



DECISION STATEMENT ON THE INDEPENDANT EXAMINERS REPORT – SWANTON MORLEY NEIGHBOURHOOD PLAN

1. INTRODUCTION

In accordance with Regulation 18(2) of the Neighbourhood Planning (General) Regulations 2012 (as amended), Breckland District Council have produced this 'Decision Statement' in relation to the Swanton Morley Neighbourhood Development Plan (the Plan).

2. DECISION

Following an independent examination on the Plan, Breckland District Council (BDC) has considered each of the recommendations made by the examiner and the reasons for them. In deciding what action to take, all those proposed by the independent examiner in his report are accepted (as required by section 12, para (2)), Schedule 4B, 1990 Town and Country Planning Act (TCPA)), except seven (PM6, PM7, PM8, PM10, PM11, PM19 & PM23 listed in Appendix of the Examiners Report). The details of these decisions are found in the Decision Report on the website below.

Following a further screening exercise under the Habitat Regulations, this identified that an Appropriate Assessment was required. The assessment identified that a further amendment to Policy 14 was required in order to pass this assessment. The details of this change can be found in the Habitat Regulations Assessment - Screening Report with the Appropriate Assessment (December 2018) on the website below.

3. MODIFICATIONS

The table below summarises the different modifications being proposed by Breckland Council:

Policy / Paragraph No	Summary of Proposed modification
Objectives (p24)	Objective d). concerning the approach to new housing reinstated.
Policy 2: Growth in the Right Places	Reinstate references to the housing site allocations as included in the submission version of the plan. Also delete para 6.24 and renumber supporting paragraphs.
Policy 3: Enabling Growth on Sites LP(098)014 and	Reinstate the policy with further modifications to the criteria including retaining provision for car parking for the school and improvements to Hoe Road East and amend Map 6 to reflect these changes.

Policy / Paragraph No	Summary of Proposed modification
LP(098)016	Also delete final sentence in para 6.48 and the whole of 6.53.
Policy 4: Housing for the Local Community (Local Lettings)	Amend the policy to remove reference to section 106 agreements and the Council's Housing Register. Focusing the criteria on the types of resident's local connection to those in the parish. Also including new policy concerning the approach to be taken if there is no one eligible with a local connection, as well as the considerations to be account of when deciding on the amount and mix of housing.
Policy 6: Delivery of Planning Obligations	Reinstate the policy by amending the wording to clarify the local authority approach, which requires developers to clarify how their proposals meet local community infrastructure needs, as well as encouraging early engagement with the Parish Council on this. Also reinstate paragraphs 6.86-6.101.
Policy 7: Local Green Space	Amend the policy to reinstate item 3 land at Middleton Avenue, leaving map 8 unchanged. Also retain row 3 at Appendix 2 – Table 8.
Policy 14: Flooding	Add a new bullet point concerning the use of a Construction Environmental Management Plan during construction on a site.
Policy 15: Housing Mix	Amend the policy 15 to add a requirement for an appropriate evidence base and other relevant considerations to determine the housing mix, as well as reinstating the original bullet points. Also delete first sentence of paragraph 6.205.

4. NEXT STAGE

These modifications are to be subject to a period of 6 weeks consultation. This consultation will start on the 18th January 2019 and close at 5pm on the 1st March (see website below for further information).

5. AVAILABILITY OF DOCUMENTS

This Decision Statement, the Decision Report and the Examiner's Report are available on the District Council's website: <https://www.breckland.gov.uk/article/4284/Neighbourhood-Plans>
The Decision Statement and Decision Report can also be viewed at during normal opening times:

- Breckland Council's Offices, Elizabeth House, Walpole Loke, Dereham, NR19 1EE;
- Dereham Library, High Street, NR19 1DZ; and
- Swanton Morley Village Hall, Manns Lane NR20 4NP (Mon-Fri 10am to 2pm)