

Mattishall Neighbourhood Plan Review – Regulation 14 Consultation – 08 November 2023 to 08 January 2024

COMMUNITY COMMENTS

ID	Section	Comments	Action Agreed by Mattishall Parish Council
35	COM1 / General comment	I have completed the NP feedback questionnaire, but I missed/omitted to congratulate the working group on a job well-done. I hope that it is appreciated by the community. One thing that I noted was the S106 benefit that you achieved from Denbury. I may have missed it, but I am not aware of any such return from Bayfield. I hope that any future developments, especially as this is likely behind the current Poplar farm site, are accompanied by such payments,	Noted. Appropriate S106 mitigation measures are covered by Breckland Local Plan policies.
34	COM1 / Typo / error	Include Bowls Club on community facilities map	Accepted. Action required to amend Map 18 to include Bowls Club.
12	COM3	Improve facilities for disabled persons - more car parking	Noted. Policy MNP COM3 covers the requirement to accommodate compliant parking arrangements.
30	COM3	Strongly feel surgery should stay where it is. Problem isn't so much space as lack of medical practitioners. It's well located and well served by public transport	Noted. Operational capacity arrangements of the medical facility are outside the scope of this plan.
36	COM3	Finding a site for an expanded medical centre / pharmacy seems particularly important.	Noted.
34	Design Guide / Typo / error	Design guide page 25 should include settlement boundary	Noted. Map in Design Guide illustrates historic development of the village. Map 17 shows the current settlement boundary.
12	ECON1	Resiting the surgery / pharmacy will have a detrimental effect on the local highway network	Noted. There are no current proposals to re-site the surgery/pharmacy. Any future proposals will need to take into account the impact on the highway network.

12	ENV2	Viewpoint 5 - I believe a better view is from the road junction slightly north	Noted. The submitted viewpoint is considered valid.
12	ENV3	Hedgerows should not obstruct a cyclist's view, especially at a bend in the road	Noted. Cyclists are an important road user. The Parish Council liaises with the Local Highway Authority (NCC) to highlight visibility concerns and the need to enforce highway safety matters.
1	ENV4	Pleased to see green spaces being protected - we need them. More play areas would be good.	Noted. The village centre play area will shortly be supplemented by a new play area at the Kingfisher development. Also the Sports and Social Club is proposing a new play area at South Green.
37	ENV4	<p>Note: This response was received from someone who neither lives nor works in the parish, however the Parish Council notes the points made and has responded positively.</p> <p>I do not support the designation of farmland on the edge of the village as local green space. Of course, no-one wants to see development on precious farmland but there are other policies in place to protect these sites. Slapping a green space policy on plots of land just to try and stop development is not the solution. There needs to be more substance behind this. Obviously, if the landowner has no objection then that's fine, but I don't see how the council can effectively take control away from the landowner without their consent. The concept of designated green spaces in Mattishall seems strange to me as the village is essentially linear and surrounded by ample green space and footpaths. No-one living in Mattishall has limited access to green space. The only sites I support are the sports field (it's already public and used), the land west of Denbury Homes (this was negotiated as part of planning), and the land west of Ivy Way as it is a wildlife oasis with several ponds and already enjoyed by residents via an existing public footpath. I certainly don't support the allocation of the land off Rayners Way/Dereham Road as it offers zero recreational benefit to the community, is not tranquil being on the main road, and has limited wildlife benefit due to its size and location.</p>	<p>Noted.</p> <p>Noted. All the proposed Local Green Space allocations have been carefully considered against the relevant criteria and have community support evidenced at each stage of the consultation process.</p>

40	ENV4	<p>Site 4: This site has no public access rights and the young hedge already obscure it from view. It is not significant in terms of biodiversity and the TPOs protect the trees already. To my mind this is the perfect spot for in-fill development - as stated aim of the plan - as it does not border any other open land.</p>	<p>Noted. Robust evidence has been provided in support of Site 4 being proposed as a Local Green Space. The site has been carefully assessed against the relevant NPPF criteria.</p> <p>The site is clearly defined. It is a central village green space location which provides a natural interlude in the built environment.</p> <p>The site is within the village, immediately adjacent to the defined Local Plan settlement boundary.</p> <p>The space is demonstrably special to the local community and holds particularly local significance.</p> <p>Mattishall residents have been consulted on the merits of designating this site as a Local Green Space. The Regulation 14 community consultation resulted in 80% of respondents agreeing that this site be designated as a Local green Space.</p> <p>In terms of meeting the NPPF criteria: Beauty</p> <p>The site has enormous visual importance to the residents of the village- a natural space with attractive clusters of trees. A pleasant view of former farmhouse and associated agricultural buildings from both Rayners Way and Dereham Road. Important green space within the built residential area of the village. At the April</p>
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			<p>2023 Neighbourhood Plan consultation event 66% of respondents felt this was an important “Beauty” site.</p> <p>Tranquillity Provides a tranquil vista within a residential area. 60% of respondents felt this was an important “Tranquil” site.</p> <p>Richness of its wildlife Seasonal nesting birds, roosting site for Pipistrelle bats. Mature trees – range of broadleaf and conifer, bounded by wildlife rich hedgerows.</p> <p>The site’s landowners have been engaged at the appropriate time in compliance with the requirements of the NPPF.</p> <p>This site has been the subject of a planning appeal (Appeal Ref: APP/F2605/W/22/3301662) against a refusal by Breckland District Council to grant outline planning permission for the proposed development of 4 new single storey dwellings. The appeal was dismissed. The appeal inspector stated:</p> <p>“I therefore conclude that the development would not be acceptable in respect of flood risk. It would therefore be contrary to Policy ENV09 of the Breckland Local Plan (BLP) and Policy</p>
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			<p>ENV9 of the Mattishall Neighbourhood Plan (MNP) which together state that development will be located to minimise the risk of flooding, and that consideration should be given to surface water drainage. It would also be contrary to the advice set out in the Framework, which I have set out above.”</p> <p>In reference to biodiversity the appeal inspector stated:</p> <p>“Accordingly, I am unable to conclude that the proposed development would not adversely affect protected or priority species and habitats. Therefore, the proposal would be contrary to BLP Policy ENV02 and MNP Policy ENV7 which together seek to maintain and enhance biodiversity, and require development proposals that may affect species or habitat to be accompanied by an assessment of the effects of the proposal on flora and fauna, demonstrating how have effects have been considered and where necessary, mitigated. It would also conflict with advice within the Framework which states that planning decisions should minimise impacts on biodiversity.”</p>
40	ENV4	Site 9: This site is unsuitable for development or agriculture (water meadow, significant archaeological remains). As such it is already re-wilding itself and is full of biodiversity, including a maternity roost of bats. There is a very popular public footpath which already provides villagers with access to appreciate this wonderful piece of nature. This	Noted. Robust evidence has been provided in support of Site 9 being proposed as a Local Green Space.

		site is also very unusual in the heavily farmed and built environment and as such I would like to see it protected.	
18	ENV5	Quality of roads, drainage, cleanliness leave much to be desired - especially outside main demographic areas - Mill Road, Thynnes Lane, Clippings Green, Rookery Farm, Grove Farm, Watercress Lane	Noted.
45	ENV5	This must not in itself preclude the development of a new (much needed) health centre (GP surgery, pharmacy, etc.). 11.1 states that "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". The one area that I would like to see MNP2 address is the poor quality of the roads and lack of safe pedestrian access in and out of the village to the east (Norwich Road / Mattishall Road to East Tuddenham) and to the west (Dereham Road / Yaxham Road to Clint Green). I would ask that the parish council lobby Norfolk County Council with the aim of bringing these up to the same specification as, say, the road between Clint Green and Yaxham (Norwich Road), and the road to the east of East Tuddenham (Mattishall Road).	Noted. As acknowledged, the public road network is the responsibility of Norfolk County Council. Policy MNP TRA1 seeks to ensure that new development contributes to delivering a safe and secure highway (footpaths and carriageways).
7	ENV6	Dark skies policy threatened by addition of security lighting on new developments post build by new owners. Mill Road	Noted. MNP ENV6 seeks to protect the environment via a policy for new development enforceable through planning conditions.
10	ENV8	It would be good to link up footpaths. Circular routes eg link from Howes Lane - Watercress Lane. Footpath along Stone Road would link Mattishall and Dereham offroad and through into Mattishall down Mill Road	Noted. MNP ENV8 seeks to ensure new development makes provision for new and improved footpaths. Project "g" seeks to deliver improved footpath connectivity.
12	ENV8	Provide paths suitable for wheelchair use where possible	Noted.
12	ENV9	"Lagoons" for excess rainwater containment should have trees planted round them to aid aspirations	Noted. Policy ENV9 has been amended to take into account comments made in relation to surface water drainage and SuDS.
8	HOU1	Thank you for the work you have put in to safeguard our village character. I want to it to these characteristics and not become a town / sprawling suburbia	Noted. The NP's overall "Vision" is to preserve and enhance the village's character.

19	HOU1	No more new houses. We need the green spaces we have got left now.	Noted. MNP Policy HOU1 seeks to deliver an effective spatial strategy for Mattishall. Policy MNP ENV4 seeks to designate specific sites as Local Green Spaces and other protected open spaces.
34	HOU1	My concern is that the overarching comment that the policy of no development outside settlement boundary results in virtually all new builds not being implemented	Noted. The Neighbourhood Plan does not restrict new development within the settlement boundary. Clauses 2 and 3 in HOU1 lists the exceptional circumstances outside the settlement boundary.
30	HOU2	Strongly support energy efficient houses etc/ What about insisting all new developments should be ?? Housing and a minimum social housing as well as affordable without builders wriggling out at last minute saying they can't afford affordable.	Noted. The Affordable Housing Policy sits within the Breckland District Council Local Plan. The Mattishall Neighbourhood Plan supports this policy. Policy HOU1 has been amended to specifically mention rural exception sites (these are sites for affordable housing for local people, allowed outside settlement boundary where the scheme meets an identified local need).
12	TRA1	All footpaths must be fully suitable for wheelchair users. Some existing paths are downright dangerous	Noted. Management and accessibility of the footpath network lies with Norfolk County Council, who have been consulted on this draft plan.
25	TRA1	Recent new builds have increased the amount of traffic in the village. People are having difficulty getting out of their drives and side roads during peak periods	Noted. MNP TRA1 seeks to ensure that new development does not unduly increase traffic volumes or adversely impact on highway safety.
2	TRA2	Parking parking parking	Noted.
4		Note: This response was received from someone who neither lives nor works in the parish, however the Parish Council notes the points made and has responded positively.	Noted

	(1) P19 think should be greater than 3,000 K (2) on plans - Mattishall has only 1 "T" - see key (3) Check Kwh / M2 / Annum table - I think this is Passivitaus Premium = too onerous	
20	Completion declined due to dyslexia	Noted.
38	An excellent and well written plan	Noted
38	Defibrillator at the Kingfisher site as a project	Accepted. This helpful suggestion will be included as an additional "project" in Section 9 Community.
39	I support the principle of the Mattishall Local Plan and the document as it stands.	Noted
41	May I bring to the attention of the Parish Council and Breckland District Council the previously submitted letter from Anglian Water. The letter outlines the concerns of the overloaded waste water and sewer system. If Anglia Water show concern then surly this is an issue that needs addressing, may I remind all of the flooding in the village, focused around Mattishall News.	Noted. A key Objective of the NP is "To ensure new developments do not create flood risk and problems with sewerage and surface water drainage".
43	I am concerned the view north of Welborne Road is not mentioned at all in the plan, I would be concerned that designating all the other mentioned views would mean a developers free for all to build along Welborne Road	Noted. NMP HOU1 seeks to restrict development outside the defined settlement boundary.
47	Very comprehensive and well presented. Agree with all the proposed policies.	Noted
50	The provision of public charging facilities for electric vehicles is desirable since there are none in the village. A possible site would be 2 parking bays adjacent to the village green in the public parking area	Noted. This suggestion has been brought to the attention of the Parish Council who operate the public car park.
65	I write in connection with the above draft plan. Apologies for the lateness of this response but I wasn't consulted about this proposal and had no idea it was under consideration until a friend from the village mentioned it to me. I originally contacted Breckland District Council to share my concerns as I was told they would be next in line to consider this plan, but they have now referred me to you. I'm surprised I wasn't directly consulted as I see that at least one of your working group members is an acquaintance of mine. Over the years I have had a very friendly relationship with the parish, including agreeing	Noted. Submission received 7 days after close of Regulation Consultation.

		some years back to their request to plant trees in the north eastern corner of one of the fields, which are now thriving.	
65	ENV4	<p>Note: This response was received after to closing date of the Regulation 14 consultation. However, the Parish Council notes the points made and has responded positively.</p> <p>I am concerned to note that the land I've farmed in the village since 1975 (page 38, plot 5 on the map) has been proposed as Open Green Space. While I have retired and no longer live in the village, I was born there in 1951 and my Mother lived there until she passed away in December 2022 at the age of 98, and I have more direct family living in Clint Green. I can't understand how others can decide to limit future uses of the land which they don't own.</p> <p>I haven't at this stage had time to study the plan in any depth, nor am I an expert in these matters, and have not yet sought professional advice, but I do take issue with some of the logic used in the report to justify its intentions, namely :--</p>	<p>Robust evidence has been provided in support of Site 5 being proposed as a Local Green Space. The site has been carefully assessed against the relevant NPPF criteria.</p> <p>The site is not considered to be extensive and has clearly defined boundaries. The space is local in character and scale. It is immediately adjacent to Mattishall village centre and accessed by well utilised public footpaths.</p> <p>The site was recently subject to a Regulation 14 public consultation exercise with 89% of respondents agreeing with the designation of this site as a Local Green Space. 83% of respondents thought that the site met the NPPF criteria.</p> <p>The site forms part of the transition from the domestic and suburban form of development along Cedar Rise and Thynnes Lane into the agricultural landscape beyond. The site makes a positive contribution to the rural character of the area.</p> <p>This site has been identified by the residents of the village as being an important view and vista. It is designated as such in the adopted Neighbourhood Plan POLICY ENV2. It is vital than this</p>

			<p>site is protected as a designated open space as it provides an open rural gateway to the village. As part of the April 2023 public consultation 77% of village respondents regarded this site as having importance for its “Beauty”. Public footpaths running approx. west/north west to East/South East across the site. These are much used by local walkers, bird watchers and dog walkers. Footbridge across large drainage ditch used for recreation and an alternative “off road” access route from the village to the open countryside. 90% of village respondents regarded this site as having importance for its “Recreational Value”.</p> <p>There are pleasant open views to S and E across open farm land and to N and W to village houses, mainly screened by rich wildlife hedges. Objective 1 of the Mattishall Neighbourhood Plan is “to protect and enhance the rural look and feel of the village and wider parish”. During the Neighbourhood Plan preparation process (April 2023) 92% of respondents stated that maintaining rural views and vistas as wildlife corridors was important. 77% of village respondents regarded this site as having importance for its “Tranquility”.</p> <p>The site is an important wildlife corridor. It is a nesting and roosting site for birds; also water vole inhabit the water banks. 64% of village respondents regarded this</p>
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			<p>site as having importance for its “Richness of Wildlife”.</p> <p>The site is bordered by some extremely old hawthorn hedge according to the Woodland Trust.</p> <p>Wildlife survey observations: 19.7.23 06.30 Wood pigeon, Dove, Great tit, Carrion crow, Rook, Wren, Robin, Long tailed tit, Chaffinch, Blackbird, Sparrow, Skylarks, Rabbits.</p> <p>26.7.23 18.00 Wood pigeon, Rook, Crow, Dove, Yellowhammer, Blackbird, Red kite, Squirrels.</p> <p>7.8.23 Buzzards, Red kites. Skylarks nested in this area earlier in the year.</p>
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			Barn owls and Tawny owls seen early in the morning and late in the evenings. Bats seen in the evening. Evidence of foxes.
65	ENV4	<p>Note: This response was received after to closing date of the Regulation 14 consultation. However, the Parish Council notes the points made and has responded positively.</p> <p>Page 33, point 7.24. I don't see any unusual beauty, historic significance, recreational value (<i>apart from walking the footpath, and this facility wouldn't be lost even if the land wasn't designated as open green space</i>) tranquillity or richness of its wildlife. Also, this is an extensive tract of land, not a small parcel, 16 acres in total.</p>	Noted. See comment above.
65	ENV4	<p>Note: This response was received after to closing date of the Regulation 14 consultation. However, the Parish Council notes the points made and has responded positively.</p> <p>Page 34, Site 5 The land is used for growing agricultural crops, although it is currently operating within a short term Countryside Stewardship agreement with Defra to grow wild bird food and flower rich margins and plots, hence there may be a number of birds to be seen, albeit on a temporary basis. Most that I have seen are pigeons and crows, with a good number of rats that have probably come from the surrounding houses to feed on the field. As such, at the end of this agreement the fields will revert back to growing commercial food crops like wheat, barley etc. which should reduce the concentration of vermin. With regard to visual amenity, the footpath across the land will still provide the visual amenity for walkers if the land is not designated as Open Green Space.</p>	Noted. Submission received 7 days after close of Regulation Consultation. See response above.
65	ENV4	<p>Note: This response was received after to closing date of the Regulation 14 consultation. However, the Parish Council notes the points made and has responded positively.</p>	Noted. Submission received 7 days after close of Regulation Consultation. Please see comment above.

	<p>Page 36, POLICY</p> <p>It states that development on these sites will not be acceptable other than in very special circumstances in line with national policy without compromising the principal function of Local Green Space.</p> <p>I note that a lot of development has already taken place in and around the village, in one case I believe, on the Dereham Road development, that the village boundary was altered to accommodate the housing. As no housing proposal has been applied for on any of the two fields in question (plot 5), I don't think it's fair that this land could now potentially be blighted in terms of the potential for any future use.</p> <p>As such I would like to register my opposition to the fields being designated Open Green Space in the draft plan.</p>	
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