Mattishall Parish Council

Proposed Future Development in Mattishall

Frequently Asked Questions (FAQS)

Who decides which sites are allocated for housing?

The decision is made by the 49 councillors of Breckland Council when they vote on the Local Plan, including Mattishall's two local Breckland councillors. That vote determines whether these sites are formally identified for future housing development.

What happens to the objections that residents have made?

Breckland Council is required to consider all objections submitted. However, it will still decide whether or not to allocate a site for housing. That is why it remains so important for residents' concerns to be clearly recorded and consistently raised throughout the process.

Can Breckland Council override the highways objection?

In principle, yes. However, Breckland Council would need to show that any unacceptable impact on the highway network could be satisfactorily mitigated. That position could then be tested through any future public examination.

What happens if these sites are allocated in the Local Plan?

Allocation in the Local Plan does not in itself give permission to build. If the Local Plan is adopted, developers would still have to submit planning applications, and those applications would then be considered by Breckland Council through the normal planning process.

When could any building work actually begin?

No building work can begin unless and until full planning permission has been granted. At present, there are no planning applications for these Mattishall sites.

If planning permission were granted, what kind of housing might be built?

That is not yet known. The mix, size and design of any homes would only become clear if a planning application were submitted. Breckland Council's current policy would require 25% of the homes to be classed as affordable housing.

Can residents appeal if planning permission is granted?

No. There is no general right of appeal against the granting of planning permission. A Judicial Review may be possible if a decision is believed to have been made unlawfully, but that is a separate legal process. The strongest protection is to oppose the inclusion of unsuitable sites in the Local Plan before they reach the planning application stage.

Does the Parish Council decide what happens?

No. Breckland Council must consult the Parish Council, but the final decisions on housing site allocations and planning applications are made by Breckland Council. Mattishall Parish Council will continue to represent residents' views strongly and to make the case that these sites are unsuitable for development.

What about the Mattishall Neighbourhood Plan?

The Neighbourhood Plan cannot override or contradict the policies in the Breckland Local Plan. However, it still matters. Breckland Council must take relevant neighbourhood planning policies into account, including policies on protected views and vistas, dark skies, and design.

What happens when Breckland Council and Norfolk County Council are replaced?

The replacement unitary authority would become the new planning authority responsible for making planning decisions affecting Mattishall.

How can residents stay informed about future proposals?

Breckland Council is required to publish updates on its website. Residents can also contact the Breckland councillors who represent Mattishall for information and updates.

Mattishall Parish Council is committed to keeping residents informed. Updates will be shared through the Parish Council website, social media, monthly public meetings, and

additional public meetings where appropriate. If you have any questions, you can contact the Parish Clerk at Clerk@mattishallparish.gov.uk.

New Questions added following the June Parish Council Meeting

How do we make our views known- who should we write to with our objections?

It is essential that your voice is heard as your objections along with those of the Parish Council could make a real difference. Please make every effort to send your comments to the District Councillors (who actually vote) and make the final decision. Link below:

Your Councillors

Why can't there be any significant improvements made to infrastructure in the village?

Whilst the scope of these development proposals may seem significant to the residents of Mattishall however, when considering Breckland as a whole they are quite small and indeed insignificant.

They are therefore unlikely to lead to major improvements in infrastructure as this may not be financially viable for the developers.

If the sites are allocated for housing could there be more houses built than the 100 and 50 houses currently proposed?

The short answer is yes, the numbers quoted so far are minimum numbers.

Who are the 49 Breckland Councillors that will make the decision on whether the sites are included?

Here is the link to the contact details of the 49 Breckland Councillors. Your Councillors

Can the Parish Council please provide regular updates via Facebook?

Absolutely, we will of course continue to keep all our residents completely updated.

I am strongly against the proposal to build 150 houses in our village. What objections will carry the most weight with the Breckland District Councillors?

Nb. Please avoid simply copying and pasting the objections listed below when emailing the 49 Breckland District Councillors, as this is unlikely to carry much weight. Instead, focus on the issues that matter most to you and express your concerns in your own words

1. Highways & Traffic Safety

- Existing village roads (e.g. Thynnes Lane, Welgate, Dereham Road and Norwich Road) already operate near capacity at peak times.
- Additional vehicle movements from 150 homes (typically 300–450 cars) would worsen congestion and increase collision risk.
- Lack of safe pedestrian routes, narrow and non-existent pavements, and pinch points create unacceptable safety risks for children walking to school, dog walkers, and the elderly.

2. Pressure on Local Service

- Mattishall Primary School is at capacity in certain year groups; no funded expansion is identified.
- Mattishall GP surgery/Pharmacy and NHS services are overstretched, with long waiting times.

3. Environmental & Biodiversity Impact

- Loss of greenfield land containing much valued wildlife.
- Failure to demonstrate measurable (Biodiversity Net Gain).
- Increased surface water runoff and flood risk
- Insufficient Sustainable Drainage Systems (SuDS) provision.

4. Conflict with Mattishall Neighbourhood Plan

- Protected views and vistas across the Thynnes Lane site
- Conflicts with Mattishall's Dark Sky and Design Guide policy

5. Harm to Village Character & Landscape

- Two sites of 150-houses are disproportionate to the scale and rural character of Mattishall.
- Urbanising effect on the village edge, harming the rural setting and visual amenity.

- The sites are near heritage assets (church, conservation areas), cite harm to historic environment.

6. Cumulative Impact

- Mattishall has already absorbed significant housing growth in recent years.
- Additional 150 homes would push infrastructure beyond sustainable limits.
- Additional sites proposed in Yaxham and Derham will also impact on Mattishall.
