

Mattishall Parish Council

1. Introduction

This document provides a brief overview of the proposals for the future development of a hundred houses on Thynne's Lane. Through their Local Plan, Breckland District Council are considering which sites should be allocated for further housing development. This plan has been put forward for development by Marrons Planning on behalf of Bellway Homes.

These documents are posted on the Breckland's website however, they are rather difficult to find, and it is important that all our residents are kept up to date on this very controversial development that appears to be progressing despite the material objections from the Mattishall Parish Council and a huge majority of Mattishall residents (see 1.).

Documents submitted by Marrons Planning on behalf of Bellway Homes- Land North of Thynne's Lane, Mattishall.

A Summary for Mattishall residents of documents submitted as part of Breckland Council's Local Plan Review.

2. Proposed Site Plan

A document showing a proposal of how the site might be developed.

3. Heritage Appraisal

A document setting out the proposed site in the context of Heritage features e.g. the potential impact on the Mattishall Conservation Area.

The document sets out:

- a. A description of the site as two agricultural fields north of Thynne's Lane and east of Welgate.
- b. The historic development of Mattishall
- c. Character of the Conservation Area
- d. Setting of the western Conservation Area
- e. Contribution of the site to the local setting
- f. Development potential and conclusions

4. An evaluation of the site's access to local services, effects on landscape.

This document includes:

- a. How the proposal relates to the Local Plan review.

- b. A description of the existing conditions- location in relation to local services such as shops, school, doctors, bus service.
- c. Site access proposals. How the site would be accessed from Thynne's Lane (traffic) and Cedar Rise (pedestrians).
- d. Sketches showing the possible road access arrangements and pedestrian arrangements at Thynne's Lane.

5. Marrons Planning (on behalf of Bellway Homes) statement in support of the development

This document sets out how Marrons Planning believe the housing proposal meets the objectives and policies of the Breckland Local Plan.

To view the documents submitted by Marrons on behalf of Bellway Homes relating to Thynne's please see the links below to Breckland Council's website:

1.	Parish & Residents comments and objections.	Regulation 18 Local Plan Consultation 2025 - Breckland Council
2.	Proposed Site Plan – Tynnes Lane	Concept Plan
3.	Proposed Site in context of Heritage features e.g. proximity to the Conservation Area	Heritage Appraisal - Land North of Thynne's Lane.pdf
4.	An evaluation of the site's access to local services, effects on landscape etc.	Sustainability Statement
5.	Marrons statement in support of the build	Marrons' Statement