

## Appendix C

### Potential sites to be added to the register

Since the publication of the last BLR, one new site has come forward for inclusion on the register. However, this site does not meet the criteria set out in the Town and Country Planning (Brownfield Land Register) Regulations 2017 and it is recommended that this is not included. More detailed analysis is provided below.

Site: 149 Dereham Road, Mattishall, NR20 3PD

[Glenthorne, 149, Dereham Road, Mattishall, Norfolk, NR20 3PD](#)



#### Site Size (HA)

1.5

#### Settlement Hierarchy

Local Service Centre

#### Site description

The site has previously been used as a commercial transport yard and forms part of an existing maintained farm. This use has been established for many decades. The site adjoins Dereham Road, sitting just outside of the settlement boundary. It sits behind May House and Gate House, two residential properties. Neighbouring uses include residential, holiday let accommodation and agricultural land.

#### Constraints

Limited.

#### Planning History

No recent relevant planning history.

**Suitability**

Mattishall is defined as a Local Service Centre with a rich historic environment and two conservation areas with a number of listed buildings. The site itself is situated outside of the settlement boundary.

Most of the land surrounding Mattishall is situated within the Landscape Character Area 'Mattishall Hall Small Scale Plateau' which is of high/moderate landscape sensitivity.

**Criteria**

Sites that appear on the Register must be appropriate (suitable) for housing development (or housing led development), having regard to the criteria set out in Regulation 4 of The Town and Country Planning (Brownfield Land Register) Regulations 2017 (BLRR). The Criteria are:

- (a) the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
- (b) the land is suitable for residential development;
- (c) the land is available for residential development; and
- (d) residential development of the land is achievable.

From the available information the site meets criteria a, c and d.

In considering suitability, local authorities must have regard to the development plan, including relevant neighbourhood plans, and the National Planning Policy Framework when making decisions about which sites to include on their registers. This means, for example, that a site that complies with the definition of brownfield land but is located within an area designated as Countryside in the Development Plan would not appear on the Register as it would be judged to be unsuitable for residential development given that such a proposal would be contrary to adopted Development Plan policies. This site is approximately 50m from the Mattishall Settlement boundary and as such its development would be contrary to Policy HOU 03 of the adopted Local Plan.

**Availability**

The site has been submitted to the LPA through the brownfield register form on the Council's website and is therefore considered to be available.

**Achievability**

It is the opinion of the LPA that if the site were placed on the register, development is likely to come forward within 15 years.

**Recommendation**

Site not to form part of the brownfield land register

**Justification**

It is considered that whilst the site is available and achievable, the site is not considered to be suitable as the site lies outside and is not immediately adjacent to the settlement of Mattishall.

The site has been submitted under the Call for Sites for consideration as part of the Full Update to the Local Plan. As such it will be considered as part of that plan making process. It is also noted that Mattishall Parish Council are updating it's Neighbourhood Plan and this site could be promoted through that process.