



# **MATTISHALL**

# **Neighbourhood Plan**

## **2017-2036**

Referendum version  
July 2017



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# 1. Introduction

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- 1.1 The Mattishall Parish Neighbourhood Plan is a community-led document for guiding the future development of the Parish. It is the first of its kind for Mattishall and a part of the Government's current approach to planning.
- 1.2 The Plan has been developed under the Localism Act (2011) and the Neighbourhood Planning (General) Regulation (2012), which was introduced to regulate the formation and approval of Neighbourhood Plans.
- 1.3 The Plan has been developed in general conformity with the National Planning Policy Framework 2012 (NPPF), which sets out the Government's planning policies for England and how these should be applied. Locally, the 'Core Strategy and Development Control Policies Development Plan Document' (2009) sets out strategic planning policies for Breckland. These have informed the development of the Mattishall Neighbourhood Plan. Due regard has also been given to the emerging Breckland Local Plan (Breckland Council 2015) which is expected to be published in 2017. The Local Plan will be in place from 2017 and will supersede Breckland Council's existing Core Strategy.



Figure 1: Planning policy hierarchy in relation to Mattishall's Neighbourhood Plan.

- 1.4 The Neighbourhood Plan is about the use and development of land over the next 20 years. It sets out a number of policies, developed by the local community, to shape development for the period 2017 to 2036.
- 1.5 The developing Local Plan classification of Mattishall as a Local Service Centre is welcomed as this will support the maintenance, and where appropriate, the development of services and community facilities in Mattishall for the benefit of residents and those from the surrounding area.

- 1.6 The Local Plan will set a target for the number of dwellings to be developed in Mattishall over the planning period. At the time of writing the draft Local Plan<sup>1</sup> identifies this target as being broadly equivalent to 10 per cent of the number of households at the start of the Plan period (2011) which translates into a target of 141 dwellings. This target is accepted and the Neighbourhood Plan aims to deliver this growth through sustainable developments phased through the planning period in line with Breckland's developing policies. Policy HOU1 and its supporting text (in Section 8 of this Plan) identify the mechanisms by which this strategic growth will be delivered. It also provides a context to the housing completions and commitments at the time of the preparation of the examiner's report.
- 1.7 The Neighbourhood Plan was commissioned by Mattishall Parish Council in early 2015 and part funded by them. Other funding came from a Locality Grant from central government and a grant from Breckland Council. A Working Group of local residents developed the Plan with an independent consultant<sup>2</sup>, based on the principles of sustainable development. Sustainable development is about positive growth, making economic, social and environmental progress for the present and future generations. This means contributing to building a strong, responsive and competitive economy, supporting a strong, vibrant and healthy community and contributing to protecting and enhancing the natural and built environment.
- 1.8 The policies and projects in the Plan reflect the views of local people gathered through a series of consultation events, questionnaires, detailed stakeholder sessions and examination of relevant documents. The Plan references the qualitative and quantitative outputs from these activities, particularly in relation to the provision of evidence in support of the policies and projects. A more complete summary of this evidence base can be found in the Consultation Statement that accompanies this Plan. The Working Group is grateful to residents and organisations that have given their time to developing and agreeing ideas for the Plan.

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<sup>1</sup> Breckland Local Plan Preferred Site Options and Settlement Boundaries 2015

<sup>2</sup> See Appendix for names of Working Group members.

## 2. How the Plan was prepared

2.1 The Working Group recognised that effective communication and community engagement were essential to informing and involving residents in the development of the Plan. The mechanisms to achieve this are summarised below<sup>3</sup>.

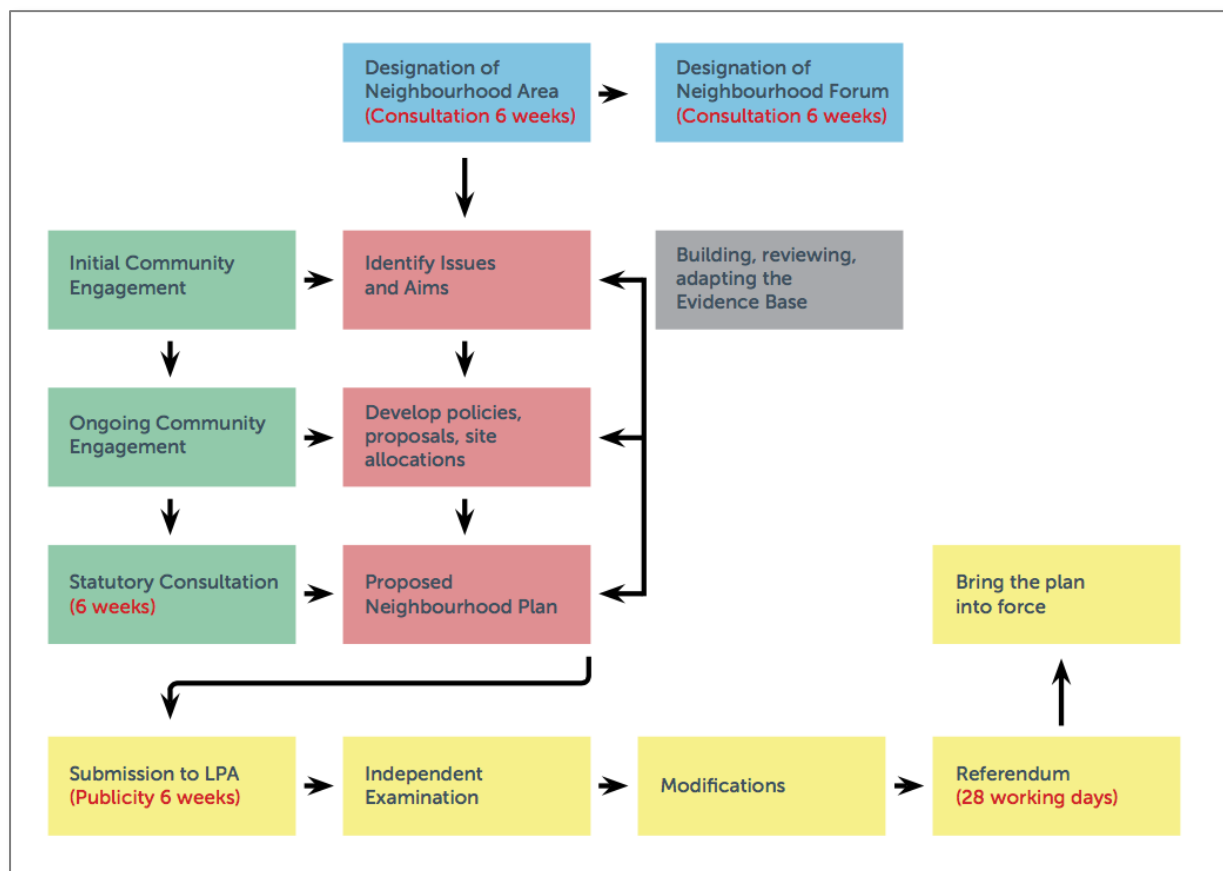


Figure 2: Neighbourhood Plan process diagram (source: Locality Neighbourhood Plans Roadmap Guide). LPA is Local Planning Authority.

### Communication

2.2 The project website ([www.np4mattishall.org](http://www.np4mattishall.org)) has been central to the Neighbourhood Plan communication process. The website kept residents and other interested parties informed during each phase of the development of the Plan. It contains a news-feed, all Working Group papers, minutes of meetings, consultation results, all Neighbourhood Plan documents and contact information.

<sup>3</sup> For full details on communication and consultation, please see the Consultation Statement.

- 2.3 The website is linked to other websites and social media. Updates on progress have also been provided in the free parish magazine, *Miscellanea*, which goes quarterly to all the households in the village.
- 2.4 Throughout the development of the Neighbourhood Plan and the parallel development of the Local Plan, the Working Group have kept in close communication with officers and local Councillors from Breckland Council through regular meetings, email communication and consultation events.
- 2.5 The Working Group has also used banners, posters, flyers in school book bags, displays, written and verbal monthly updates at Parish Council meetings, an extensive email distribution list of residents and businesses, Facebook group postings, StreetLife links, and word of mouth to spread news of the emerging Neighbourhood Plan.
- 2.6 There have also been a number of articles in the local press addressing various aspects related to the development of the Plan.

### **Community engagement stages**

- 2.7 There were five clear stages in which residents of Mattishall Parish were engaged in the development of the Neighbourhood Plan. More details can be found in the Consultation Statement.

#### **2.7.1 Stage 1: The recruitment of a Working Group**

The Parish Council asked Mattishall Parish residents to come forward if they were interested in being part of a Working Group to guide and produce a Neighbourhood Plan. The Group developed Terms of Reference and a project plan in March 2015.

#### **2.7.2 Stage 2: Identifying key themes**

In May 2015 Questionnaire 1 was distributed to every household in Mattishall asking residents to identify the benefits future development should bring to Mattishall as well as how they would like to see the village evolve over the next 15/20 years. Key theme areas emerged: Environment and Landscape, Housing and the Built Environment, Community, Economy, and Transport and Telecommunications. From this input the Working Group formed a draft vision, aims and a set of objectives for the Plan.

#### **2.7.3 Stage 3: Development of policy ideas**

- a. 'Questionnaire 2' – in July 2015 a much more detailed second questionnaire was distributed to every household and was also available online. Separate



our village, our future

Figure 3:  
Neighbourhood  
Plan logo designed  
through a school  
competition.

questionnaires were designed and distributed to young people and businesses in the Parish. The responses to these questionnaires formed the basis for the development of draft policies. More than 1000 people completed Questionnaire 2, over 40 per cent of the Parish population.

- b. 'Consultation conversations' – meetings were held with a range of village 'groups'<sup>4</sup> to discuss the aims and objectives of the Plan and to gather policy ideas. Detailed notes were made of each meeting, analysed and put on the Neighbourhood Plan website. Qualitative data from the consultation conversations were used as input to policy development.
- c. 'Open feedback sessions and policy workshops' – two feedback sessions on Questionnaire 2 were held in October 2015. Displays were available and residents were asked to comment on the draft objectives. Two policy workshops were held in March 2016. Residents were encouraged to attend and comment on the draft objectives and policy ideas. More than 300 people attended the open feedback and policy workshops. The Neighbourhood Plan Working Group then refined the ideas and re-drafted policies.
- d. 'Village events' – throughout 2015, at a series of village events and at a variety of locations, the purpose and content of the developing Plan were shared and input sought.



Figure 4: Mattishall Neighbourhood Plan community engagement.

<sup>4</sup> Primary School children; Parish Council; Primary School governors; The Mattishall Society; Women's Institute; Mattishall Sports and Social Club; All Saints drop-in coffee morning; All Saints Parochial Church Council; doctors' surgery; High School café; Cricket Club; Beaver scouts and Cub scouts; South Green Park Ltd.



#### 2.7.4 Stage 4: Pre-submission consultation of the draft plan

A leaflet was delivered to all households in the Parish advising that the pre-submission draft of the Neighbourhood Plan was open for consultation for a period of six-weeks ending 11 September 2016. Statutory and non-statutory bodies were also consulted. The Plan was available electronically and in community locations. Feedback showed that there was generally strong support and agreement for the Plan policies. The Plan was reviewed in the light of comments made and amended as appropriate.

#### 2.7.5 Stage 5: Next steps

The following steps will be taken before Breckland Council can 'make' the Neighbourhood Plan:

- a. Submission of the Neighbourhood Plan to Breckland Council who will publicise it and invite comment from a number of consultation bodies and the general public;
- b. Breckland Council and Mattishall Parish Council will then jointly appoint an independent planning examiner to examine the Neighbourhood Plan;
- c. Once the Plan has passed examination, it will proceed to referendum. Every resident of Mattishall Parish will have the opportunity to vote on whether or not they agree with the Neighbourhood Plan; and
- d. If the referendum indicates community support, the Neighbourhood Plan will be 'made' by Breckland Council and Mattishall Parish Council.



Figure 5: Mattishall Neighbourhood Plan community engagement.

# 3. Mattishall Parish

- 3.1 The Parish of Mattishall is located in the Breckland district of Norfolk and includes the once individual villages of Mattishall and Mattishall Burgh. Mattishall is 21km west of Norwich and 6km east of Dereham.
- 3.2 The Parish covers an area of 11.89 sq km, of which 10.67 sq km<sup>5</sup> is green space, mostly arable farmland with scattered woodland. The nature of the landscape affords open vistas with broad horizons.

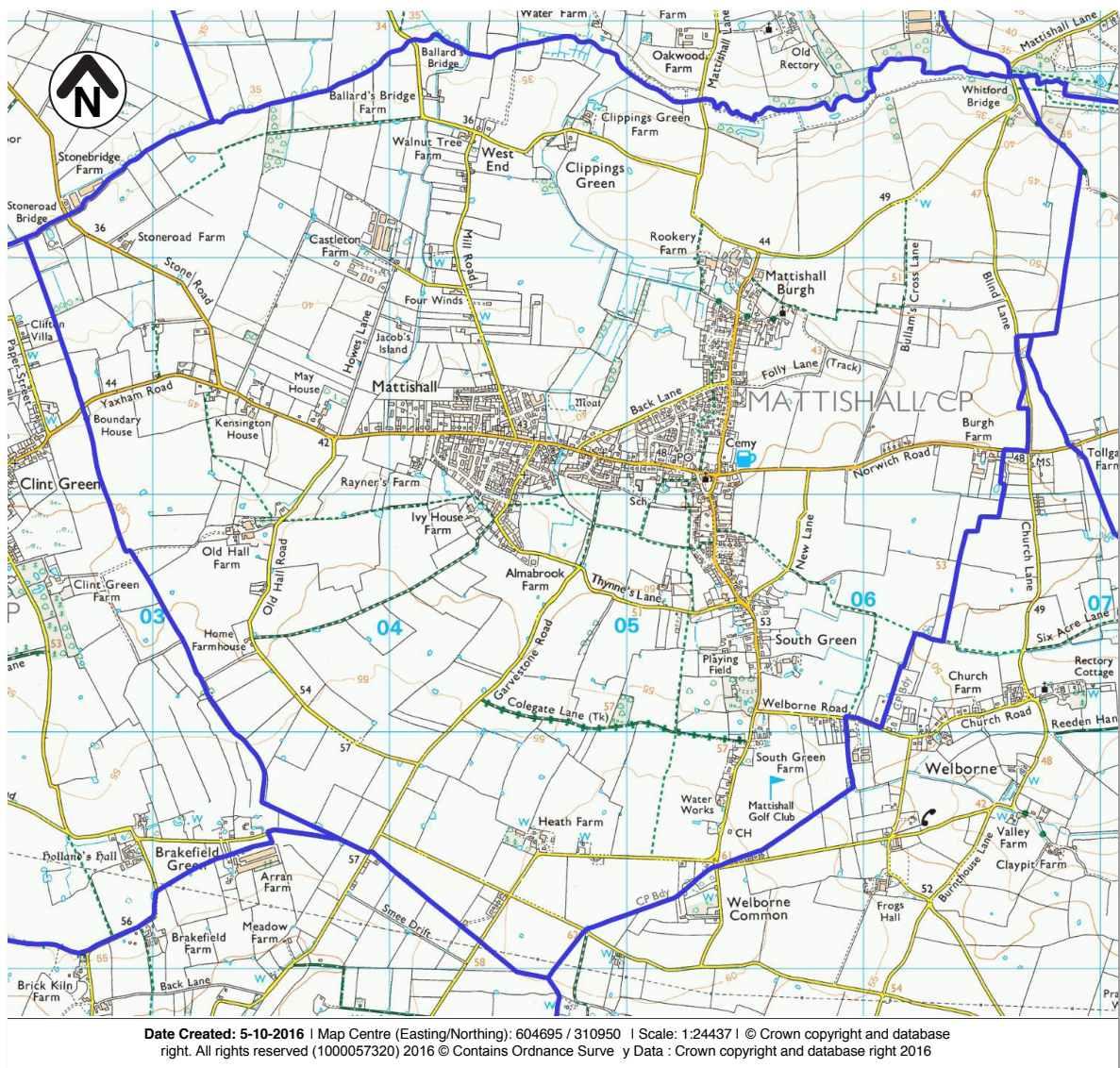


Figure 6: Administrative boundary of Mattishall Parish (source: Parish Online mapping). Blue line denotes the Parish boundary. Green lines denote public rights of way.

<sup>5</sup> Office of National Statistics 2005 Physical Environment

- 3.3 The Parish has two medieval churches, Mattishall All Saints and St Peter's Mattishall Burgh, and a number of chapels. There are more than 30 Grade I and II Listed Buildings within the Parish, with a significant number of these clustered around All Saints Church. In recognition of these heritage assets, two Conservation Areas have been designated within the village.
- 3.4 In 2011 the population of Mattishall Parish was 2,617 people in 1,160 households, compared to 2,631 and 1,106 in 2001, a small decrease in population and an increase in households. In 2011 the average age of the population of the Parish was 46 compared with the average of 43 across Norfolk.<sup>6</sup>
- 3.5 Mattishall village is classed as a Local Service Centre<sup>7</sup> for planning purposes. This classification is based on the existing infrastructure and resources, which include a doctors' surgery and pharmacy, a Post Office, shops and primary school. There are also important not-for-profit community facilities such as the Memorial Hall and the Sports and Social Club. Other commercial services include a public house, cafés, pre-school nurseries, car repairs, hairdressers, Poultec Training and South Green Park conference centre.



Figure 7: Aerial photograph of Mattishall village.

<sup>6</sup> Office of National Statistics census data 2011

<sup>7</sup> Core Strategy and Development Control Policies Development Plan Document (2009)

# 4. The Vision and Aims: 2036

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4.1 Through the consultation process the following Vision and Aims were developed and supported.

## VISION

Mattishall will continue to thrive and, through sympathetic development, will meet the needs of a modern community whilst preserving its village character and its connection to the surrounding rural landscape.

## AIMS OF THE NEIGHBOURHOOD PLAN

By undertaking a Neighbourhood Plan, the community of Mattishall aims to:

1. Give residents a voice over planning applications;
2. Allow the village to grow sensitively;
3. Reduce the impact of development on infrastructure, services and the environment;
4. Enhance the prospects for local employment; and
5. Maintain the character and viability of the village.



## 5. Objectives of the Plan

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- 5.1 The community understands the need to accommodate housing growth over the next 20 years and accepts the development target proposed in the draft Local Plan. During consultation, residents expressed concern at the potential size of individual developments and the possibility of an uncontrolled pace of development. If new developments are not delivered at the right scale and pace, they could erode the very qualities that make the Parish a flourishing community. Residents also felt strongly that new development should not detract from the character of the Parish and should provide local benefits. Recent completions and commitments in Mattishall will mean substantial growth will take place in the short term. The phasing of future growth therefore needs to be appropriately managed.
- 5.2 From the various consultations, a series of objectives were developed to achieve the Aims and deliver the Vision in a sustainable way. The objectives address how to enhance the community, manage change and provide a starting point for the development of policies.
- 5.3 The objectives have been grouped into the following five themes – Environment and Landscape, Housing and the Built Environment, Community, Economy and Transport and Telecommunications.



Figure 9: Village event in Mattishall.

## **ENVIRONMENT AND LANDSCAPE** objectives

Objective 1: **To protect and enhance the rural look and feel of the village and wider Parish.**

Objective 2: **To protect and enhance the local environment while providing good access to the countryside.**

Objective 3: **To ensure new developments do not create flood risk and problems with sewerage and surface water drainage.**

## **HOUSING AND THE BUILT ENVIRONMENT** objectives

Objective 4: **To deliver sensitively planned developments phased over the period of the Plan.**

Objective 5: **To provide a range of housing to meet local needs.**

Objective 6: **To ensure new development is of a high quality design, eco-friendly and of a scale that reinforces local character.**

## **COMMUNITY** objectives

Objective 7: **To provide opportunities for social interaction through cultural, leisure, sport and commercial activities for all members of the community.**

Objective 8: **To retain a range of facilities and services such as local shops, meeting places, sports venues, public house and places of worship, for the benefit of the community.**

Objective 9: **To support the appropriate growth of medical facilities, early years provision and the primary school to meet the developing needs of the Parish.**

Objective 10: **To provide services that meet the needs of people as they age and so avoid their having to leave the Parish.**

## **ECONOMY** objective

Objective 11: **To support existing businesses and promote businesses and employment opportunities on a scale compatible with Mattishall's rural character and function as a Local Service Centre.**

## **TRANSPORT AND TELECOMMUNICATIONS** objectives

Objective 12: **To support and encourage safe and sustainable transport, including walking and cycling.**

Objective 13: **To develop and sustain efficient and effective broadband and mobile connectivity throughout the Parish, meeting the domestic, social and business needs of the community.**

# 6. Policies and Projects

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- 6.1 To deliver the Plan’s objectives (Section 5), a set of policies and projects has been developed with the community to ensure Mattishall Parish develops in a sustainable way.

## **Policies**

- 6.2 The Neighbourhood Plan is first and foremost a land-use document for planning purposes. The policies seek to achieve the objectives and deliver the Vision of the Plan and are grouped into the same five themes – Environment and Landscape, Housing and the Built Environment, Community, Economy and Transport and Telecommunications.
- 6.3 The Neighbourhood Plan policies follow the government’s guidance. They exist to:
- a. Set out requirements in advance for new development in an area;
  - b. Inform and guide decisions on planning applications; and
  - c. Ensure that the multitude of individual decisions add up to something coherent for the area as a whole.<sup>8</sup>
- 6.4 To aid decision-makers and planning applicants, the policies under each objective are accompanied by explanatory text and supporting evidence.

## **Projects**

- 6.5 As expected, during consultation events, the local community identified a number of projects that fall outside the remit of the planning system. Where relevant, these appear in a white box below the policies and will be taken forward by the Parish Council outside the Neighbourhood Plan process.

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<sup>8</sup> Tony Burton, (2014) ‘Writing Planning Policies’, Locality.

# 7. Environment and Landscape

## Ensuring developments in Mattishall Parish are considerate of the environment

- 7.1 As Mattishall is a rural Parish, the environment and landscape is important. The village lies at the heart of the Parish with a few outlying hamlets and working farms (Figure 10). The farmland is predominantly arable but with some pasture and scattered woodland. Field boundaries are mainly hedges interspersed with trees, and the River Tud defines the northern boundary of the Parish and is largely tree-lined. There is a clear visual and physical break between the village of Mattishall and villages and hamlets of neighbouring parishes.



Figure 10: Aerial map of the Parish, showing its rural nature (source: Parish Online mapping). Blue line denotes the Parish boundary.



- 7.2 The environment supports a wide variety of wildlife and the nature of the landscape affords open vistas with broad horizons, with All Saints Church tower being a key component of many views.
- 7.3 Two designated Conservation Areas<sup>9</sup> within the village (Figure 11), in excess of 30 Listed Buildings and numerous tree preservation orders combine to lend important character to the village and wider Parish. However, open and green space within the settlement boundary is limited (Figure13). The few streetlights are in the centre of the village, which means that night skies are dark, allowing wonderful views of the stars on clear evenings.

**Objective 1: To protect and enhance the rural look and feel of the village and wider Parish.**

- 7.4 During public consultations, residents overwhelmingly identified that the historic and rural character of the village and wider Parish are of great value to them and are therefore priorities for the Neighbourhood Plan.
- 7.5 When asked why they liked living in Mattishall, respondents strongly agreed the following are important: Its traditional/historic architecture (74 per cent); open and green spaces in and around the village (96 per cent); surrounded by working farms (86 per cent); unobtrusive street lighting (68 per cent); and quiet (93 per cent). Protecting the environment via, for example, maintaining rural views and vistas and wildlife corridors was also considered important by residents (92 per cent).

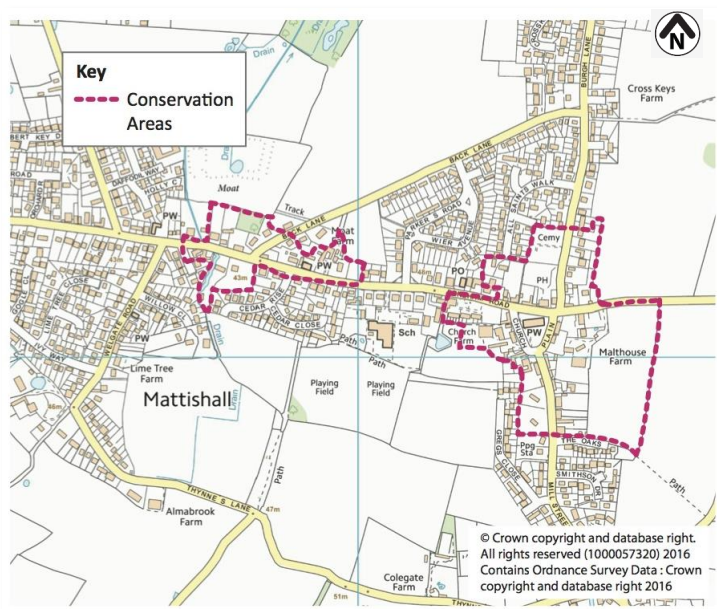


Figure 11: Conservation Areas (source: Parish Online mapping, with own annotations).

<sup>9</sup> An area of special architectural or historic interest, designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, whose character and appearance it is desirable to preserve and enhance.

**ENV1: Conservation Areas and heritage**

All development within the Conservation Areas and within the settings of listed buildings must take account of the historic fabric of these areas and preserve, and where possible, enhance their character and appearance.

Development proposals that involve the construction of new buildings or the demolition of existing buildings within the conservation areas or the demolition or part demolition of a listed building should provide a statement with the associated applications to set out:

- a. The significance of any heritage asset(s) affected;
- b. Any adverse impacts the development may have on the asset(s) and their setting and any proposed mitigation measures; and
- c. How it will contribute to the character and setting of the relevant heritage asset(s).

- 7.6 A comprehensive characterisation and assessment of the landscape setting of Mattishall is available in the Breckland District Settlement Fringe Landscape Assessment (July 2007). Through this characterisation and assessment, inherent sensitivities to development have been defined and detailed considerations of landscape management and design principles for future development made. For Mattishall, the landscape surrounding the settlement edge has been defined as being of moderate and moderate/high sensitivity with respect to development. In addition, during consultation, residents identified certain views and vistas they considered of particular importance. Policy ENV2 sets out a policy approach to ensure that the relationship between the village and its hinterland is properly addressed in development proposals. The preparation of the Plan has also identified three important vistas. These are set out in the policy. It is expected that any development proposals that may impact on these vistas should take them into account. Where appropriate new development should either be designed, or arranged to safeguard the vistas identified and the contribution that they make to the setting of the village.

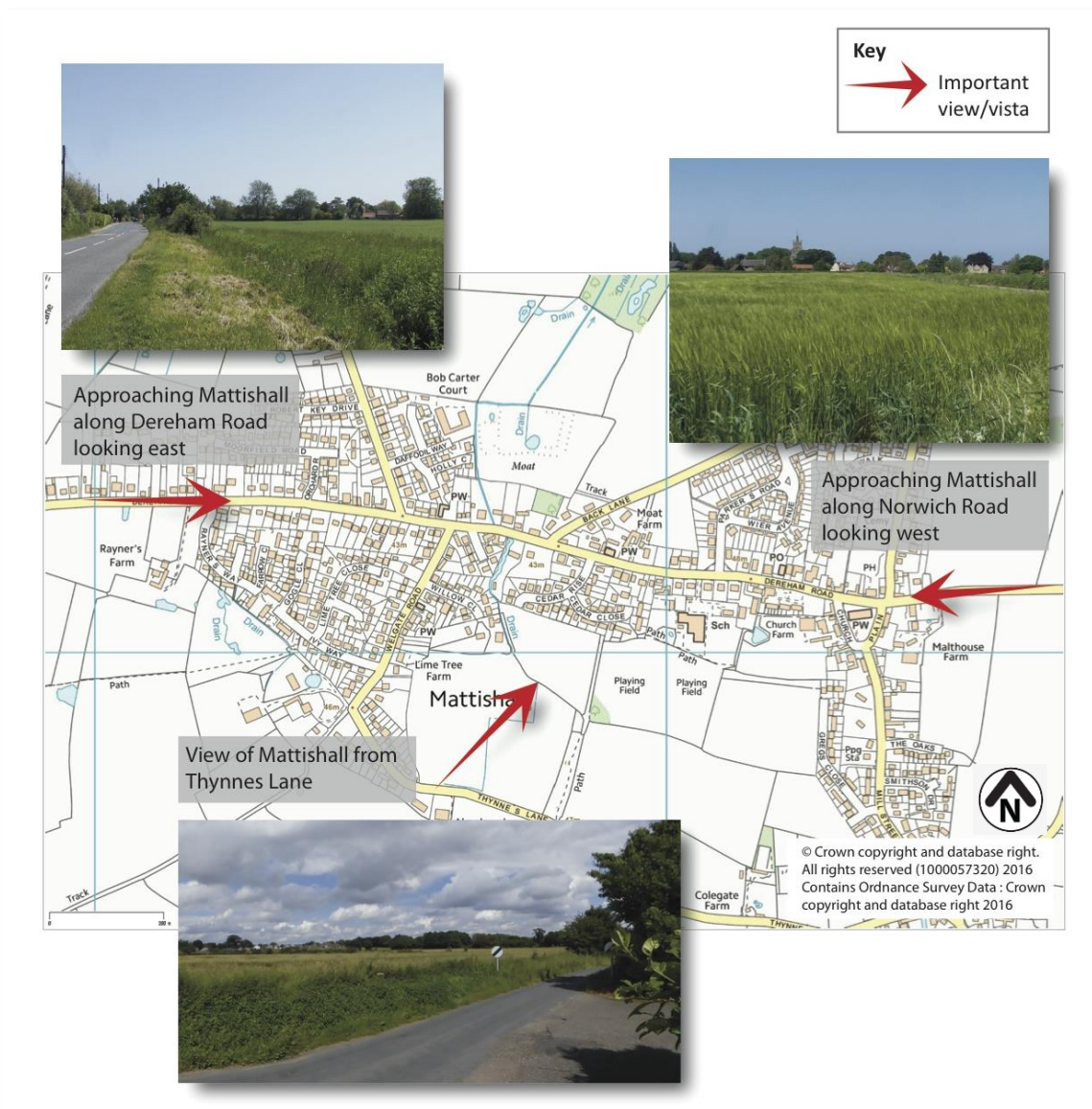
**ENV2: Important views and vistas**

Proposals for new development should take account of the relationship between Mattishall village and its surrounding hinterland.

Proposals for new development should address any relationship or effect that it will have on the following views and vistas as shown diagrammatically on Figure 12:

- a) Approaching Mattishall along Norwich Road from the east;
- b) Approaching Mattishall along Dereham Road from the west;
- c) View of Mattishall from Thynnes Lane from the south.

a.



7.7 Although open and green space within the village is limited, there are areas within the village that are softened by well-established landscaping including

mature trees and hedging. These contribute to Mattishall's rural character. Policy ENV3 sets out the Plan's approach to safeguarding these important components of the local landscape. Significant trees are defined as category A and B trees as specified in BS 5837:2012 Trees in relation to design, demolition and construction.

POLICY

**ENV3: Trees, hedgerows and boundaries**

Significant trees and hedge masses should be retained as an integral part of the design of any development, except where their long-term survival would be compromised by their age or physical condition or there are exceptional and overriding benefits in accepting their loss.

Where removal of a tree(s) of recognised importance is proposed, a replacement of similar amenity value should be provided on site.

Where adjacent to the countryside, new development site boundaries should be soft, using native trees and hedgerow species to give a rural edge and to ensure connectivity to existing wildlife corridors.

- 7.8 During consultation it was clear that residents value the open and green space currently available and did not wish to see it eroded. Furthermore, 72 per cent agreed that more public recreational and green space should be available. The open spaces shown in Figure 13 are those included in the Breckland Open Space parish schedule 2015.
- 7.9 Residents identified the playing field to the south of the school as a green space that they wished to designate as Local Green Space for special protection (i.e. where the community is able to rule out new development other than in very special circumstances). The minutes of the school governing body for July 18th 2016 state that the governors unanimously agreed that 'the Neighbourhood Plan strongly resists change of use of the school playing field, unless for reasonable school expansion'. In accordance with requirements in the NPPF (paragraph 77), the playing field is in close proximity to the community it serves, is special to the community in view of its recreational value, is local in character and is not an extensive tract of land (Figure 13).

**ENV4: Open and Local Green Space**

The open spaces identified in Figure 13 will be safeguarded for the contribution they make to the character and appearance of the village. Proposals for built development on the identified open spaces will not be supported unless replacement provision is made of equal or greater value than the existing site.

The playing field to the south of the School as identified on Figure 13 is designated as Local Green Space. Development proposals within this local green space that will harm the permanent open character of the land will only be supported in very exceptional circumstances.

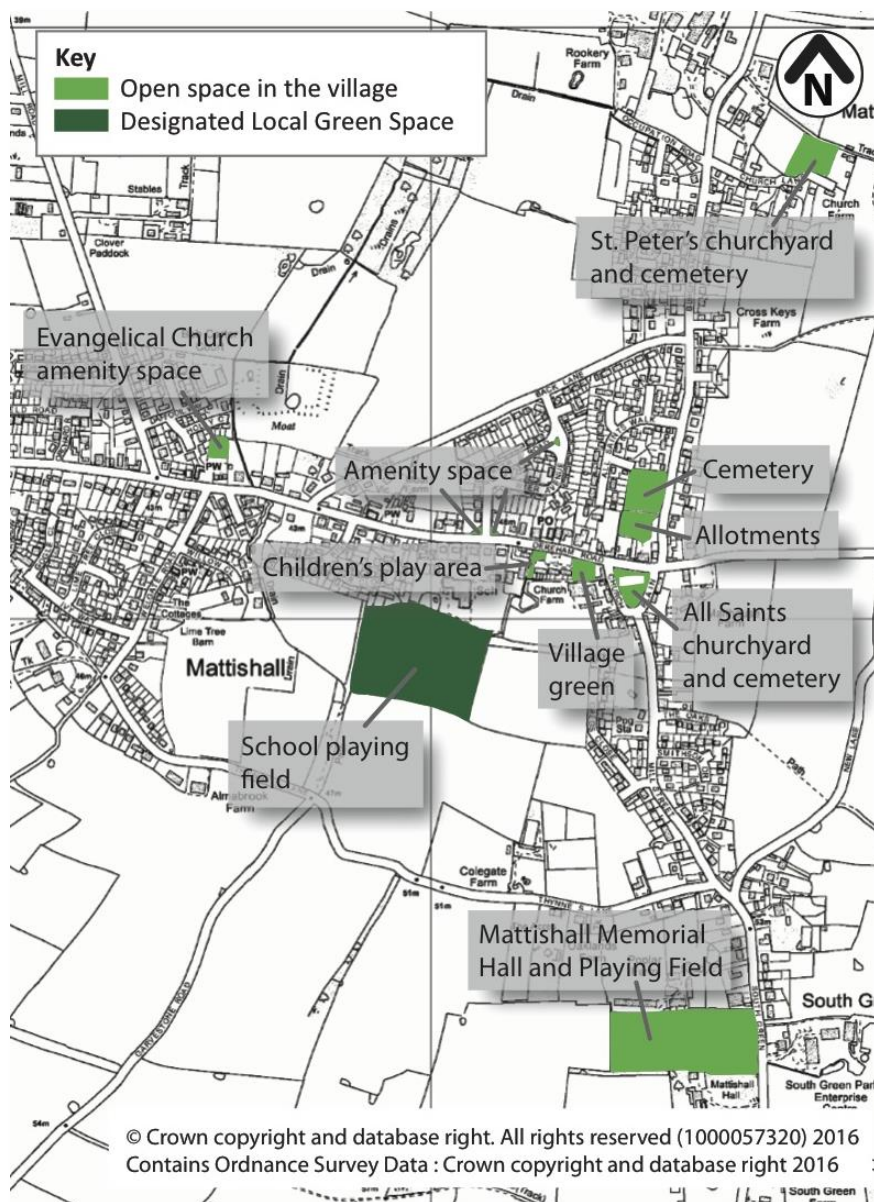


Figure 13: Green space in the parish and Designated Local Green Space (source: Parish Online mapping, with own annotations).

- 7.10 Residents identified the importance of keeping significant green space between villages to maintain identity and prevent ‘urban sprawl’, and to build on ‘brown field’ sites rather than on farmland.

POLICY

**ENV5: Distinct villages**

Development should respect and retain the generally open and undeveloped nature of the separation between Mattishall and Clint Green, Welborne, North Tuddenham and East Tuddenham. Development that would individually or cumulatively with other development substantially undermine the physical or visual separation of these settlements will only be supported where the harm would be clearly outweighed by the benefits of the proposed development.

- 7.11 It was also clear from consultation that residents value highly the quiet, peaceful nature of the Parish and its dark skies. There are currently only 8 streetlights, each associated with a speed bump along the main road through the village. Many consultees indicated that they did not wish to see further street lighting. Limiting light pollution from any future development is therefore clearly very important to residents.

POLICY

**ENV6: Tranquility and dark skies**

Any new developments should not significantly disturb the tranquility of the plan area through obtrusive or insensitive lighting or excessive noise intrusion either by the operation of the development concerned or by associated transport impacts.

Objective 2: To protect and enhance the local environment while providing good access to the countryside.

- 7.12 Some 90 per cent of Mattishall Parish is located outside the built-up area of the village and is for the most part in agricultural use. Within this there are two areas designated as Sites of Special Scientific Interest (SSSIs) amounting to 7.82 hectares, and one County Wildlife Site of around 7.4 hectares (Figure 15). The SSSIs consist of habitats that are now rare in the UK. Rosie Curston’s Meadow is a species-rich unimproved calcareous clay pasture supporting a number of rare plants including green-winged orchids, bee orchids and adder’s tongue. Mattishall Moor is an area of fen and marshy grassland, which is now almost entirely confined to East Anglia and North Wales, again supporting locally rare plant species (for example, narrow-leaved, early marsh and fragrant orchids, bog pimpernel and marsh helleborine). Together with the nearby Badley Wood SSSI, 1.5km to the

west, it represents the remaining fragments of the once much more extensive Badley Moor. The County Wildlife Site at Clippings Green Farm is permanent pasture with marshy areas and is also botanically very rich.

- 7.13 A wide variety of wildlife is observed within the Parish. Roe and muntjac deer are regularly seen (chinese water deer more occasionally), as well as farmland avian species such as barn owl, tawny owl, buzzard, kestrel, sparrowhawk, red kite, woodpecker, pheasant, partridge and many song birds. The ponds and ditches provide good habitats for populations of amphibians and a wide variety of invertebrates has resulted in a healthy bat population. The numerous small mammals also contribute to a thriving predator population including stoat and weasel. Given the rural nature of the Parish and its relatively rich flora and fauna, it is important to maintain and enhance, where possible, wildlife corridors (river, streams, ditches and hedgerows). And in recognition of the number of mature trees that stand to be lost within the Parish to various diseases (for example, ash die-back), new planting of native trees will be important both for biodiversity and landscape character.



Figure 14: Grazing cows, County Wildlife Site, Mattishall.

7.14 Ninety-two per cent of consultation responders considered protecting the environment of importance to their enjoyment of living in the Parish. When asked what the ‘biggest benefits’ that development of the village could bring, many residents (59 per cent) said one is ‘protection of the countryside and local assets’. There was support for creating new publicly accessible green spaces such as a community wood or orchard and suggestions on how to enhance the countryside included encouraging verges as wildflower areas, retaining un-used ground as important wildlife sites and planting roadside trees. Policy ENV7 provides a policy context to safeguard the key features of the local environment. It provides protection for the two SSSIs and the County Wildlife Site within the framework established by paragraph 118 of the NPPF. The first part of the policy also sets out a general presumption that other elements of biodiversity and ecological importance should be maintained and enhanced. Decisions will be made on planning applications on a case-by-case basis.

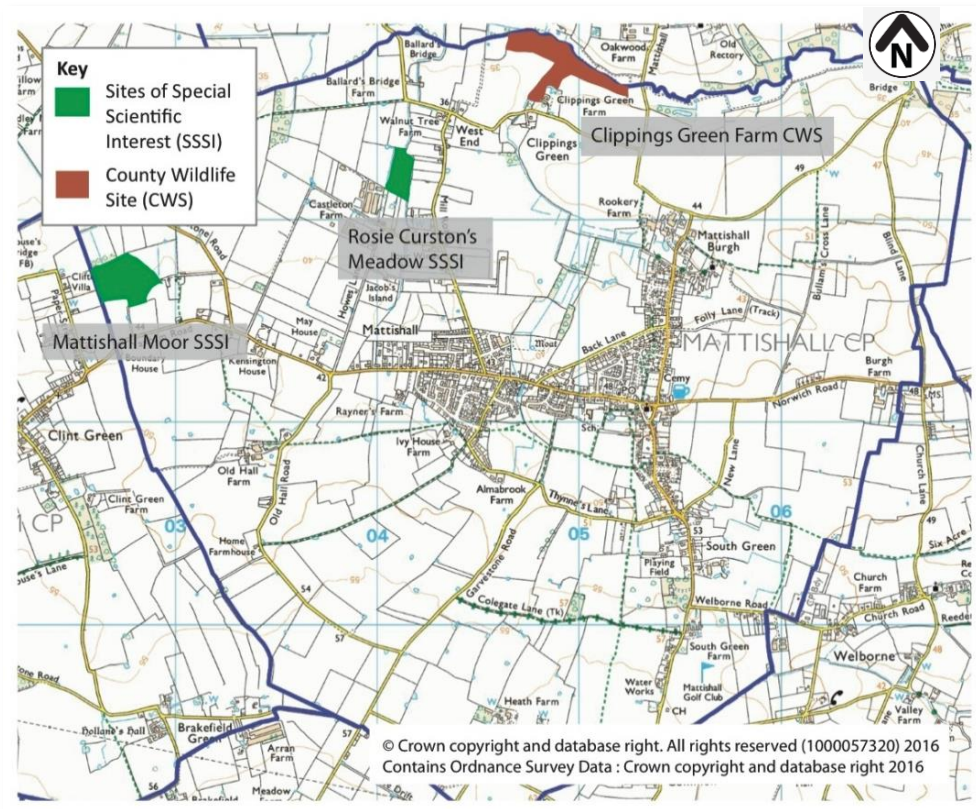


Figure 15: Sites of Special Scientific Interest and the County Wildlife Site in Mattishall (source: Parish Online mapping, with own annotations). Blue line denotes the Parish boundary.



**ENV7: Protecting and enhancing the local environment**

Proposals should seek to maintain and enhance biodiversity, ecological networks and habitat connectivity.

Proposed development on land within or outside the sites identified on Figure 15 likely to have an adverse impact on their ecological importance (either individually or in combination with other developments) will not be supported. Where an adverse effect on the site's ecological importance is likely an exception will only be made where the benefits of the development, at the site concerned, clearly outweigh both the impacts that it is likely to have on features of the site that make it of special scientific or ecological interest.

**PROJECTS**

Investigate the potential to enhance the local countryside through positive actions such as:

- a. Community wood or orchard - currently a significant number of Mattishall residents make use of Poppy's Wood (outside the Parish and immediately north of the A47) for walking and exercising dogs. This wood is some 2 miles from the village and typically accessed by car. A woodland, or other open space, closer to the village would likely encourage more walking and reduce car usage. Additionally, local woodland would provide amenity value to those wishing to 'observe nature', including the provision of educational opportunities for children.
- b. Community planting of roadside trees. Individuals could buy a tree to celebrate a person or event etc. Unlike woodland this may not require land purchase although it is recognised that consultation with appropriate authorities will be necessary, for example, with Norfolk County Council (regarding highway safety) and Anglian Water (regarding underground infrastructure).

7.15 Public access to the countryside in the Parish is provided principally by the many small lanes, although there are a number of public rights of way particularly south of the Dereham/Norwich Road and some permissive footpaths (Figure 7). There are currently no cycle paths.

7.16 During consultation the desire for better facilities for walking and cycling was identified (79 per cent). And the better linking of the west and centre of the village with South Green via a footpath and/or cycle path was mentioned on a number of occasions. Policy ENV8 sets out the Plan's approach that where appropriate new developments should provide improved access into the surrounding countryside. This will represent good planning and will have health and well-being benefits to the wider community.

**ENV8: Walking, cycling and horse riding**

New developments should make provision, where feasible, for and appropriate to its layout and position, within the village of footpaths, cycle paths and bridleways to improve access to the wider countryside and to connect with existing rights of way.

**PROJECTS**

- a. Consider how existing footpaths can be better maintained.
- b. Investigate the potential of improving and/or creating additional public and permissive footpaths, cycle ways and bridleways (for example, by seeking permissive use of field margins at appropriate times of year). Better connection between the centre and west end of the village and South Green would be particularly welcomed.

Objective 3: To ensure new developments do not create flood risk and problems with sewerage and surface water drainage.

- 7.17 There are a number of localities within the Parish where localised surface and fluvial water flooding occurs and in some locations this can frequently be during periods of modest rainfall. In the face of climate change, the risk of surface water flooding is likely to increase. The sewerage system is also locally subject to overflowing and backflow. During consultation, the need for new developments to avoid flood plains and surface water flood zones was noted by a number of residents and areas of localised flooding were identified (Figure 16).

**ENV9: Flood risk and drainage**

Any new development should give adequate and proportionate consideration to its likely effects on all sources of flooding and surface water drainage.

Development proposals will be supported where they would:

- Not increase the flood risk to the site or its wider setting from fluvial, surface water, groundwater, sewers or artificial sources; and
- Have a neutral or positive impact on surface water drainage

Proposals should incorporate any or all of the following measures insofar as they are applicable both to the site and to the development concerned:

- The incorporation of sustainable drainage proposals with appropriate discharge locations; and
- The priority use of permeable surfaces, rainwater harvesting and storage or green roofs and walls; and
- The attenuation of greenfield surface water runoff rates and volumes within the development site boundary; and
- The provision of maintenance and management proposals of structures within the development including its sustainable drainage elements.

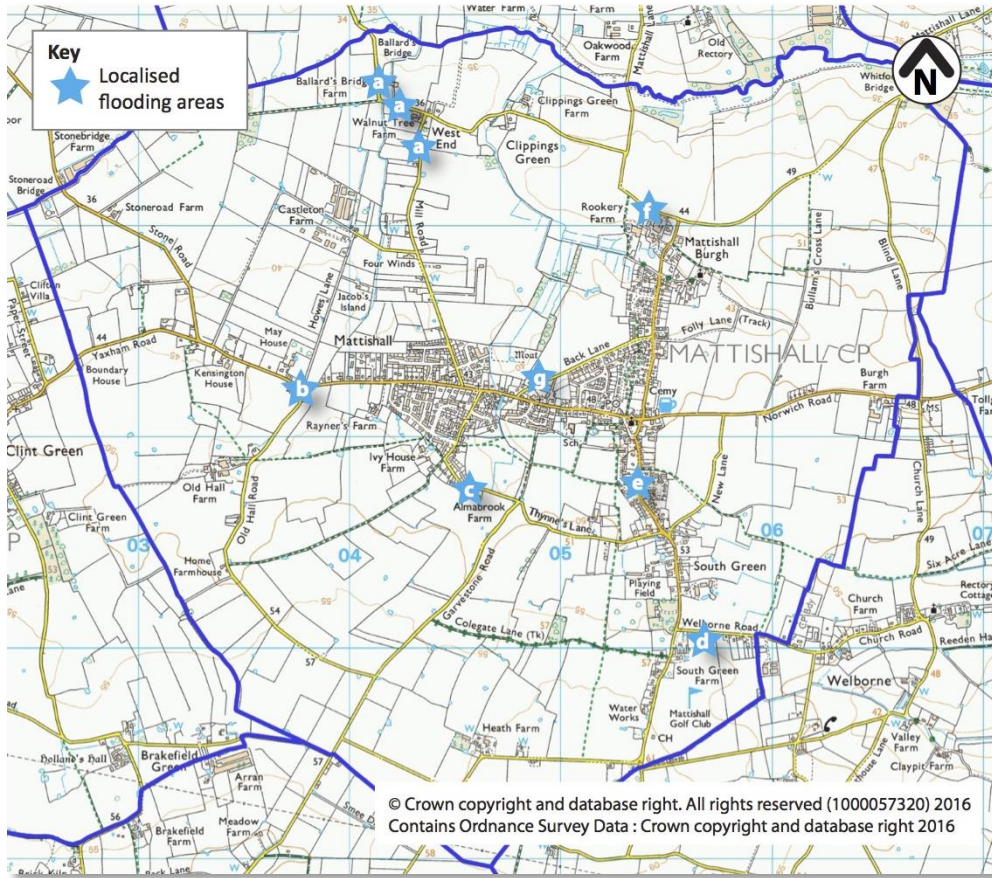


Figure 16: Localised flooding areas identified by consultation (source: Parish Online mapping, with own annotations). Blue line denotes the Parish boundary.



Figure 17: Surface water flooding at junction of Old Hall Road and Dereham Road.

# 8. Housing and the Built Environment

## A high quality built environment

- 8.1 Mattishall is largely a ribbon development of approximately 1160 homes<sup>10</sup> which is located mainly along the Dereham/Norwich Road running east-west through the village, with a further spread north-south along Burgh Lane, Mill Street and South Green.
- 8.2 As the Parish grows it is important that it remains a strong, coherent and inclusive community that works for the people of Mattishall as a whole. This can be achieved, in part, through a high quality built environment.
- 8.3 The general trend in recent years has been for new developments nationally and in wider Norfolk to be built at high densities and on a large scale. There is a strong wish within the community to retain the village feel, which means plenty of green space and small scale developments. Mattishall residents wish to see new development positively contribute through sound and visually attractive design.



<sup>10</sup> Office for National Statistics census data 2011

Figure 18: Village centre housing

- 8.4 The Local Transport Study: Dereham (August 2016) states 'In general transportation terms the preferred location for development in Mattishall would be along Norwich Road to the east of the village centre' and indicates that a suitable access point off Norwich Road would be preferable but that access off side roads such as Burgh Land and Mill Street should not be completely ruled out. Most of the village services and community facilities are also to the east of the centre of the village. Norfolk County Council have expressed concern about constraints at the junction of Mill Street and Church Plain. However, the transport study indicates possible ways to address this concern.
- 8.5 Development should be located with adequate access (recognised acceptable walking distance) to village services and facilities. This is defined by Breckland Council as being 800m<sup>11</sup>.
- 8.6 Housing and other development will be expected to contribute towards improving local services and infrastructure such as transport, education, library provision, fire hydrant provision, open space etc through either the payment of a Community Infrastructure Levy (CIL), planning obligations (via a S106 agreement/ s278 agreement) or use of a planning condition(s).

Objective 4: To deliver sensitively planned developments over the period of the Plan.

- 8.7 Residents felt strongly that large housing developments were not to be encouraged in Mattishall. Of the people who responded to consultation, 52 per cent supported small developments (of 1-12 dwellings), 27 per cent supported medium sized developments (of 13-24 dwellings), and 16 per cent supported a mixture of development sizes.
- 8.8 The Plan area has been identified to accommodate a minimum of 141 dwellings within the emerging Breckland Local Plan. That plan has an operational effect from 2011 to 2036. This Plan does not identify any specific housing sites or allocations. The Parish Council has concluded with Breckland Council that in all the circumstances the Local Plan is the best place for this activity to take place. The Plan reached its Preferred Site Options and Settlement boundaries stage in October 2016 and identified two preferred housing sites. One is at the western end of the village off Dereham Road and the other is a site on Norwich Road to the east of All Saints Church.

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<sup>11</sup> Breckland Local Plan Preferred Site Options and Settlement Boundaries 2016

**HOU1: Size of individual developments**

The neighbourhood area will deliver a minimum of 141 dwellings in the period up to 2036.

Proposals for new dwellings within or adjacent to the village will be supported subject to the following criteria:

- They are of a scale that is appropriate to the size of the village and its rural setting;
  - Where appropriate they create an attractive and well-landscaped interface with the surrounding countryside;
  - Their design and layout has regard to their immediate surroundings;
- and
- They are in accordance with Policy ENV1 of this Plan.

- 8.9 Significant progress has already been made in achieving the minimum delivery figure since 2011. At the end of March 2017 21 dwellings had already been constructed. Commitments also exist for another 54 dwellings through sites with planning permission. At the same time, there were two current planning applications which together, if approved, would contribute a further 75 dwellings. One of these sites was for the development of the preferred housing site in the emerging Local Plan off Dereham Road (for 50 dwellings). In all these circumstances Policy HOU1 sets out a positive context within which future planning applications can be considered. It sets out the need to deliver the minimum strategic target. It also identifies the criteria against which future proposals will be considered.
- 8.10 This policy also needs to be read with other policies in the Plan. One of the criteria identifies the relationship between any proposals in the village centre and their impacts on the two designated conservation areas (Policy ENV1). Another important component will be the consideration of any proposals with regards to their impact on the distinction between Mattishall and its surrounding settlements. This is reflected in Policy ENV5. This is an important factor that reflects the setting of the village in its wider agricultural hinterland.'

Objective 5: To provide a range of housing to meet local needs.

- 8.11 Delivering a wide choice of high quality homes is essential to support a sustainable, mixed and inclusive community. Consultation showed that residents want to have a range of types of accommodation within the Parish to meet their changing needs, with families wishing to move to larger homes, older residents able to down-size and young people to have independent accommodation. For first-time buyers within the Parish, it is important that they can buy locally and not have to look beyond their own community.

8.12 Currently, 71 per cent of properties are 2/3 bedroom homes and 23 per cent are 4 bedroom or larger. When asked 'if you were to stay in Mattishall what type of property would you want to move to?', over half of respondents would seek to move into a bungalow in the village and over a third into a house. Of those wanting a bungalow, 54 per cent indicated a need for 2 bedrooms, and 43 per cent for 3 bedrooms. Of those wanting a house, 76 per cent indicated a need for 3 or more bedrooms. Six per cent of respondents indicated a need for rented homes.

**POLICY**

**HOU2: Housing types**

Developments that demonstrate a varied approach to type, size, layout and tenure of dwelling will be supported.

Developers should address the specific needs of the population so that they may retain their ability to live in the Parish, incorporating:

- a. Housing suitable for individuals and couples;
- b. Homes for families; and
- c. Housing for downsizing and that meet the needs of an ageing population.

Proposals that incorporate plots for self-build development will be supported.

8.13 According to the 2011 census, of the 1,160 households in Mattishall, 78 per cent of homes were owned, with 45 per cent of those owned outright. There is an element of affordable housing in the village, being predominantly Housing Association owned rented properties with a small number of shared equity homes.

8.14 Fourteen percent of residents indicated that if they were to move in Mattishall their wish would be to buy (7 per cent) or rent (7 percent) affordable housing, demonstrating a definite need for local allocation of an element of affordable housing.



**HOU 3: Affordable housing**

New residential developments should provide affordable homes to Breckland Council standards.

Proposals should include a range of affordable housing tenures including rented, shared ownership and shared equity wherever feasible.

Proposals should refer to the prevailing affordable housing policy offered by Breckland Council and the affordable homes, should be secured by the use of a Section 106 Agreement.

Objective 6: To ensure new development is of a high quality design, eco-friendly and of a scale that reinforces local character.

- 8.15 Many of the homes in the village were built between 1971 and 1981 and reflect the style and layout prevailing during that period, i.e. mid-sized estate developments of buff or red brick detached bungalows and semi-detached houses, with generous front gardens, driveways, garages and reasonable sized rear gardens. Many of the amenities were also built during this period and are similar in style.
- 8.16 The older homes across the village reflect a range of sizes and follow the style prevailing at the time of build. The houses in the vicinity of Mattishall All Saints Church are Georgian. Through the Neighbourhood Plan process these older homes have been noted by the Parish as being the 'image' of the village and contributing to the 'sense of place', despite the predominance of newer homes.



Figure 19: Houses in the vicinity of Mattishall All Saints Church.

- 8.17 The older properties date from circa 1700 onwards and are generally on the northern side of Dereham/Norwich Road, with more of the newer infill and estates on the southern side. In most cases renovation of older homes has been sympathetic to the era of the dwelling with a minority having more contemporary renovations.
- 8.18 The housing along the two principal roads, Dereham/Norwich Road and Burgh Lane/Mill Street/South Green is softened by well-established landscaping including mature trees and hedging. There is less landscaping on the newer estates which back onto open countryside. Any route taken out of the village breaks into open countryside within at most a few hundred metres.
- 8.19 The Neighbourhood Plan supports the National Planning Policy Framework's (NPPF) objective to achieve excellence in design, especially design that will help maintain a 'strong sense of place' and 'create attractive and comfortable places to live, work and visit' (NPPF paragraph 58).
- 8.20 Consultation with residents indicated that any new housing should complement and enhance the existing character of Mattishall, be of high quality and energy efficient. When asked about how the built environment should be protected and enhanced, 80 per cent agreed that design should

reflect neighbouring development and 79 per cent that the use of traditional building materials should be encouraged. And 83 per cent agreed that high levels of energy efficiency in new buildings should be encouraged.

**POLICY**

**HOU4: Complement and enhance existing character of the village**

Proposals for new residential development will be supported where they complement and enhance the historic and rural character of Mattishall and its landscape setting. Proposals should respond positively to the existing appearance and character of the immediate neighbouring residential architectural style and type.

**POLICY**

**HOU5: High quality and energy efficiency**

Proposals should demonstrate how they have achieved the following specific points in a way that is relevant to Mattishall:

- a. Local character;
- b. Form and character;
- c. Density, height, massing and scale; and
- d. Building detailing and materials.

Proposals whose design, layout and specification enhances the energy efficiency of the dwellings beyond that required by the prevailing Building Regulations will be supported.

Insofar as planning permission is required, proposals for home working or the incorporation of home office space within new dwellings will be supported.

8.21 Building for Life should be used to establish high design quality standards and thereby ensure only well designed development is proposed.

**POLICY**

**HOU6: Single dwellings, alterations and extensions**

Subject to other policies in the development plan proposals for single dwelling developments on individual plots will be supported, provided that regard is given to the following criteria:

- a. The development positively contributes to the character and appearance of the street scene and wider landscape and has a high quality of design; and
- b. The suitability of the location, taking account of its accessibility to shops, services and other community facilities in the village.

Alterations or extensions to existing residential properties should maintain or enhance the design, character and quality of the building. This can include contemporary design to enhance existing older properties.

8.22 Mattishall residents are also concerned about parking provision in new developments, with 94 per cent agreeing that adequate, well-designed parking should be provided for each dwelling. Policy HOU9 translates this community concern into a policy. It requires that off road parking is provided to development plan standards. At this point, this is Policy DC 19 of the Core Strategy 2009 and its Appendix D.

**POLICY**

**HOU7: Parking spaces for new properties**

Proposals should provide in-curtilage parking or off-road parking in the form of garages or parking spaces to development plan standards to ensure a well-balanced and safe street scene that is not dominated by parked vehicles.

In all instances, proposals should soften parking areas with landscaping and ensure satisfactory drainage.

# 9. Community

## An active and inclusive parish

- 9.1 Mattishall residents have the opportunity to enjoy a vibrant community life. Most residents who responded to consultation said that they liked living in Mattishall because of its rural character and atmosphere, and feeling part of a community. Young people in particular described Mattishall as friendly with community activities and facilities.
- 9.2 The village has most of its services towards the eastern end of the main Dereham/Norwich Road and Church Plain. The Sports and Social Club, the Golf Club, South Green Park, and one of the early years providers are located about half a mile away from the village centre in South Green and have no close access to public transport and no cycle ways to facilitate access for villagers from other parts of the Parish.
- 9.3 For the purposes of the Mattishall Neighbourhood Plan, a community facility is a building, land or other structure that provides a service or facilitates recreation for the inhabitants of Mattishall and/or surrounding villages. A community facility may be owned or operated by a public body, a not-for-profit organisation, or a commercial enterprise. The key test for a business to be included as a community facility is 'whether it predominantly provides a service for the inhabitants of Mattishall and/or surrounding villages'.
- 9.4 From consultation it is evident that residents value being part of a community and appreciate the community services and facilities that are available within the village and there is strong support for retaining them. Also, because the resident population will increase as a result of new development, it is important to enhance community life and the supporting infrastructure.



Figure 20: Mattishall Sports and Social Club.



1. Playing Field
2. Social Club
3. Memorial Hall
4. Bowls Green
5. South Green Park Enterprise Centre
6. Bishy Barnabees Day Nursery
7. SAS Autos
8. D C Gaskins
9. Roots Hairdresser
10. Victoria Stores
11. Tabnabs
12. Hewitts Butchers
13. All Saints Church
14. Fish & Chip Shop
15. Richards Hairdresser
16. The Swan Public House
17. All Saints Church Rooms
18. Surgery
19. Pharmacy
20. Village Green
21. Car park
22. Site for new Play Area
23. Post Office
24. Primary School
25. Cemetery
26. Allotments
27. School Playing Field
28. Children's Play Area
29. Mattishall pre School
30. Scout HQ
31. Methodist Church
32. St Peters Church
33. Just Hair
34. Chiropodist
35. Mattishall News
36. Evangelical Church
37. United Reformed Church
38. Rocking Horse Daycare
39. Golf Club (to south of map)

Figure 21: Community facilities in Mattishall (source: Parish Online mapping, with own annotations).

In addition Mattishall has the following regular mobile services: Mobile Library and Mobile Fish van

Objective 7: To provide opportunities for social interaction through cultural, leisure, sport and commercial activities for all members of the community.

- 9.5 There are differing opinions on whether and to what extent Mattishall needs more or better community facilities, but there was a wide consensus that the village did not want to lose what it has.
- 9.6 Residents were asked 'What services does Mattishall not have that you would like to see here?'. Many respondents listed one or more new services, nearly all of which would be classified as community facilities. The most frequently mentioned recreational facilities were a leisure centre/sports hall. Frequently mentioned commercial facilities were a bakery and a dentist. Younger residents wanted more shops and facilities such as tennis courts and a swimming pool.

POLICY

**COM1: New community facilities**

Proposals for new or improved community facilities will be supported unless any adverse impacts would significantly outweigh the benefits.

Objective 8: To retain a range of facilities and services such as local shops, meeting places, sports venues, public house and places of worship, for the benefit of the community.

- 9.7 In the past 25 years, the village has seen the closure of a bakery, grocers shop, green grocer, hardware shop, estate agent, and garage. Most of these sites have been changed to residential use. There is strong evidence that people would be unhappy to see further closures and that they wish to retain existing shops and services. In particular, the Post Office has been perceived as under threat of closure.

POLICY

**COM2: Community facility change of use**

Insofar as planning permission is required change of use of an existing community facility to a non-community use will be resisted unless either:

- a. The facility will be (or has been) replaced by an equivalent or better community facility; or
- b. It can be shown that the existing community use is not viable and no alternative community use is viable.

Objective 9: To support the appropriate growth of medical facilities, early years provision and the primary school to meet the developing needs of the Parish.

- 9.8 The doctors' surgery has approximately 8,500 patients and covers an area larger than Mattishall. Patients come from Dereham, Easton and also north and south of the Parish. The partners in the practice have identified the need to move the practice and pharmacy to a larger site within the next 5 years to enable expansion of the services offered and to cope with the inevitable increase in patient numbers arising from developments in the Parish and elsewhere. At the time of writing, the practice was interested in hosting a physiotherapist, a social worker and other services.
- 9.9 Through consultation, particularly strong support was found for the provision of a new enlarged medical centre and pharmacy. A desire for a dental practice in the village was frequently indicated through community consultations. Almost 70 per cent agreed that there was a need for a new health centre (containing a doctors' surgery, dentist and pharmacy) in a new location. Planning contributions will be sought from major developments towards the development of medical facilities in accordance with Breckland Council policies in place at the time of the determination of the applications concerned.

POLICY

**COM3: Medical facilities**

The provision of extended and improved medical facilities within the Parish will be supported. Any redeveloped or relocated facilities should provide convenient and safe accessibility for pedestrians and public and private transport users.

- 9.10 Children in Mattishall mostly go to high schools in Dereham. Mattishall Primary School is the only primary school in the Parish, located in the middle of the village on Dereham Road. With an increasing population, there is concern from residents as to how the primary school will cope with increasing numbers. In December 2015 there were 207 pupils on the register, with a capacity of 210. Any necessary investment and expansion of the school was overwhelmingly supported through consultation with residents. This will help to ensure that all Mattishall children will be able to have a place at the primary school. This is seen as an important component in the community functioning of the village both in its own right and as a Local Service Centre.



**COM4: Early years and school expansion**

The expansion of early years and primary school provision in the Parish will be supported.

Objective 10: To provide services that meet the needs of people as they age and so avoid their having to leave the Parish.

- 9.11 The consultation process showed that older people did not want to have to leave Mattishall due to their changing housing and support needs. There is currently no residential care home for the elderly in the village. Mattishall residents support better facilities for the elderly and less able, which could help free-up existing larger properties thus helping families and communities to stay together. The provision of supported living and residential/nursing care was strongly supported through consultation.

**COM5: Supported living and care facilities**

The provision of supported living and residential/nursing care facilities for those who are elderly or have a disability will be supported.

**PROJECTS**

- a. Responses to consultation included a large number of suggestions for new community facilities. None of these have yet developed into detailed plans. The Parish Council plans to lead a group to explore the ideas that have been put forward and bring the best of them to fruition.
- b. A new children's play area and adult exercise area at Old School Green is at an advanced stage of planning and is expected to be completed shortly.

# 10. Economy

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## A flourishing and diverse local economy

- 10.1 There are a wide range of different businesses within the Parish, some providing services to the Parish and others much more widely.
- 10.2 Mattishall is defined as a Local Service Centre in the emerging Breckland Local Plan. Mattishall residents and neighbouring visitors benefit from the businesses and services in the Parish. The designation as a Service Centre recognises the importance of the range of services provided in the village.
- 10.3 Set in the centre of rural Norfolk, Mattishall has centuries of tradition in farming. Mechanisation and increasing computerisation has reduced the associated level of employment provided for the village. Although relatively few families own farmland within the Parish, there is a recognition that farming lies at the heart of Mattishall's social economy, a status that will continue for the foreseeable future.
- 10.4 There are approximately 80 businesses operating in Mattishall, ranging from major employers (e.g. South Green Park Ltd) to small home-based businesses and the self-employed. The businesses include farming, retail (general stores and butcher), service-retail (car servicing, cafés, public house, hairdressers, holiday accommodation, physiotherapy, and building and related services). The existing business community is positive about its future with over half expecting their businesses to expand in the next 10-20 years. Despite this vibrant economic activity, only 19 per cent of Mattishall residents work within the village. Eighteen per cent work within 10 miles of Mattishall and 51 per cent work more than 10 miles away or in Norwich.
- 10.5 Mattishall has 25 per cent of residents over the age of 65 (higher than the national average). A significant number of households (57 per cent) could register deprivation in one dimension<sup>12</sup>, of which 47 per cent have at least one person with disability or health problems.
- 10.6 The Neighbourhood Plan is positive about new business, the expansion of existing businesses and employment development on a scale appropriate for the village.
- 10.7 Integration of modern businesses into our village with its roots and traditions based in agriculture is perfectly achievable. South Green Park Ltd and Poultec Training is a good example. As a large organisation (>60 employees), its buildings have very low visual impact and the associated impact on traffic

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<sup>12</sup> English Indices of Deprivation 2010

flow is minimal. Its activities also provide significant facilities and benefits for Mattishall and the wider region.



Figure 22: Farming in Mattishall.

**Objective 11: To support existing businesses and promote businesses and employment opportunities on a scale compatible with Mattishall's rural character and function as a Local Service Centre.**

- 10.8 Evidence from consultations strongly supported the need to stimulate businesses to provide additional employment and sustained support for the local economy. This opinion was common throughout the community and in particular reflected a view that increased employment opportunities for young people is essential for sustaining and improving the vitality of the village. This support came with the proviso that any business development should reflect the needs of the community and be on a scale reflecting the size and rural atmosphere of the village, especially in relation to traffic movements.
- 10.9 Over 40 per cent of respondents said the biggest benefit of development in the Parish should be the creation of local jobs and businesses and 52 per cent

were in favour of allocating land for facilities to support small businesses/business start-ups. New business development will enhance employment opportunities and the long-term viability of a dynamic community.

POLICY

**ECON1: New businesses and employment**

Proposals for new business development will be supported subject to the following criteria:

- The design is responsive to the scale and character of the locality of the site;
- The development can be accommodated without significant adverse impacts on the local environment and the amenities of local residents; and
- The development can be satisfactorily accommodated within the local road network.

10.10 The community recognises the importance of farming to the economy and social fabric of Mattishall. There was strong support for improving the economic viability of farms through diversification, subject to conformance with the other Plan policies.

10.11 On the question of farm diversification to generate green energy, Mattishall residents expressed no clear preference with respect to solar and wind energy, although there were strong reservations about 'fracking'.

POLICY

**ECON2: Agricultural businesses**

Proposals for the development and/or diversification of agriculture-related businesses will be supported where they are not in conflict with the other policies in the Plan.

10.13 Future employment opportunities will depend on business leaders seeing the benefits of staying in Mattishall rather than relocating elsewhere to obtain appropriate space for growth. The Plan aims to facilitate this.

**ECON3: Home-based and small businesses**

Insofar as planning permission is required, proposals for the development of home-based and small businesses will be supported.

Proposals for the development of business incubator uses, office facilities, training facilities or live-work units that would assist in the safeguarding, extension or diversification of home-based or small businesses will be supported. In all cases the proposed development should be appropriate to the character of the Plan area in terms of design, should provide the appropriate car parking to development plan standards and should not have an unacceptable impact on the capacity of the local highway network.

# 11. Transport and Telecommunications

Good transport services and communication linking people to jobs, health and other services

- 11.1 Mattishall lies a mile to the south of the A47, the principal road linking Norwich and Dereham. The main road through the village runs east-west and is a small country road which barely allows buses and heavy goods vehicles to pass in many places. All of the feeder roads onto the main road in the village are country lanes with informal passing places, as are all the other roads in the Parish. The nature of the roads in the Parish makes them unsuitable for significant increases in traffic within and through the village.



Figure 23: Traffic calming measures and traffic through Mattishall village centre.

- 11.2 Traffic on the main road in the centre of the village is controlled by a 20mph speed limit, supported by chicanes where the zone starts and finishes, and speed bumps within it. Surrounding this is a 30mph speed limit in force from the east and west settlement boundaries and to the north and south

boundaries. The majority of consultation respondents thought that current speed limits are acceptable.

- 11.3 Traffic in the village can be busy at morning peak times, in the afternoon when the school closes and in the evening as people return from work. When the A47 between Easton and Dereham is disrupted, traffic through the village is particularly heavy as this is then the route of choice. There is concern that an increase in population will put pressure on the current road infrastructure.
- 11.4 Norfolk County Council has advised against developments along Mill Street and South Green as a result of the 'severe constraints regarding Mill Street/Church Plain' where the road narrows and there is no footpath. This constraint has caused Breckland Council to currently classify sites put forward in this locality as 'Unreasonable Options'<sup>13</sup>, limiting the opportunities for development in this area which is reasonably close to most village services and facilities. However, the Local Plan Transportation Study: Dereham (August 2016) indicates possible ways to address this concern.
- 11.5 Good broadband and mobile phone connectivity is increasingly essential for business, social and domestic activities, and additionally serves to reduce the need for travel.

Objective 12: To support and encourage safe and sustainable transport, including walking and cycling.

- 11.6 As a rural parish there is a high dependency on the car. Public transport is limited to an hourly bus service between Norwich and Dereham, which operates along the main road through the village from 6.30am to 7pm on weekdays, with a more limited service at weekends. The nearest rail stations are in Norwich and Wymondham. Consultation clearly demonstrated residents' desire for new developments to be close to public transport and for village services to be accessible by pedestrians and cyclists.
- 11.7 There are currently no cycle ways in the village. The principal footpath along the main road through the village is on the north side of the road with only two short lengths of footpath on the south side, one running from the church to the easterly bus stop and the other from Mattishall News to Welgate. There are no formal pedestrian road crossings in the village. Notably, to access the school, children have to cross the road outside the school. Most of the village services are located at the eastern end of the village and this discourages walking and cycling by those who live to the west of the centre.

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<sup>13</sup> Breckland Local Plan Preferred Site Options and Settlement Boundaries 2016

- 11.8 The developing Local Plan<sup>14</sup> indicates that services and facilities should only be considered available when ‘within a recognised acceptable walking distance’ taken to be 800m.

**POLICY**

**TRA1: Safe and sustainable transport**

Residential and community developments will be supported where they can demonstrate that they have good access to public transport and ensure that amenities in the village can be readily and safely accessed by pedestrians and cyclists.

Residential, commercial and community developments should:

- a. Not unduly increase traffic volumes within or through the village; and
- b. Not create additional safety risks; and
- c. Provide off-road parking to development plan standards to ensure no undue hindrance to traffic or safety issues.

- 11.9 There is limited public parking in the village and so at school opening and closing times there is significant on-road parking, as well as more continuous on-road parking around some service providers, for example the Post Office, doctors’ surgery and Mattishall News. The majority of consultation respondents (76 per cent) agreed that public parking in the centre of the village was inadequate. Some 84 per cent of respondents felt that adequate off-road parking should be provided in new developments.

**POLICY**

**TRA2: Public parking**

Proposals for the delivery of new public car parking facilities in the village centre will be supported where they would preserve or enhance the appearance of the Church Plain conservation area.

Proposals for the development of new community facilities in the village centre or for the extension of existing facilities should provide off street car parking spaces to development plan standards.

- 11.10 Development proposals for enhancement to, or provision of, transport networks should be via negotiation with developers and key stakeholders, including Mattishall Parish Council.

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<sup>14</sup> Breckland Local Plan Preferred Site Options and Settlement Boundaries 2016.



## PROJECTS

- a. Mill Street/Church Plain: Opportunities to mitigate the identified constraints at Mill Street/Church Plain and to seek to provide enhanced pedestrian and cyclist access to village services and facilities from the area to the south of Church Plain will be assessed and implementation of identified improvements supported.
- b. Traffic volumes: Proposals for significant developments in neighbouring parishes should be monitored to ensure they will not unduly increase traffic volume in the Parish.
- c. Public transport, walking and cycling: Facilities and activities to encourage the use of public transport, walking and cycling will be identified and actively supported.
- d. Road safety: Measures to encourage safe use of the roads, particularly conformance to safe speeds and speed limits, will be identified and actively supported.

Objective 13: To develop and sustain efficient and effective broadband and mobile connectivity throughout the Parish, meeting the domestic, social and business needs of the community.

- 11.11 From July 2013 to September 2015 BT OpenReach carried out works to introduce 'Better Broadband for Norfolk' that brought access to improved broadband to parts of Mattishall. Despite this, access is not good throughout the Parish. Consultation respondents identified improved broadband as one of the 'biggest benefits' developments should bring. Businesses identified broadband as very important or important to their business.
- 11.12 Mobile connectivity is also not adequate in many parts of Mattishall Parish. Ninety-four per cent of business respondents said better mobile reception would make it easier to operate in Mattishall as did 89 per cent in regard to broadband.

## POLICY

### TRA3: Broadband and mobile facilities

Subject to the provisions of other policies in the development plan provision of facilities to support the delivery of efficient and effective broadband and mobile connectivity throughout the Parish will be supported.

**TRA4: Broadband and mobile connection**

New residential, commercial or community developments should seek to ensure that broadband and mobile connectivity will meet the needs of occupiers and/or users, and support the connectivity of the wider community.

# 12. Implementation and Monitoring

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- 12.1 The Neighbourhood Plan covers the period 2017 to 2036. The developments that take place during this time will need to take account of the Neighbourhood Plan policies. It is important to ensure this is monitored and that community projects identified through the Neighbourhood Planning process are achieved.
- 12.2 As part of the preparation of the Neighbourhood Plan, an Implementation Plan is being developed. This will require the coordinated input of the community and statutory agencies.
- 12.3 Mattishall Parish Council will lead on and monitor the implementation of the Neighbourhood Plan.



Figure 24: Mattishall village sign.

# Appendix

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## Neighbourhood Plan Working Group Members

- Lisa Christensen – Chair
- Jonathan Daw
- Fred Elson
- Freddie French
- John Gogle
- Nicky Grandy
- Laura Handford
- Anne Jackson – Secretary
- Ken Jenkins
- Rachel Leggett – independent consultant
- Anna Loake
- Andy Maule – Vice-Chair
- Brian Metland
- John Norton
- Mike Nunn
- David Piper
- John Rockliff
- Nick Simons
- Richard Stephenson
- Richard Turner
- Julie Tyler
- Glen Westall
- Jill Wilson



our village, our future