

Planning Application Ref: 3PL/2020/0462/F

Land South of Dereham Road

Mattishall NR20 3NU

Mattishall Parish Council

REQUEST REFUSAL

HOU 1 Size of development.

The size of this development is too large and not appropriate to the size of the village. Based on completions and commitments to date, Mattishall has fulfilled its minimum housing allocation of 141 dwellings prior to 2036 and, has no requirement for affordable housing.

HOU 3 Affordable housing

25% affordable housing is being proposed i.e.: 12 homes. An application to reduce the number of affordable properties below the original 40% was refused.

HOU 4 Complement and enhance existing character of the village.

This proposed development, although now modified, will be noticeable on entering a village of different styles of properties.

ENV 2 Important views and vistas

In the Mattishall Neighbourhood plan, it was noted that, the approach from Dereham is listed as one of three. At the appeal, the inspector commented that the development would harm the character of the area would conflict with the MNP policy ENV2

ENV 5 Distinct villages

Villages need to be kept separate and, therefore need to have green space between them. We object to building on farmland because in the future out of the EU, farmland will be needed for producing arable and livestock.

TRA 1 Safe and sustainable transport.

The development will be over 1km from the main village. This will ultimately mean an influx of vehicles into a congested, at times, centre of the village, which has inadequate parking facilities, a medical centre that is oversubscribed and a small school. The infrastructure of the village would not be able to support a development of this size.

HOU 6 Affordable Housing

Paragraph 3.53, the report recommends 25% affordable housing. Paragraph 3.57, when considering fractions of 0.5 dwelling, financial sum equivalent will be due payment.

HOU 4 Complement and enhance existing character of the village.

This is a large housing estate with a modern design which will not sit well in the entrance to the village.

TRA 1 The development will be over 1km from the main facilities

Therefore, residents are unlikely to walk, causing more vehicles into an already small congested area. There is no significant parking in the centre of the village. The school and medical centre would not sustain another minimum of 100 residents. We believe that Highways should be consulted in the access to and from the site, due to two blind bends coming from the west with vehicles entering the village at high speeds.

In conclusion, it could be argued that as the Greater Norwich Partnership area, a more sustainable location in relation to employment and, facilities, currently has a land supply well in excess of five years, these houses are not necessary in Mattishall.