



Mattishall Parish Council

## Breckland Local Plan Regulation 19 Consultation (*The latest version of the Local Plan*).

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### *Frequently Asked Questions (FAQs)*

#### 1. What is Breckland's Windfall 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 may still come forward through the normal planning application process, but they must be judged against the wider development plan and relevant planning considerations. If you want to comment, you can say that the policy should be clearer that **windfall development should be limited to small sites and should include a stated maximum number of homes for each windfall site.**

#### 2. Where can I find details of the Local Plan and consultation?

Details of the Local Plan consultation are available on Breckland Council's website:  
<https://www.breckland.gov.uk/planning-policy/local-plan-full-update>

#### 3. Do I have to use the online consultation?

No. You can either email Breckland directly or use the Word document on our website, which may be easier to complete.

#### 4. What are the views of the Parish Council?

We will always reflect the views of our residents. The Parish Council's response will be discussed and agreed at its public meeting on 7 September at 7.00pm.

#### 5. I want to support the removal of the Mattishall sites from Breckland's wider development plan - how do I do this?

There are two ways to do this, either complete the Breckland Council on-line consultation form or send an email to Breckland stating that you support the Parish Council's submission objecting to the plan. Let's take each on in turn:

If you would rather complete the Breckland Council on-line consultation form, then do please state the practical planning reasons why the Thynne's Land and Dereham Road sites are not suitable. You may wish to refer to issues such as:

- **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.
- **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.
- **Views and vistas** – development could block valued views across open countryside or change the rural approach into the village.

- **Natural environment** – building on the site could remove trees, hedgerows, grassland or habitats used by wildlife.
- **Rural footpaths** – development could make existing public footpaths feel enclosed, less rural or less attractive for walkers.
- **Flood risk** – more hard surfaces could increase surface water run-off and worsen flooding or drainage problems nearby.
- **Agricultural land** – the proposal could permanently remove productive farmland that contributes to the rural character and local food production.
- **Light pollution** – street lighting, security lighting and car headlights could affect dark skies and nearby homes.
- **Minerals** – housing could prevent future access to safeguarded mineral resources if those resources are present beneath or near the site.
- **Nutrient neutrality** – extra homes could add wastewater pressures unless adequate mitigation is secured.
- **Infrastructure** – the development could add pressure on GP services, schools, drainage, roads and community facilities if improvements are not provided first.

Forms tend to be tiresome so, if you would prefer to send an email to Breckland [localplan@breckland.gov.uk](mailto:localplan@breckland.gov.uk) to support the Parish Council's at submission instead please see example below:

*FAO Local Plan Team, Breckland Council*

*Regulation 19 consultation.*

*I am a resident of Mattishall and have been closely following the Local Plan review process.*

*Mattishall Parish Council has kept me 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 provide your name and address and email or phone number.*

## **6. I want to make clear that only small sites would be acceptable under the windfall policy - how do I do this?**

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 e.g. Each Windfall site should each be limited to fewer than 10 houses. Kindly, include this statement either using the Breckland Council on-line consultation form or in your email in support of Parish Council's submission.