



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@mattishall.gov.uk](mailto:Clerk@mattishall.gov.uk).

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