HOU2**

- Policy HOU 06 – Principle of New Housing

**Policy MNP HOU3: Design and character**

- 8.26 Many of the homes in the village were built between 1971 and 1981 and reflect the style and layout prevailing during that period, i.e., mid-sized estate developments of buff or red brick detached bungalows and semi-detached houses, with generous front gardens, driveways, garages and reasonable sized rear gardens. Many of the amenities were also built during this period and are similar in style.
- 8.27 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 and contributing to the 'sense of place', despite the predominance of newer homes.

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.

- 8.28 The housing along the two 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.
- 8.29 Any route taken out of the village breaks into open countryside within at most a few hundred metres. This is a valued feature of the settlement character, but it also means the settlement character is vulnerable to harm if settlement edge development is not designed to be sensitive to its landscape setting, for example through appropriate densities, building heights, roof lines, building mass and appropriate and generous landscaping.
- 8.30 Consultation undertaken with residents as part of MNP1 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, 80 per cent agreed that design should reflect neighbouring development and 79 per cent that the use of traditional building materials should be encouraged. And 83 per cent agreed that high levels of energy efficiency in new buildings should be encouraged. Consultations undertaken as part of MNP2 in April 2023 indicated popular support for renewable and low carbon energy technologies, in particular for small scale solar arrays.

#### **Mattishall Design Guide and Code document (2023)**

- 8.31 The Mattishall Design Guide and Code document was prepared by AECOM in 2023 for Mattishall Parish Council. The work was funded through the Department for Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality.
- 8.32 The document defines four character areas in the parish:
1. All Saints Church
  2. Methodist Church
  3. Village Residential.
  4. Countryside
- 8.33 Design guidance and codes are provided and organised into three key themes:
1. Agricultural village and landscape
  2. Local architectural vernacular
  3. Comfortable and functional homes

- 8.34 Sometimes the design guidance and codes are specific to one of the four character areas.

#### Applying the design guidance and design codes

- 8.35 Each of the three themes has an overarching design guidance that is then achieved by associated design codes. These design codes are explained and provided in full in the Mattishall Design Guide and Code document. Sometimes, it may not be possible to meet the requirements of a design code but it is still important that the design guidance is met, where applicable for every development proposal.

- 8.36 There are, in total, 7 overarching design guidance statements, which must be followed wherever applicable when a development proposal comes forward. For ease of reference these are repeated below:

##### Theme 1: Village and Landscape

01. Protect the open, long-range views between the countryside and village, and to the open skyline.

02. Strengthen the unique identity of the historic settlement clusters of the village, which have coalesced over time.

03. Create beautiful and welcoming streets that are comfortable for residents and visitors and reflect the agricultural context of the village.

##### Theme 2: Local Architectural Vernacular

04. Preserve and enhance Mattishall's undesignated and designated historic buildings and landscape features that are important to the Neighbourhood Area's historic and agricultural character

05. Strengthen the locally distinct architectural vernacular of Mattishall in both contemporary and traditional designs of development

##### Theme 3: Comfortable and Functional Homes

06. Reflect the historic origins and rural spaciousness of Mattishall in the layout of the development

07. Layout development to respect the plot size and dimensions, ensuring no adverse impact on neighbouring properties of character of the street scene and village

- 8.37 Policy HOU3 requires compliance with the overarching design guidance. The design guidance however also supports the following policies in MNP2:

- Policy ENV5 (Landscape and Settlement Character) is informed by guidance set out under Theme 1 (Village and Landscape)
- Policy HOU4 (Residential alterations and extensions) is informed by guidance set out under Theme 3 (Comfortable and Functional Homes)
- Policy TRA2 (Public Parking) is informed by the Design Checklist included in the Design Guidance and Codes
- Policy COM1 (Community Facilities)

These matters are captured in Policy HOU3. It takes a proportionate approach

given that individual proposals will have different impacts on the Design Guide and Codes. Nevertheless, design is universally important and the principles in the policy should be incorporated into all development proposals. Details about the way in which a development proposal complies with Policy HOU3 should be provided in the associated Design and Access Statement or Planning Statement.

### **Breckland Design Guide 2023**

- 8.38 To help support future development, Breckland District Council has recently, adopted the Breckland Design Guidance as a Supplementary Planning Document.

### **Breckland Landscape and Settlement Character Assessment 2022**

- 8.39 The key findings are described more fully in Chapter 7. Key points include:
- The modern day village is given the village type “nucleated – single focus” whereas the origin village character is acknowledged as having been “nucleated – poly focal”
  - Mattishall is described as being an agricultural village type.
  - Mattishall exhibits a strong relationship with surrounding farmland, and this contributes to the rural identity of the settlement.

### **Building for a Healthy Life**

- 8.40 Building for a Healthy Life is a government endorsed design code which sets out standards for well-designed homes and neighbourhoods. Building for a Healthy Life has been written in partnership with Homes England, NHS England and NHS Improvement.
- 8.41 This code identifies 12 considerations organised across three themes of key importance when a new proposal is coming forward:

<b>Integrated Neighbourhoods</b>	<b>Distinctive Places</b>	<b>Streets for all</b>
Natural Connections	Making the most of what's there	Healthy streets
Walking, cycling and public transport	A memorable character	Cycle and car parking
Facilities and services	Well defined streets and spaces	Green and blue infrastructure
Homes for everyone	Easy to find your way around	Back of pavement, front of home

- 8.42 Building for a Healthy Life replaces the former but also industry standard Building for Life 12. Further information can be accessed here:  
<https://www.designforhomes.org/project/building-for-life/>  
 Major residential development proposals (10 dwellings or more) should be accompanied by a Building for a Healthy Life assessment (as updated or equivalent) that demonstrates how a scheme complies with the Industry Standard.

**Policy MNP HOU3: Design and Character**

1. As appropriate to their scale, nature and location, development proposals should take a design-led approach. In addition, development proposals should be informed by the Mattishall Design Guide and Code document and the Breckland Design Guidance.
2. This means proposals will need to:
  - comply with the overarching design guidance statements as far as they are applicable to the development scheme; and
  - comply with the design codes that are associated with each of the overarching design guidance statements, wherever possible. Where a development proposal is unable to meet a code, it must be demonstrated how the design achieves the corresponding design guidance statement.

**Breckland Local Plan Policies applicable to Policy MNP HOU3**

- Policy GEN 02 Promoting High Quality Design
- Policy COM 01 Design



#### **Policy MNP HOU4: Residential alterations and extensions**

- 8.43 The Mattishall Design Guidance and Codes is also applicable to proposals for residential alterations and extensions. The document includes a specific checklist for household extensions. Policy MNP HOU4 requires this to be used. For ease of reference the checklist is appended at Appendix 4. For avoidance of doubt, Policy HOU 3 also applies to residential alterations and extensions.

#### **POLICY**

#### **MNP HOU4: Residential alterations and extensions**

Development proposals involving 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. Proposals should be informed by the Mattishall Design Guide and Code document and be accompanied by a completed Household extensions checklist (see Appendix 4)

#### **Breckland Local Plan Policies applicable to Policy MNP HOU4**

- Policy GEN 02 Promoting High Quality Design
- Policy COM 01 Design
- Policy COM 03 Protection of Amenity
- Policy HOU 11 Residential Replacement, Extension and Alteration

#### **Policy MNP HOU5: Sustainable design and construction**

- 8.44 Policy COM 1 in the adopted Local Plan states that Breckland Council will require the design of new development to incorporate “sustainable design and durable construction, observing best practice in energy efficiency and climate change mitigation...” The Local Plan does not clarify what standards will be used in assessing whether development proposals are complying with this aspect of Policy COM 1.
- 8.45 Breckland District Council declared a climate emergency in September 2019. As part of this the council has committed to reducing the level of greenhouse gas emissions within the district to net zero by 2035. Its Sustainability Strategy “Breckland 2035: Our roadmap to becoming net zero by 2035”

#### **Project**

#### **Mattishall Improvement Programme (MIP).**

- e. Mattishall Improvement Project- to deliver higher standard of community landscaping and highway infrastructure. Examples will be improved verges with planting, landscaping with an aspiration to enter Village in Bloom.

<https://www.breckland.gov.uk/media/19692/Breckland-Sustainability-Strategy-2021-35/pdf/Breckland-Sustainability-Strategy-2021-351.pdf?m=638040054660630000> pledges that the council will use the powers granted to it as a planning authority to ensure that development in the district is sensitive to the environment, protects wildlife and local habitats, and ensures more sustainable building practices.

- 8.46 In 2019, the government announced the Future Homes Standard. This introduced a set of standards to complement Building Regulations to ensure an uplift in the energy performance of new homes. In January 2021, the government issued its response to a consultation which ran October 2019 to February 2020 where it confirmed that all new homes will be required to be equipped with low carbon heating and be zero-carbon ready by 2025. In December 2023, the government launched its consultation ‘The Future Homes and Buildings Standard’ in which it refers to the *2025 Future Homes and Buildings Standard*. These introduce further requirements for energy efficiency and heating for homes and non-domestic buildings - the government asserts that once implemented, no further work will be needed for new buildings to produce zero carbon emissions as the electricity grid decarbonises.
- 8.47 It is not within the scope of a neighbourhood plan to set prescriptive standards for the internal layout and design of new residential development proposals. However, it is considered entirely appropriate for the Mattishall Neighbourhood Plan to signpost developers to tools to assist with the planning, design and delivery of low carbon developments in Mattishall parish. An example of such a tool is the Net Zero Carbon Toolkit, prepared by Levitt Bernstein, Elementa, Passivhaus Trust and Etude and commissioned by West Oxfordshire District Council, in collaboration with Cotswold District Council and Forest of Dean District Council. It is aimed at small and medium sized house builders, architects, self-builders and consultants and is available to view here: <https://www.westoxon.gov.uk/netzerocarbontoolkit>
- 8.48 It explains that a net zero carbon home in operation is very energy efficient and has an ultra low level of space heating demand. It does not use any fossil fuels on site and therefore improves air quality. It also generates renewable energy on-site and is cheap to run.
- 8.49 The approach taken in the toolkit is that net zero carbon buildings are supported by three core principles:
1. Energy efficiency. Applicable to energy used for heating, hot water, ventilation, lighting, cooking and appliances.
  2. Low carbon heating. Low carbon sources of heat are an essential feature. The toolkit states that new buildings should be built with a low carbon heating system and must not connect to the gas network.
  3. Renewable energy generation. The toolkit states that renewable energy generation (e.g., through solar photovoltaic (PV) panels) should be at least equal to the energy use of the building).

- 8.50 The toolkit includes a set of energy targets and key performance indicators for both new residential and retrofit schemes. These are as follows:

New Housing	Retrofit
Space heating demand 15 kWh/m <sup>2</sup> /yr	Space heating demand 50 kWh/m <sup>2</sup> /yr* *on average (range of 20 – 120 kWh/m <sup>2</sup> /yr)
Energy Use Intensity 35 kWh/m <sup>2</sup> /yr	Energy Use Intensity 50 kWh/m <sup>2</sup> /yr *on average
Electricity generation intensity 120 kWh/m <sup>2</sup> <sub>fp</sub> /yr m <sup>2</sup> <sub>fp</sub> = m <sup>2</sup> building footprint	Electricity generation intensity 120 kWh/m <sup>2</sup> <sub>fp</sub> /yr m <sup>2</sup> <sub>fp</sub> = m <sup>2</sup> building footprint
Embodied carbon benchmark 500kgCO <sub>2e</sub> /m <sup>2</sup> /yr	

- 8.51 Please refer to the Net Zero Carbon Toolkit for further guidance.
- 8.52 In addition, the toolkit looks at the embodied carbon in materials used in each development.
- 8.53 Applicants are encouraged to use the toolkit when considering development in the parish. The toolkit also provides homeowners looking to retrofit or extend their existing property, guidance and advice on what they need to consider and how they can implement energy efficiency measures and begin the process of decarbonising their homes in a more affordable, phased approach.

### Traditional Buildings

- 8.54 The Sustainable Traditional Building Alliance and Historic England have published guidance which is useful for owners in the parish of traditional buildings (usually built before 1919 (likely to have solid walls (i.e., not cavity walls) or solid timber) who wish to improve the energy efficiency and environmental performance of their building. Where applicable to their circumstances, residents are encouraged take this guidance on board. The guide adopts a whole building approach to identifying the best solutions for retrofitting a traditional building and improve its energy and environmental performance.

<https://historicengland.org.uk/images-books/publications/planning-responsible-retrofit-of-traditional-buildings/responsible-retrofit-trad-bldgs/>

**MNP HOU5: Sustainable design and construction.**

1. Wherever practicable, development proposals should be designed to be compatible with a net zero carbon future.
2. As appropriate to their scale and nature, development proposals should be accompanied by a Sustainability Statement that demonstrates:
  - how the energy demand and greenhouse gas emissions have been minimised through following the energy hierarchy;
  - how water usage has been minimised (including whether, for residential development, the design intends to voluntarily incorporate Part G of the Building Regulations option of estimated water set at no more than 110 litres per person per day, rather than the standard 123 l/p/d);
  - how the choice of building materials is appropriate. In this respect, restoration and renovation of existing buildings is preferred over new build. Where new build is involved, materials should be prioritised which are reused, reclaimed or natural from the local area or from sustainable sources and that are durable; and
  - the adaptability of the proposed buildings and associated spaces as climate continues to change e.g., using water more efficiently, reducing overheating and controlling high levels of rainwater run-off).

**Breckland Local Plan Policies applicable to Policy MNP HOU5**

- Policy GEN 01 Sustainable Development in Breckland
- Policy COM 01 Design

### **Policy MNP HOU6: Parking spaces for new properties**

- 8.55 As part of MNP1, Mattishall residents expressed concern about parking provision in new developments, with 94 per cent agreeing that adequate, well-designed parking should be provided for each dwelling. Policy MNP HOU6 translates this community concern into a policy. It requires that off road parking is provided to development plan standards. At this point, this is Policy HOU06 in the Breckland Local Plan (as amended by the partial update 2023), together with Appendix 2 to that plan.
- 8.56 The Mattishall Design Guidance and Codes includes a design checklist (Checklist 10) for all parking schemes. This should be used by applicants to inform their scheme.

#### **POLICY**

#### **MNP HOU6: Parking spaces for new properties**

1. Proposals should provide in-curtilage parking or off-road parking in the form of garages or parking spaces to development plan standards and incorporating Secure by Design principles. Through appropriate positioning in relation to buildings, pavements and streets and through high quality landscaping, parking areas should be sensitively integrated into a scheme and not result in a street scene dominated by parked vehicles or garages/carports. The needs of wheelchair users and the provision of secure cycle storage should be considered in all parking provision:
2. In all instances, proposals should soften parking areas with landscaping and ensure satisfactory drainage.

### **Breckland Local Plan Policies applicable to Policy MNP HOU6**

- HOU 06 Principle of New Housing, together with Appendix 2 to the Local Plan



## 9. Community

### An active and inclusive parish

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.

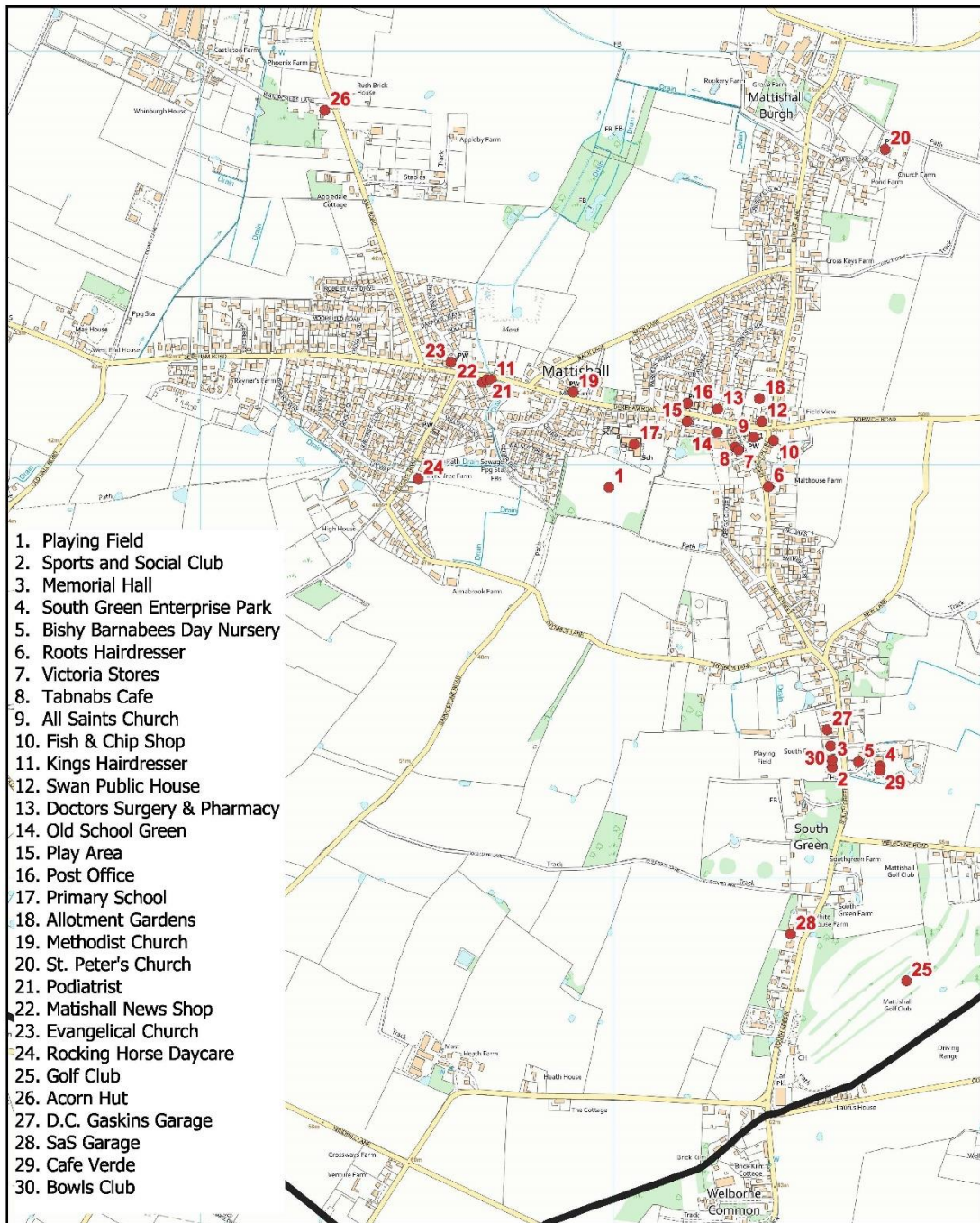
Objective 9: To support the appropriate growth of medical facilities, early years provision and the primary school to meet the developing needs of the Parish.

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

- 9.1 Mattishall residents have the opportunity to enjoy a vibrant community life. Most residents who responded to the consultations on MNP1 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 MP2 survey in late 2022/ early 2023 again confirms the valued sense of community (42%), shops (30%), GP Surgery (30%), village services and facilities (29%). Conversely, the community also highlighted what doesn't work well: parking in the village centre (48%), pharmacy (42%), GP Surgery (32%), bus service (30%) and traffic (23%).

#### Policy MNP COM1: New community facilities

- 9.2 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 half a mile away from the village centre in South Green and have no close access to public transport and no cycle ways to facilitate access for villagers from other parts of the Parish.
- 9.3 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'.
- 9.4 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 retaining them. Also, because the resident population is increasing as a result of new development, it is important to enhance community life and the supporting infrastructure.



### Mattishall Parish Council



### Key

- Mattishall Parish Boundary
- Community Facilities



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 Ordnance Survey 1000057320

09/03/2024

Map 18: Community facilities in Mattishall

- 9.5 There are differing opinions on whether and to what extent Mattishall needs more or better community facilities, but there was a wide consensus in the MNP1 consultation that the village did not want to lose what it has.
- 9.6 During consultations on MNP1, 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 a swimming pool. As part of the consultation on MNP2 in late 2022/ early 2023, the community highlighted the need for improved pharmacy access, improved bus service, improved sports and leisure facilities and more community events. The consultation specifically highlighted the potential for a bakery and a new or improved Village Hall.

**POLICY**

**MNP COM1: New community facilities**

1. Proposals for new or improved community facilities, particularly those listed in paragraph 9.6, will be supported subject to consideration of Local Plan Policies COM 03 and COM 04 and ensuring the development:
  - a. contributes to creating a vibrant centre with high-quality public realm which complements the village’s historic features and the Mattishall Conservation Areas;
  - b. aligns with overarching design guidance statements as set out in the Mattishall Design Guide and Code document 2023;
  - c. will otherwise not undermine the function of the village centres as hubs for shops, services and community facilities;
  - d. does not lead to an overall reduction in available customer parking provision (in terms of quality and quantity) for shops and services; and
  - e. provides satisfactory access arrangements for deliveries and off-street parking without any significant negative impact on surrounding residential amenity.

**Breckland Local Plan Policies applicable to Policy MNP COM1**

- COM 04 Community Facilities

### **Policy MNP COM2: Community facility change of use**

- 9.7 In the past 30 years, the village has seen the closure of a bakery, butchers, 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 being under threat of closure.
- 9.8 Where planning permission is required, Policy MNP COM2 seeks to safeguard the vibrancy and vitality of the village by resisting the loss of local retail, offices, service and facilities which are key assets for the health and wellbeing of the community.
- 9.9 The continued presence of existing retail and community facilities is important in order to minimise the need to travel to other villages and towns to secure the service, especially for those with limited access to a car. However, it is recognised that demands change over time, when planning permission is required to change the use of existing premises, it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them. In such circumstances it might be appropriate for those uses to be lost where specific criteria can be met.
- 9.10 Proposals for such change will be considered against the criteria in Policy COM 04 of the Local Plan or succeeding policy, and this is confirmed in Policy MNP COM2 below. There are instances, under the Government's General Permitted Development Order (GDPO), where changes between uses are permitted without requiring planning consent. As such, Policy MNP COM2 cannot apply to such circumstances.

**MNP COM2: Community facility change of use**

1. Insofar as planning permission is required for change of use of an existing community facility to a non-community use will not be supported unless either:
  - a. The facility will be (or has been) replaced by an equivalent or better community facility of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking; or
  - b. It can be shown that the existing community use is not viable, nor likely to become viable and no alternative community use is viable. Where appropriate, supporting evidence should be provided demonstrating a robust marketing campaign to illustrate that the continuing use has been fully tested. This will include efforts to advertise the premises at a reasonable market price for sale or rent for a minimum of 12 months.
2. This policy does not aim to, and cannot, remove the statutory provisions of the General Permitted Development Order (GPDO) and should be applied only to applications outside the scope of permitted development.

**Breckland Local Plan Policies applicable to Policy MNP COM2**

- COM 04 Community Facilities



### **Policy MNP COM3: Medical facilities**

- 9.11 The doctors' surgery has approximately 8,500 patients and covers an area larger than Mattishall. Patients come from Dereham, Easton, Yaxham and East Tuddenham 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 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. During the development of MNP1, the practice was interested in hosting a physiotherapist, a social worker and other services.
- 9.12 Through consultation on MNP 1, 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. Planning contributions will be sought from major developments towards the development of medical facilities in accordance with Breckland Council policies in place at the time of the determination of the applications concerned. Recent development (Denbury Development) at Dereham Road for 50 dwellings has resulted in a contribution of £3,039 per dwelling and £1,520 per flat towards medical provision and remains unallocated.

#### **POLICY**

#### **MNP COM3: Medical facilities**

The provision of extended and improved medical facilities within the Parish will be supported. Any redeveloped or relocated facilities should provide convenient and safe accessibility for pedestrians and public and private transport users.

### **Breckland Local Plan Policies applicable to Policy MNP COM3**

- COM 04 Community Facilities
- INF 02 Developer Contributions

#### **Policy MNP COM4: Early years and school expansion**

- 9.13 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 was concern from residents as to how the primary school will cope with increasing numbers. In the 2022 -23 school year there were 187 pupils on the register, with a capacity of 210. Current Norfolk County Council projections suggest the catchment numbers will exceed the school capacity in 2023-24 and 2025-26 but fall below the school's capacity in other subsequent years. Any necessary investment and expansion of the school was overwhelmingly supported through consultation with residents as part of the MNP1 consultation. This will help to ensure that all Mattishall children will be able to have a place at the primary school. This is seen as an important component in the community functioning of the village both in its own right and as a Local Service Centre.

#### **POLICY**

#### **MNP COM4: Early years and school expansion**

The expansion of early years and primary school provision in the Parish will be supported.

#### **Breckland Local Plan Policies applicable to Policy MNP COM4**

- COM 04 Community Facilities
- INF 02 Developer Contributions

### **Policy MNP COM5: Supported living and care facilities**

- 9.14 The consultation process on MNP1 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. However, the village has Bob Carter Court, which is a retirement housing complex with 36 flats. The Neighbourhood Plan supports better facilities for the elderly and less able, which could help free-up existing larger properties thus helping families and communities to stay together, subject to Mattishall's spatial strategy which seeks to support development within the settlement boundary. The provision of supported living and residential/nursing care was strongly supported through consultation MNP1.
- 9.15 The Study of Demand for Specialist Retirement Housing and Accessible Housing for Older Person in Norfolk 2022 notes a substantial increase in older person households in Breckland between 2020 and 2041 (22,470 to 30,213). It highlights that in Breckland, there is a large stock of social/affordable rented age restricted elderly persons dwellings which have no communal facilities or onsite support. The existing care accommodation comprises units of 54 Extra Care rent; 25 extra care sale; 383 sheltered rent; 93 sheltered sale; 621 age exclusive rent and 129 age exclusive sale totalling 555. The study notes there is strong demand resulting in need for 504 extra care units in Breckland with an additional 1,300 sheltered housing units.
- 9.16 In the study, Breckland is divided into sub areas. Mattishall is included within the Dereham sub area catchment. Currently the sub area has a supply of 227 units (plus a further 208 age exclusive units). There is a demand for 376 sheltered units and 164 Extra Care units in the Dereham Sub Area representing just under one third of all demand for the district. Further analysis is required to understand the need arising from Mattishall's and its neighbouring parish's population.

**MNP COM5: Supported living and care facilities**

The provision of supported living and residential/nursing care facilities to meet a need within Mattishall or its neighbouring parishes will be supported where the need is demonstrated through an up-to-date housing needs assessment for specialist housing and where the development proposal is in accordance with the spatial policy for Mattishall. The following criteria should be met:

- a. The supported housing scheme is targeted to meet housing needs in Mattishall and its neighbouring parishes
- b. The siting, scale and design of the proposal is in keeping with the built and landscape character of the area.
- c. Proposals will need to ensure appropriate parking provision set out in the Local Plan. Such proposals will require a Transport Statement to demonstrate that there are no unacceptable impacts on highway safety.
- d. The amenity of nearby residential properties is not adversely affected, for example, in relation to noise and disturbance.
- e. The proposal would not (by itself or cumulatively) have a significant adverse impact in terms of the nature and amount of traffic generated in the locality.
- f. There is capacity within the healthcare provision in the parish to meet the needs arising from the housing scheme. Where there is insufficient capacity, the development should include a scheme to mitigate any shortfall in healthcare provision, to be agreed with the Local Planning Authority in association with the Integrated Care Partnerships.

**Breckland Local Plan Policies applicable to Policy MNP COM5**

- HOU 09 Specialist Housing

**PROJECT**

- f. Responses to consultation included a 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 particular project: provision of a defibrillator at the Kingfisher residential site will be pursued.

# 10. Economy

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## A flourishing and diverse local economy

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.

- 10.1 There are a wide range of different businesses within the Parish, some providing services to the Parish and others much more widely.
- 10.2 Mattishall is defined as a Local Service Centre in the adopted 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.
- 10.3 Set in the centre of rural Norfolk, Mattishall has centuries of tradition in farming. Mechanisation and increasing computerisation have 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.
- 10.4 There are a number of businesses operating in Mattishall ranging from significant employers at South Green Business Park to small home-based businesses, the self-employed and those working from home. The parish's businesses include farming, retail, service-retail and building related. The village does provide employment opportunities for local residents with others accessing work in Dereham and the wider Norwich travel to work area.

### Policy MNP ECON1: New businesses and employment

- 10.5 The Neighbourhood Plan is positive about new business, the expansion of existing businesses and employment development on a scale appropriate for the village.
- 10.6 Integration of modern businesses into our village with its roots and traditions based in agriculture is perfectly achievable. South Green Park Ltd and Poultec Training is a good example. As a large organisation (>60 employees), its buildings have very low visual impact and the associated impact on traffic flow is minimal. Its activities also provide significant facilities and benefits for Mattishall and the wider region.
- 10.7 The MNP1 consultations indicated the community 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.

- 10.8 Over 40 per cent of respondents, during the MNP1 consultations, 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. New business development will enhance employment opportunities and the long-term viability of a dynamic community.

<b>POLICY</b>	<p><b>MNP ECON1: New businesses and employment</b></p> <p>Proposals for new business development will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> <li>• The design is responsive to the scale and character of the locality of the site and prioritises access to the site by non-motorised modes of transport,</li> <li>• The development can be accommodated without significant adverse impacts on the local environment,</li> <li>• Residential amenity for nearby occupiers is protected or enhanced in line with Policy COM 03 in the Local Plan, and</li> <li>• The development can be safely accommodated within the capacity of the local highway network.</li> </ul>
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**Breckland Local Plan Policies applicable to Policy MNP ECON1**

- Policy EC 04 Employment Development Outside General Employments Areas

## **Policy MNP ECON2: Agricultural businesses**

- 10.9 The community recognises the importance of farming to the economy and social fabric of Mattishall. As part of the MNP1 consultation work, there was strong support for improving the economic viability of farms through diversification, subject to conformance with the other Plan policies.

### **POLICY**

#### **MNP ECON2: Agricultural businesses**

Proposals for the development and/or diversification of agriculture-related businesses will be supported where they are not in conflict with the other policies in the Plan and where proposals:

- Are of a scale that would complement the shops and services located within Mattishall's settlement boundary, and
- Take available opportunities to prioritising access to the site by foot, by cycling or by public transport.

## **Breckland Local Plan Policies applicable to Policy MNP ECON2**

- Policy EC 04 Employment Development Outside General Employments Areas
- Policy EC 06 Farm Diversification

### **Policy MNP ECON3: Home-based and small businesses**

- 10.10 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.

#### **POLICY**

#### **MNP ECON3: Home-based and small businesses**

1. In so far as planning permission is required, proposals for the development of home-based and small businesses will be supported.
2. Proposals for the development of business incubator uses, office facilities, training facilities or live-work units that would assist in the safeguarding, extension or diversification of home-based or small businesses will be supported.
3. In all cases the proposed development should:
  - Be appropriate to the character of the Plan area in terms of design,
  - Provide the appropriate car parking to development plan standards,
  - The development can be safely accommodated within the capacity of the local highway network.
  - Protect or enhance residential amenity for neighbouring occupants and future occupants of the proposal, in line with Policy COM 03 in the Local Plan.

### **Breckland Local Plan Policies applicable to Policy MNP ECON3**

- Policy EC 04 Employment Development Outside General Employments Areas
- Policy COM 03 Protection of Amenity

# 11. Transport

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

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

- 11.1 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.
- 11.2 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.
- 11.3 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.

### Policy MNP TRA1: Safe and sustainable transport

- 11.4 Visibility at the junction of Church Lane and Norwich Road, in proximity to All Saints Church, is frequently highlighted as a severe constraint by the local highways authority, Norfolk County Council.
- 11.5 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.
- 11.6 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.

- 11.7 In 2022, the Parish Council consulted with residents seeking views on road safety and whether an extended 20MPH scheme would be beneficial. The responses were discussed with the responsible Highway Authority (NCC) who concluded that there was no case to implement a lower speed limit. However, following further representations from the Parish Council, the County Council has agreed to extend the 20MPH zone at Church Plain and part of the Norwich Road approach from the east.
- 11.8 The adopted Local Plan was prepared on the basis that services and facilities should only be considered available to communities when ‘within a recognised acceptable walking distance’ taken to be 800m. Policy TRA1 provides a general context within which development proposals can be assessed. It has been designed to supplement Section 9 of the NPPF. In accordance with national planning policy, proposals that will have an unacceptable impact on road safety after considering mitigation will not be supported.

**POLICY**

**MNP TRA1: Safe and sustainable transport**

1. To be supported, development proposals should demonstrate that they have good access to public transport and ensure that amenities in the village can be readily and safely accessed by pedestrians and cyclists.
2. Residential, commercial and community developments should:
  - a) Take available opportunities to:
    - Provide improved or new safe, convenient and high-quality internal footpaths
    - Integrate with existing footpaths into neighbouring areas
    - Create new footpaths and cycleways into neighbouring areas
    - Link up with the public rights of way network (see Policy ENV 8)
  - b) Not unduly increase traffic volumes within or through the village; and
  - c) Not create additional safety risks.

**Breckland Local Plan Policies applicable to Policy MNP TRA 1**

- Policy TR01 Sustainable Transport Network
- Policy TR 02 Transport Requirements

## Policy MNP TRA2: Public parking

- 11.9 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 people who responded to MNP1 consultation (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.

### POLICY

#### MNP TRA2: Public parking

1. Proposals for the delivery of new public car parking facilities in the village centre will be supported where they comply with the car parking checklist set out in the Mattishall Design Guide and Code document 2023.
2. Proposals for the development of new community facilities in the village centre or for the extension of existing facilities should provide off-street car parking spaces to development plan standards.

## Breckland Local Plan Policies applicable to Policy MNP TRA2

- Policy HOU 06
- Policy TR01 Sustainable Transport Network

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

### PROJECT

- g. Footpath improvement and expansion- consider and propose improvements and expansion of parish footpath network to deliver greater accessibility to areas of interest and neighbouring facilities.



# 12. Implementation and Monitoring

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- 12.1 The Neighbourhood Plan covers the period 2024 to 2036. 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.
- 12.2 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.
- 12.3 Mattishall Parish Council will lead on and monitor the implementation of the Neighbourhood Plan.
- 12.4 The District Council is preparing a full review of the Local Plan. This may change the strategic planning context for Breckland in general, and as that Plan responds to the publication of the 2024 version of the NPPF. The Parish Council will assess the need or otherwise for a further review of the Neighbourhood Plan within six months of the adoption of the emerging Local Plan.



*Image 2: Mattishall Village Sign*

# Glossary

Term	Explanation
Breckland Local Plan	Sometimes also referred to as 'The Local Plan'. The Breckland Local Plan sets out strategic planning policies for Breckland. It was adopted in 2019 and then updated, via a Partial Review, in September 2023. Breckland District Council is in the early stages of undertaking a full review of the Breckland Local Plan (2023). The policies in the Mattishall Neighbourhood Plan need to be in general conformity with the strategic policies in the Breckland Local Plan.
Local Plan	See 'Breckland Local Plan'
Mattishall Neighbourhood Plan 1	The currently adopted Mattishall Neighbourhood Plan. It was adopted in 2017
Mattishall Neighbourhood Plan 2	Refers to this document, which is a proposal to review the currently adopted Mattishall Neighbourhood Plan 1.
MNP1	Abbreviation of Mattishall Neighbourhood Plan 1 – see above
MNP2	Abbreviation of Mattishall Neighbourhood Plan 2 – see above
National Planning Policy Framework	Often abbreviated as the NPPF, this document sets out the government's national planning policies for England. The NPPF was first published in 2012 and revised most recently in December 2023. The policies in the NPPF must be taken into account when preparing local and neighbourhood plans.
NPPF	Abbreviation of National Planning Policy Framework – see above
Priority Species and Habitats	Priority species and habitats are of principal importance for biodiversity and are defined in the Natural Environment and Rural Communities (NERC) Act 2006
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.
Veteran Trees	Veteran trees are mature trees that have developed valuable decaying wood features, not necessarily as a consequence of time, but due to its life or environment. Veteran trees may not be very old, but share similarities with ancient trees, such as trunk or branch hollowing, or significant amounts of other decaying wood. (Woodland Trust, 2022 "Ancient and veteran trees: an assessment guide").

# Appendix 1: Steering group members

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## **Neighbourhood Plan Review (2022 to 2024) Steering Group Members**

Graham Clarke  
Glenda Clarke  
David Fowler  
Gerry Goldner  
Roisin Murray  
Wallace Murray

## **Neighbourhood Plan (2017) Working Group Members**

Lisa Christensen – Chair  
Jonathan Daw  
Fred Elson  
Freddie French  
John Gogle  
Nicky Grandy  
Laura Handford  
Anne Jackson – Secretary  
Ken Jenkins  
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

# Appendix 2: Listed buildings in the parish and non-designated heritage assets

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## **Statutory listed buildings:**

The following buildings and structures have been statutorily listed by Historic England:

1. Mattishall Hall, Grade II
2. Rookery Farm, Grade II
3. Grove Farm, Grade II
4. Church of St. Peter, Grade I
5. The Poplars, Grade II
6. Madingley, Grade II
7. Several House, Grade II
8. Victoria Stores, Grade II
9. Etherton, Grade II
10. Old Hall Farmhouse, Grade II
11. Lychgate House, Grade II
12. The Old Vicarage, Grade II
13. Stables and Barn at Ivy Farm, Grade II
14. Church Cottage and Talbot House, Grade II
15. Moat Farmhouse, Grade II
16. The Cottage, Dereham Road, Grade II
17. 2 and 4 Burgh Lane, Grade II
18. London House including Taylor's shop, Grade II
19. Quaker House, Grade II
20. Ivy Farmhouse, Grade II
21. The Almonds including the cottage, Grade II
22. Sycamore House, including former butcher's shop, Grade II
23. Clippings Green Farmhouse, Grade II
24. Church of All saints, Grade I
25. Barn and Cartshed at Clippings Green, Grade II
26. Former Non-Conformist Chapel (Tabnabs), Grade II

## **Non- Designated Heritage Assets:**

The Mattishall Neighbourhood Plan designates buildings and monuments that play a role in reinforcing a sense of local character and distinctiveness, and/or that have historic, social or architectural significance in the Mattishall parish. Specific justification for the inclusion of each non-listed building as a non-designated heritage asset is given below.

The non-designated heritage assets are justified as such on the basis of assessment using the criteria defined in Table 1 of Historic England's Advice Note 7 "Local Heritage Listing", as listed below:

Criterion:

- a. Age
- b. Rarity
- c. Aesthetic Interest
- d. Group Value
- e. Archaeological Interest
- f. Historical Association
- g. Designed Landscape Interest
- h. Landmark Status
- i. Social and Communal Value

Ref No.	Address	Description	a	b	c	d	e	f	g	h	i
1	Flour House Cottage, Church Plain/Mill St.	Formerly Norton's Bakery. Norton family connection to Mattishall stretches to 18 <sup>th</sup> Century. Currently occupied by one of the last remaining descendants of the family.			x			x			
2	Mattishall Village Sign, Church Plain	Erected 1984. Designed by David Summers. Artist David Holgate. Commissioned by the Mattishall Society. Four panels depicting different historic spellings of Mattishall: Hoard of Roman coins found in the village; connection with Bodleian Library, Oxford; Matthew Parker, first Archbishop appointed by Elizabeth First; Dobbs Brothers tumbril.						x			x
3	War Memorial, Old School Green	Constructed using two chimneys from the now demolished village school, build in 1872. Details those from the village that gave their lives in the two world wars.					x	x		x	x
4	Mill House and Mill, South Green, Mill Street	Brick tower built 1862 for Edward Sendall. Original mill had 6 floors. Mill became derelict in 1916 when the sails were blown away. Cut down to current size in 1937.	x	x	x			x			
5	Sobriety House, Mill St	Formerly known as Stratton House. Was the home of Wilfred Hector Betts (B.1905) son of a timber Merchant salesman.			x		x				
6	Methodist Church, Dereham Rd	Built 1900 by builder Lebbell King for £700. Mr king was an undertaker and Methodist	x	x	x			x			x

Ref No.	Address	Description	a	b	c	d	e	f	g	h	i
		preacher. The church was built on the site of the former Duke of Edinburgh public house.									
7	Edinburgh House, Dereham Road	As with the Methodist church above, Edinburgh house was built on the site of the former Duke of Edinburgh public house. Built c. 1900.	x								
8	Sunnyside, Dereham Road	Originally a row of cottages in 1801 or earlier. The row of cottages was the home of William Horne and his family in 1826 onwards.	x	x	x			x			
9	May House, Dereham Rd	Lived in by Arthur John Farrow and his wife Flora May Critoph. They married in 1899. He named the house after his wife's preferred name of May.	x	x	x			x			
10	Kensington House, Dereham Rd	Bought by Sir James Bailey MP for his parents William and Sarah Bailey, he named it Kensington House. Sir James built a hotel in Kensington, London in 1876 which he named The Bailey hotel. Later- the drink Bailey's named after this hotel.	x	x	x			x		x	
11	Congregational Chapel, Old Moor, off Stone Road	Opened on 4 August 1772. It has an associated burial ground.	x	x				x		x	
12	The Manse, Mill Road	William Howe lived in The Manse on Mill Road in 1881	x	x	x			x			
13	Old Mill, Mill Road	The mill was built of red brick between 1857 and 1858 for Matthew Yull. This was preceded by a postmill from c.1840.	x	x	x		x	x		x	
14	Former Chapel, Welgate	Former United Reformed Church building or Lecture Room as it was first known. Date on lintel stone 1858.	x	x	x			x			



# Appendix 3: Assessment of important views and vistas

## **View 1: Howes Lane looking northeast from junction with Old Hall Lane.**

Key contributing features are:

- Lane lined with tall mature trees
- Open spaces on both sides of lane
- Safe walking route for villagers
- A locally valued vista across open countryside at a settlement edge location



## **View 2: Back Lane, looking north and northeast across open countryside towards Mattishall Burgh**

Key contributing features to sense of place are:

- A glimpse of Mattishall Burgh above the tree line
- An attractive rural and agricultural landscape along the edge of the village boundary





**View 3: View from New Lane towards All Saints Church.**

Key contributing features to sense of place are:

- View of All Saints Church
- Open attractive vista in setting of the church at a key gateway location by foot, along the public right of way





**View 4: Farm Field with public footpath bordered by Thynnes Lane and Welgate. Summer and winter views looking east and south.**

A locally valued view from the public footpath (a popular rural walking route) looking across open countryside.

Key contributing features to sense of place are:

- Views across fields towards open countryside
- Views of village housing boundary at Cedar Close
- Landscaping provided by tree belt that reaches taller than the houses and therefore providing visual screening
- Key off-road route from West to East end of village on Public Footpath



**View 5: Mattishall Lane, west of Mattishall Burgh, looking south**

Key contributing features to sense of place are:

- Open vista across farm fields to farmhouse
- Track connects Dereham Road and Mattishall Lane providing a footpath North to South on a quiet track





**View 6: Dereham Road from east of village, looking west.**

Key contributing features to sense of place are:

- Sight of All Saints Church on approaching village
- Wide, open vistas of farmland to both sides of road
- Gateway view to village



**View 7: Mill Road, opposite Ivy Dene and the Old Mill looking northeast.**

Key contributing features to sense of place are:

- open vista across fields to tree line
- Glimpse of Mattishall Burgh behind trees with spire of St Peters in the distance



# Appendix 4: Household extension checklist

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This checklist is taken from the Section 4 in the Mattishall Design Guide and Code document, October 2023. It is repeated here for the purpose of assisting with the implementation of Policy HOU4: residential alterations and extensions.

Checklist for household extensions:
1. Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
2. Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
3. Do the proposed materials match those of the existing dwelling?
4. In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
5. Are there any proposed dormer roof extensions set within the roof slope?
6. Does the proposed extension respond to the existing pattern of window and door openings?
7. Is the side extension set back from the front of the house?
8. Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
9. Can any materials be re-used in situ to reduce waste and embodied carbon?



# Appendix 5: How the planning policies from 2017 Mattishall Neighbourhood Plan (MNP1) are proposed to be amended through this plan

MNP1 Policy	Status in MNP2
Policy ENV 1: Conservation Areas and Heritage	<b>MNP ENV1: Conservation Areas and Heritage.</b> Policy is brought forward with amendments.
Policy ENV2: Important Vistas and Views	<b>MNP ENV 2 Important vistas and views.</b> Policy is brought forward with amendments.
Policy ENV 3: Trees, hedgerows and boundaries.	<b>MNP ENV 3: Trees, hedgerows and boundaries.</b> Policy is brought forward with amendments.
Policy ENV4: Open and Local Green Space	<b>MNP ENV4: Open and Local Green Space.</b> Policy is brought forward with amendments.
Policy ENV5: Distinct villages	<b>MNP ENV5: Landscape and settlement character.</b> Policy is brought forward with amendments.
Policy ENV6: Tranquillity and dark skies	<b>MNP ENV6: Tranquillity and dark skies.</b> Policy is brought forward with amendments.
Policy ENV7: Protecting and enhancing the local environment	<b>MNP ENV7: Biodiversity, ecological networks and habitat connectivity.</b> Policy is brought forward with amendments.
Policy ENV8: Walking, cycling and horse riding	<b>MNP ENV8: Walking, cycling and horse riding.</b> Policy is brought forward with amendments.
Policy ENV9: Flood risk and drainage	<b>MNP ENV9: Flood risk and drainage.</b> Policy is brought forward with amendments.
Policy HOU1: Size of individual developments	Policy is proposed for deletion since the housing growth it refers to has been delivered. First bullet in Policy HOU1 MNP1 has however been incorporated into proposed new MNP HOU1: A spatial strategy for Mattishall.
Policy HOU2: Housing types	<b>MNP HOU2: Housing types</b> Policy is brought forward with amendments.
Policy HOU3: Affordable housing	Policy is proposed for deletion because it does not add to the Local Plan that has been adopted since the adoption of MNP1.
Policy HOU4: Complement and enhance existing character in the village	<b>MNP HOU3: Design and Character.</b> Policy MNP HOU3 proposed to supersede HOU4 from MNP1.
Policy HOU5: High quality and energy efficiency	<b>MNP HOU5: Sustainable Design and Construction.</b> Policy MNP HOU5 proposed to supersede HOU5

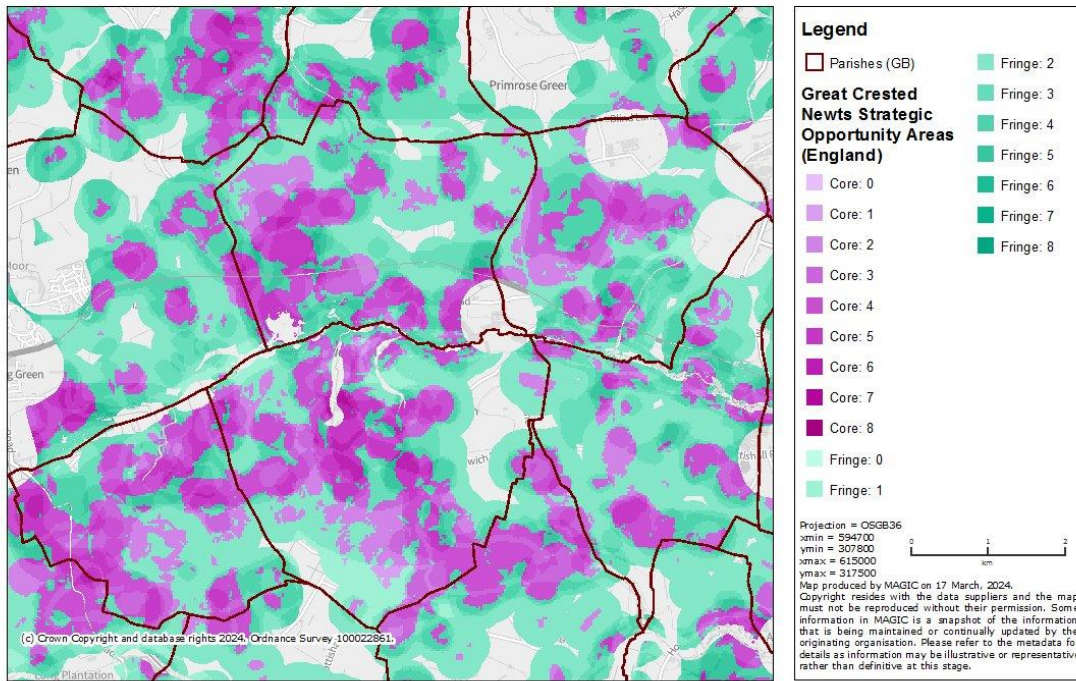
MNP1 Policy	Status in MNP2
Policy HOU6: Single dwellings, alterations and extension	<b>MNP HOU3: Design and Character and MNP HOU4: Residential alterations and extensions.</b> These two policies proposed to supersede HOU6 from MNP1.
HOU7: Parking spaces for new properties	<b>MNP HOU6: Parking spaces for new properties.</b> Policy from MNP1 brought forward with amendments.
COM1: New community facilities	<b>MNP COM1: New community facilities.</b> Policy from MNP1 brought forward with amendments.
COM2: Community facility change of use	<b>MNP COM2: Community facility change of use.</b> Policy from MNP1 brought forward with amendments.
COM3: Medical Facilities	<b>MNP COM3: Medical Facilities.</b> Policy from MNP1 brought forward.
COM4: Early years and school expansion	<b>MNP COM4: Early years and school expansion.</b> Policy from MNP1 brought forward.
COM5: Supported living and care facilities	<b>MNP COM5: Supported living and care facilities.</b> Policy from MNP1 brought forward with amendments.
ECON1: New businesses and employment	<b>MNP ECON1: New businesses and employment.</b> Policy from MNP1 brought forward with amendments.
ECON2: Agricultural businesses	<b>MNP ECON2: Agricultural businesses.</b> Policy from MNP1 brought forward with amendments.
ECON3: Home-based and small businesses	<b>MNP ECON3: Home-based and small businesses.</b> Policy from MNP1 brought forward with amendments.
TRA1: Safe and sustainable transport	<b>MNP TRA1: Safe and sustainable transport.</b> Policy from MNP1 brought forward with amendments.
TRA2: Public Parking	<b>MNP TRA2: Public Parking.</b> Policy from MNP1 brought forward with amendments.
TRA3: Broadband and mobile facilities	Policy is proposed for deletion as it is not considered the NP adds to national and Local Plan policies.
TRA4: Broadband and mobile connection	Policy 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.

## Appendix 6: Minerals and Waste Sites

<https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/policies-and-strategies/environment-and-planning-policies/minerals-and-waste-planning-policies/adopted-policy-documents>

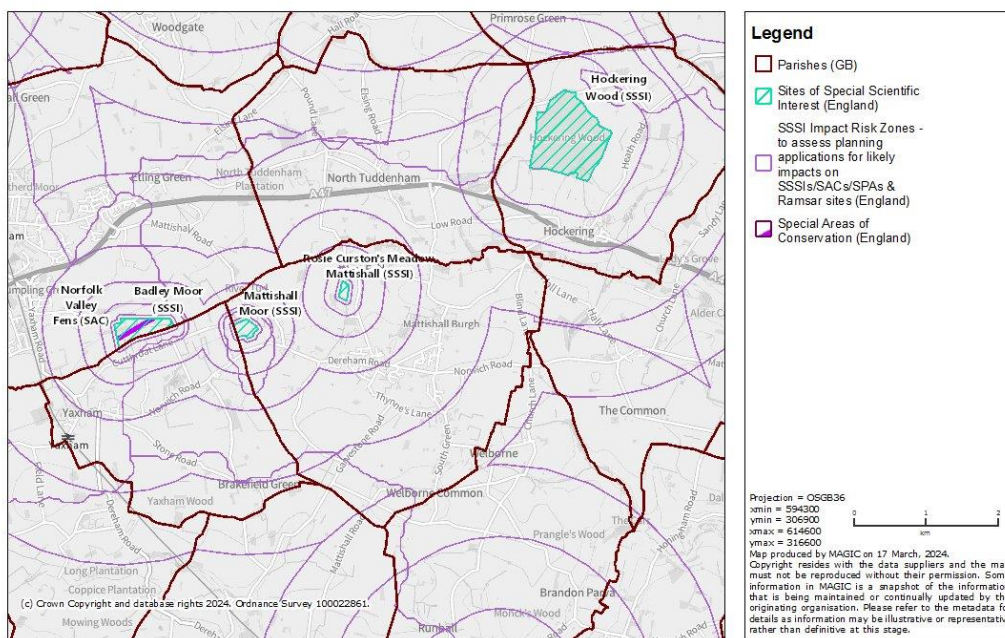
# Appendix 7: Great Crested Newts Strategic Opportunity Area

## MAGiC Great Crested Newts Strategic Opportunity Area



# Appendix 8: SSSI impact zones

## MAGiC SSSI/SAC Impact risk zones





our village, our future