

The background of the slide is a photograph of a church tower, likely St. Andrew's Church in Norwich, seen through the branches of large trees with vibrant autumn foliage in shades of yellow and orange. The ground in the foreground is covered with fallen leaves.

Breckland Local Plan Regulation 19 Consultation (the latest version of the Local Plan)

7th September 2026

Welcome

A Quick Recap of Breckland's Local Plan Regulation 19

The latest version of the Local Plan

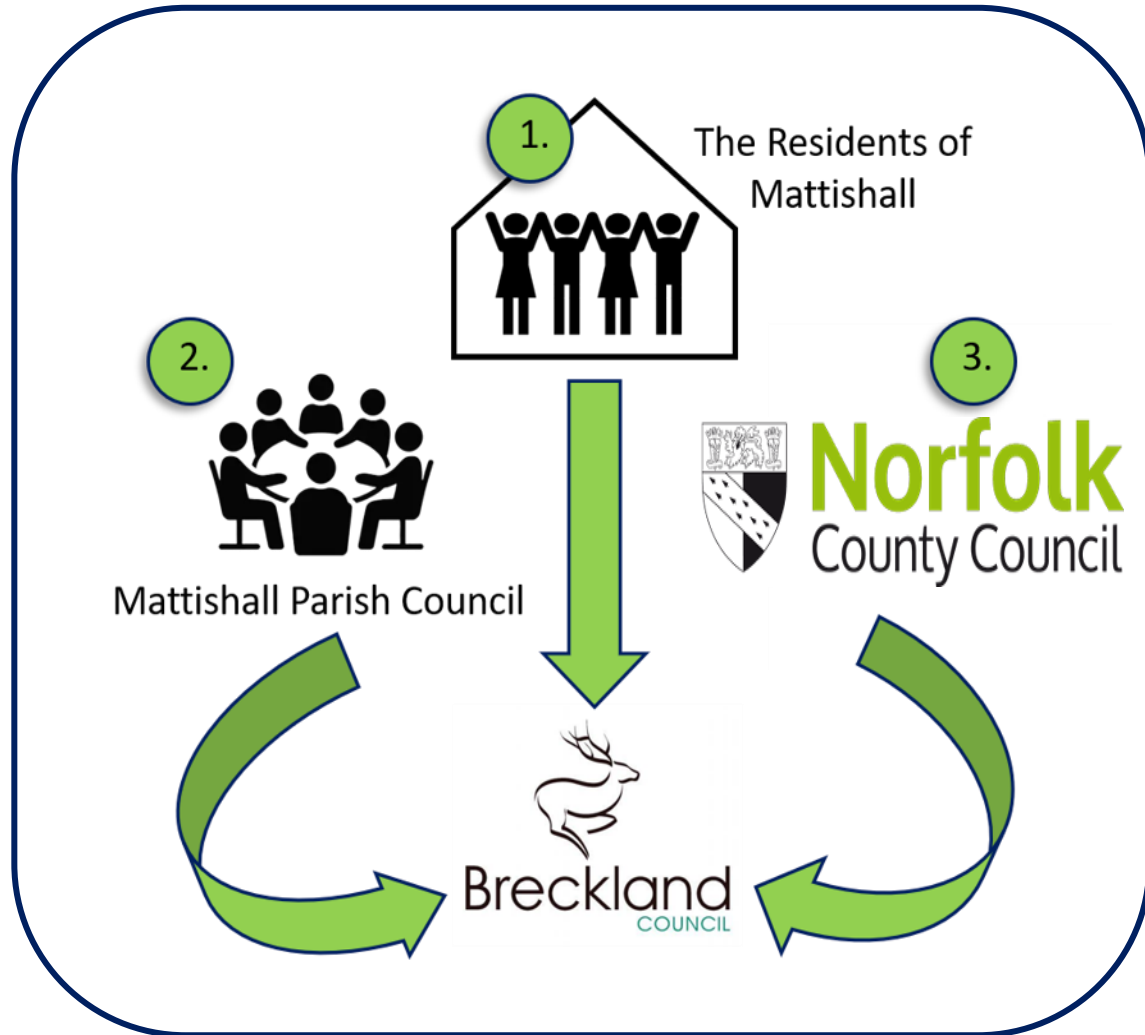
- A formal document that identifies sites for future development based on Central Government housing targets
- A set of policies used by Breckland Council to determine planning applications
- The core aim of Regulation 19 is to **'test'** whether the Local Plan is **'sound'** meaning it meets the four National Planning Policy Framework (NPPF) soundness tests before it is committed for examination. These include:
 1. Positively prepared
 2. Justified
 3. Effective for (2025-2043 - 18 years)
 4. Consistent with National Policy (NPPF Guidance)

The consultation is timebound and ends on 23rd September



How does the Local Plan Impact on Mattishall?

Our Thynne's Lane and Dereham Road sites are **not** included in the plan largely due to...



1. You! all of the Mattishall residents who submitted their material objections to the planned development
2. Strong voice of opposition from the Parish Council emphasising that the proposed development sites directly contradict our recently prepared Neighbourhood Plan
3. Formal objection from Norfolk County Council Highways – single track road and congestion in our village



An overview of the newly introduced Windfall Housing Policy

- Breckland's windfall policy is Policy HOU3 in the emerging Local Plan.
- It explains how the Council will assess housing proposals on sites that are not specifically allocated in the Local Plan.
- In practical terms, windfall sites up to a maximum of 137 new houses, may still come forward through the normal planning application process, but they must be judged against the wider development plan and relevant planning considerations.



Your Parish Council's Response

- The plan should be clear about the importance of protecting views and vistas
- The plan should recognise the importance of public footpaths
- The Windfall sites should each be limited to fewer than 10 houses each
- The plan should be clear that future development will comply with the Mattishall Parish Council Design Guide Policies (in our Neighbourhood Plan)
- We support the statement that Mattishall has 'particular concerns around flooding'
- We fully support the removal of the Thynnes Lane and Derham Road development sites



How can you continue to support the removal of the Mattishall Sites?



Regulation 19 Pre-submission Consultation - 31st July to 23rd September 2026

Breckland Local Plan Regulation 19 Response Form

An online version of this form is available at [Citizen engagement platform | Breckland District Council \(https://breckland.govocal.com/en-GB/\)](https://breckland.govocal.com/en-GB/). Please use the online version if you are able to.

Instructions

- If completing the form by hand, please write as clearly as you can and use a black pen.
- Please answer all the questions other than those marked (optional).
- If you need more space than is available within the form, please continue on additional sheets – but please make sure each sheet is well labelled with the Question(s) being answered and your name and organisation details.

Please note

A copy of your representation(s) will be made available to the Planning Inspectorate and to the person appointed by the Secretary of State to conduct the examination (i.e. the Inspector) and the Programme Officer, in line with the Regulations (The Town and Country Planning (Local Planning) (England) Regulations 2012 – Regulations 20, 22 and 35).

In addition, your representation will be published on the Breckland Council's website (personal details will first be redacted in line with our Privacy Notice)

Breckland Local Plan (Regulation 19) Response Form – July 2026

1. Complete the Breckland Council on-line consultation form: Citizen engagement platform | Breckland District Council and state the practical planning reasons why the Thynne's Land and Dereham Road sites are not suitable.

To access the Word document consultation form: see link on the Parish Council's web page FAQs or...

2. Email confirming that you support the Parish Council's submission to: localplan@breckland.gov.uk



Completing the Breckland Council on-line consultation form, objections you may wish to include 1-6

State the practical planning (material) reasons why the Thynne's Land and Dereham Road sites are not suitable.

1. **Highways** – extra traffic could worsen congestion at busy junctions, increase vehicle movements through the village, and create safety concerns for pedestrians, cyclists and school traffic.
2. **Extent and density** – a large or dense scheme could feel out of scale with the village and place too much pressure on local roads, services and open space.
3. **Views and vistas** – development could block valued views across open countryside or change the rural approach into the village.
4. **Natural environment** – building on the site could remove trees, hedgerows, grassland or habitats used by wildlife.
5. **Rural footpaths** – development could make existing public footpaths feel enclosed, less rural or less attractive for walkers.
6. **Flood risk** – more hard surfaces could increase surface water run-off and worsen flooding or drainage problems nearby.



Completing the Breckland Council on-line consultation form, objections you may wish to include 7-11

7. **Agricultural land** – the proposal could permanently remove productive farmland that contributes to the rural character and local food production.
8. **Light pollution** – street lighting, security lighting and car headlights could affect dark skies and nearby homes.
9. **Minerals** – housing could prevent future access to safeguarded mineral resources if those resources are present beneath or near the site.
10. **Nutrient neutrality** – extra homes could add wastewater pressures unless adequate mitigation is secured.
11. **Infrastructure** – the development could add pressure on GP services, schools, drainage, roads and community facilities if improvements are not provided first.

Refer to Policy HOU3 and state that windfall development should be limited to small sites. You can also ask Breckland to include a clear maximum number of homes for each windfall site.



Emailing Breckland in support of the Parish Council's submission, an example

FAO Local Plan Team,
Breckland Council
Regulation 19 consultation.

Mattishall Parish Council has kept me fully up to date as the Local Plan has progressed.

At this Regulation 19 stage I would like to register my support to the comments submitted by the Parish Council.

In particular to make the Plan sound, I support the removal of the Thynnes Lane and Dereham Road housing sites, and Request that the proposed Windfall policy is limited to fewer than 10 houses per site.

Please include your name and address and email or phone number.



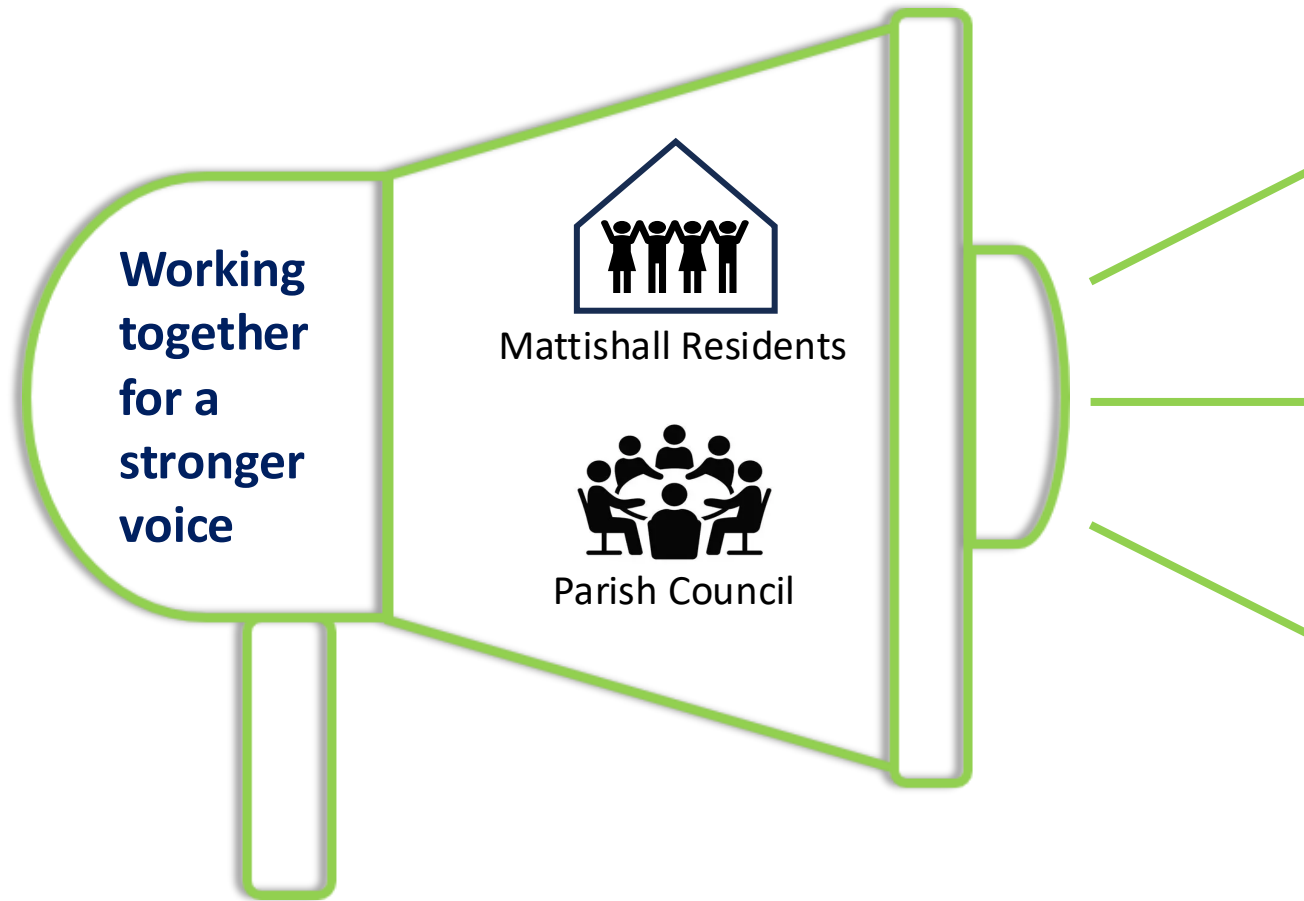
Mattishall Parish Council

What's next?

- Breckland's Local Plan will be submitted to the Government's Independent Planning Inspector by 31st December 2026.
- A public examination will be held to consider Breckland's Local Plan where the Parish Council may have the opportunity to speak.
- Thank you for attending, we very much value your input, we will of course always continue to strongly represent the views of Mattishall residents.



Thank You for Attending. Any questions?



Mattishall Parish Council