

Breckland Local Plan proposals (Regulation 18)

Mattishall Parish Council's objection to the inclusion of 149 Dereham Road as a housing site sent to Breckland Council December 2025.

Allocation: **LPRC4SDEV156**: 149 Dereham Road, Mattishall

Mattishall Parish Council raises the following **objections** to this site allocation:

A. Extent of site and density

The Parish Council objects to this allocation on the grounds of insufficient detail on the acceptable extent and density of development. The draft allocation states “approximately 50 dwellings” on a site of 5.6 hectares. The Call for Sites submission envisaged 126 dwellings on this expansive site, stated as being 8.09 hectares. Clarity is sought around the apparent variance and lack of clarity on housing numbers and site size. The Local Plan (Reg 18) document does not specify an acceptable housing density. Clearly, the Parish Council and our residents are concerned around the lack of clarity of housing numbers. The obvious concern is that if this site is put forward without a clearly specified density requirement a higher housing number may be proposed by the developer, thereby further exacerbating the issues associated with development on this site.

B. Removal of natural environment

The Parish Council objects to the allocation of this site as this would result in an unacceptable loss of the natural environment and an unsustainable impact on biodiversity, ecological networks and habitat connectivity. Development of the site would be contrary to Mattishall Neighbourhood Plan Policy ENV7. The proposed Local Plan policy requirement to “Demonstrate provision of the required level of Biodiversity Net Gain through onsite and offsite provision” is not considered an adequate level of protection.

The site is bordered by important hedgerows and trees to the east of the site acknowledged by MNP Policy ENV3.

Landscape/Biodiversity qualities: This site lies within SSSI/SAC Impact Zones. Any development on this site would have an adverse impact on SSSI Rosie Curston's Meadow, Mattishall to the north of the site and on SSSI Mattishall Moor 1000m to west.

Mattishall Neighbourhood Plan Policy ENV7 applies as this site is an unacceptable allocation as it is covered by the Great Crested Newt Strategic Opportunity Area. Norfolk CC Local Nature Recovery draft Strategy map shows site adjacent to "Area that could become of Particular Importance for Biodiversity (ACB)"

C. Potential flood risk

During our consultation process residents have regularly expressed general concerns around flood risk in Mattishall. The Parish Council is of the view that further development of open greenfield countryside would further add to the potential for increased flood risk both to this site, adjoining residential properties and the highway network.

This site sits immediately adjacent to Flood Zone 2. Page 73 of the Reg 18 document states that the Lead Local Flood Authority has (LLFA) has identified Mattishall "as having particular concerns around flooding."

Residents have confirmed that flooding regularly occurs in this area. In specific relation to this site the latest Flood map for Planning identifies that part of the site is at risk of surface water flooding across all periods of likelihood- 1:30, 1:100, 1:1000

D. Major highway concerns

The Parish Council and our residents object to this site allocation on highway safety grounds. Insufficient information has been provided to demonstrate that development here would not have an unacceptable impact on highway safety. The residual cumulative impacts on the road network would be severe.

The proposal would result in additional traffic entering and exiting the site via Dereham Road, a busy 40MPH class C highway. Any increase in traffic would lead to an unacceptable increase in the risk of accidents. There is no acceptable safe pedestrian access to the site. Safe pedestrian and cycling access to the village amenities has not been demonstrated. Howes Lane is a private Road with poor/ dangerous visibility onto Dereham Road. MNP Policy TRA1 Safe and Sustainable transport applies.

The volume and speed of traffic on Dereham Road at peak periods is currently excessive (evidenced by SAM2 data). Proposed residential development elsewhere in Mattishall, at Dereham (eg Dumping Green), Yaxham and East Tuddenham would put further pressure on the fragile road network in Mattishall.

Without a detailed transport assessment provided by the Highways Authority, the Parish Council believe that this site should not be allocated for development. It is considered that the combined, long-term impact on the road network would be too severe and unacceptable and contrary to

Neighbourhood Plan (2025) Policy MNP TRA1 “Residential, commercial and community development should Not unduly increase traffic volumes within or through the village; and Not create additional safety risks.”

E. Loss of important agricultural land.

The Parish Council objects to this allocation on the grounds that the Local Plan should prioritise brownfield sites over this site. NPPF 2024 requires the LPA to give substantial weight to brownfield land for development. This Local Plan should protect this valuable agricultural site from inappropriate development to safeguard food security and natural capital. The Parish Council urge Breckland District Council to focus on a brownfield land first approach.

F. Light pollution: Increased light pollution from the development.

The community consultation exercises as part of the Mattishall Neighbourhood Plan (2025) evidenced that residents value the quiet, peaceful nature of the Parish and its dark skies. MNP ENV6: Tranquillity and Dark Skies states that “Development proposals should not disturb the tranquillity or insensitive lighting or excessive noise intrusion either by the operation of the development concerned or by associated transport impacts”. The Parish Council consider that a development of the magnitude proposed would be contrary to this important Policy, and therefore the site should not be allocated for development.

G. Infrastructure issues

Drainage/Utilities: Mattishall suffers from inadequate provision for foul and surface water drainage. The village has a history of surface water flooding, regular incidents of foul water discharges into residential properties and sewage odours. Over the past four and a half years Mattishall has had 154 days of road closures as a result of Anglian Water interventions. (Source EIR enquiry 2025). Any additional development would further increase the pressure on an inadequate infrastructure provision. No mitigation has been proposed

Primary School: It is understood that Mattishall Primary School is currently at capacity within certain school years.

Mattishall Surgery and Pharmacy: It is understood that the GP surgery is at capacity and would have difficulty in accommodating the additional patients that would arise if this site were to be developed.

Highways: The resultant unacceptable pressure on the highway network is stated elsewhere.

H. Protected minerals policy

The site is protected by the Norfolk County Council Minerals and Waste Plan Policy MP11 Minerals Safeguarding Area. The main purpose of this adopted Policy is to prevent development, such as housing or new roads, from permanently blocking access to important mineral deposits that may be needed later.

I. Nutrient neutrality

This site is affected by nutrient neutrality as it falls within the catchments of the River Wensum. The Parish Council is concerned that development consideration is being given to this site without any evidence that appropriate mitigation measures can be provided to offset any increased nutrient loading from subsequent development. It has not been evidenced that any development will not have a significant effect on protected habitats. The Local Plan site assessment process should be of such detail to demonstrate that the site is capable of sustainable development. Breckland District Council should be in possession of sufficient evidence from the site proponent to be able to The local planning authority to conduct its own Appropriate Assessment to determine if development would have a significant effect on this protected site.

J. Amenity and Design Guide requirements

The Local Plan site requirements are inadequate as no reference is given for future development to comply with the Policies of the Mattishall Neighbourhood Plan. This is particularly relevant in relation to design matters. The Mattishall Design Guide and Code is a Supplementary Planning Document and therefore is a material consideration- this should be clearly stated within the Local Plan document. The proposed allocation would negatively effect on residents' living conditions, such as through overlooking, loss of privacy, overshadowing, and excessive noise. Development of the site would have an adverse impact on the setting of Quaker House Grade 2 Listed Building.

This proposed development would have an unacceptable impact on the character and amenity of the village and conflict with the Character Assessment within the Mattishall Design Guide and Code.