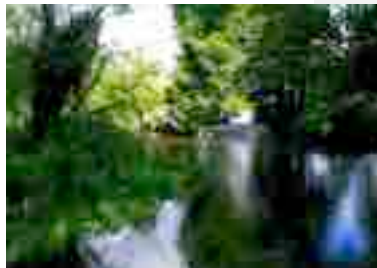


# Swanton Morley Neighbourhood Plan 2016 – 2036



Prepared by:

Swanton Morley Neighbourhood Plan Steering Group on behalf  
of Swanton Morley Parish Council with support from:



If you would like this document in large print  
or in any another format  
please contact  
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or telephone 01362 637166

## Foreword

On behalf of Swanton Morley Parish Council and the Neighbourhood Plan Steering Group welcome to the Swanton Morley Neighbourhood Plan Review 2025.

There will always be some people who say that they do not want to see any changes to Swanton Morley but as can be seen from the historical photos provided on pages 12 and 13, this process of development is not something new. Our ancestors had the same challenges throughout the history of the village. What was undoubtedly considered by them to be modern we might now consider to be picturesque and provides some visually attractive characteristics. Political, economic, social and technological changes mean that Swanton Morley must do what it has always done which is adapt and grow to suit a modern age. This Neighbourhood Plan has been produced to assist in this process and help us plan for the next twenty years of growth.

Neighbourhood planning was introduced by the Government's Localism Agenda to ensure that local communities are closely involved in the decisions that affect them. Through the aspirations and needs of the local community of Swanton Morley, matters have been identified which will help to determine how our village changes over the coming years.

In undertaking the review of the Neighbourhood Plan, over the last year, and in providing this updated version, a similar process was followed to that used when developing the adopted Neighbourhood Plan. The Steering Group worked through the planning challenges presented by a changing world to produce the Swanton Morley Neighbourhood Plan Review 2025 which will be submitted to Breckland Council before undergoing an independent examination and, if the Examiner deems it necessary, a local referendum where residents of Swanton Morley will have the final say.

With a positive vote, highlighting the support of the community, the updated Swanton Morley Neighbourhood Plan Review 2025 will be 'made' and, along with Breckland District Council's planning policies, it will be the starting point for deciding how future development should take place in Swanton Morley. This will include the type and quality of that development to ensure that it meets local objectives and needs as well as protection for areas we all feel are important.

On behalf of the Parish Council and residents of Swanton Morley I would like to thank all those who have worked so hard in the production of the Neighbourhood Plan and the wider community for their engagement and input that has shaped and determined the Vision, Objectives and needs for the future.

Roger Atterwill  
Chairman, Swanton Morley Parish Council

**Deleted:** On behalf of Swanton Morley Parish Council and the Neighbourhood Plan Steering Group welcome to the Swanton Morley Neighbourhood Plan. ¶

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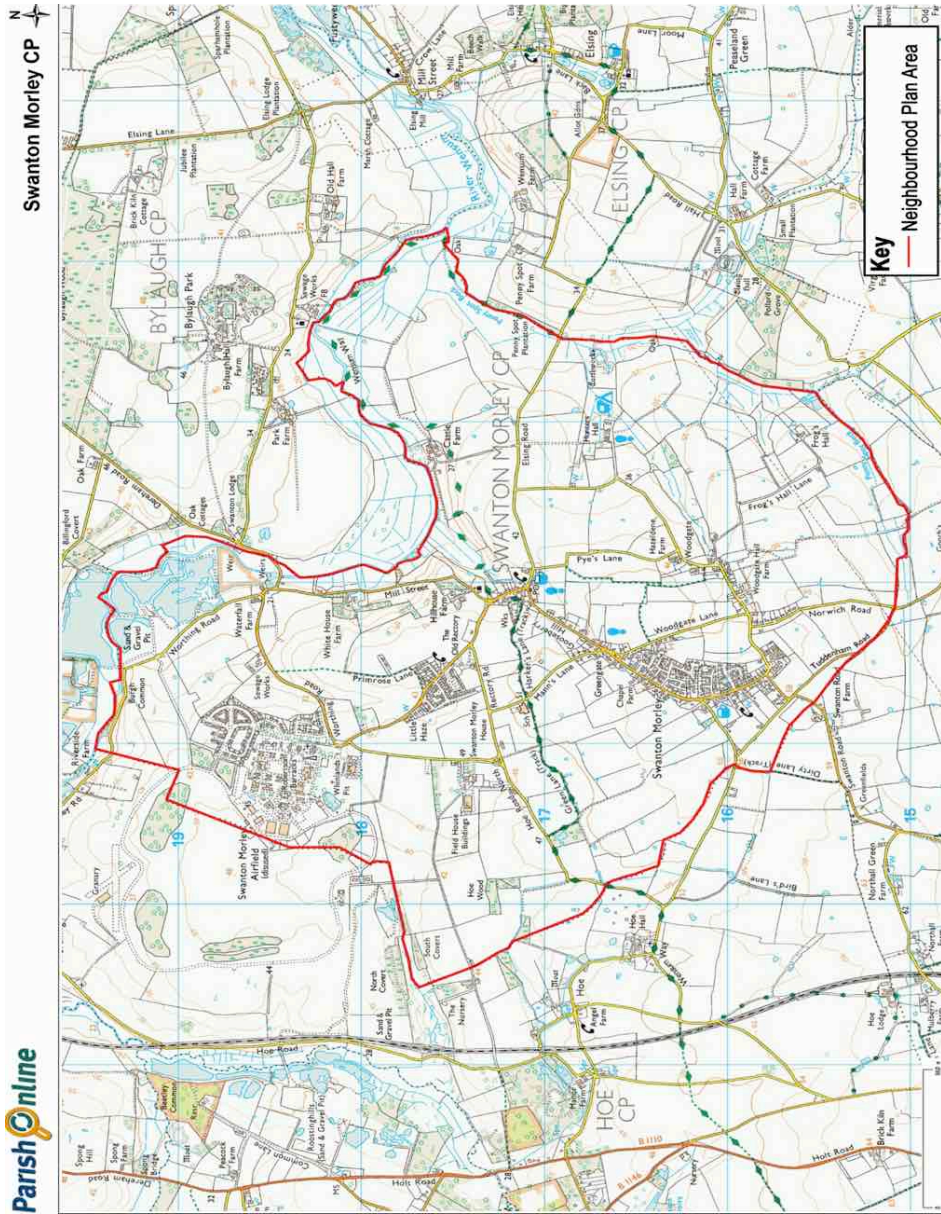
¶ In developing the Neighbourhood Plan for Swanton Morley over the course of 2015 and 2016 the Steering Group has worked through a number of processes and steps, which are outlined in Section 3 of this document. Following the pre-submission consultation the Swanton Morley Neighbourhood Plan was submitted to Breckland Council before undergoing an independent examination. ¶

¶ The Swanton Morley Neighbourhood Plan has now passed its examination and local residents have the final say at a local referendum. With a positive vote, highlighting the support of the community, the Swanton Morley Neighbourhood Plan will be 'made' and, along with Breckland District Council's Planning Policies, it will be the starting point for deciding how future development should take place in Swanton Morley. This will include the type and quality of that development to ensure that it meets local objectives and needs as well as protection for areas we all feel are important. ¶

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### Map 1: Swanton Morley Neighbourhood Area





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## Executive Summary

The Swanton Morley Neighbourhood Plan was 'made' on 15<sup>th</sup> November 2019 following a local referendum where a positive "YES" vote of 84.5% was delivered by those residents able to vote in the parish of Swanton Morley. Breckland District Council formally adopted the SMNP on 6<sup>th</sup> December 2019.



This document sets out the review of the Swanton Morley Neighbourhood Plan - the process, outcomes with the changes and relevant updates.

There are going to be many changes in Swanton Morley over the coming years. Many of these changes will result from decisions taken that are beyond

our control, such as the future of Robertson Barracks.

Neighbourhood planning is not a way to stop these changes. Instead, it is a way to give our community a voice in shaping how these changes happen, and how we would like to see developments look.

The changes in this document, the Swanton Morley Neighbourhood Plan Review 2025, can be summarised as follows.

Four new policies:-

- **POLICY 17 - Commercial Scale Solar & Wind Generation of Electricity.**  
Should developers seek to bring such schemes to the Parish this policy is seeking to guide the location to areas of least environmental and social impact.
- **POLICY 18: Parking Provision** is seeking to ensure adequate off-road parking and reduce pavement parking.
- **POLICY 19: Provision of Street-lighting** which seeks to ensure any provision of street-lighting accords with the standards, reduces the pollution impact on dark skies and encourages greater use of energy efficient infrastructure.
- **POLICY 20: Management of Community Infrastructure** to provide sustainability and certainty in management of community assets.



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Two changes to existing policies:-

- **POLICY 1: Protecting the Identify of Swanton Morley.** A minor update to retain the existing Swanton Morley settlement boundary.
- **POLICY 7: Local Green Space.** Seeks designation of four additional sites as Local Green Space (LGS) – NPPF insert – these are:-
  - Village Hall Playing Fields, Manns Lane
  - Allotments, Manns Lane
  - Playing field, Manns Lane and
  - Cricket Ground, Hoe Road South

The remaining 14 policies of the Swanton Morley Neighbourhood Plan will remain unaltered and be 'saved policies', see Appendix 6. These include:-

- Keeping Swanton Morley a separate village, stopping it being swallowed up and becoming part of Dereham
- The allocation of two sites for residential homes
- Provision of benefits and community facilities
- Housing made available to those with a local connection
- Bringing local accountability for delivery of planning obligations
- Protection for our existing green space and the views we love
- Improvement in accessibility and biodiversity
- Improving the design quality of any new homes built while ensuring any new development does not increase flood risk
- Supporting better broadband speeds and mobile signal strength
- Supporting for employment opportunities and local shops and
- Seeks the mitigation and measures to reduce that impact of increasing traffic and its impact on road safety.

Other updates and corrections in the text are mainly attributed to the latest version, December 2024, of the National Planning Policy Framework (NPPF) and the adoption of the Breckland Local Plan in 2023.

The proposed changes are seen to enable the Swanton Morley Neighbourhood Plan Review 2025 continue its positive influence while maintaining the 'golden thread' of environment, social and economic within its planning policies.



To aid understanding a glossary of the planning terms can be found in Section 8.

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There are going to be many changes in Swanton Morley over the coming years. Many of these changes will result from decisions taken that are beyond our control, such as the future of Robertson Barracks or the building of the Northern Distributor Road (with or without the Western Link Road to the A47).

¶

Neighbourhood planning is not a way to stop these changes. Instead, it is a way to give our community a voice in shaping how these changes happen, and how we would like to see developments look.

¶

**<object>**By creating the Swanton Morley Neighbourhood Plan we are trying to positively influence the new developments to benefit both existing residents, and our new neighbours. The Swanton Morley Neighbourhood Plan, if approved by local residents, will become part of the Development Plan. This means that planners at Breckland District Council must take into account the policies agreed in the Neighbourhood Plan as they make planning decisions about our village in the future.

¶

In this way local voices will be heard when decisions are taken about houses, traffic, pavements, cycle routes and all the things that affect our daily lives.

¶

There are sixteen policies, grouped into six themes that have been created to supports the Vision for Swanton Morley and the Objectives of this Neighbourhood Plan (see pages 22 and 23). Each policy has emerged from a series of consultation events and finalised by the Neighbourhood Plan Steering Group.

¶

Breckland District Council has identified and allocated growth in Swanton Morley. **Policy 1** is about keeping Swanton Morley a separate village and stopping it being swallowed up and becoming part of Dereham. **Policy 2** allows for the village to grow over the next twenty years in a thoughtful manner. **Policy 3** seeks to ensure that growth also provides defined benefits for the local community. **Policy 4** ensures Affordable Housing is made available to those with a connection to Swanton Morley first. **Policy 5** seeks to clarify support and 'local', should any exception sites come forward around the village, with **Policy 6** bringing local accountability for delivery of planning obligations.

**<object>****Policy 7** designates 'Local Green Space' and **Policy 8** provides protection for our existing green space. As Swanton Morley is such a beautiful place **Policy 9** looks to protect the v... [2]

**Deleted:** A list of all the various reference documents referred to in the Swanton Morley Neighbourhood Plan can be found listed in Appendix 1....

# Swanton Morley Neighbourhood Plan

Examination Version [ July 2025 ]

## Section 1: Introduction and Background

### 1.1 Purpose

- 1.1.1 In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan, which can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan, as defined in the Act, for Swanton Morley and is proposed to supersede the original Swanton Morley Neighbourhood Plan (2019).

### 1.2 Submitting Body

- 1.2.1 This document, named the Swanton Morley Neighbourhood Plan Review 2025, is submitted by Swanton Morley Parish Council, which is recognised as the qualifying body for Swanton Morley, as defined by the Localism Act 2011.



### 1.3 Neighbourhood Area

- 1.3.1 The Swanton Morley Neighbourhood Plan applies to the Parish of Swanton Morley in the Breckland District of Norfolk. In accordance with Regulation 6 of the Town and Country Planning, Neighbourhood Planning (General) Regulations 2012 as amended.
- 1.3.2 Breckland District Council, the local planning authority, publicised the application from Swanton Morley Parish Council and advertised a six-week consultation period. Breckland District Council approved the application on 6<sup>th</sup> July 2015 and the Parish of Swanton Morley was designated as the Neighbourhood Area, as shown on Map 1.
- 1.3.3 Swanton Morley Parish Council confirms that the Swanton Morley Neighbourhood Plan:
- (i) relates only to the Parish of Swanton Morley and to no other Neighbourhood Areas;

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- (ii) is the only Neighbourhood Development Plan in the Designated Area. No other Neighbourhood Development Plan exists nor is in development for part or all of the Designated Area; and
- (iii) does not deal with excluded development.

#### 1.4 The Context

- 1.4.1 The Swanton Morley Neighbourhood Plan (2019) complied with the following neighbourhood planning basic conditions and so will the :  
Swanton Morley Neighbourhood Plan Review 2025, these are:-

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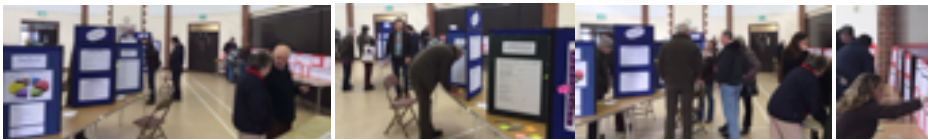
- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). The local strategic context is, therefore, set by Breckland District Council's Core Strategy;
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
- prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

#### 1.5 Plan Period, Monitoring and Review

- 1.5.1 The Swanton Morley Neighbourhood Plan will have a plan period of twenty years, from 2016 to 2036. It is, however, a response to the needs and aspirations of the local community as understood today and recognised that current challenges and concerns are likely to change over the plan period.

- 1.5.2 Swanton Morley Parish Council, as the Qualifying Body, will be responsible for maintaining and periodically reviewing the Swanton Morley Neighbourhood Plan to ensure relevance and to monitor delivery. This document is the result of the first review.

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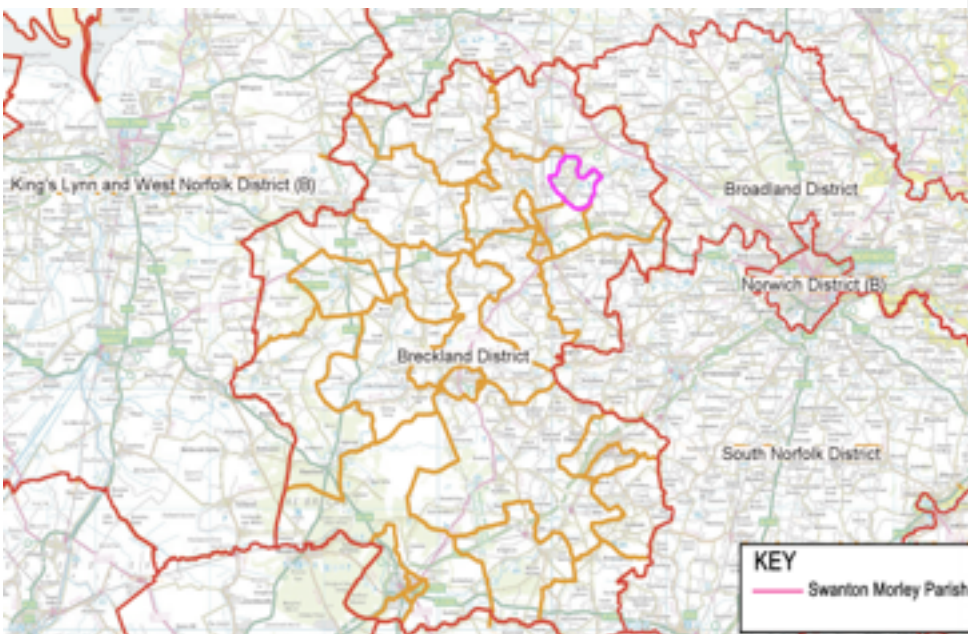


## Section 2: About Swanton Morley

- 2.1. Situated in the heart of Norfolk and close to the geographical centre of Norfolk Swanton Morley lies to the north east of the Breckland District, positioned along the C888 (previously the B1147).
- 2.2. In terms of distance, Swanton Morley, 18 miles (29 kilometres) from the centre of Norwich and three miles (4.5 kilometres) from the market town of Dereham, see Map 2.

**Map 2: Swanton Morley Parish within Breckland District**

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### 2.3. Short History of Swanton Morley

- 2.3.1. To understand the distinctiveness and diversity of Swanton Morley it is important to have an appreciation of how the village has grown and developed over time. Earliest records show there was a 9<sup>th</sup> Century Saxon hamlet, named Suanetua, in the northern part of the village near the Church.

- 2.3.2. The first part of the village's name "Swanton" is said to derive from the Old English for herdsman's enclosure. The second part, "Morley", was added to the village name in honour of the lords of the manor "the Barons de Morley" 1316 to 1475. This helps to distinguish from two other Norfolk Swantons (Abbot and Novers).



2.3.3. View from the churchyard c. 1890 and recent view.



2.3.4. The Old Post Office c. 1900 and recent view.



2.3.5. Town Street c. 1920 and recent view.



2.3.6. Town Street c. 1920 and recent view.



2.3.7. Town Street and Elsing Road Junction c. 1900 and recent view.



2.3.8. Town Street and Elsing Road Junction c.1960's and recent view.



2.3.9. Greengate c. 1920 and recent view.



2.3.10. Greengate c. 1920 and recent view.



## 2.4. Key Dates Through History

<b>9<sup>th</sup> Century</b>	Saxon hamlet named Suanetua – population 32 (located near the church and "green" of the Bowling Club)
<b>Domesday Book</b>	published in 1086AD indicates "there is a church, with 1 and a half acres worth 2 pence"!
<b>1340</b>	Robert de Morley (Lord of the Manor in 1341) was Admiral of the Fleet at Sluys
<b>1360 – 1390</b>	All Saints Church built
<b>14<sup>th</sup> Century</b>	Morley was added to the village name in honour of the lords of the manor "the Barons de Morley" 1316-1475. This also helped to distinguish between the two other Swanton's: Abbot and Novers
<b>1517</b>	Henry Ainsworth born. Henry was a great classical scholar and a leading figure in the formation of the early Congregational Church
<b>16<sup>th</sup> Century</b>	The wool trade in the village began to fade. Weaving carried out in the village and a fuller's mill erected
<b>1615</b>	Richard Lincoln (6x great grandfather of Abraham Lincoln, 16 <sup>th</sup> President of the United States of America) made a will in the Lincoln family "mansion farmhouse", now the Angel Public House
<b>1637</b>	Richard Lincoln's grandson Samuel emigrated as an apprentice weaver to America
<b>Late 16<sup>th</sup> Century</b>	The Bedingfield family were one of the leading families in the village. Sir Henry Bedingfield was Lord of the Manor and also constable of the Tower of London
<b>18<sup>th</sup>/19<sup>th</sup> Century</b>	Fullers Mill converted to a paper mill. Due to an abundance of rushes and the need for paper
<b>1917</b>	New school built on Manns Lane. Old school used as village hall
<b>1940</b>	RAF Swanton Morley opened
<b>1942</b>	29 <sup>th</sup> June, Winston Churchill and General Eisenhower visit RAF Swanton Morley to witness the departure of the first British and American joint bombing raid of WWII
<b>1987</b>	Farm cottages renovated to become Darby's Public House
<b>1995</b>	RAF Swanton Morley closed
<b>1995</b>	<u>New village hall on Manns Lane opened</u>
<b>1996</b>	Former RAF Camp taken over by the Army and renamed Robertson Barracks with the arrival of the 9/12 <sup>th</sup> Lancers
<b>2000</b>	Light Dragoons replace 9/12 <sup>th</sup> Lancers at Robertson Barracks
<b>2004</b>	Village Appraisal published
<b>2007</b>	Old Village Hall (Former School) demolished
<b>2008</b>	Newly refurbished Gooseberry Hill Playing field opens
<b>2009</b>	Swanton Morley wins EDP Village of the Year (under 2500 population)
<b>2009</b>	Village celebrates the 200 <sup>th</sup> Birthday of Abraham Lincoln with an exhibition in the church opened by the American Ambassador

<b>2009</b>	Swanton Morley wins Calor East of England Village of the Year
<b>2012</b>	Tour of Britain cycle race comes to Swanton Morley
<b>2013</b>	New Preschool extension and play area is opened at the village hall
<b>2015</b>	1 <sup>st</sup> Queens Dragoon Guards replace Light Dragoons at Robertson Barracks
<b>2015</b>	Swanton Morley Neighbourhood Plan commences
<b>2019</b>	<u>Swanton Morley Neighbourhood Plan 'made' &amp; adopted</u>
<b>2022</b>	<u>Swanton Morley was designated as Norfolk's first "Mindful Village"</u>
<b>2024</b>	<u>Installation of ability swing in Gooseberry Hill, one of only three in Norfolk.</u>
<b>2025</b>	<u>Swanton Morley Neighbourhood Plan Review</u>

## 2.5. What Would They Think If They Could See Us Now ?

- 2.5.1. The following is an extract from "Kelly's Directory of Norfolk – 1916". It gives us a brief snapshot of our village in the early part of the twentieth century and a number of interesting facts.
- 2.5.2. *Swanton Morley is a parish and village on the south bank of the river Wensum, 3 miles from North Elmham station on the Dereham and Wells section of the Great Eastern Railway, and 4 north-east from Dereham in the mid division of the county, Launditch hundred, Mitford and Launditch petty sessional division and union, Dereham county court district, rural deanery of South Brisley, archdeaconry of Lynn and diocese of Norwich.*
- 2.5.3. *The church of All Saints, erected at the cost of William, 3<sup>rd</sup> Baron Morley, in or about 1379, is a building of flint in the Later Perpendicular style, consisting of chancel, nave, aisles, south porch, vestry (added in 1878) and a lofty embattled western tower with pinnacles containing a clock and 5 bells.*
- 2.5.4. *The ancient castle of the Lords Morley was situated on the banks of the river Wensum, opposite the present site of Bylaugh Park, but only portions of the foundations and cellars now remain. Edward Henry Evans-Lombs esq. is the principle landowner and lord of the manor. The soil is loam and clay; sub soil, clay. The chief crops are wheat, barley and turnips. The area is 2,736 acres of land and 17 of water; rateable value, £2,862; the population in 1911 was 562.*
- 2.5.5. *Post. M. O., T & Telephonic Express Delivery Office & Telephone Call Office available to places within a limited distance.*
- 2.5.6. *The Church of England School (mixed), erected in 1916 at a cost of £2,100, for 170 children.*

## 2.6. Movers and shakers of the time

Parish Clerk & Sexton	Joseph Canham
School Master	Mr Edwin Weaver
School Mistress	Mrs Lily Weaver
Rector	Rev. Duncan Barry
The Limes	Ernest Springall
Greengate House	Joseph Springall
Farmer	Mrs John Anderson
Farmer, Woodgate	Robert Easter
Farmer	Richard Smith
Farmer, Park farm	Chas Springall
Farmer	William Allwood
Farmer	Frederick Johnson
Farmer, Field House	Albert Brundle
Mill House	W. K. D'Arcy esq.
Farmer & Landowner, Woodgate	Walter Pye
Farmer, assistant overseer & rate collector	George Rix
The White House	Alfred Bennett
Cattle Dealer & Farmer	Hubert Large
Butcher	Robert Bone
Baker	Mrs E. Hilton
Grocer & Draper	Mary Mitchell
Shopkeeper & Post Office	Ellis Childerhouse
Paper Maker's Arms Public House	Walt Smith
Angel Public House	George Tye
Plumber	John Pells
Dial Public House	Zephaniah Jarvis
Gamekeeper	Edward Carter
Builders & Contractors	Joseph Springall & Son

## 2.7. Today

- 2.7.1. Over the last 100 years Swanton Morley has changed dramatically. The village has grown considerably in both size and population. The estimated population for 2011 was 2,100 (source: 2011 Census).
- 2.7.2. Village life now is very different from the insular existence of our forebears. By necessity the villagers of 100 years ago had to rely on a close community spirit in order to survive. In today's seemingly high-speed existence our lifestyles increasingly take us out of the village for work and recreation. Motorised transport and digital communications are now essential components of modern 21<sup>st</sup> century life.
- 2.7.3. As a village, Swanton Morley has many services and facilities which all help to nurture the community spirit; two public houses, a local general store with off licence and post office, a garage, electrical contractor, engineering works, Nurse led medical practice, care home with recently built sheltered bungalows, an excellent butchers and



delicatessen. Being such an attractive place, Swanton Morley has numerous holiday cottages, bed & breakfasts and a privately owned conference and banqueting facility called 'Hunters Hall'.



- 2.7.4. As the hub of the village, Swanton Morley Village Hall, is home to a large number of regular user groups, is frequently booked by private hirers for parties and has a self-contained pre-school education facility. At the hall there are many indoor activities and outdoor sports. The village also has a separate cricket ground and two bowling greens.



- 2.7.5. Swanton Morley received recognition for its community spirit and excellent range of well-run services for all ages by winning the 'East of England Village of the Year 2009'.

- 2.7.6. The Swanton Morley Neighbourhood Plan will help us shape the next chapter in the story of our village.

## 2.8. Parish Church

- 2.8.1. The Parish Church of All Saints is a Grade I listed building, located on the top of a hill on one of the approaches into the village. It is a large church for the village and built in c.1379 to a very ambitious design in comparison to the size of the village, with an extended nave and large arches to support a substantial tower.



- 2.8.2. It is not the first church on this site, as one was mentioned in the Domesday Book of 1086

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Deleted: sports (such as badminton and table tennis, etc..)

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## 2.9. Robertson Barracks

2.9.1. Robertson Barracks (former RAF Swanton Morley) located on the parish boundary between Swanton Morley and Hoe.

2.9.2. RAF Swanton Morley, the former World War II RAF base, dating from 1939 had the longest grass runway in the UK and still boasts an Art Deco Control Tower (Grade II Listed) of great historical significance. The site was taken over by the Army in 1996 and renamed the Robertson Barracks (in honour of Field Marshal Sir William Robertson).

2.9.3. The Army has based a number of regiments here: -

- 1996 to 2000: 9/12<sup>th</sup> Royal Lancers (Prince of Wales's)
- 2000 to 2015: the Light Dragoons, a light cavalry regiment, were based in Swanton Morley until
- 2015 to present day: 1<sup>st</sup> The Queen's Dragoon Guards (known as the Welsh Cavalry).



**Cap badge of 1st The Queen's Dragoon Guards**

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2.9.4. In November 2016 the Ministry of Defence announced the outcome of its comprehensive and long-term approach to what is needed from the Defence estate. This strategy is principally aimed at improving military capability, in line with the ambitious plan in the Strategic Defence and Security Review 2015 to develop Joint Force 2025.

2.9.5. Robertson Barracks has been identified within the document A Better Defence Estate as being surplus to future requirement and scheduled for disposal, although not until 2031.

2.9.6. Whilst this is within the lifetime of the Swanton Morley Neighbourhood Plan it is extremely difficult to formulate any designated use for the site after 2031 that will have any degree of likely implementation.

2.9.7. It is recognised that Robertson Barracks is a site of significant strategic importance to the village and the wider community as it contains 237 existing homes and a very diverse range of commercial technical buildings, hospitality buildings, accommodation blocks and sport and recreation facilities.



- 2.9.8. It is recognised that if Robertson Barracks closes it is not desirable for the site to be 'mothballed' for any length of time, as this would have a negative impact on the sustainability of local shops, businesses, school and public transport provision in the village. With this in mind it is very important that as the date of 2031 draws nearer the local community is actively engaged in the process of deciding and planning the future of the site. To this end Swanton Morley Parish Council, with the local community, will be proactive in its dealings with Breckland District Council, Norfolk County Council, Ministry of Defence and other strategic agencies to understand likely outcomes that emerge in the years prior to the scheduled closure and disposal of Robertson Barracks.
- 2.9.9. The site offers a great opportunity in terms of a good mix of housing provision for local people, with the commercial assets on the site could facilitate the creation of business and employment opportunities that will give a significant boost to the local economy. The development and retention of the existing houses and assets is to be encouraged. The future use of the Robertson Barracks site will have to comply with the requirements of the NPPF, Local Area Plan and the Swanton Morley Neighbourhood Plan whilst meeting the local community's aspirations to see such an important part of Swanton Morley enhance the village and wider area.

**Map 3: Housing at Robertson Barracks**



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### Section 3: **Review 2025: Process and Key Steps**

- 3.1.** In 2019 the Swanton Morley Neighbourhood Plan was 'made' and adopted by Breckland District Council. The purpose of the Neighbourhood Plan is to empower local people to take a proactive role in shaping the future of our Village and to give greater ownership of the policies which affect their area.
- 3.2.** Much has happened in the world of planning since 2019, three updates to the National Planning Policy Framework (NPPF), the Breckland Local Plan was adopted, subsequently updated in 2023 and a Full Update of the Local Plan commenced in 2024 with some significant changes being proposed to local planning policy.
- 3.3.** In 2023, Natural England took steps to protect the environment by making nutrient neutrality an issue for most of Norfolk. A change of Government, in 2024, with very ambitious plans to increase the number of new homes being built and reintroducing housing targets for local authorities.
- 3.4.** The uncertainty around the future of Robertson Barracks has not changed, although the proposed decommissioning date has been put back to 2031. There is still much talk and speculation about whether it will be decommissioned and its possible future uses after 2031.
- 3.5.** The review of the adopted Swanton Morley Neighbourhood Plan has been led by the Swanton Morley Parish Council, assisted by a Steering Group established from members of the local community and stakeholders, with support from the Clerk of the Parish Council and consultants from ABZAG Ltd.

#### **3.6. Formation of the Neighbourhood Plan Steering Group**

- 3.6.1.** Swanton Morley Parish Council asked for volunteers to form a Neighbourhood Plan Review Steering Group, to participate in the neighbourhood planning processes and to oversee the production of the Swanton Morley Neighbourhood Plan Review 2025.
- 3.6.2.** An article was placed in the Mardler (the Parish Council's Newsletter which is delivered to every house and business in Swanton Morley) this explained about the review of the Neighbourhood Plan and that the Parish Council wanted help from the wider community to volunteer to join the Steering Group.

#### **3.7. Steering Group Membership**

- 3.7.1.** The Steering Group was formed and so did the hard work. Listed below are the members:-

Mr R. Atterwill (Swanton Morley Parish Council Chairman)  
Mr A Burrows (Resident)

**Deleted:** Swanton Morley Parish Council resolved to undertake the Swanton Morley Neighbourhood Plan on 11<sup>th</sup> May 2015. The production of the Swanton Morley Neighbourhood Plan has been led by Swanton Morley Parish Council, although the hard work and effort in guiding it through the processes has been undertaken by a Steering Group, established from members of the local community and stakeholders, with support from the Clerk of the Parish Council and consultants from ABZAG Ltd.

An initial Community Workshop was held in October 2015 to launch and introduce neighbourhood planning to the local community. As part of this consultation event local residents were asked what they liked and what they disliked about Swanton Morley, how they would want to see it change, and what things could help to improve the area.

**Deleted:** Swanton Morley Parish Council asked for volunteers to form a Neighbourhood Plan Steering Group to participate in the neighbourhood planning processes and to oversee the production of the Swanton Morley Neighbourhood Plan.

**Deleted:** Local residents attending the first community event were invited to volunteer. Joining the Steering Group was advertised in 'The Mardler' [the Parish Council's newsletter] and in Edition 1 of the Swanton Morley Neighbourhood Plan newsletter that was delivered to every house and business in Swanton Morley in October 2015.

**Deleted:** <#>The Steering Group was formed with its membership comprising three Parish Council Members, residents representing a cross-section of the community.

Mr R. Atterwill → Chairman (Swanton Morley Parish Council)  
Mr L. Brooks → (Resident)  
Mr G. Curran → (Resident)  
Ms Y. Hendry → Vice Chair (Resident)  
Mr J. Keith → (Local Landowner)  
Mr G. Palmer → (Church Warden and resident)  
Mr J. Rodrigues → (Local Businessman and Parish Councillor)  
Mr D. Sadler → (Resident)  
Mr S. Taylor → (Resident)  
Mr S. Westbury → (Parish Councillor)

Supported by Mrs. F. LeBon (Clerk) and Mr. S. Vincent (Consultant).

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Mr G Curran (Resident)  
Mr B. Cushion (Resident)  
Mr S Gauntlett (Parish Councillor)  
Mr B. Powter (Parish Councillor)  
Mr J Rodrigues (Parish Councillor)  
Mr J. Venworth (Parish Councillor)

Supported by:

Mrs K Pickard (Clerk to Swanton Morley Parish Council)  
Mr. S. Vincent (ABZAG Neighbourhood Plan Consultant)



**Swanton Morley Neighbourhood Plan Review Steering Group at work.**

**3.8. Review of the Swanton Morley Neighbourhood Plan**

3.8.1. The Vision for Swanton Morley was reviewed and remains unchanged. The nine Objectives still meet our future aspirations for the Village, support sustainable growth and the way we all live and work within the community.

3.8.2. The outcome of the review has seen four new policies developed, two of the existing policies have been amended, while the remaining existing fourteen policies remain unchanged and are 'save' within the Swanton Morley Neighbourhood Plan Review 2025.

3.8.3. The structure of the Swanton Morley Neighbourhood Plan remains unchanged and sets out the:

- Vision and Objectives for the future of Swanton Morley.
- Sustainable Growth and Development including the spatial context and strategic policy.
- Policies that provide guidance and a framework for new development to contribute to the Vision and Objectives for the next twenty years.

3.8.4. A Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) have been subject to a separate consultation with the statutory bodies.

**Deleted: Developing the**

**Deleted: <#>**In the following months the Steering Group engaged with the wider community and held a number of Community Workshops to develop a better understanding of what local residents felt was important whilst gathering the evidence to support the Swanton Morley Neighbourhood Plan. ¶

¶ To ensure the consultation process was as inclusive as possible the Steering Group wrote to key stakeholders, published articles in the Parish Council newsletter 'The Mardler', delivered leaflets to every house in Swanton Morley and to provide information and encourage feedback have set up a dedicated page on the Parish Council's website [www.swantonmorley.org.uk](http://www.swantonmorley.org.uk). ¶

Email updates were sent to local residents, stakeholders and interested parties who had provided their details. ¶

¶ The Vision and Objectives were drafted and shared at a subsequent Community Workshop, with the emerging policies being discussed, tested and updated in consultation with local residents in January 2016. ¶

¶ The Steering Group categorised the policies into six key themes and drafted the Neighbourhood Plan to align with the desired outcomes to achieve the Vision and Objectives of local residents. ¶

**Deleted:** sustainability Appraisal Scoping Report was prepared; this holds a range of information and statistics to help identify issues for Swanton Morley. This document



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### 3.9. Consultation and Submission

3.9.1. The six-week pre-submission consultation (known as Regulation 14) was undertaken in March, April and May 2025. Supported by a well-attended community event on Saturday 19<sup>th</sup> April 2025 where local residents asked many questions of the Steering Group about the proposed changes.

3.9.2. To ensure the consultation process was as inclusive as possible the Parish Council wrote to key stakeholders, published articles in the Parish Council newsletter 'The Mardler' and continued to provide information and encourage feedback on the dedicated Neighbourhood Plan page on the Parish Council's website.<sup>1</sup>

3.9.3. The updated Swanton Morley Neighbourhood Plan Review 2025, incorporating the comments and suggestions from local residents and stakeholders, see the Review 2025 Consultation Statement document for full details, will now be submitted to Breckland District Council before undergoing an independent examination.

**Deleted:** The 6 week pre-submission consultation was completed in February 2017 and the Swanton Morley Neighbourhood Plan has been updated to incorporate comments received from local residents and stakeholders, see the Consultation Statement document for full details of the responses received. The Swanton Morley Neighbourhood Plan and supporting documents have now been submitted to Breckland District Council before undergoing an independent examination.<sup>1</sup>

### 3.10. Examination

3.10.1. The role of the independent examiner will be to consider whether the proposed changed Swanton Morley Neighbourhood Plan Review 2025 has followed the plan making processes and meets the 'Basic Conditions' as set out by the Neighbourhood Planning Regulations.

3.10.2. The Examiner will also decide if the changes to the Swanton Morley Neighbourhood Plan Review 2025 materially change it from the original. If the Examiner concludes they do, a referendum is deemed necessary. If not, then the Swanton Morley Neighbourhood plan can be 'made' and the policies adopted without the need for a referendum.

**Deleted:** The examiner will make a recommendation as to whether the Swanton Morley Neighbourhood Plan should be submitted to a referendum, with or without modifications, and whether the area for the referendum should extend beyond the Neighbourhood Plan Area. <sup>1</sup>

### 3.11. Referendum (if deemed necessary) and Adoption

3.11.1. Should a referendum be required, this is likely to be held early in 2026. Residents of Swanton Morley, who are registered voters, will be asked whether they want Breckland District Council to use the policies in the Swanton Morley Neighbourhood Plan Review 2025 when it determines planning applications in the parish of Swanton Morley (the Neighbourhood Plan Area).

3.11.2. Provided a favourable response is received the Swanton Morley Neighbourhood Plan Review 2025 will become part of the statutory 'development plan' for the area which is the starting point for determining planning applications in Swanton Morley.

**Deleted:** <#>Following the successful completion of the examination process the Swanton Morley Neighbourhood Plan will proceed to a local referendum in the Autumn of 2019 where the residents of Swanton Morley, who are registered voters, will be asked whether they want Breckland District Council to use the Swanton Morley Neighbourhood Plan when it determines planning applications in the parish of Swanton Morley (the Neighbourhood Plan Area). <sup>1</sup>

<sup>1</sup> <https://www.swantonmorleypc.info/neighbourhoodplan>  
Swanton Morley Neighbourhood Plan (Updated Review 2025)

## Section 4: Vision for the Future of Swanton Morley

- 4.1. The community of Swanton Morley has been heavily involved in shaping the Swanton Morley Neighbourhood Plan, a summary of the process and key steps are set out in Section 3.
- 4.2. Swanton Morley is an attractive village in Norfolk and its residents are proud of its appearance, sense of community and amenities. In October 2015 a Community Workshop was held and residents were asked what they 'liked', 'disliked' and would 'change' to make Swanton Morley a better place.
- 4.3. A further Community Workshop was held in November 2015 to develop the Vision and Objectives for the Neighbourhood Plan. Following this consultation the ideas were formalised into a Vision Statement and nine Objectives.
- 4.4. In January 2016 the Vision and Objectives were shared with local residents and stakeholders at the third Community Workshop. Details of the Community Workshops are available in the Consultation Statement report.



### 4.5. Vision for Swanton Morley

*Swanton Morley is, and will continue to be, a great place for our children to grow up and make their homes, with a real sense of community.*

*To preserve and enhance the history, rural aspect, natural environment, attractive outlook, village atmosphere and unique natural beauty, for all the community to enjoy, whilst embracing a prosperous and sustainable future as a place where people choose to live, work and visit.*

#### 4.6. Objectives

- a) To involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development.
- b) To protect the countryside and farmland surrounding our village; promoting green space, woodland and support nature conservation.
- c) To preserve the character of the village, including the spatial balance between the rural and built environment, heritage assets, character and ethos whilst improving design based on local vernacular styles.
- d) To support new housing that meets the local needs, is affordable and made available to people from Swanton Morley.
- e) To support a housing growth strategy tailored to the needs and context of Swanton Morley, where development is sensitive, in keeping whilst protecting and enriching the landscape and built setting.
- f) To promote the integration of new housing development into the social and physical fabric of the village. Ensuring infrastructure improvements are made to roads, sewage, healthcare, Broadband and mobile communications.
- g) To enhance the provision of, and protect, the existing small businesses, retail, light industrial and farming activities in and around our village.
- h) To develop and improve local community facilities and services (such as education, medical and recreation) for all age groups.
- i) To reduce the negative impact (speed, safety and volume) of traffic on all our roads and support enhanced public transport infrastructure.



## Section 5: Sustainable Growth and Development

### 5.1. Sustainability

5.1.1. The National Planning Policy Framework is about positive growth and development that is sustainable. This is measured and tested by three dimensions that define 'sustainable' in planning terms.

- **Economic** – contribute to building a strong, responsive and competitive economy.
- **Environmental** – contribute to protecting and enhancing our natural, built and historic environment.
- **Social** – supporting strong, vibrant and healthy communities.

5.1.2. Residents of Swanton Morley feel it is a great place to live, they appreciate the special qualities it has and want to protect the village.

Knowing that growth will come, there is great concern that new development could erode the very qualities that make Swanton Morley special. It is imperative that development is carefully managed in terms of its scale, design and integration.



5.1.3. The Swanton Morley Neighbourhood Plan is not anti-development and the community understands the need to accommodate housing growth. It is accepted development will come and with it new people and businesses. To achieve this Swanton Morley Parish Council will work positively with Breckland District Council Planning Officers, landowners and developers to plan how Swanton Morley would change to the benefit of the whole community.

5.1.4. The Swanton Morley Neighbourhood Plan outlines the approach and on this basis, the local community will look to positively engage with the statutory planning process to guide future development. As growth comes it must create developments of quality that contribute to the character of Swanton Morley and provide additional local

benefits. It must be more than an exercise in meeting housing supply 'numbers' through the addition of characterless estates that destroy the rural feel of Swanton Morley.

- 5.1.5. The aim, therefore, is to enable the provision of a choice of new homes to meet the needs of all sections of the community in a manner that respects the character of the parish.

## 5.2. Wider Spatial and Strategic Policy Context

5.2.1. When the SMNP was originally drafted Breckland's Local Plan was still being undertaken and the Development Plan documents were:-

- Core Strategy and Development Control Policies for Breckland (December 2009) and
- Site Specific Policies and Proposals (January 2012).

5.2.2. In November 2019 the Breckland Local Plan was adopted and subsequently updated in 2023. Therefore the Development Plan documents are now:-

- Breckland Local Plan 2019 (as updated 2023);
- Made Neighbourhood Plans (including the Swanton Morley Neighbourhood Plan); and
- Saved policies within the Thetford Area Action Plan 2012 and Site-Specific Policies and Proposals Plan 2012.



5.2.3. **Breckland Local Plan Policy HOU 01 – Development Requirements (Minimum)** sets out to meet Breckland District's future housing needs the Local Plan will provides for no less than 15,298 new homes between 2011 and 2036, an average of 612 dwellings per annum.

5.2.4. The distribution of the new homes required follows the settlement hierarchy outlined in **GEN 03 - Settlement Hierarchy** and defines the village of Swanton Morley as a Local Service Centre (LSC).

5.2.5. **Settlement Hierarchy:-**

- Key Settlements;
- Market Towns;
- Local Service Centres;
- Villages with Boundaries; and
- Villages without Boundaries



5.2.6. Swanton Morley is identified as a Local Service Centre through the locational strategy of the Settlement Hierarchy and it will see 10% growth through the Local Plan period to 2036, providing an additional 184 dwellings.

5.2.7. Of these 184 dwellings, there are currently 84 completions and 15 commitments with planning permission. The remaining 85 additional dwellings were allocated through the Breckland Local Plan at Land off Rectory Road (LP[098]013).

5.2.8. The Swanton Morley Neighbourhood Plan Policy 2: Growth in the Right Places has allocated three sites for residential development with a total of 205 dwellings, which includes the 85 dwellings on site LP[098]013.

### 5.3. Housing Allocation for Swanton Morley

5.3.1. Within the Breckland Local Plan the housing allocation for Swanton Morley is Land off Rectory Road (LP[098]013), as shown on Map 3.18.



**Breckland Local Plan Map 3.18 Summary of the Swanton Morley Allocation**

5.3.2. The Swanton Morley Housing Allocation policy details is Land amounting to 4.9hectares is allocated for a residential development of at least 85 dwellings.

- Development will be subject to compliance with adopted Development Plan; and
- Development should have regard to the cumulative effects of the site alongside the 52 dwellings approved under the planning application 3PL/2014/0083/F.

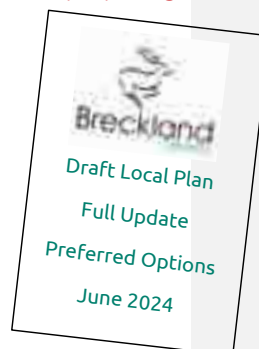
5.3.3. Construction of this development has now been completed by Hopkins Homes.

#### 5.4. **Breckland Local Plan Review**

5.4.1. The Local Plan is also currently undergoing a review. Breckland DC have agreed to do a Full Update of the Local Plan which will roll forward the Local Plan period to 2046, including the allocation of new developments and reviewing other policies as necessary.

5.4.2. The Breckland Local Plan Full Update is part of the process of preparing a new Local Plan for Breckland. Until it is adopted the development plan for Breckland remains:

- Breckland Local Plan 2019 (as updated 2023;
- Made Neighbourhood Plans;
- Saved policies within the Thetford Area Action Plan 2012; and
- Site-Specific Policies and Proposals Plan 2012.



5.4.3. The Regulation 18 consultation, a 6-week period of public consultation on the Full Update (emerging development strategy) for the Local Plan finished on 19th February 2024. The proposals included:-

- Alternative development strategy options.
- Settlement boundaries and the removal of settlement boundaries.
- Call for sites & site assessments and potential new development sites.

5.4.4. Through June and July 2024 the Draft Local Plan Full Update Preferred Options document was consulted on in a further Regulation 18 consultation. Swanton Morley Parish Council submitted a detailed response to the consultation highlighting many issues and concerns.

5.4.5. It was anticipated at the time that the Regulation 19 consultation would happen in January 2025, with the Draft Local Plan Full Update being adopted late in 2026.

5.4.6. Following a change of Government, in July 2024, Target Housing Numbers were reintroduced. The impact of this will increase the Breckland annual housing need number from **625** to a Target Housing number of **903** per year, an **increase of just under 45%**.

5.4.7. The implications of this change in national policy on the Breckland Local Plan has resulted in the need for Breckland District Council to allocate more sites for development, which could include additional sites in Swanton Morley for development, and produce a new Local Development Framework timetable.

5.4.8. To facilitate this, Breckland District Council initiated in April 2025 a new 'Call for Sites' and is now analysing the proposals.

5.4.9. Next stages and key dates in the Local Development Framework are:-

- **2025 – October to December**  
Revised Regulation 18 Consultation (Preferred Options Draft Plan) for public consultation.
- **2026 – July to September**  
Regulation 19 Pre- Submission Draft public consultation.
- **2026 - December**  
Submission for examination.
- **2027 – Q3 / Q4**  
Adoption of new Local Plan Full Update.



**Deleted:** <#>The adopted Local Development Framework covering the Swanton Morley Neighbourhood Area currently comprises:

Core Strategy and Development Control Policies for Breckland (December 2009).

Site Specific Policies and Proposals (January 2012).

Other documents as part of the 'emerging' Local Plan are:

Breckland Local Plan Preferred Directions (December 2015).

Breckland Local Plan Preferred Options and Settlement Boundaries (September 2016).

#### **Core Strategy and Development Control Policies**

The key deliveries of the Core Strategy identify the provision of at least 19,100 homes and the creation of 6,000 net new jobs across Breckland in the period 2001 to 2026.

Within the Core Strategy (Policy SS1) Swanton Morley is identified as being a 'Service Centre Village' with 13 other villages, which have been identified to contain adequate services and facilities to meet the day-to-day requirements of their existing residents.

The role and function of the 'Service Centre Villages' will be protected and enhanced through the protection of existing facilities, the promotion of new facilities and, where appropriate, allocations for residential growth, as defined in paragraph 2.43 of the Core Strategy and Development Control Policies Document.

#### **Site Specific Policies and Proposals**

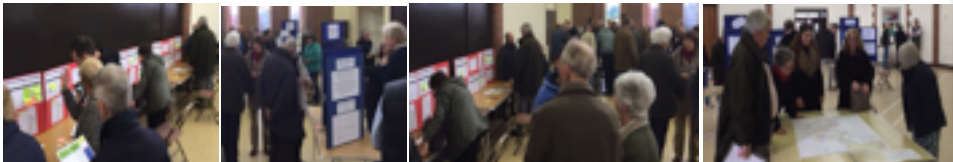
The Site Specific Policies and Proposals Document identifies the areas where development is acceptable, in principle, through the definition of a "settlement limit". Under Policy SM1 specifically allocates a residential allocation of Land at Rectory Road of 2.4 hectares for 50 new dwellings, to meet the housing allocation.

#### **Emerging Breckland Local Plan**

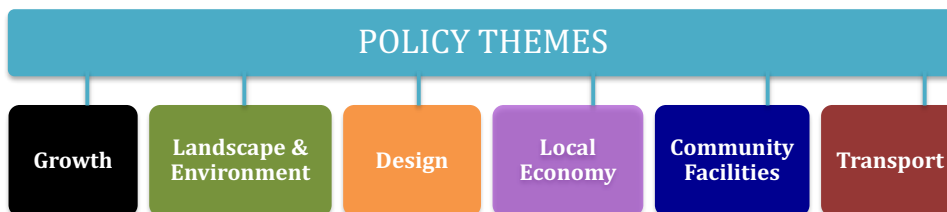
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## Section 6: Neighbourhood Plan Policies

- 6.1. To achieve the Vision and Objectives of the Swanton Morley Neighbourhood Plan the following suite of planning policies have been drafted.
- 6.2. The policies have been designed to ensure that new development enhances the setting and character of Swanton Morley to promote a sense of community, and to provide for the social and economic needs of the residents.
- 6.3. The policies have been developed during the preparation of the Swanton Morley Neighbourhood Plan from the consultation feedback and using evidence of local issues and characteristics.



- 6.4. Decision-makers and applicants must read the policies as a **whole** when judging if any development proposal would be acceptable.
- 6.5. The policies are grouped by six themes:



- 6.6. To aid interpretation, the themes and policies are supported by contextual narrative, the local community's views on that subject together with evidence, plans and strategies that support their approach.
- 6.7. All policies have been framed in the context of the National Planning Policy Framework and the Core Strategy.
- 6.8. Whilst the Swanton Morley Neighbourhood Plan is first and foremost a land-use document, the local community has, during consultation events, identified a number of issues falling outside the remit of the planning system. Details of these have been past to the Swanton Morley Parish Council to include, if deemed appropriate, in future projects.

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## Theme 1: Growth

### 6.9. Protecting the Identity of Swanton Morley (Policy Undated)

6.10. There are currently 723<sup>2</sup> dwellings in the parish of Swanton Morley. Whilst relatively dispersed the development has followed the general linear pattern throughout the village.

6.11. In the adopted Breckland Local Plan (2023) Policy HOU 01 identifies future housing needs the Local Plan will provide for no less than **15,298** new homes between 2011 and 2036, an average of **612** dwellings per annum.

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6.12. Swanton Morley is identified as a '**Local Service Centre**' within, Policy GEN 03 – Settlement Hierarchy of the Breckland Local Plan (2023) and is suitable for new development as it meets the criteria by having the following services:

- Swanton Morley Primary School.
- Village shop and post office; butchers.
- Community facilities in the form of public houses Darby's and The Angel, village hall and doctors surgery.

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<sup>2</sup> Census 2011



- The village has a regular bus service to Norwich.
- There are a good range of businesses and employment opportunities.

6.13. Public consultations demonstrated a very strong desire to retain Swanton Morley's village feel, which is enhanced by being surrounded by open farmland. A key part of this is to ensure no coalescence with the market town of Dereham to retain the community's sense of separate identity.

6.14. Policy GEN 05 in the emerging Local Plan defines a settlement boundary for Swanton Morley, which identifies the acceptable area, in principle, for further development.

6.15. Outside of the settlement boundary the open countryside will be subject to a greater degree of protection. [Swanton Morley Neighbourhood Plan](#) Policy 1 seeks to reinforce the approach in the Local Plan, whilst identifying those exceptions to the Policy, which will be supported.

**Deleted:** Following Government advice in the NPPF (paragraph 53) inappropriate development of residential curtilages in the countryside will be resisted.



6.16. Swanton Morley will proactively plan to meet the local housing requirement ensuring that delivering a wide choice of high quality homes is essential to support sustainable, mixed and inclusive communities.

6.17. New homes must be built in accordance with the distinctive features, scale and character of the local area whilst maintaining the distinct village settlement and avoiding coalescence with the surrounding town and villages.

- 6.18. The Swanton Morley Neighbourhood Plan Policy 1 makes use of and refers to the well-established term 'settlement boundary'. The use of a 'settlement boundary' clearly shows areas where development is acceptable and where development is not usually acceptable.
- 6.19. It is understood that Breckland Council intend to move away from using 'settlement boundaries' within their planning policies. If so, this will result in this policy no longer functioning in the manner intended.
- 6.20. In the Breckland Draft Local Plan Full Update Preferred Options June 2024 consultation document it proposes to move away from using 'settlement boundaries' (as a way of defining where development appropriate to the settlement in question will usually be permitted) to a less familiar criteria-based approach.
- 6.21. Breckland District Council have stated their intent to move to a criteria-based approach but has also stated that "Neighbourhood Plan updates could if desired implement local Settlement Boundaries informed by the strategy and criteria for growth established in the Local Plan."<sup>3</sup>
- 6.22. This approach introduces the term 'Built Form' which it defines quite simply in Policy GEN 03: Built Form as....
- 6.23. **Built Form is defined as the closely grouped and visually well related residential, community, retail, and employment buildings of the main part of the settlement and land closely associated with them.**
- 6.24. Policy GEN 04: Development and the Built Form sets out that development within the built form will be permitted and all other land is defined as countryside. Development in the countryside is strictly controlled by a number of policies both within the Breckland Local Plan and National Planning Policy Framework (NPPF).
- 6.25. To resolve this possible future problem it is proposed to insert additional wording into the existing Policy 1 to reference the current Swanton Morley settlement boundary. The proposed change to Policy 1 wording is highlighted in red.

<sup>3</sup> Breckland Local Plan Full Update Preferred Options 2024, paragraph 4.29  
Swanton Morley Neighbourhood Plan (Updated Review 2025)

**Map 4: Swanton Morley Settlement Boundary**



**6.26.** The community recognises that housing development can sometimes bring wider benefits, such as the redevelopment of brownfield sites, securing the ongoing use of a building, providing community facilities and providing much needed affordable homes. Such proposals will be supported in accordance with this policy in the Neighbourhood Plan.

**6.27. Ambition: This policy seeks to maintain Swanton Morley as a distinct and separate village with its own identity.**

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6.28. **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ 'Beautiful' walks and views across the countryside should be protected: 97% strongly agree, or agree and with 3% disagree.
- ✓ Open green spaces should be protected and biodiversity encouraged: 100% strongly agree, or agree.

6.29. **The following plans, documents and strategies support Policy 1:**

- National Planning Policy Framework
- Breckland Local Plan (September 2023),
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

Deleted: Core Strategy and Development Control Policies (December 2009)¶

Deleted: <#>Breckland Local Plan Preferred Options and Settlement Boundaries (2016)¶

Deleted: <#>Swanton Morley Neighbourhood Plan Emerging Policy Statement Discussion Document (March 2016)¶

**POLICY 1: Protecting the Identity of Swanton Morley**

**Outside the defined settlement boundary (as defined in Map 4 Swanton Morley Settlement Boundary) development will not be supported unless it involves:**

- i) Rural exception sites;
- ii) Dwellings to meet the essential need for a rural worker;
- iii) Development involving the re-use of redundant or disused buildings;
- iv) Farm diversification; and
- v) Rural tourism related development.

**The development of residential curtilages in the countryside will be resisted where it would lead to significant change to the landscape character.**

6.30. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (b), (c) and (e).



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6.31. **Growth in the Right Places (Policy Unchanged)**

6.32. The spatial and strategic context is outlined for Swanton Morley in Section 5 and the emerging Breckland Local Plan Full Update Regulation 18 proposals have been consulted on whilst the Neighbourhood Plan has been developed.

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**Map 4: Swanton Morley Settlement Boundary**



6.33. To assist the Parish Council and Breckland District Council the Swanton Morley Neighbourhood Plan Steering Group included the Breckland Local Plan Preferred Directions proposed development sites at the public consultation community event and asked local residents which of the proposed sites they preferred and why.

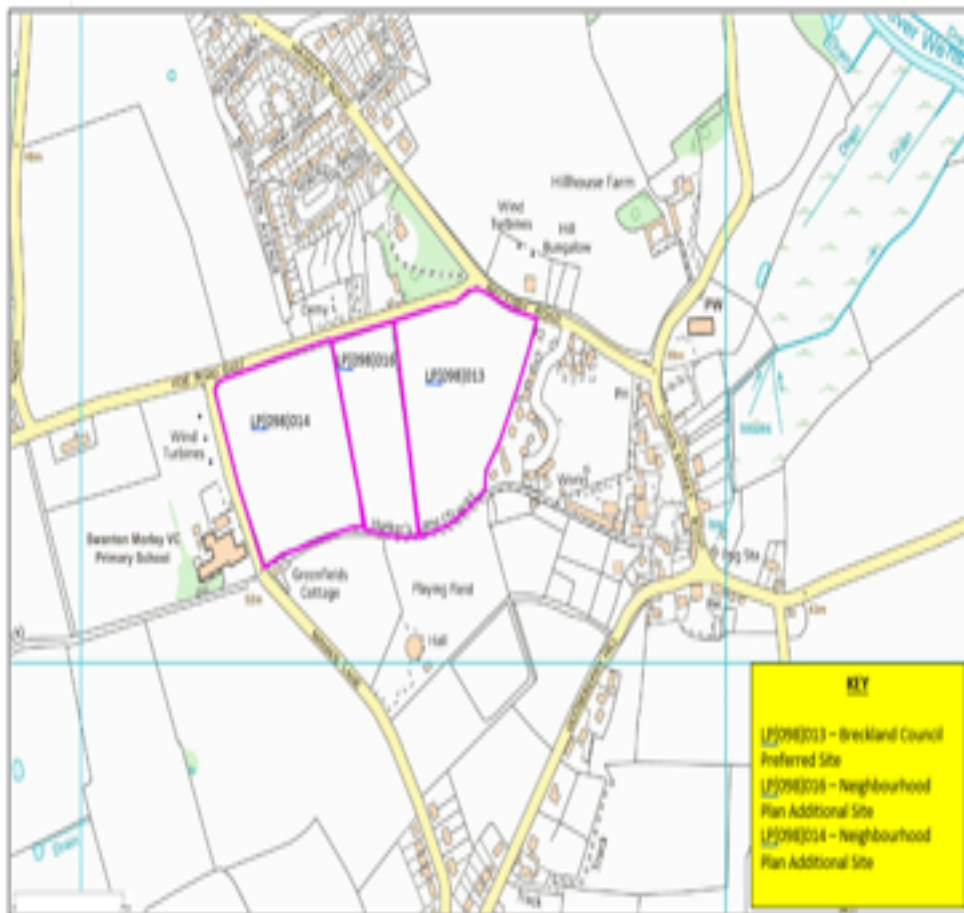




- 6.34. At the public consultation local residents were mainly against any development but reluctantly accepted that new development was going to happen in Swanton Morley and set about identifying their preferred sites (based on those put forward through the Breckland Local Plan Preferred Directions process) and reasons why – both positive and negative.
- 6.35. Based on local residents reasoning and comments the outcomes were submitted to Breckland District Council, by the Parish Council, as part of their consultation response, and used to develop the preferred residential sites as this policy allocation.
- 6.36. Residents of Swanton Morley expressed their view that, if Swanton Morley was to grow, it should be in a way that enables the existing village to be 'more joined up' and linked together in a better way; as parts of the village feel remote and should be better connected by paths and cycleways.
- 6.37. The supported sites, where the local community would prefer to see development, which emerged from the public consultation community event are LP(098)013 and LP(098)014. The full list of sites considered as alternatives is listed at 6.38. and details in Appendix 5.
- 6.38. Following the initial 'call for sites', site LP(098)016 was put forward by the landowner. The Swanton Morley Neighbourhood Plan Steering Group considered this new site, and concluded that as it lies between site LP(098)013 and LP(098)014 it is sensible to include site LP(098)016 in the allocation as well.
- 6.39. In September 2016 Breckland Council issued a further consultation, called Breckland Local Plan Preferred Options & Settlement Boundaries, this gives an updated view on settlement hierarchy, allocation numbers and sites. Stating that Swanton Morley continues to be identified as a Local Service Centre within the settlement hierarchy, identifies that it will grow by 10% to 2036 and allocates 166 new dwellings to 2036. With current completions (37) and commitments (44) this results in a remainder of 85 new dwellings to be allocated.

6.40. Breckland Local Plan supported the outcome of the views expressed by local residents and allocated site LP[098]013 for 85 new homes and site LP[098]014 and LP[098]016 as suitable 'alternatives', see Map 5.

**Map 5: Breckland Local Plan Allocated Site and Additional Neighbourhood Plan Sites**



6.41. It is the intention of the Swanton Morley Neighbourhood Plan that new housing development should meet the costs associated with relevant enhancements required to mitigate the impacts onto social and physical infrastructure impacts as appropriate.

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Table 1: Housing Development in Swanton Morley from 1950 to Present Day

20 year period	Place	No. of dwellings built
<u>1950's (1940's n/a)</u>	Thompson Close Gray Drive Ward Crescent Hannah Road	30 28 16 9 <b>105</b>
<u>1960's &amp; 1970's</u>	Primrose Square Lincoln Close Bedingfield Estate Bennett Road Cullum Close	36 28 80 17 16 <b>177</b>
<u>1980's &amp; 1990's</u>	Farrow Close Wensum Gardens Worthing Road	20 6 4 <b>30</b>
<u>2000's &amp; 2010's</u>	Rayner Drive Woodgate Park Liberator Close Rectory Road Merryfield Close Woodgate Lane Blenheim Drive Elsing Road Meadow View	4 50 20 52 3 3 9 2 55 <b>198</b>
<u>2020's</u> <u>*planning Permission granted</u> <u>July 2025, yet to be built.</u>	Swanton Vale Woodgate Park	85 36* <b>121</b>

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6.42. Swanton Morley has seen growth over time and Table 1 highlights how the growth in housing numbers in each 20-year tranche averages 112 new dwellings. This raises concern that the current allocation of 85 is not sufficient to allow the village to continue to grow and meet the likely housing needs over the plan period of the Swanton Morley Neighbourhood Plan. Therefore, the Swanton Morley Neighbourhood Plan seeks to increase potential number of dwellings through the allocation of the three sites.

6.43. **Ambition:** This policy seeks to achieve an appropriate, needs based, growth that will guide the location of new development in Swanton Morley in a holistic manner. Enhancing the village, making it 'more joined up',

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**providing better connectivity and access whilst enabling the infrastructure to be improved.**

6.44. **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ Ensure infrastructure expands with new development: 100% strongly agree, or agree.
- ✓ New development should provide new community facilities and services: 95% strongly agree, or agree, 5% unsure and with zero% strongly disagree, or disagree

6.45. With the following results from the public consultation community event against each of the proposed Sites Allocation options and alternatives:

- LP(098)001: 2% of residents supporting with 98% not supporting
- LP(098)002: 22% of residents supporting with 78% not supporting
- LP(098)003: 43% of residents supporting with 57% not supporting
- LP(098)004: 8% of residents supporting with 92% not supporting
- LP(098)005: 39% of residents supporting with 61% not supporting
- LP(098)006: 22% of residents supporting with 78% not supporting
- LP(098)007: 14% of residents supporting with 86% not supporting
- LP(098)009: 52% of residents supporting with 48% not supporting
- LP(098)010: 48% of residents supporting with 52% not supporting
- LP(098)011: 29% of residents supporting with 71% not supporting
- LP(098)012: 48% of residents supporting with 52% not supporting
- LP(098)013: 79% of residents supporting with 21% not supporting
- LP(098)014: 64% of residents supporting with 36% not supporting

6.46. Please note there was no site reference LP(098)008 included in the consultation and site LP(098)016 was put forward by the landowner for consideration as an allocated site to Breckland District Council following the consultation.

6.47. **The following plans, documents and strategies support Policy 2:**

- National Planning Policy Framework
- Breckland Local Plan (September 2023)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)

Deleted: Core Strategy and Development Control Policies (December 2009)¶

Deleted: <#>Breckland Local Plan Preferred Options and Settlement Boundaries (2016)¶  
Central Norfolk Strategic Housing Market Assessment 2015 (Report Findings January 2016)¶

- Sustainability Appraisal of the Swanton Morley Neighbourhood Plan Assessment of Reasonable Alternatives (July 2018)
- Swanton Morley Village Appraisal Report (2004)

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**POLICY 2: Growth in the Right Places**

The primary focus of new residential development in the Swanton Morley Neighbourhood Plan area will be within the three allocated housing sites identified on the Map 5 as:

- 1) LP(098)013;
- 2) LP(098)014; and
- 3) LP(098)016

Planning applications for up to 205 dwellings on these three allocated residential sites will be supported where they comply with the other policies within the Swanton Morley Neighbourhood Plan and the requirements of other development plan policies.

- 6.48. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (a), (c), (d) and (e).



**6.49. Enabling Growth on Allocated Sites (Policy Unchanged)**

- 6.50. The allocated housing sites will cater for the future predicted growth of Swanton Morley and deliver additional site specific community benefits whilst mitigating the impact of these developments on the village.
- 6.51. Within emerging Breckland Local Plan Preferred Options and Settlement Boundaries both sites are identified as 'alternative options', with site LP(098)016 to be developed in conjunction with sites LP(098)013 and/or



LP[098]014. The SMNP includes these three contiguous sites LP[098]013, LP[098]014 and LP[098]016 as effectively a single larger housing site with capacity for up to 205 dwellings following HRA screening and Appropriate Assessment in December 2018.

- 6.52. Swanton Morley Parish Council will support the comprehensive masterplanning of these three linked sites to provide the improvements expected as outlined in this policy to improve and enhance safe vehicular and pedestrian movement on the local road network and allay concerns about road safety for school children around the school raised by local residents through the consultation process; with parents struggling to safely stop to drop off or pick up their children at the start and end of the school day



- 6.53. With the large number of cars sharing the same space as pedestrians and even school children trying to cycle to school (as shown in the above picture).
- 6.54. The location of site LP[098]014 has the ability to facilitate a safe place for parents to stop and drop off or pick up their children; by incorporating car park area linked to the school through a safe road crossing. Other road safety measures could also be provided on Manns Lane to aid crossing points and to reduce vehicle speeds, as illustrated on Map 6.
- 6.55. Below is an example of a safe parking facility recently installed at Wicklewood School near Wymondham.



- 6.56. Hoe Road East, in part, is a narrow single width lane with neither a footpath nor cycleway. It has been recognised through Breckland District Council's Local Plan consultations that it is not currently suitable for access to sites LP(098)014 and LP(098)016.
- 6.57. Whilst it is possible to access site LP(098)014 from Manns Lane and site LP(098)016 as a continuation of either LP(098)014 and/or LP(098)013 sites, there is a requirement to improve the road network in this area of the village.

#### Map 6: Hoe Road East: Illustrative Lay-by Parking, Road Widening and Car Park



- 6.58. Enhancements to the road network would improve connectivity of the village, enabling safe access for vehicles, cyclists and pedestrians. This could be achieved through either a continued vehicle, cycle and

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pedestrian access from Rectory Road through to Manns Lane within sites LP(098)014 and LP(098)016 or through the widening of Hoe Road East to enable two-way traffic, a footpath and cyclepath from Rectory Road to Manns Lane. As illustrated on Map 6 in 'pink'.

6.59. Proposals for development should also include the provision within site LP(098)016 for lay-by style parking, convenient for those attending funerals at the cemetery, as illustrated on Map 6.

6.60. Development adjacent to the northern border of site LP(098)016 should be screened from the cemetery by hedging and landscaping to provide privacy for those attending the cemetery. In addition, any new dwellings positioned along this border should be designed to a maximum height of 1.5 storeys.



6.61. Proposals which offer traffic calming measures in association with the widening of Hoe Road East to prevent excessive speed will be encouraged along this straight road.

6.62. **Ambition:** This policy seeks to ensure the sustainable growth of Swanton Morley whilst providing specific benefit to the local community associated with development of allocated housing sites LP(098)014 and LP(098)016.

6.63. **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ Increase the width of Hoe Road East: 52% strongly agree, or agree and with 8% unsure and 40% strongly disagree, or disagree.
- ✓ Improve cycleways and footpaths in and around Swanton Morley: 90% strongly agree, or agree and with 10% unsure and zero% disagree.

6.64. **The following plans, documents and strategies support Policy 3:**

- National Planning Policy Framework
- [Breckland Local Plan \(September 2023\)](#),
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

Deleted: Core Strategy and Development Control Policies (December 2009)

Deleted: <#>Breckland Local Plan Preferred Options and Settlement Boundaries (2016) ¶

**POLICY 3:  
Enabling Growth on Allocated Sites**

Masterplanned proposals for the development in conjunction of the three linked housing allocation sites identified in Policy 2, including the following specific provisions offered as planning obligations, together with the expectations identified in Policy 6, will be supported:

- a. site LP(098)014 will include provision within the site for around 40 park car spaces to serve the school with a safe road crossing point and local improvements of Manns Lane to be agreed with the Highways Authority;
- b. site LP(098)016 will be required to improve Hoe Road East to include provision for two-way traffic taking account of the requirements of the Cemetery on the north of the road to be agreed with the Highways Authority;
- c. the northern border of site LP(098)016 will be screened by hedging and landscaping and with any new dwellings positioned along this border being of a maximum height of 1.5 storeys;
- d. provision of a continuous vehicle, cycle and pedestrian access from Rectory Road to Manns Lane; and
- e. provision of a footpath and cycleway from Rectory Road to Manns Lane.

6.65. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (a), (c), (d), (e), (f), (h) and (i).



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6.66. **Housing for the Local Community (Policy Unchanged)**

6.67. A key housing issue for Swanton Morley is affordability with average house prices too high for those on average incomes resulting in an affordability ratio of over 1:6.2 (Source: Housing Needs Survey Report for Swanton Morley produced by Breckland District Council in October 2015).

6.68. There is a requirement within the **Breckland Local Plan** to provide **25%** affordable houses within any new development. The Parish Council, through a 'local lettings policy', support households in housing need with a local connection to access these dwellings provided as affordable rented homes.

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6.69. The recent development of 52 dwellings, at Rectory Road, included 18 affordable dwellings although no residents of Swanton Morley were able to access these.



6.70. Breckland District Council has conducted a detailed study of the housing needs for Swanton Morley with the report being issued in October 2015. This study investigated housing need and concluded there is a local requirement and need for affordable housing in Swanton Morley; with 17 households being identified in need.

6.71. All 17 households contained someone wanting to move in the next five years and all of these had a connection to Swanton Morley; either current residents or people who had formerly lived in the village.

6.72. The demographics of Swanton Morley and the 'baseline data' for Swanton Morley, contained within the Sustainability Appraisal Scoping Report, supports action to be taken to enable younger people to remain within the community they have grown up in.

6.73. As demonstrated in the Housing Need Survey for Swanton Morley, local need supports a 'local letting' policy that will address the situation for the local community. This means that priority for some affordable housing on all new developments will be given to local people.



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6.74. Not all affordable housing can be allocated with a 'Local Lettings' policy because Breckland District Council has a statutory duty to house some people and needs new affordable housing to meet these duties, including the provision of other affordable housing tenures.

6.75. The 'Local Lettings' policy will apply to the first let of affordable rental housing and subsequent lets during the lifetime of the development, based on local need and connection. This will be managed by Breckland District Council, as they already do for affordable housing on 'exception sites'. Should there be no local need properties will be offered to meet a general district wide housing need (i.e. will be offered to the household in the highest housing need).



6.76. The 'Local Lettings' policy only applies to Affordable Rent Tenure (rents are set at 80% of the local market rent). The 'Local Lettings' policy will not apply to intermediate tenure options such as shared ownership (part buy and part rent) or discounted market housing (sold at a percentage of open market price). Although any developer will be encouraged to advertise these properties locally first to encourage local people in housing need to rent.

6.77. A Freedom of Information request (FOI) was made to Breckland District Council on 22<sup>nd</sup> March 2017 to confirm that 20 people on the Housing Register that reside in Swanton Morley and 168 do not live in Swanton Morley, but have expressed a desire for an affordable property in Swanton Morley.

6.78. **Ambition: This policy seeks to create the opportunity for Swanton Morley households or those with connections to Swanton Morley, who are in housing need to have the ability to access affordable housing in Swanton Morley.**

6.79. **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ More affordable housing specifically for local people and/or first time buyers: 92% strongly agree, or agree, 8% not sure and with zero% strongly disagree, or disagree.

6.80. **The following plans, documents and strategies support Policy 4:**

- National Planning Policy Framework
- Breckland Local Plan (September 2023),
- Housing Need Survey Report for Swanton Morley (October 2015)

Deleted: Core Strategy and Development Control Policies (December 2009) [1](#)

Deleted: <#>Central Norfolk Strategic Housing Market Assessment 2015 (Report Findings January 2016) [1](#)

- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

#### POLICY 4: Housing for the Local Community (Local Lettings)

In order to meet the housing needs of the parish, proposals which make provision by way of a s106 agreement for eligible households with a local connection to the parish of Swanton Morley are given preference for the lifetime of the development on new affordable housing for rent on sites LP(098)014 and LP(098)016 will be supported.

A local connection is defined by one or more of the following:

- Households containing one or more individuals who have resided within Swanton Morley parish for the last three years
- Households who need to move to Swanton Morley Parish to give or receive support from or to a close family or relatives who are residents of Swanton Morley
- Households where one or more member has been employed within the parish of Swanton Morley for three years
- Former residents of Swanton Morley parish who have lived in the parish for at least three years of the past six years

If at the time of letting there are no eligible households with a local connection, and/or the pool of eligible applicants with a local connection has been exhausted, allocations will be made in accordance with the local housing authority's prevailing housing allocation policy and associated district-wide local connection criteria.

- 6.81. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (d) and (f).

#### 6.82. Affordable Housing on Exception Sites **(Policy Unchanged)**

- 6.83. The delivery of rural exception sites is recognised as a mechanism to enable affordable housing to be delivered to reflect local needs. This view is supported by the National Planning Policy Framework (paragraph 82) which also suggests that, if necessary, it should be considered whether allowing some market housing would facilitate the provision of additional affordable housing to meet local needs.

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6.84. Policy DC5 of the Core Strategy and Development Control Policies sets the requirements necessary for proposals to be brought forward across the district. Through the consultation events concern was expressed by residents that whilst they supported the concept of 'exception sites', (especially the section of the policy that identifies the "...affordable housing being exclusively for local need, in perpetuity.....'), they had reservations in the delivery and definition of 'local'. It was expected that this would be residents or people with a connection to Swanton Morley parish but expressed that there was nothing to stop 'local' potentially being expanded to include anyone in Breckland.



6.85. **Ambition:** This policy seeks to create clarity of outcome where 'exception site' development occurs in Swanton Morley by:-

- ensuring local support for such proposals is given (creating the mechanism to enable this to happen); and
- access affordable housing in Swanton Morley to those with local connections to Swanton Morley (as defined in Policy 4: Local Lettings of the Swanton Morley Neighbourhood Plan), who are on the housing register.

6.86. **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ More affordable housing specifically for local people and/or first time buyers: 92% strongly agree, or agree and with 8% unsure and zero% disagree.

6.87. **The following plans, documents and strategies support Policy 5:**

- National Planning Policy Framework
- Breckland Local Plan (September 2023),
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)

Deleted: Core Strategy and Development Control Policies (December 2009)¶

Deleted: <#>Breckland Local Plan Preferred Options and Settlement Boundaries (2016)¶

- Swanton Morley Neighbourhood Plan Emerging Policy Statement Discussion Document (March 2016)
- Swanton Morley Village Appraisal Report (2004)

**POLICY 5: Affordable Housing on Exception Sites**

Development of affordable housing on an exception site will be permitted where it satisfies the requirements of relevant policies in adopted local development plan and the following additional requirements:

The allocation of dwellings should be to those in housing need and with a connection to the Parish of Swanton Morley in accordance with the following cascade criteria:

- a. Residents of Swanton Morley parish for the previous three years;
- b. Households with a local family connection;
- c. Former residents of Swanton Morley Parish including those who have had to leave the Parish due to a lack of suitable affordable housing;
- d. People with an employment connection to the Parish;
- e. Residents of adjacent parishes; and
- f. Residents of Breckland District.

6.88. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (a), (d) and (e).



## 6.89. **Delivery of Planning Obligations (Policy Unchanged)**

6.90. The Localism Act 2011 has at its heart the desire to enable local communities the ability to have a say and get involved in how their villages and towns are administered to deliver their future aspirations.

6.91. Local Planning Authorities, through planning obligations and conditions applied to the granting of planning permissions, can set requirements on a particular development to deliver with that development benefits and/or requirements to mitigate the impact of that development.

6.92. The delivery of the planning obligations is usually through agreement of the interested parties who give their commitment by signing a legal contract called a 'section 106 agreement'.



6.93. As there are likely to be planning obligations identified which will be necessary to provide improvements to physical and social infrastructure as part of future development in Swanton Morley, the Swanton Morley Parish Council would like to assist Breckland District Council to deliver appropriate outcomes for the residents of Swanton Morley.



6.94. With the involvement of Swanton Morley Parish Council in consultation with developers and Breckland District Council concerning section 106 agreements detailed local knowledge will encourage appropriate identification of potential adverse impact and mitigation measures being applied. This policy approach will assist Breckland District Council in ensuring that obligations are implemented in accordance with these

agreements and the early identification of any deficiencies and to aid corrective steps to be taken by the District Council.

6.95. **Ambition:** This policy seeks to harness the local knowledge of Swanton Morley Parish Council and encourage liaison between developers with Swanton Morley Parish Council and Breckland District Council to deliver appropriate social and physical infrastructure facilities for the residents of Swanton Morley through planning obligations associated with development proposals.

6.96. **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ New developments should demonstrate how 'open space' areas are to be managed and maintained in a sustainable way: 100% strongly agree, or agree and with no one disagreeing.
- ✓ More affordable housing specifically for local people and/or first time buyers: 92% strongly agree, or agree and with 8% unsure and zero% disagree.
- ✓ New development should provide new community facilities and services: 95% strongly agree, or agree and with 5% unsure and zero% disagree.
- ✓ Ensure infrastructure expands with new development: 100% strongly agree.

6.97. **The following plans, documents and strategies support Policy 6:**

- National Planning Policy Framework
- Localism Act 2011
- Town and Country Planning Act 1990
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

**POLICY 6: Delivery of Planning Obligations**

Where a planning obligation is necessary in relation to development proposals on land within the Neighbourhood Area, the Applicant shall provide a supporting statement that identifies how their proposals take into account and provide appropriate local community infrastructure in mitigation.

Applicants are encouraged to seek early engagement with the Parish Council and Breckland District Council to establish the scope of any such statement.

6.98. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (a), (d), (f) and (h).



## Theme 2: Landscape and Environment

- 6.99. The open spaces and open countryside are of great importance in creating the character and identity of Swanton Morley. It was clear from the consultations that the community values the rural setting and village feel of Swanton Morley, having previously won 'East of England Village of the Year 2009'.



- 6.100. The Swanton Morley Parish Council is responsible for several areas of common land. Mill Common; has gained the accolade of Higher Level Stewardship from Natural England whereby local volunteers have restored this area to provide natural habitats for native species. Rare breed cattle graze on this area for three months every year.
- 6.101. Burgh Common; one of the few areas by the River Wensum that remains in public ownership, and working with the Environment Agency, glides and riffles have been installed in the river to improve breeding areas for fish. With boardwalks and disabled access fishing platforms installed so that the beautiful area can be accessible to all.
- 6.102. There are a number of open spaces, green areas together with the built and historic environment that contribute to the character enjoyed by the existing community. These provide opportunities for formal and informal recreation. In accordance with national planning guidance the community wishes to see these spaces and the historic built environment

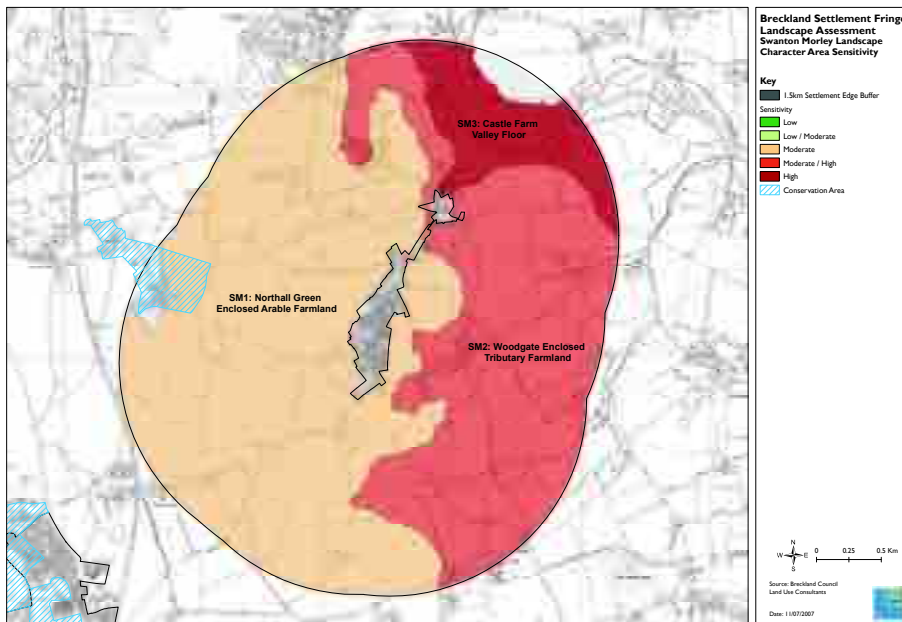
protected for future generations. Accordingly they will be afforded protection from new development unless this is associated or ancillary to the current use and demonstrated to be of community benefit.

6.103. The loss of any of these open spaces would be detrimental to the appearance, character and amenity value of the immediate locality. Many local residents expressed concern that, if uncontrolled, changes to open spaces could irrevocably change the special character of Swanton Morley. It was clear that any policies to come forth from the Swanton Morley Neighbourhood Plan must respect these important areas and should seek to enhance further the characteristics, which make Swanton Morley such a desirable place to live.

6.104. The Breckland District Settlement Fringe: Landscape Assessment (July 2007), undertaken by Breckland District Council, is an evaluation of the area around Swanton Morley, see Map 7 and identifies key aspects and character of the area against a number of criteria. Providing comments and judgments on landscape character sensitivities and visual sensitivity.

6.105. The character of the local area is considered broadly representative of the wider district character area, in view of its arable land use and the density of field boundary vegetation and farm woodland.

**Map 7: Swanton Morley Landscape Character Area Sensitivity**



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6.106. Over all sensitivity to change is judged to be moderate, for area SM1: Northall Green Enclosed Arable Farmland, whilst moderate-high, for area SM2: Woodgate Enclosed Tributary Farmland and high for area SM3: Castle Farm Valley Floor.

6.107. For area SM1: Northall Green Enclosed Arable Farmland this is in view of the filtered character of views and the relative lack of visibility to much of the settlement edge, resulting from the relatively intact structural elements such as field boundary hedgerows and hedgerow trees.

6.108. For area SM2: Woodgate Enclosed Tributary Farmland this is in view of the intact landscape structure, which has also survived to much of the settlement edge.

6.109. For area SM3: Castle Farm Valley Floor this is in view of the local character area's role in forming the setting of the historically important parish church, and the quality of the valley floor landscape.

6.110. A number of 'landscape guidelines' set out a series of landscape management and design principles, both to maintain and enhance the character of this landscape and to inform future land use and for change to the settlement edge.

#### 6.111. **Local Green Space (Policy Updated)**

6.112. The rural nature and aspects of the Parish and village are much valued. Individually and collectively a number of important open green spaces make a vital contribution to the character and appearance of the village.

6.113. The community values these recreational spaces, be it for play, resting on the seats, having a family picnic or learning about the local history etc..., as well as providing visual breaks and green lungs for the village.

6.114. When the Swanton Morley Neighbourhood Plan was 'made' in 2019 the following three areas were designated as Local Green Space:-

- **Gray Drive**
- **Thompson Close**
- **Middleton Avenue**

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6.115. Their status is to remain unchanged as designated Local Green Space. Each one is outlined in red on Map 8.

### Map 8: Local Green Space



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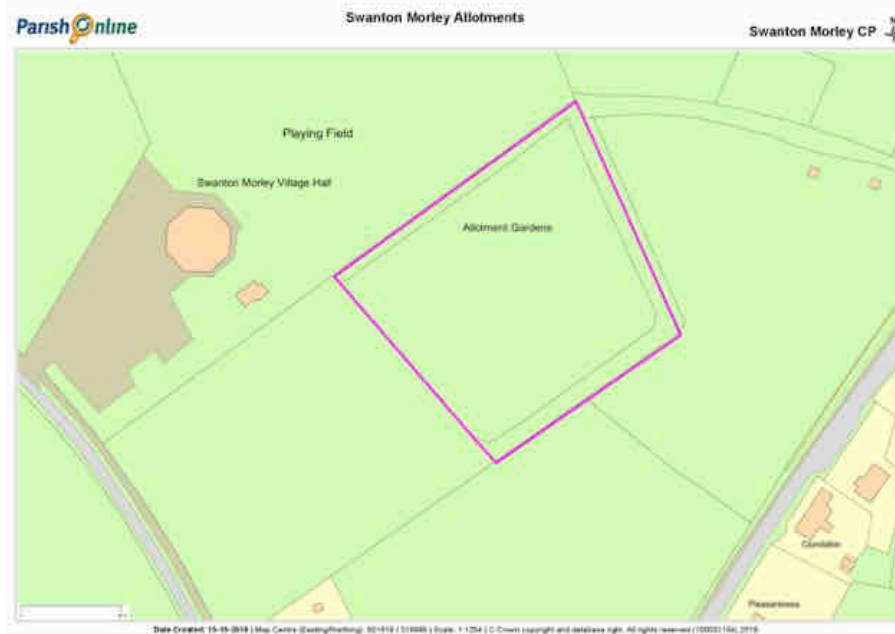
6.11.6. Following the Swanton Morley Neighbourhood Plan Review 2025 four more areas have been identified and proposed for designation as Local Green Space. These are:-

- **4: Village Hall Playing Fields, Manns Lane – MAP 8b**



Deleted: A detailed assessment and justification for the designation of the three Local Green Spaces against the principles set out in the National Planning Policy Framework can be found in Appendix 2....

- **5: Allotments, Manns Lane – MAP 8c**



- **6: Playing Field, Manns Lane – MAP 8d**



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• **7: Cricket Club, Hoe Road South – MAP 8e**



6.117. These areas also form part of the designations proposed in the Breckland Local Plan Full Update and published in July 2024 the Regulation 18 Consultation (Preferred Options Draft Plan)<sup>4</sup>, which had been paused and why these four areas are now included within the updates in the Swanton Morley Neighbourhood Plan Review 2025.

6.118. The local community is looking to protect each of these areas to ensure the amenity value is retained for the existing and future residents of Swanton Morley while providing facilities that support healthy lifestyles and general well-being.

6.119. **Ambition:** This policy seeks to provide special protection for three key areas of green space through its designation as 'Local Green Space', as defined in the National Planning Policy Framework paragraph 106, 107 and 108, which the local community has identified of particular importance to them.

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<sup>4</sup> <https://www.breckland.gov.uk/article/19942/Local-Plan-Full-Update-2024-2042>



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6.120. **Community Feedback:** Consultation on the emerging Swanton Morley Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ More green open space, footpaths and cycleways, which are easily accessed and safe to travel: 100% strongly agree or agree.
- ✓ Open green spaces should be protected and biodiversity encouraged: 100% strongly agree or agree.

6.121. **The following plans, documents and strategies support Policy 7:**

- National Planning Policy Framework
- Breckland Local Plan (September 2023),
- Breckland Local Plan Full Update Regulation 18 Preferred Options (June 2024)
- District Settlement Fringe: Landscape Assessment (July 2007)
- Open Space assessment (2015)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

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**POLICY 7: Local Green Space**

The Neighbourhood Plan has already designated the following three locations as Local Green Spaces (as shown on Map 8: Local Green Space) and these remain unchanged:-

- 1) Gray Drive;
- 2) Thompson Close; and
- 3) Middleton Avenue.

The Neighbourhood Plan now seeks to designate the following four new locations also as Local Green Spaces (as shown on Maps 8b, 8c, 8d and 8e):-

- 4) Village Hall Playing Fields, Manns Lane;
- 5) Allotments, Manns Lane;
- 6) Playing Field, Manns Lane; and
- 7) Cricket Ground, Hoe Road South.

Applications for development which would adversely affect the function and local character of designated Local Green Space will not be supported unless very special circumstances can be demonstrated, as set out in the National Planning Policy Framework.

6.122. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (c) and (h).

### 6.123. Protection of Existing Open Space (Policy Unchanged)

6.124. The open spaces within the built up area are of great importance in the wellbeing of the local community and help create the character and identity of Swanton Morley, whilst being enjoyed by the existing community and provide opportunities for formal and informal recreation.

6.125. Within Swanton Morley there is 4.55ha of play space against a current assessed requirement of 5.37ha, a shortfall of 0.82ha. See table 2. At the consultation events local residents were keen to see the existing shortfall made up and expressed concern at the possible loss of any of these open spaces.

6.126. The loss of any of these open spaces would be detrimental to the appearance, character and amenity value of the immediate locality. Many local residents expressed concern that, if uncontrolled, changes to open spaces could irrevocably change the 'village feel' of Swanton Morley.

**Table 2: Swanton Morley Key Statistics**

	Swanton Morley (actual)	NPFA standards in comparison to 2011 population	Comparison with NPFA standards
Population (2011)	2100	2100	-
Outdoor sports facilities (ha)	3.78	3.69	+0.08
Children's play space (ha)	0.77	1.68	-0.91
Total play space	4.55	5.37	-0.82
People per pitch	420	-	-
Percentage of houses in parish outside NPFA 1.2ha sports catchment	23%	-	-
Percentage of houses in parish outside NPFA, LAP, LEAP and NEAP catchments	87%	-	-

Source: Open Space Parish Schedule 2015 (99 Swanton Morley)

6.127. The community wishes to see these spaces protected for future generations and accordingly they will be afforded protection from new development unless this is associated or ancillary to the current use and demonstrated to be of community benefit.

**Table 3: Areas of Existing Open Space within Swanton Morley**

Name	Location	Use	Approx. Area
Gooseberry Hill Playing Field	Gooseberry Hill	Children's Play Area	0.6ha
Village Green	Town Street	Recreation Ground	0.37ha
Bowling Green	Town Street	Lawn Bowls	0.14ha
Cricket Ground	Hoe Road South	Cricket pitch	1.5ha
Angel Bowls Club	Hoe Road South	Lawn Bowls	0.1ha
Village Hall Playing Field	Manns Lane	Sports and Recreation	2.0ha
Playing Field - Youth Football Pitches	Manns Lane	Sports and Recreation	1.12ha
Allotments	Manns Lane	Gardening & Recreation	1ha
Davidson Park	Rectory Road	Public Recreation	0.515ha

6.128. See the location maps in Appendix 3 for specific details and locations of each of the Areas of Existing Open Space listed within Table 3.

6.129. Four of these areas (Village Hall Playing Field, Allotments, Playing Field – Youth Football Pitches and Cricket Ground), have now been proposed for designation as Local Green Space.

6.130. **Ambition: This policy seeks to recognise the importance of these areas to the village and as areas of recreational and visual value. The policy is not seeking 'Local Green Space' designation<sup>5</sup>.**

6.131. **Community Feedback:** Consultation on the emerging Swanton Morley Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ More green open space, footpaths and cycleways, which are easily accessed and safe to travel: 100% strongly agree or agree.
- ✓ Open green spaces should be protected and biodiversity encouraged: 100% strongly agree or agree.

<sup>5</sup> 'Local Green Space' as per NPPF, defined in paragraph 106, 107 and 108. Swanton Morley Neighbourhood Plan (Updated Review 2025)

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6.132. The following plans, documents and strategies support Policy 8:

- National Planning Policy Framework
- Breckland Local Plan (September 2023)
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)
- Open Space Assessment (2015)
- Open Space Parish Schedule 2015 [99 Swanton Morley]
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

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**POLICY 8: Protection of Existing Open Space**

Proposals for development, which would result in the loss of an Area of Existing Open Space, as defined in Table 3 and Location Maps in Appendix 3, will not be permitted unless

- a) an assessment has been undertaken which clearly shows the open space to be surplus to requirements; OR
- b) the loss resulting from the proposed development would be replaced by the equivalent provision in a suitable location; OR
- c) the development is for an alternative sports or recreation provision, the need for which clearly outweighs the loss of the existing open space.

6.133. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (c), (e) and (h).

6.134. **Important Views** (Policy Unchanged)

6.135. The natural topography of Swanton Morley provides high ground that provides opportunities to experience attractive views across the surrounding landscape.

6.136. Views from the village to the south, out across the open countryside are now almost entirely obscured by existing development or limited to private dwellings and back gardens. However, views to the north remain and are valued by residents.

6.137. The Breckland District Settlement Fringe: Landscape Assessment (July 2007) comments about this landscape with the Castle Farm Valley Floor forming

a discrete component of the wider Wensum and Blackwater Character Area and being of the highest category of landscape sensitivity. This is adjacent to the northern settlement edge of the village and the settlement lies predominantly on the more elevated land within the Northall Green and Woodgate character areas.

- 6.138. The Castle Farm Valley Floor extends from the settlement edge approximately 1.5km and contains a range of wetland features, including willow scrub, rush pasture and a network of small scale pastoral fields defined by hedgerows and ditches draining into the River Wensum.
- 6.139. This landscape is a mosaic of diverse elements which are of a high quality and which create distinct sense of place.
- 6.140. The River Wensum is inherently sensitive in view of the nature conservation designations as a Site of Special Scientific Interest and Special Area of Conservation.
- 6.141. According to its Site of Special Scientific Interest designation status 'The Wensum has been selected as one of a national series of rivers of special interest as an example of an enriched, calcareous lowland river. With a total of over 100 species of plants, a rich invertebrate fauna and a relatively natural corridor, it is probably the best whole river of its type in nature conservation terms, although short stretches of other similar rivers may show a slightly greater diversity of species.
- 6.142. Below is detailed four key views across different aspects of this beautiful landscape. Their location is shown on Map 9 and illustrated in photographs on pages 59 and 60.
- 6.143. **View 1. Primrose Hill:** To the northwest of the village, around Primrose Hill, there are extensive and stunning views. The view from the permissive pathway at the top of Primrose Hill is the highest point in the village. The view is to the northeast, is a view across the Wensum Valley, open fields and woodland.
- 6.144. The distinctive and prominent Church of All Saints (Grade 1) dating primarily from the late 14th Century is the primary cultural element within this landscape. The church, which occupies an elevated promontory on the valley side, and forms the key gateway into the village. The 19th Century estate of Bylaugh Park lies further north and beyond the Neighbourhood Area but its wooded skyline is a prominent element in the hinterland northward views from Swanton Morley.
- 6.145. **View 2. Churchyard:** From the elevated ground within the prominent Church of All Saints (Grade 1) provides wide views to the northeast across the Wensum Valley.

6.146. In the foreground of the view, are the Swanton Morley War Graves, managed by the Commonwealth War Graves Commission. Here lie 16 casualties of the first and Second World War, ranging from soldiers of the Royal Norfolk Regiment, but primarily those from various air forces, as at the time the RAF operated from Robertson Barracks. Five casualties were from the Canadian Air Force, Three are from the New Zealand Air Force and two from the Australian Air Force.

6.147. **View 3. Bowling Green:** The view from Town Street highway to the northeast across Swanton Morley Bowling Green, is a view across an area known as 'Castle Farm Valley Floor'. The landscape is a mosaic of diverse elements which are of a high quality and which create distinct sense of place. The landscape is in a managed condition and is considered to be inherently sensitive to change.

6.148. **View 4. Worthing Road:** This view is from the public highway of Worthing Road facing in a northerly direction. The view is that of extensive open farmland, extending as far as the water tower at Foulsham. The Wensum Valley also forms part of this view, as does the only area of woodland in Swanton Morley.

6.149. **Ambition: This policy seeks to protect and retain the outstanding views enjoyed across open landscapes to the north east of Swanton Morley (see Map 9) as visual amenities.**

6.150. **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ 'Beautiful' walks and views across the countryside should be protected: 97% strongly agree, or agree and with 3% disagree.
- ✓ Open green spaces should be protected and biodiversity encouraged: 100% strongly agree, or agree

6.151. **The following plans, documents and strategies support Policy 9:**

- National Planning Policy Framework
- Breckland Local Plan (September 2023)
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

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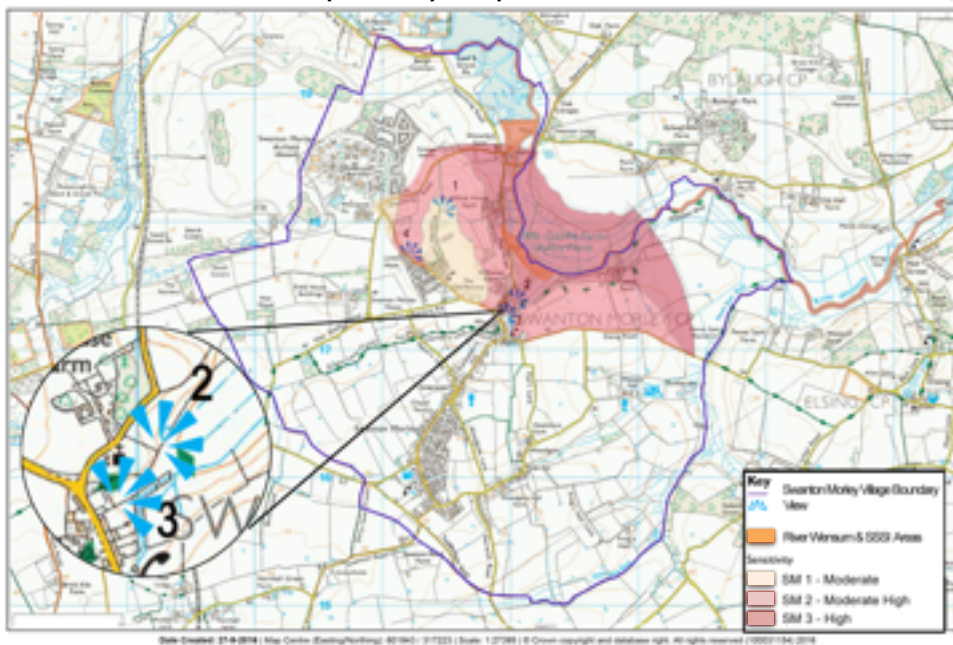
**POLICY 9:  
Important Views**

All development proposals having a significant visual impact on those parts of the River Wensum Valley and Castle Farm Valley Floor within the Parish boundary must maintain and protect important views from the following public places identified on Map 9:

1. Primrose Hill;
2. The Churchyard;
3. The Bowling Green; and
4. Worthing Road.

6.152. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (b), (c) and (e).

**Map 9: Policy 9 Important Views**



## Policy 9: Important Views

1. View to the northeast from the top of Primrose Hill



2. View to the northeast across the Wensum Valley from the Churchyard



3. View from Town Street northeast across the Bowling Green

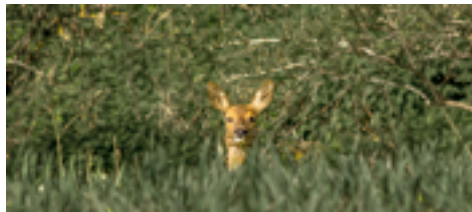


4. View in a northerly direction from Worthing Road



### 6.153. **Accessibility and Biodiversity (Policy Unchanged)**

6.154. The landscape forms an intrinsic part of the character and setting of Swanton Morley and provides both informal and formal recreational opportunities for the community and visitors alike. The National Planning



Policy Framework, paragraph 187, states that the planning policies and decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes. Public engagement in the preparation of the Swanton Morley Neighbourhood Plan has shown that the landscape around Swanton Morley is highly valued and is identified as one of its unique characteristics.

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6.155. Through the consultation events local residents expressed strong views about improving accessibility. Specifically, that any new footpath and cycleway should be linked to the existing network to aid wildlife movement and using the opportunity to enhance flora, fauna and habitat.

6.156. Linkages are seen as being important between any new development, the school, shops and other village services at the village centre. Harker's Lane, the footpath stretching between the new development on Rectory Road and Mann's Lane has recently been 'improved' to create a safe route from the new development to the school and village services, helping to avoid the need for vehicular movements.

6.157. There are five sites identified as County Wildlife Sites in the parish. Only the one located south of the Church abuts the built environment of the village of Swanton Morley. The other four are located in open countryside, with two being adjacent to the River Wensum or its floodplain.

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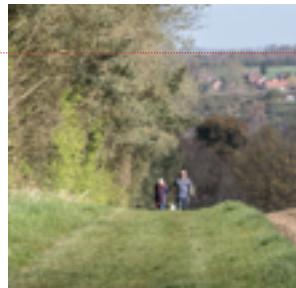
6.158. **Ambition:** This policy seeks to enhance the rural setting and provide habitats for wildlife whilst improving access to the countryside and woodland.

6.159. **Community Feedback:** Consultation on the emerging Swanton Morley Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ Improve cycleways and footpaths in and around Swanton Morley: 90% strongly agree, or agree, 10% not sure and with zero% strongly disagree or disagree.
- ✓ More green open space, footpaths and cycleways, which are easily accessed and safe to travel: 100% strongly agree, or agree.
- ✓ Open green spaces should be protected and biodiversity encouraged: 100% strongly agree, or agree.
- ✓ Parts of Swanton Morley feel remote and should be better connected by paths and cycleways: 87% strongly agree or agree, 13% not sure and with zero% strongly disagree, or disagree.

6.160. **The following plans, documents and strategies support Policy 10:**

- National Planning Policy Framework
- [Breckland Local Plan \(Septemner 2023\)](#)
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)



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**POLICY 10: Accessibility and Biodiversity**

Where green infrastructure is provided as part of any new development it should aim to improve biodiversity and connections with existing open spaces in and around Swanton Morley.

All new development should maximise opportunities to enhance the existing local green infrastructure and, where possible, create network links to encourage the use of existing footpath and cycleway links to the wider parish and countryside.

6.161. Contributes and supports Swanton Morley Neighbourhood Plan Objectives (b) and (f).



**6.162. New Policy 17: Commercial Solar & Wind Generation of Electricity**

6.163. The focus of the current Government is to enable more solar farms and onshore wind turbines to generate commercially more 'greener' energy, whilst such schemes are not encouraged locally by the Parish Council, this policy has been introduced should such development proposals come forward to seek to direct that development to more appropriate location.

6.164. As a rural District, the topography Breckland is particularly suited to solar farms. The previous Government's solar Photovoltaic (PV) strategy was published in 2014 with the new Government being particularly keen to prompt and enable more large-scale solar arrays and onshore windfarms. The aim is to create more financial certainty and investor confidence to realise the long-term potential for solar PV in the UK at a large and small scale to provide energy security while reducing greenhouse gases associated with power generation. There is no cap on capacity. The Government's ambition to see "more ambitious deployment, perhaps approaching 20 Gigawatts (GW) early in the next decade".

6.165. In Breckland, at January 2024, installed PV capacity was reported at 57MW with a further 114MW of capacity currently under construction, awaiting commencement or subject to a live planning application total installed capacity may reach 172MW. Currently installed PV capacity in Breckland is equivalent to 15% of total operating capacity within Norfolk.

6.166. In 2019 the Parish Council declared a '**CLIMATE EMERGENCY**'. It is important that everyone plays their part in reducing the impact of climate change and work to decrease the production of greenhouse gases but not if that results in a negative environmental impact on Swanton Morley. Whilst the Parish Council is not keen to see local development of commercial renewable and low carbon energy schemes, they are realistic in knowing such schemes could come forward. If so, it would be the Parish Council's view that such schemes should be located in areas of least environmental and social impact.

6.167. Schemes that incorporate opportunities for biodiversity enhancements around solar arrays, the potential for complete restoration of the land and appropriate mitigation such as landscape buffers (trees and hedgerows) where compatible in the context of Breckland's Landscape Character Assessment and Settlement Fringe Study will be consider more favourably.

6.168. Reference is made in the NPPF paragraph 165(a) & (b)- "To help increase the use and supply of renewable and low carbon energy and heat, plans should:

6.169. a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are



addressed appropriately (including cumulative landscape and visual impacts);

6.170. b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development;"

**Map 7: Swanton Morley Landscape Character Area Sensitivity**



6.171. And NPPF paragraph 169 – “Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.”

6.172. Should such a scheme wind, solar or new technology come forward within the Parish it is appropriate that it should be located where its impact is limited on the landscape. Looking at the landscape assessment for the Swanton Morley area (Map 7) this would direct any such development to the west of Swanton Morley where the sensitivity is defined as “moderate”.

6.173. Whilst large scale facilities provide an opportunity for greater energy production (as well as potential enhancement to biodiversity), it is also of importance that they are carefully planned and screened to ensure any amenity and visual impacts are minimised.

6.174. Key planning considerations include the quality of agricultural land, the visual and landscape impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety, the impact of security

infrastructure such as lights and fencing and the impact on the setting of heritage assets.

6.175. Whilst large scale ground-mounted PV solar farms developments can have a negative impact on the rural environment, particularly in undulating landscapes, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.

6.176. In recent years, new wind energy development in Norfolk has been driven by the favourable conditions offshore, and the potential for larger turbines producing higher amounts of energy. This trend is expected to continue, although should new onshore wind energy development be proposed then this would be supported subject to meeting the requirements of the SMNP Policy 17.

6.177. In the future development of new technology could see the introduction of new forms of low carbon energy production which support our energy needs while reducing the impact on the climate. Any such new technology would be supported subject to meeting the policy requirements.

6.178. The red shaded area on Map A: Swanton Morley Areas of Least Sensitivity illustrates the area of least environmental and social impact. Whilst proposals are not encouraged, should proposals for solar or wind generation come forward this is the appropriate location area.

**Map 10: Swanton Morley Area of Least Sensitivity**



Date Created: 27-9-2016 | Map Centre (Easting/Northing): 601843 / 317223 | Scale: 1:27395 | © Crown copyright and database right. All rights reserved (100031154) 2016

**6.179. The following plans, documents and strategies support Policy 17:**

- National Planning Policy Framework
- Breckland Local Plan (September 2023)
- Breckland Local Plan Full Update Regulation 18 Preferred Options (June 2024)
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)

**6.180. Ambition: Should proposals come forward for commercial renewable and low carbon energy schemes this policy seeks to provide guidance for such development, which should only be located in areas of least environmental and social impact.**

**NEW POLICY 17: Commercial Scale Solar & Wind Generation of Electricity**

Development of commercial 'green energy' production would be supported in the appropriate area, as shown on MAP 10, of least sensitivity.

Proposals for new renewable energy and low carbon development, subject to consideration of the impact of the development and whether this can be made acceptable, will be supported.

Proposals will be considered having regard to the extent to which there are:-

- a. adverse impacts on the local landscape;
- b. designated and non- designated heritage assets assessed;
- c. adverse effects on residential amenity by virtue of outlook / overbearing impact, traffic generation, noise, vibration, overshadowing, glare, or any other associated detrimental emissions, including during construction, operation and decommissioning;
- d. an irreversible loss of the highest quality agricultural land;
- e. adverse impacts upon designated wildlife sites; nature conservation interests; and biodiversity;
- f. applications will be expected to demonstrate that any adverse impacts can be mitigated; and
- g. for the continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.

Proposals for renewable energy development including the landward infrastructure for offshore renewable schemes requiring planning permission will be assessed to determine whether the benefits they bring in terms of the amount and usability of energy generated outweigh any adverse impacts. When attributing weight to any harm, in addition to other relevant policies in the Local Plan, regard will be given to national policy and guidance, statutory duty and legislation which seeks protection and enhancement of the landscape; designated and non-statutory heritage assets.

Where appropriate consideration should be given through the need for planning conditions requiring the decommissioning and removal of all plant and ancillary equipment, and if necessary the restoration of land, on the cessation of use.

The effective use of land by focusing large scale solar farms on previously developed and non-agricultural land, will be encouraged provided that it is not of high environmental value.

6.181. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (a), (b) and (c).



### Theme 3: Design

#### 6.183. Design of Development (Policy Unchanged)

6.184. In the context of a changing world where the pressure of global climate change and its dramatic impacts are likely to affect us all, it is essential that communities take action in their locality and wherever possible seek local solutions and implement, what may sometimes be seen as small steps to encourage developments to be more energy efficient. Making use of modern technologies and maximising opportunities to use fewer natural resources for energy and harvesting water for use.



6.185. Swanton Morley already has a rich variety of architectural styles and distinctiveness that helps to create a village feel. New development should consider carefully its form and character.

6.186. The mix and type of housing built in the future is paramount to the sustainable future and community of Swanton Morley. At the consultation events, residents have expressed concern at the difficulty in finding appropriate homes for the older generation wishing to downsize whilst being able to stay within the local community. Concern was also expressed for the younger generation seeking to rent or purchase their first homes.

6.187. Integration between new and existing communities is important and can be helped through improved connectivity.



6.188. The Implementation of high quality design that is sensitive to its surroundings and is in keeping. The appearance and location of such features should be considered early in the design process to ensure that

they are well integrated into development proposals and form part of a cohesive and visually appealing environment.

6.189. Norfolk County Council's response to the Pre-Submission Version of the Swanton Morley Neighbourhood Plan requested the inclusion of the following; Norfolk Fire and Rescue Service advocates

- The installation of sprinklers in all new developments.
- Sprinklers have a proven track record to protect property and lives.

6.190. Therefore, the installation of sprinklers in new development is supported but is not a planning requirement.

6.191. Swanton Morley Parish Council is the relevant authority for street lighting and for the footpath lights which it owns. Therefore Criterion 13 has been included in Policy 11 to ensure street lighting provided as part of new developments meets the Parish's configuration and standard.

6.192. Anglian Water's response to the Pre-Submission Version of the Swanton Morley Neighbourhood Plan requested the inclusion of details of their pre-planning service which includes a capacity check to determine the impact of sewage from a proposed development. The assessment should accompany the planning application and with any water drainage solution to be implementation prior to first occupation.



6.193. **Ambition: This policy seeks to ensure any new development is designed to a high standard and to promote a village community that is vibrant and diverse.**

6.194. **Community Feedback:** Consultation on the emerging Swanton Morley Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ New developments should be of a density 'in keeping' with the surrounding houses to maintain a village feel: 94% strongly agree or agree and with 6% strongly disagree or disagree.
- ✓ Smaller bungalows or houses for older people: 97% strongly agree or agree and with 3% strongly disagree or disagree.
- ✓ New developments should include a mix of housing types and sizes especially suitable for the elderly and young: 92% strongly agree or agree, 5% unsure and with 3% strongly disagree or disagree.



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6.195. The following plans, documents and strategies support Policy 11:

- National Planning Policy Framework
- [Breckland Local Plan \(September 2023\)](#)
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)
- Housing Needs Survey Report for Swanton Morley (October 2015)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

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POLICY 11: Design of Development

New development, including infill development and residential extensions, should respect and, where possible, enhance the character of the village of Swanton Morley and be in accordance with all of the following criteria:

- 1) Respecting and protecting local heritage assets and their settings;
- 2) Protecting natural assets, enhancing the natural environment and biodiversity;
- 3) Recognising and reinforcing the distinct local character in relation to height, scale, density, spacing, layout orientation, features and materials of buildings;
- 4) Provide a mix of house types and tenures, with an emphasis on local needs; first time buyers, starter homes and good quality accommodation for elderly people;
- 5) Designing housing proposals to reflect existing residential densities in the locality of the scheme;
- 6) Design of roads and parking areas within any site should minimise the effects on pedestrians, in particular safeguarding children in areas where they walk or play, and avoid the opportunity for indiscriminate parking by residents and visitors and design in measures to avoid it;
- 7) Incorporating adequate landscaping to mitigate the visual impact of the development and to ensure that proposals merge into the existing rural village context and respond to the wider countryside setting;
- 8) Ensuring boundary treatments reflect the distinct local character in relation to materials, layout, height and design. In areas where there is no boundary treatment and gardens are unenclosed, new development should seek to replicate this openness;

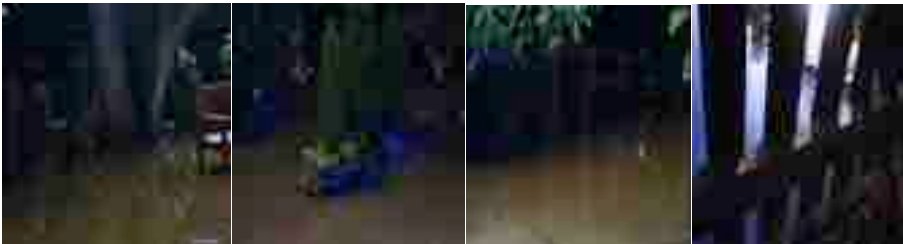
- 9) Landscape proposals should form an integral part of the site's design, with particular trees and hedgerows retained unless their value is deemed low following surveys in accordance with established practice;
- 10) Where sites contain or abut a watercourse or land drainage ditch, provision must be made for maintenance by ensuring appropriate access for clearing silt and controlling vegetation.
- 11) Incorporation of appropriate methods of energy generation and conservation in all new builds;
- 12) New residential development should provide private external amenity space appropriate to the size and type of dwelling, and refuse and recycling storage facilities;
- 13) Where street lighting is provided it should meet the configuration and standard of the parish; and
- 14) All planning applications for developments of 10 or more dwellings and all commercial development are to undertake a sewerage capacity assessment. Where a need for mitigation is identified within the foul sewerage network, any foul drainage solution to be implemented prior to the development being occupied.

6.196. Contributes and supports Swanton Morley Neighbourhood Plan Objectives (b), (c), (d), (e) and (f).



### 6.197. **Flooding (Policy Unchanged)**

- 6.198. Residents raised through the policy consultation event that flooding is becoming a more frequent issue and are concerned about the impact that the new development will have in terms of increasing the flood risk. Of particular concern is surface water drainage and the impact of 'run off' caused by new development.
- 6.199. The lead Flood Authority is Norfolk County Council who works closely with the relevant agencies, such as Anglian Water. One of their recommendations is to include policies within spatial planning documents such as Neighbourhood Plans which reflect the outputs and findings of the Surface Water Management Plan. Policy 14 has been further developed to incorporate their specific wording and requirements.
- 6.200. The intention of the Swanton Morley Neighbourhood Plan is to contribute towards efforts to reduce the risk of surface water flooding in Swanton Morley. It seeks to promote a range of assessment and mitigation measures that will ensure any future development or redevelopment will not have a detrimental impact on flooding in the village.



- 6.201. To help to alleviate surface water flooding new development proposals will be required to demonstrate engagement with relevant agencies and incorporate appropriate mitigation measures to reduce surface water run-off, manage surface water flood risk to the development and wider area such as Sustainable Drainage Systems (SuDs). Seen as the preferred option for surface water disposal, Sustainable Drainage Systems can include permeable surfaces, rainwater harvesting and storage and green roofs and walls. Any water drainage solution to be implemented prior to first occupation of any dwelling or commercial building.
- 6.202. **Ambition: This policy seeks to ensure that new development does not cause flood related problems, especially associated with surface water run-off. There is recognition that some open land can perform many functions, such as recreation, biodiversity, wildlife and flood risk mitigation.**

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6.203. **Community Feedback:** Consultation on the emerging Swanton Morley Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ Ensure infrastructure expands with new development (school, medical, utilities, drainage): 100% strongly agree, or agree.
- ✓ Support from Norfolk County Council as a stakeholder and Lead Flood Agency.

6.204. **The following plans, documents and strategies support Policy 12:**

- National Planning Policy Framework
- [Breckland Local Plan \(September 2023\)](#)
- Partnership of Norfolk District Councils – Strategic Flood Risk Assessment (2008)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

Deleted: Core Strategy and Development Control Policies (Adopted 2009) [¶](#)  
Breckland Local Plan Preferred Directions (December 2015...

**POLICY 12: Flooding**

Proposals for new development of more than 1 hectare within the Swanton Morley area should be accompanied by an appropriate flood risk assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage; demonstrating that it would:

- Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources following, if necessary, the installation of appropriate mitigation measures; and
- Have a neutral or positive impact on surface water drainage.

Proposals must demonstrate engagement with relevant agencies and seek to incorporate appropriate mitigation measures to manage flood risk and to reduce surface water run - off to the development and wider area such as:

- Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk);
- Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use;
- Inclusion of appropriate allowances for climate change;
- Inclusion of a Sustainable Drainage System (SuDS) with an appropriate discharge location, subject to feasibility;

- Priority use of source control Sustainable Drainage Systems such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other Sustainable Drainage Systems components which convey or store surface water can also be considered;
- To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary;
- During construction of any proposed allocated sites a Construction Environmental Management Plan is required to be produced and agreed in writing by the LPA prior to commencement of any works (include ground clearance) and include specific measures to avoid issues relating to surface water management; and
- Provide clear maintenance and management proposals of structures within the development, including Sustainable Drainage Systems elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.

6.205. Contributes and supports Swanton Morley Neighbourhood Plan Objectives (c), (e) and (f).

6.206. Pictures of surface water flooding in Swanton Morley in 2008.



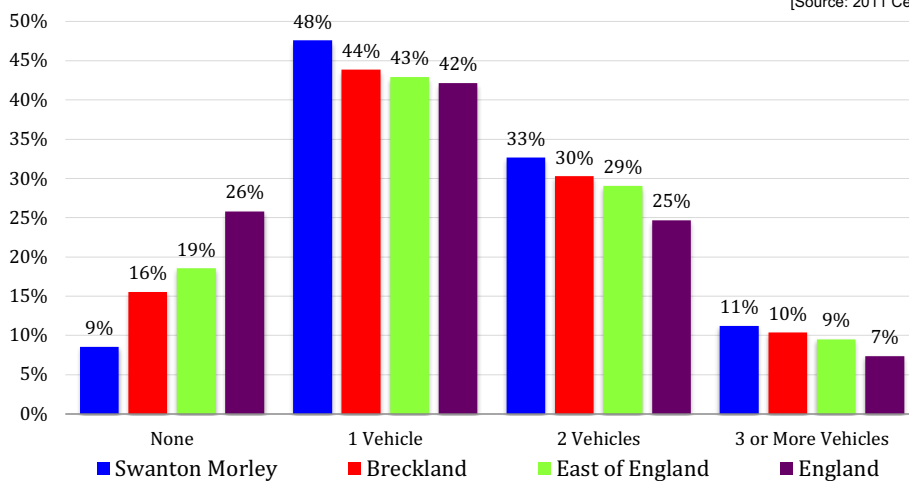
### 6.207. NEW POLICY 18: CAR PARKING PROVISION & ELECTRIC CHARGING

6.208. On some developments in Swanton Morley off-road parking is an issue. House design has seen a shift towards higher densities with houses being built adjacent to highways with no or very little front gardens, no driveways and instead parking provided in the form of parking courts.

6.209. This form of development has highlighted issues of poor design that have raised concerns about safety, neighbour disputes and crime associated with parking courts. Street parking and indiscriminate parking presents issues with narrow roads, parking on paths and verges which can cause dangers and problems for pedestrians, especially those with sight issues and also for emergency vehicle access.

**Figure 1: Vehicles per Household**

[Source: 2011 Census]



6.210. Residents of Swanton Morley depend very highly on the 'car' with 91% of households having ownership of at least one car or van, this is **significantly higher** than across Breckland District at 84%. This trend continues at all levels with a large number of households having ownership of multiple vehicles, as shown in Figure 1 (the 2021 Census data is not available yet to neighbourhood area).

6.211. Homes are now seen predominantly as travel origins as opposed to destinations. Previously parking guidelines have attempted to reduce car use by restricting parking spaces at origin and destinations. It is now recognised that providing a reduced number of parking spaces at a travel origin does not discourage people from owning a car.



6.212. Therefore, parking guidelines for origins should be used as a minimum standard. Reductions of the vehicle parking requirement may be considered if the development is within easy walking of links to sustainable transport, such as bus stops with a regular bus route.



6.213. Standards and requirements exclude garages under 7m x 3m (internal dimensions) as a parking space but can include undercroft parking and car ports providing, they have no other use.

6.214. In residential developments garages are frequently used for purposes other than parking vehicles, resulting in significant on-street and footway parking that can cause an obstruction to the adjacent footway and carriageway, which is detrimental to highway safety, if alternative provision is not provided. For any garage to be considered as a parking space to partly satisfy requirement the standard minimum internal dimensions of a garage to fulfil these functions is 7.0m x 3.0m, which also provides some additional storage space.

6.215. Parking courts behind homes are seen as 'poor design', as homeowners prefer to park their car where they can see it rather than in a parking court, and will be discouraged from new development. These proposals align with the requirements in setting local residential parking standards as set out in the NPPF paragraph 112.

6.216. As a rural village in a rural district there are limited alternatives to motorist transport. Current Government policy is to phase out of petrol and diesel vehicles by 2030. Electric vehicles are a current alternative being promoted although there are limited charging points.

6.217. It is seen as easier and more cost effective to install the necessary charging infrastructure as each new home is built. Since June 2022 the requirements

is for at least one electric charging point per new home with an associated parking space.<sup>6</sup>

6.218. Supporting the use of more sustainable transport and a reduction in greenhouse gases. Aligning to the NCC Highways parking standards guidelines which include requirements for electric charging points and the Breckland Design Guide.

**6.219. The following plans, documents and strategies support Policy 18:**

- National Planning Policy Framework
- Breckland Local Plan (September 2023)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)
- Parking Guidelines for new developments in Norfolk

6.220. **Ambition: This policy seeks to ensure adequate off-road parking with electric charging points are available to residents to reduce greenhouse gases, to seek to reduce pavement parking and prevent the mistakes of previous development.**

**NEW POLICY 18: Parking Provision**

New residential developments must provide the following minimum number of off-street associated car parking spaces per dwelling:

<u>1 or 2 bedrooms .....</u>	<u>2 spaces</u>
<u>3 bedrooms .....</u>	<u>3 spaces</u>
<u>4 or more bedrooms .....</u>	<u>4 spaces</u>

Accessible communal car parking areas of an equivalent provision will be considered as an acceptable alternative in appropriate locations - in clear view and not located behind the homes expected to make use of this type of off-street car parking.

Each new home is required to provide at least one electric charging point and infrastructure which is accessible and convenient for the homeowner to use.

6.221. This policy contributes and supports Swanton Morley Neighbourhood Plan Objectives (c), (e) and (i).

<sup>6</sup> <https://www.gov.uk/government/publications/infrastructure-for-charging-electric-vehicles-approved-document-s>

## **6.222. NEW POLICY 19: STREETLIGHTS**

6.223. NPPF paragraph 198(c) - limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

6.224. The provision of streetlights within developments has become a matter of contention between Norfolk County Council, District Councils, Town and Parish Councils across Norfolk. Historically, Norfolk County Council has taken on the maintenance and upkeep of all streetlights provided through development. Following a change in policy in 2015 Norfolk County Council will now only take on any new streetlights that are required for highway safety.

6.225. Swanton Morley Parish Council would expect new development to provide streetlights beyond the Norfolk County Council highway requirement for highway safety lighting and in keeping with other areas of the village with streetlights.

6.226. Where streetlights are provided, either at the request of the Parish Council or a developer deciding to install, they should be to the standard defined within the Parish Council Policy. The current requirements are listed in Appendix 5. For the most up to date specification requirements please visit the Parish Council website <https://www.swantonmorleypc.info>.

### **6.227. The following plans, documents and strategies support Policy 19:**

- National Planning Policy Framework
- Breckland Local Plan (September 2023)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)



6.228. Ambition: This policy seeks to ensure provision of street-lighting accords with the Local Lighting Authority's (Swanton Morley Parish Council) standards, reduce the pollution impact on dark skies and encourage greater use of energy efficient infrastructure.

**NEW POLICY 19: Provision of Street-lighting**

Where streetlighting is provided by new development it should meet the following criteria:-

- accord with the specification defined in the adopted Swanton Morley Parish Council Streetlight Policy (or subsequent updates).
- low energy consumption;
- seek to minimise light pollution;
- designed to maintain highway safety;
- have the capability to be dimmed between certain hours (as set by the Parish Council); and
- if ownership is transferred to the Swanton Morley Parish Council should be accompanied with funding for maintenance and repairs (as set out in New Policy: Management of Community Assets) and calculated using the approved method.

6.229. This policy contributes and supports Swanton Morley Neighbourhood Plan Objectives (b), (c), (e) and (f).

## Theme 4: Local Economy

### 6.214. **Broadband and Mobile Communications** (Policy Unchanged)

6.231. Residents have raised issues and concerns through the consultation events that broadband internet connections are slow for much of the village, with mobile connections very poor and large parts of Swanton Morley have no mobile signal coverage. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a key means of communication in a rural area.

6.232. High-speed broadband would help to address these issues and bring with it a range of new opportunities, such as improved home working, access to more on-line services and reduced isolation, which may also result in less car usage.

6.233. At a time when the internet and digital media continue to grow as an important means of communication, the provision of high-speed broadband is key to attracting new businesses into the area in addition to improving the wellbeing of its residents.

6.234. The ultimate goal would be the delivery of fibre optic broadband to every home and business to achieve 80 Mbps. This, however, is not realistic, as the current infrastructure from the exchanges will not deliver this.

6.235. The Breckland Local Plan, in Policy INF 01 Telecommunications, highlights support for the improvement of the telecommunications infrastructure, specifically regarding technological advances. This is further supported in the Breckland Local Plan Preferred Directions, through 'Preferred Policy Direction – E 05 Telecommunications', which outlines support for increased broadband coverage and the improvement of broadband speeds across the district.

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6.236. Norfolk County Council led on a project, 'Better Broadband for Norfolk (BBfN)' to bring 'superfast broadband' – 24Mbps – to c95% of homes in Norfolk.

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6.237. The National Planning Policy Framework, paragraph 88, states that neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places and public houses.

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6.238. A thriving local economy is seen as a key element to achieving a sustainable and balanced community. Swanton Morley has employment opportunities; hospitality trade, residential care, school, small retail, light commercial, farming and limited civilian support for the MOD.

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6.239. Local residents raised, through the consultation events, their support for encouraging the provision of suitable spaces for small commercial businesses and to increase the range and type of local shops as being appropriate and sustainable for Swanton Morley.

6.240. **Ambition: This policy seeks to facilitate the improvement of modern communications and enable greater access to on-line services.**

6.241. **Community Feedback:** Consultation on the emerging Swanton Morley Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ Ensure infrastructure expands with new development: 100% strongly agree or agree.
- ✓ Support developments that improve mobile phone signals and increase Broadband speeds: 97% strongly agree or agree and with 3% strongly disagree or disagree.

6.242. **The following plans, documents and strategies support Policy 13:**

- National Planning Policy Framework
- Breckland Local Plan (September 2023)
- Interim Infrastructure Position Statement (December 2015)
- NewAnglia Local Enterprise Partnership for Norfolk and Suffolk – Strategic Economic Plan (2014)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

Deleted: Core Strategy and Development Control Policies (Adopted 2009)

**POLICY 13:  
Broadband and  
Mobile  
Communications**

**Enhancement of mobile communications and implementation of new 'superfast broadband' infrastructure that serves the Parish will be supported.**

6.243. Contributes and supports Swanton Morley Neighbourhood Plan Objectives (f) and (g).



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## 6.244. Employment and Local Shops (Policy Unchanged)

6.245. A thriving local economy is seen as a key element to achieving a sustainable and balanced community. The National Planning Policy Framework, paragraph 187, states that Neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places and public houses.

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6.246. The MOD is the largest single employer, with soldiers on the army base. There are a few village shops, the village store, butcher's, delicatessen, two pubs, garage, wedding venue, tourist accommodation, care home, medical centre, school plus the agricultural industry and a number of other small businesses and enterprises.

6.247. Local residents raised, through the consultation events, their support to encourage and increase the opportunity for local employment through the provision of suitable spaces for small businesses and commercial as being appropriate and sustainable for Swanton Morley. In addition, an increased retail offering that provided a great range of shops and goods was seen as a way of providing a wider local choice.



6.248. **Ambition:** This policy seeks to see the continuation of a thriving local community, supporting local business and employment.

6.249. **Community Feedback:** Consultation on the emerging Swanton Morley Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

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- ✓ Support small-scale employment uses appropriate to a rural village provided they do not negatively impact on the character of the area or the amenity of residents: 87% strongly agree or agree, 6% not sure and with 7% strongly disagree or disagree.

6.250. **The following plans, documents and strategies support Policy 14:**

- National Planning Policy Framework
- Breckland Local Plan (September 2023)
- Norfolk Ambition Sustainable Community Strategy 2003 - 2023
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

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**POLICY 14: Employment and Local Shops**

The Swanton Morley Neighbourhood Plan supports planning applications that seek the creation of employment opportunities in new small commercial and office units that are compatible with their immediate surroundings, which are appropriate both in scale and environmental impact and new local shops that enhances and increases the range and type of shop. Where they comply with the other policies within the Swanton Morley Neighbourhood Plan and the requirements of other development plan policies.

6.251. Contributes and supports Swanton Morley Neighbourhood Plan Objectives (g).



## Theme 5: Community Facilities

### 6.252. Additional Community Facilities (Policy Unchanged)

6.253. Swanton Morley has been identified as a Local Service Centre within the Core Strategy and Breckland Local Plan Preferred Directions as it is considered to contain adequate services and facilities to meet the day-to-day requirements of the existing residents. As the village grows it is imported to ensure the provision of community facilities also increases.

6.254. Proposals for high quality community facilities that encourage day-to-day social interaction or community-based events will be supported. Community facilities are an important focus for the Swanton Morley Parish Council to support healthy lifestyles, well-being and social cohesion. There are a large number of well-supported clubs and societies running across Swanton Morley that make use of the current facilities.

6.255. A reoccurring theme expressed by local residents through all the consultation events has been the concern regarding the accessibility of medical facilities and how the impact of further growth will exacerbate this issue.

6.256. Swanton Morley has a nurse led medical practice at the eastern end of the village. It has one full time doctor and c3,000 registered patients (part of the North Elmham and Swanton Morley Surgery Group which has combined registered of c9,600).



6.257. There is an extra 'unknown' figure of patients who use certain facilities in Swanton Morley surgery without being registered to the surgery (such as, ultrasound facilities). These patients come by referral from the local surgeries further afield they are registered at.

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6.258. Parking at school is a problem on the narrow lanes that surround the school. Many parents have complained about road safety issues, the difficulties being able to safely stop to drop off or pick up their children at the start and end of the school day and how dangerous they feel it has become.



6.259. Located beside the Village Hall playing field there are 29 allotments, all of which are frequently used. There are currently two people registered on the waiting list.

6.260. 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 planning obligations (via a section 106 agreements and/or section 278 agreements) or Community Infrastructure Levy, if implemented; or use of planning conditions.



6.261. The new or improved infrastructure will generally be funded and delivered through section 106 and/or section 278 agreements, Community Infrastructure Levy, if implemented, and/or planning conditions.

6.262. **Ambition: This policy seeks the provision of additional facilities and amenities that support village life for residents.**

6.263. **Community Feedback:** Consultation on the emerging Swanton Morley Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ New development should provide new community facilities and services: 95% strongly agree or agree, 5% unsure and with zero% strongly disagree or disagree

- ✓ More facilities targeted at teenagers: 92% strongly agree or agree, 8% unsure and with zero% strongly disagree or disagree

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6.264. The following plans, documents and strategies support Policy 15:

- National Planning Policy Framework
- Breckland Local Plan \*September 2023)
- Open Space Parish Schedule 2015 (99 Swanton Morley)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

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Deleted: <#>Service Centre Topic Paper (May 2015)

POLICY 15:  
Additional Community  
Facilities

Planning applications relating to the provision of additional community facilities, additional recreational space, play space and sports facilities will be supported where they comply with the requirements of other policies within the Swanton Morley Neighbourhood Plan and the requirements of other development plan policies.

The Swanton Morley Neighbourhood Plan seeks to ensure that provision of additional local facilities meets the growing local community needs.

6.265. Contributes and supports Swanton Morley Neighbourhood Plan Objectives (f) and (h).



## **6.266. NEW POLICY 20: Management of Community Infrastructure**

6.267. The Swanton Morley Parish Council is keen to ensure all community infrastructure (such as open space, street lights, buildings, etc...) are managed appropriately and sustainably. It is preferred that the future management of open space is undertaken through the transfer of ownership of the Swanton Morley Parish Council.



6.268. The Parish Council would like to manage community assets and would ask for 'first refusal' on any proposition or proposal involving the future management of any community asset to enable an informed and considered decision to be made that is in the best interest of local residents.

6.269. It is common practice for a commuted sum to be provided by the developer to fund and cover the initial running and maintenance cost of the community assets for the first ten years. Breckland District Council have standard guidelines for the fair calculation of such funding.

6.270. Swanton Morley Parish Council is the local lighting authority. It takes on responsibility for the management and maintenance of street lights across the parish except for Safely-lighting (also known as Highway Lighting), which Norfolk County Council managed and maintain.

6.271. Whilst the Parish Council supports the aim for 'dark skies' and reducing light pollution it also intends to continue with the approach of street lighting on



new developments, as it feels it would not be appropriate for a mismatch of some areas with lighting and other areas without lighting.

6.272. When new streetlights are transferred to the ownership of the Parish Council this also puts additional cost on the parish. To help mitigate this there is an expectation (a requirement of this new policy) that funding is provided to cover running and maintenance costs for the first 10 years. This is the same requirement which the Norfolk County Council Highways' have.

6.273. It is intended that the same calculator as Norfolk County Council uses when modelling and calculating the appropriate level of funding to be provided.

6.274. Concerns have been raised through previous consultations by local residents about 'management companies' having restrictive practices, over charging, failing to maintain areas correctly or shutting down after a few years due to lack of funds, and with nobody responsible for the ongoing management of an area. This would result in the burden of management falling to local residents, the Parish Council or Breckland District Council without future funding to cover costs. Therefore option c) in the policy is the least preferred.

6.275. It is recognised that Breckland District Council, option b) in the policy, is unlikely to agree to take on the management of local community assets where a Parish Council could more effectively provide that management.

6.276. **Ambition of this Policy: This policy seeks to provide longevity for the management of community infrastructure (such as open space, streetlighting, etc..) in a sustainable way, with option (a) as the preference.**

6.277. **The following plans, documents and strategies support Policy 20:**

- National Planning Policy Framework
- Breckland Local Plan (September 2023)
- Open Space Parish Schedule 2015 (99 Swanton Morley)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

**NEW POLICY 20:**  
**Management of Community Infrastructure**

Where new developments provide elements of green infrastructure (such as open space, natural green space, recreational areas, allotments, community woodland and orchards) or hard infrastructure assets (such as streetlighting, buildings) the Developer will be required to demonstrate an effective and sustainable management programme for the infrastructure or asset by having:

- a) an effective transition to the Swanton Morley Parish Council ownership with funding payment to cover projected future costs for at least the next ten years; or
- b) an effective transition to the Local Authority ownership; or
- c) an appropriate legally binding arrangement for management by an established management company with a viable and sustainable business case and operating model.

6.278. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (a), (e) and (h).

## Theme 6: Transport

### 6.280. **Traffic Impact** (Policy Unchanged)

6.281. Swanton Morley is a rural village positioned along the C888 (formally the B1147 before being re-classified in 2016). This road is the main link road from the A47 and large market town of Dereham through to the A1067 leading to Fakenham and North Norfolk.

6.282. Much of the current road network is of rural country lanes; very narrow and not designed to facilitate the movement of high volumes of traffic and, in places, struggle to cope with current levels. New development will bring with it more cars, which could result in an increase in congestion and issues for road safety.

6.283. Through the consultation events local residents raised concerns relating to higher volumes of traffic, increasing numbers of HGVs and speeding through the village.

6.284. Norfolk County Council's response to the Pre-Submission Version of the Swanton Morley Neighbourhood Plan stated "The need for Transport Assessments are usually associated with sites in excess of 100 dwellings. Bearing this in mind it does not preclude seeking developers to provide appropriate highway/parking mitigation, as suggested in the plan. Whereas the numbers of additional vehicles are likely to be low, they could represent a high percentage increase to the existing traffic levels."



6.285. The limitations on infrastructure and its improvement aligned to growth have been identified as one of the sustainability issues for Swanton Morley; with its high dependency on the car and the requirement to improve alternatives, such as, public transport, cycle and footpaths.

6.286. **Ambition: This policy seeks to maintain road safety. Where potential additional traffic levels are identified then measures are implemented to mitigate any likely impact.**

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6.287. **Community Feedback:** Consultation on the emerging Swanton Morley Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:

- ✓ Developers must show how new development will not adversely affect traffic on existing roads: 100% strongly agree or agree with zero% strongly disagree or disagree

6.288. **The following plans, documents and strategies support Policy 16:**

- National Planning Policy Framework
- [Breckland Local Plan \(September 2023\)](#)
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

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**POLICY 16:  
Traffic Impact**

New development that generate a significant amount of traffic will be expected to assess the impact of traffic generated by the proposals and include appropriate and proportionate measures to mitigate any significant impacts on road safety, pedestrians, safe road crossings, cyclists, parking and congestion within Swanton Morley.

6.289. Contributes and supports Swanton Morley Neighbourhood Plan Objectives (c), (f) and (i).

6.290. Example of traffic calming measures in other parishes.



## Section 7: Delivery, Implementation and Monitoring

**5.1.** The Swanton Morley Neighbourhood Plan covers the period 2016 to 2036 and will be delivered over a long period of time and by different stakeholders and partners. Development will take place during this time, both in Swanton Morley and in the surrounding area, which will have an impact on the community as well as on the physical fabric of the village. The Swanton Morley Parish Council will use the Swanton Morley Neighbourhood Plan to improve the quality of development over the coming years.



**5.2.** There will be a need for flexibility as new challenges and opportunities arise over the plan period and in this respect the Swanton Morley Neighbourhood Plan will be reviewed every five years and where appropriate (using the correct procedure) amended and revised.

**5.3.** The success of the Swanton Morley Neighbourhood Plan will depend on the coordinated activities of a number of statutory bodies and agencies. It is essential that necessary infrastructure be provided in a timely manner related to the needs of new development and as growth is delivered.

**5.4.** Housing and other development will be expected to contribute towards improving local services and infrastructure through either the payment of planning obligations (via section 106 agreements, section 278 agreements and, if implemented, Community Infrastructure Levy) or through the use of planning conditions.

**5.5.** Breckland District Council, as the Local Planning Authority, will determine planning applications in the Swanton Morley Neighbourhood Plan Neighbourhood Area and is responsible for monitoring delivery of the policies and proposals. Breckland District Council will report the performance of the planning policies each year in its Annual Monitoring Report.



**5.6.** Swanton Morley Parish Council will also monitor the delivery of policies in the Swanton Morley Neighbourhood Plan, maintaining a record of how each policy has performed to influence planning permissions and support the delivery of the Vision and Objectives. This will provide a key input to each of the future Swanton Morley Neighbourhood Plan reviews.

5.7. In addition, the Parish Council will also focus on ensuring that the objectives and benefits for their community are achieved through considered and effective use of the planning process and related agreements.

5.8. In terms of the key action areas the approach of Swanton Morley Parish Council, in respect of each Theme within the Swanton Morley Neighbourhood Plan, to delivery and implementation is to:

#### 5.9. Theme 1: Growth

- 5.9.1. Work methodically and plan carefully the strategic growth of Swanton Morley holistically; at a pace and manner that is seen to build a sustainable and thriving village whilst maintaining it's character and distinctiveness.
- 5.9.2. To set up an annual reporting mechanism with Breckland District Council to receive a record of the outcome of the Local Letting Policy and its allocation to those with a 'local connection'.

#### 5.10. Theme 2: Landscape and Environment

- 5.10.1. Provide protection to the natural and built form in and around Swanton Morley to maintain, and where possible enhance, the rural setting, wildlife and habitats.
- 5.10.2. Work jointly with relevant landowners to maintain and, where possible, enhance the views enjoyed across Swanton Morley.



#### 5.11. Theme 3: Design

- 5.11.1. Proactively work with Developers and Breckland District Council to influence incremental growth that is aligned to the local community's needs and putting those needs first. Where development comes to seek higher delivery standards and quality to provide better homes and community for people to live in.



#### 5.12. Theme 4: Local Economy

- 5.12.1. Encourage new and existing businesses to create and improve local employment opportunities, appropriate to Swanton Morley, to strengthen the local economy.

#### 5.13. Theme 5: Community Facilities

- 5.13.1. Work with key stakeholders to guide delivery and service improvements to meet future needs and the priorities of local residents. Use the planning system to aid the delivery of new and a wider choice of facilities.



#### 5.14. Theme 6: Transport

- 5.14.1. Seek practical solutions to improve road safety and reduce the negative impacts of traffic throughout Swanton Morley. Challenge those proposing to increase traffic levels to appreciate the wider impacts on the local community.

- 5.15. Funding in support of the delivery of the Swanton Morley Neighbourhood Plan will be sought from Breckland District Council, through a combination of funding from the payment of planning obligations (via a section 106 agreements, section 278 agreements and, if implemented, Community Infrastructure Levy) and from other sources as may be available (such as, grant funding, New Homes Bonus, precept funding, and loans [Public Works Loan Board]).

- 5.16. The new or improved infrastructure will generally be funded and delivered through section 106 and/or section 278 agreements, Community Infrastructure Levy, if implemented, and/or planning conditions.



## Section 8: Glossary

Term	Description
<b>Affordable Housing</b>	Housing provided for sale, rent or shared equity at prices permanently below the current market rate. Usually provided to meet a specific housing need, which cannot be met by the housing available on the open market.
<b>Allocation</b>	An area of land identified for development in a development plan. The allocation will specify the type of development that will be permitted on the land.
<b>Amenity</b>	Those qualities of life enjoyed by people, which can be influenced by the surrounding environment in which they live or work. "Residential amenity" includes, for example, a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.
<b>Area Action Plan (AAP)</b>	Should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAP's will be the focus on implementation.
<b>Basic Conditions</b>	The 5 criteria that all neighbourhood plans must conform to. These are:- <ul style="list-style-type: none"> <li>• having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;</li> <li>• the making of the neighbourhood development plan contributes to the achievement of sustainable development;</li> <li>• the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);</li> <li>• the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and</li> <li>• prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.</li> </ul>
<b>Biodiversity</b>	The variety of life on earth or any given part of it.
<b>Broadband</b>	Levels defined through speed achieved, these are:- <ul style="list-style-type: none"> <li>• Basic Broadband - speed of 2Mbps to 24Mbps</li> <li>• Superfast Broadband - speed of over 24Mbps</li> <li>• Next Generation Access (NGA) broadband infrastructure: is a 'wired' technology consisting wholly or partially of fibre optic elements</li> </ul>
<b>'Brownfield Land' or Previously Developed Land</b>	Any land which is (or was) occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. Includes defence buildings and land used for mineral extraction or waste disposal when there is no requirement for subsequent restoration.
<b>Built Environment</b>	Surroundings, which are generally built up in character. The collection of buildings, spaces and links between them, which form such an area.
<b>Central Norfolk Strategic Housing Market Assessment (SHMA)</b>	Provides details, evidence and identifies the development needs across the area and Local Authority boundaries for Norfolk.
<b>Character</b>	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or

Term	Description
	the layout of streets and open spaces, often giving places their own distinct identity.
<b>Climate Change</b>	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
<b>Community</b>	(As used in this context) All of those living and working in the Parish of Swanton Morley. This includes the general public, Parish Council, businesses, community groups, voluntary organisations, developers, statutory agencies, etc....
<b>Community Facilities</b>	Services available to provide for health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. This includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship.
<b>Community Infrastructure Levy (CIL)</b>	A tariff-based charge paid by developers and collected by local authorities to pay for infrastructure, (eg. roads, education, etc...). The amount charged is set locally, so varies according to local land values, and works in conjunction with fewer section 106 obligations being paid by the developer. Breckland District Council is not currently operating a Community Infrastructure Levy charging schedule.
<b>Conservation Area</b>	An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990, whose character and appearance it is desirable to preserve and enhance. There are special rules on some development in conservation areas.  Swanton Morley does not currently have a designated Conservation Area.
<b>Core Strategy (CS)</b>	The Core Strategy is one of the Development Plan Documents which formed part of the Local Development Framework. It set out the vision, spatial strategy and core policies for the spatial development of the area. The Local Plan will supersede the current adopted Core Strategy.
<b>County Wildlife Site (CWS)</b>	A site of important nature conservation value within a County context but which is not protected under the Wildlife and Countryside Act.
<b>Curtilage</b>	The area of land, usually enclosed, immediately surrounding a home.
<b>Development</b>	Defined in planning law as "the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land" (see also Permitted Development) and includes both residential and commercial development.
<b>Development Management</b>	The process whereby a Local Planning Authority manages, shapes, and considers the merits of a planning application and whether it should be given permission with regard to the Development Plan.
<b>Development Plan (DP)</b>	This includes adopted Local Plans, and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
<b>Development Plan Documents (DPD)</b>	Development Plan Documents: These are planning documents forming part of the local development framework and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example Core Strategy, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Proposals Map, which will be varied as successive DPDs are adopted.

Term	Description
<b>Dwelling</b>	A self-contained building or part of a building used as a residential accommodation. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.
<b>Examination</b>	An independent examiner will be appointed to test the Swanton Morley Neighbourhood Plan against the Basic Conditions, as set out in the Neighbourhood Planning (General) Regulations 2012. If the examiner agrees that the Plan meets the Basic Conditions it may then proceed to a referendum.
<b>Exception sites (rural)</b>	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
<b>Flood Risk</b>	<p>Zone 2 (Medium Probability): Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.</p> <p>Zone 3a (High Probability): Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.</p> <p>Zone 3b (The Functional Floodplain): This zone comprises land where water has to flow or be stored in times of flood.</p>
<b>Green Corridors</b>	Avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features, which connect green spaces together.
<b>Green Infrastructure (including Green Space)</b>	Comprises green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wide countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made green spaces such as areas used for outdoor sport and recreation including public and private open spaces, allotments, urban parks and designed historic landscapes as well as their many interconnections (footpaths, cycleways and waterways).
<b>Greenfield Land</b>	Land, which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.
<b>General Conformity</b>	All planning policy documents must align with the expectations of the National Planning Policy Framework. This is known as general conformity.
<b>Housing Needs Survey</b>	Used to identify the local housing needs, current and predicted, for the Parish. Last review undertaken by Breckland in October 2015.
<b>Infrastructure</b>	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply, telephones, sewerage, etc...) and also includes networks of roads, public transport routes, footpaths etc.
<b>Listed Building</b>	A building of special architectural or historic interest. Listed buildings are graded I, II or II* with grade I being the highest. Listing includes the interior

Term	Description
	as well as the exterior of the building, and any buildings or permanent structures. English Heritage is responsible for designating buildings for listing in England. Alteration, demolition or extension of such a Listed Building requires special consent.
<b>Local Development Framework (LDF)</b>	The old-style portfolio or folder of Development Plan Documents and Area Action Plans which collectively set out the Spatial Planning Strategy for a Local Planning Authority area. Local Plans have now replaced the Local Development Framework.
<b>Local Plan</b>	The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan documents adopted under the Planning and Compulsory Purchase Act 2004. The term includes old policies which have been saved under the 2004 Act.
<b>(The) Localism Act 2011</b>	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.
<b>Material Consideration</b>	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.
<b>Mixed Use (or Mixed Use Development)</b>	Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
<b>National Planning Policy Framework (NPPF)</b>	Published in March 2012, the document consolidated Government guidance on how the land-use planning system should work in England. It must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decision.
<b>National Planning Practice Guidance (PPG)</b>	The national PPG is online guidance that should be read in conjunction with the NPPF.
<b>Nationally Significant Infrastructure Project (NSIP)</b>	The administrative and legal process set-up by Central Government for determining planning applications to major infrastructure schemes, like roads, ports, and power stations.
<b>Neighbourhood Plan</b>	Introduced by the Localism Act 2011, also referred to as a Neighbourhood Development Plan. The purpose of the Neighbourhood Plan is to give local people greater ownership of the plans and policies that affect their area. It is a legal planning document against which planning applications in the Parish will be determined.
<b><u>Nutrient Neutrality</u></b>	<u>Development achieves nutrient neutrality when the nutrient load created through additional wastewater (including surface water) from the development is mitigated.</u>
<b>Open Space</b>	All space of public value, including public landscaped areas, playing fields, parks and play areas. Not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
<b>Parish Plan (Village Appraisal)</b>	Parish Council led the production of the Swanton Morley Village Appraisal 2004.
<b>Permitted Development</b>	Certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having to first obtain specific planning permission. This may include specified building guidelines or change of use.

**Deleted:** Current Core Strategies or other Planning Policies, which under the regulations would be considered to be Development Plan documents, form part of the Local Plan.

Term	Description
<b>Planning Condition</b>	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order
<b>Planning Obligation</b>	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
<b>Protected Species</b>	Plants and animal species afforded protection under certain Acts of Law and Regulations.
<b>Ramsar Site</b>	Area identified under the internationally agreed Convention on Wetlands of International Importance (signed at Ramsar in Iran), focusing on the ecological importance of wetlands generally.
<b>Referendum</b>	(As used in this context) A local referendum, organised by Breckland District Council, where residents of the Parish of Swanton Morley (who are on the electoral register) will be asked to vote on the Neighbourhood Plan.
<b>Renewable Energy</b>	In its widest definition, energy generated from sources, which are infinite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.
<b>Section 106 Agreement (S106)</b>	A legal agreement under section 106 (or S106) of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
<b>Section 278 Agreement (S278)</b>	Section 278 (or S278) is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the Highways Authority to make alterations or improvements to a public highway, as part of a planning application.
<b>Sequential Approach / Sequential Test</b>	A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, ensuring land with no flood risk is developed before land with flood risk.
<b>Settlement Boundary</b>	These are areas (which could be subject to variations through the adoption of supplementary planning guidance) where development appropriate to the settlement in question will usually be permitted.
<b>Site Allocations DPD</b>	Identifies or allocates areas of land for specific types of development (eg. housing, employment, community facilities, etc.) Linked to the requirements of the Core Strategy. It also includes the definition of development boundaries or settlement boundaries.
<b>Site of Special Scientific Interest (SSSI)</b>	Sites of Special Scientific Interest (SSSIs) are protected by law to conserve their wildlife or geology. Identified by Natural England as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.
<b>Special Area of Conservation (SAC).</b>	A Special Area of Conservation (or SAC) is a site designated and protected under the EC Habitats Directive. These sites are internationally important for threatened habitats and species.
<b>Special Protection Area (SPA)</b>	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.



Term	Description
<b>Stakeholder</b>	(As used in this context) Any individual or organisation that has an interest in development matters relating to part or all of the Parish of Swanton Morley.
<b>Statutory Body</b>	A government-appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include: Environment Agency, Health & Safety Executive, Historic England, Natural England and Sport England.
<b>Strategic Environmental Assessment (SEA)</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
<b>Supplementary Planning Document (SPD)</b>	A document which is intended to expand on policies set out in a Development Plan Document or provide additional detail. For example: Parking Standards, Affordable Housing, Design Guides, Area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.
<b>Sustainable Development</b>	Meeting people's needs now, socially, environmentally and economically, without jeopardising the needs of future generations. There are three dimensions to sustainable development as seen in paragraph 8 of the NPPF: economic- contributing to a strong, competitive economy; social-supporting strong, vibrant and healthy communities and environmental-contributing to protecting and enhancing the natural, built and historic environment.
<b>Sustainability Appraisal (SA)</b>	Sustainability Appraisal: Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.
<b>Sustainable Drainage Systems (SuDS)</b>	Efficient drainage systems which seeks to minimise wastage of water, including the use of appropriate ground cover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.
<b>Traffic Impact Assessment (TIA)</b>	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.
<b>Travel Plan</b>	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
<b>Tree Preservation Order (TPO)</b>	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.
<b>Windfall Sites</b>	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available

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## Section 9: Document Control

Document History		
Version	Date	Comment
v0.8	05.12.2016	Pre-Submission Consultation Version distributed to Steering Group and Parish Council comment and update.
V1.0	12.01.2017	Pre-Submission Consultation Version issued for consultation with local community and stakeholders.
V2.0	02.05.2017	Examination Version approved by Steering Group and distributed to Parish Council comment and update.
V2.1	09.05.2017	Examination Version approved by Swanton Morley Parish Council to be submitted to Breckland District Council.
V2.2	29.06.2017	Examination Version with minor text corrections.
V3.0	30.07.2019	Referendum Version
<u>V4.0</u>	<u>xx.xx.2025</u>	<u>Examination Version submitted for examination.</u>



## Appendix 1: Reference Documents and Resources

1	Breckland Community Infrastructure Levy Assessment (July 2013)
2	Breckland District Settlement Fringe: Landscape Assessment (July 2007)
3	Breckland Interim Infrastructure Position Statement (December 2015)
4	Breckland Local List (July 2015)
5	Breckland Local Plan Preferred Directions (December 2015)
6	Breckland Local Plan Preferred Options & Settlement Boundaries (September 2016)
7	Breckland Local Service Centre Topic Paper May 2015
8	<a href="#">Breckland Local Plan Full Update Preferred Options (June 2024)</a>
9	<a href="#">Breckland Local Plan (September 2023)</a>
10	Breckland Statement of Five Year Housing Land Supply (31.03.2016)
11	Breckland Statement of Five Year Housing Land Supply (30.09.2016)
12	Census 2011 (Office of National Statistics)
13	Central Norfolk Strategic Housing Market Assessment 2015 (Report Findings January 2016)
14	Core Strategy and Development Control Policies (Adopted 2009)
15	Housing Needs Survey Report for Swanton Morley (October 2015)
16	Kelly's Directory of Norfolk (1916)
17	Localism Act 2011
18	Ministry of Defence A Better Defence Estate (November 2017)
19	National Planning Policy Framework (2012) and (2018)
20	NewAnglia Local Enterprise Partnership for Norfolk & Suffolk – Strategic Economic Plan (2014)
21	Norfolk Ambition Sustainable Community Strategy 2003 - 2023
22	Open Space Assessment 2015
23	Open Space Parish Schedule 2015 (99 Swanton Morley)
24	Partnership of Norfolk District Councils - Strategic Flood Risk Assessment (2008)
25	Planning Policy Guidance (web-based resource)
26	<a href="#">Parking Guidelines for new developments in Norfolk</a>
27	Site Specific Policies and Proposal (January 2012)
28	Strategic Housing Land Availability Assessment Review 2014
29	Sustainability Appraisal of the Swanton Morley Neighbourhood Plan Assessment of Reasonable Alternatives (July 2018)
30	Swanton Morley Neighbourhood Plan Emerging Policy Statement Discussion Document (March 2016)
31	Swanton Morley Neighbourhood Plan Sustainability Appraisal Report (December 2016)
32	Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
33	Swanton Morley Village Appraisal (2004)
34	Town & Country Planning Act 1990

## Appendix 2: Maps of Swanton Morley Open Space

Gooseberry Hill  
Playing Field



Village Green



Bowling Green



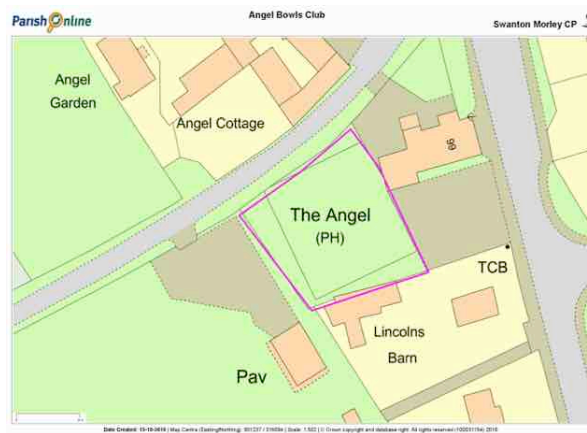
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Cricket Ground



Angel Bowling Green



Village Hall Playing Field



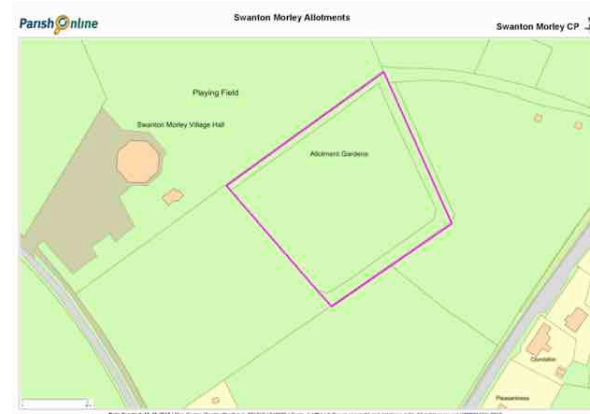
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Youth Football Pitch



Allotments



Davidson Park





**Appendix 3: Review 2025 Response Form**

## Consultation Response Form Swanton Morley Neighbourhood Plan



Please return your completed form by 5pm Friday 9<sup>th</sup> May 2025 to Swanton Morley Parish Council Office, Swanton Morley Village Hall, Manns Lane, Swanton Morley. NR20 4NP

Or email to: [parishcouncil@swantonmorley.org](mailto:parishcouncil@swantonmorley.org)

**Name:**

**Address:**

**Email Address:**

### Policy A: Management of Community Infrastructure

Policy A	Agree with the policy?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	<b>Yes or No</b>	

### Policy B: Car Parking Provision & Electric Charging

Policy B	Agree with the policy?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	<b>Yes or No</b>	

### Policy C: Commercial Solar & Wind Generation of Electricity

Policy C	Agree with new areas?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	<b>Yes or No</b>	

### Policy D: Streetlights

Policy D	Agree with new areas?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	<b>Yes or No</b>	

Policy 1: Protecting the Identify of Swanton Morley		
Policy 1	Agree with new areas?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	Yes or No	

Policy 7: Local Green Space Designation		
Policy 7	Agree with new areas?	Please state clearly and fully any comments or concerns below regarding the <b>designation of these new Local Green Spaces</b> . Please state what change(s) would help to resolve your concerns.
	Yes or No	

Updates & Corrections		
	Agree with the changes?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	Yes or No	

Overall, do you agree with the Policy changes and updates in the Swanton Morley Neighbourhood Plan?	Yes or No	In your view are there any <b>omissions</b> from the Swanton Morley Neighbourhood Plan? (Please specify and, if necessary, please attach additional pages)

**Thank you for your comments**

**Signature:**

**Date:**



**DATA PROTECTION NOTICE:** Swanton Morley Parish Council takes your privacy very seriously and processes your personal data with your consent in compliance with data protection legislation. Any personal details you supply will solely be used for the purposes of correspondence relating to the Neighbourhood Plan. These details will be shared with the Local Authority, Breckland District Council, in order to carry out further statutory phases, which will involve your personal details and comments being made publicly available. Swanton Morley Parish Council, as detailed in their retention policy, will retain personal details. Please refer to Breckland District Council's own retention guidelines for how long they will retain your details. If you wish to discuss this any further, please don't hesitate to contact the Parish Clerk at: [parishcouncil@swantonmorley.org](mailto:parishcouncil@swantonmorley.org)

Appendix 4: Residential Development Sites

Site Ref: LP(098)001	Use: Residential	Number of dwellings : 55
NOT SUPPORT		
2%		98%
NOT SUPPORT		
<ul style="list-style-type: none"><li>No comments in support</li></ul>	<ul style="list-style-type: none"><li>Access will not support 55 extra buildings</li><li>Village is already highly built up and populated in this area</li><li>Extension of existing estates. Too close to existing estate.</li><li>Are they also proposing to build a motorway?</li><li>The area behind Bedingfield is not a good one because it would affect so many people (not me) but there are better options.</li><li>As you drive into Bedingfield Road, the road is too narrow for 2 cars to pass.</li><li>Access to site narrows at Mason Road / Keith Road – can not support additional traffic conducive with 55 dwellings</li><li>If you build 55 there could be 100+ extra cars on this road (metric used is multiple of 8, therefore, would generate 440 extra vehicle movements per day)</li><li>Another 100 cars or so on Woodgate Lane – really !</li><li>This is a built up area when comparing against other sites</li><li>Lot of children in this area. Risk of traffic / knocking them over.</li><li>Need to balance village out</li><li>Current sewage pipes are barely adequate now</li><li>As access to site can only come from Bedingfield Road will cause extra parking and access problems outside my house</li><li>Have lived here 40 years in Harris Road and do not agree with the proposal to build of Bedingfield</li><li>Drainage is bad enough in this part of the village</li><li>Concerned about pollution and noise levels</li></ul>	

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Site Ref: LP(098)002	Use: Residential	Number of dwellings : 36
SUPPORT		NOT SUPPORT
22%		78%
SUPPORT		NOT SUPPORT
<ul style="list-style-type: none"><li>• Village balance, connects two parts</li><li>• Balances development in the village from geographic prospective</li></ul>		<ul style="list-style-type: none"><li>• None of these roads are suitable for any increase in traffic, especially near the school</li><li>• Are they proposing to build a motorway</li><li>• Traffic</li><li>• Loss of rural areas for rambling</li><li>• Too much congestion</li><li>• Dangerous on school road, too much traffic.</li><li>• Danger to children and families on route to school. Kids at school should be able to be safe when walking to and from school</li><li>• Obstruct school gates</li><li>• Removes open view</li><li>• Big increase in traffic to Manns Lane. In addition to existing traffic to school and village hall</li><li>• Floor risk from site</li></ul>

Site Ref: LP(098)003	Use: Residential	Number of dwellings : 57
SUPPORT		NOT SUPPORT
43%		57%
SUPPORT		NOT SUPPORT
<ul style="list-style-type: none"><li>• Balance the development in the village</li><li>• Close to cemetery, school and village hall</li></ul>		<ul style="list-style-type: none"><li>• I'm just glad my kids have left this school !</li><li>• The traffic was bad before</li><li>• Dangerous on school road</li><li>• Destroys open view</li><li>• Keep the road and area around the school free of housing and more cars.</li><li>• Manns Lane is already used as a 'rat-run' and families should not have to worry</li></ul>

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Site Ref: LP(098)004	Use: Residential	Number of dwellings : 102
SUPPORT		NOT SUPPORT
8%		92%
SUPPORT		NOT SUPPORT
<ul style="list-style-type: none"> <li>4+ entrance road central to village community</li> </ul>		<ul style="list-style-type: none"> <li>Access to site very narrow road</li> <li>Public footpath would be very close to housing</li> <li>Would effect the sale of my property on Greengate</li> <li>No safe access to Woodgate Lane</li> <li>Junction on to main road not suitable for extra traffic – vision splay not possible</li> <li>Proposed size of site too large !!</li> <li>Traffic will be horrendous !!</li> <li>Totally unreasonable ! In fact what are we thinking ?</li> </ul>



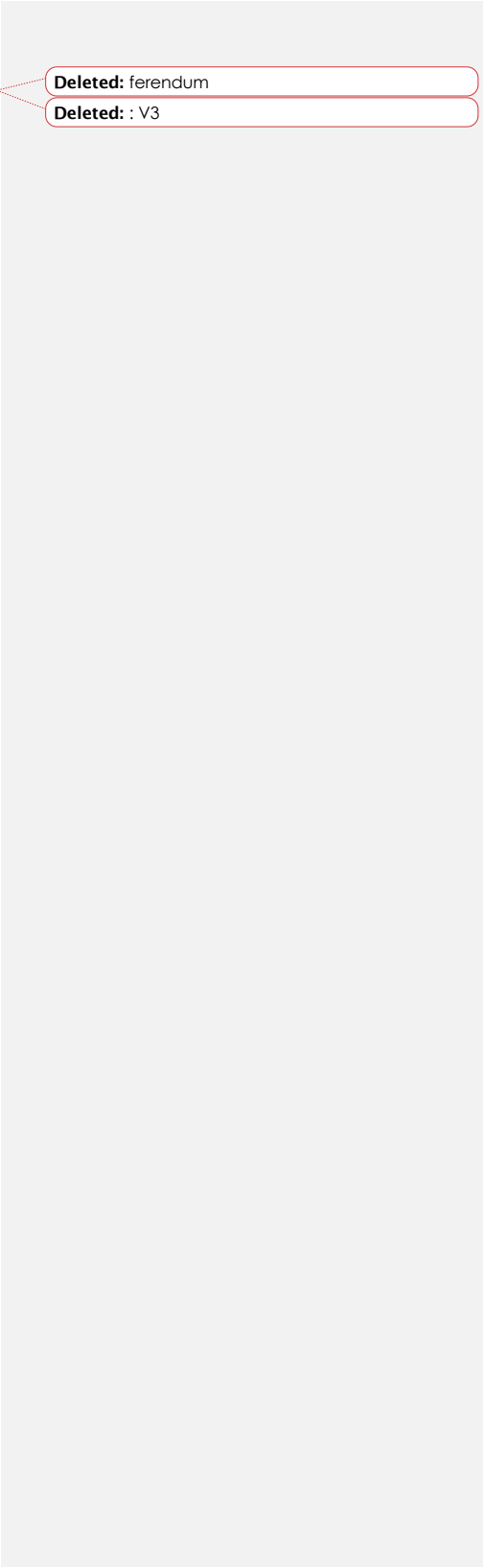
Site Ref: LP(098)005	Use: Residential	Number of dwellings : 12
NOT SUPPORT		
39%		61%
NOT SUPPORT		
<ul style="list-style-type: none"><li>No comments in support</li></ul>		<ul style="list-style-type: none"><li>No comments against</li></ul>

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Site Ref: LP(098)006	Use: Residential	Number of dwellings : 17
NOT SUPPORT		
22%		78%
NOT SUPPORT		
<ul style="list-style-type: none"><li>No comments in support</li></ul>		<ul style="list-style-type: none"><li>Road narrow</li><li>Extends village footprint</li><li>Access to site would make the area even busier on a dangerous corner</li><li>Low lying land – boggy !</li><li>Impact on Listed Building</li></ul>

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Site Ref: LP(098)007	Use: Residential	Number of dwellings : 10
NOT SUPPORT		
14%		86%
NOT SUPPORT		
<ul style="list-style-type: none"><li>• Must improve road and track first</li></ul>		<ul style="list-style-type: none"><li>• Too remote from centre of village</li><li>• Access road not suitable.</li><li>• During heavy rain the water runs down the road like a river and always floods</li><li>• What will happen to the protected trees and hedging !!! ??</li><li>• Not amused</li></ul>

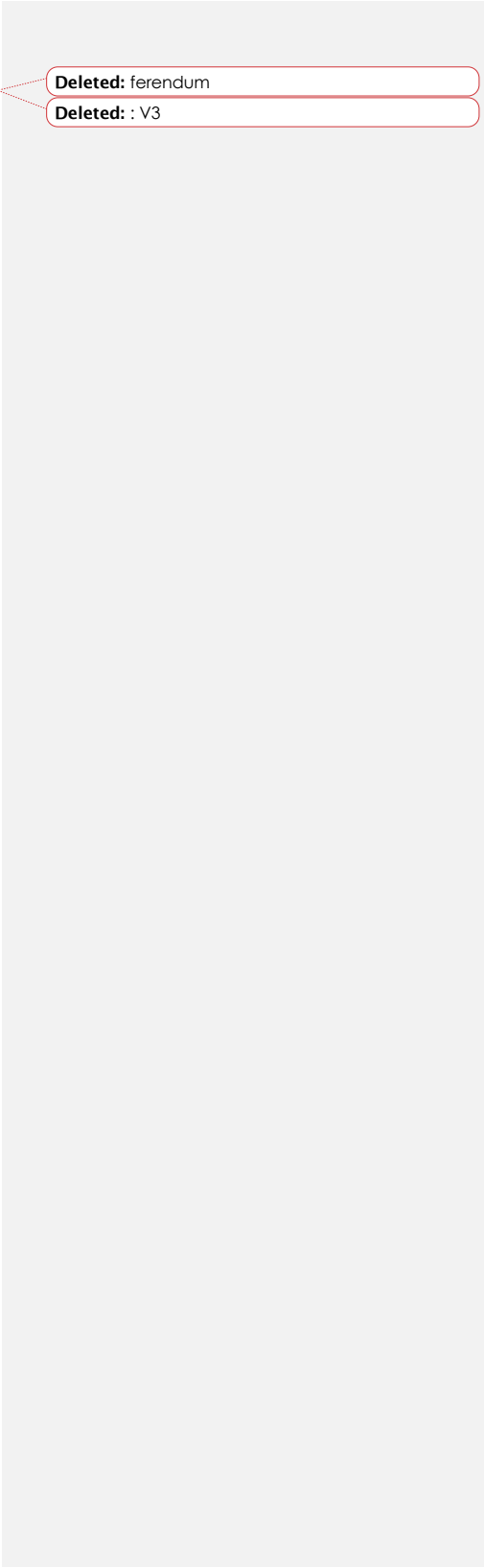
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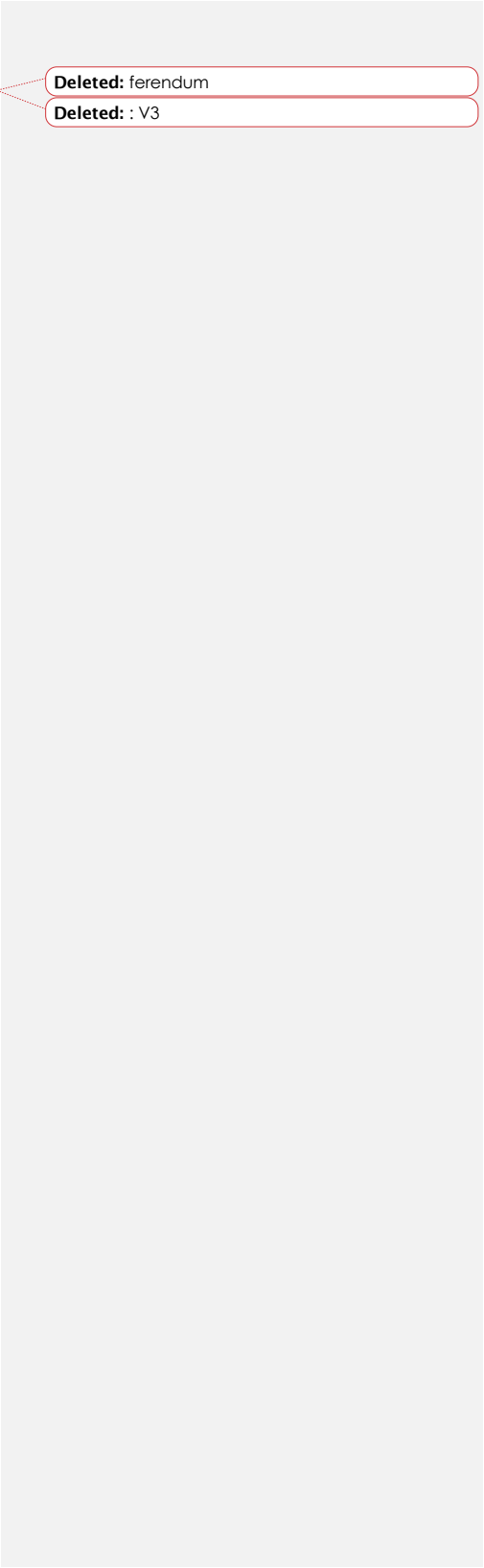
Site Ref: LP(098)009	Use: Residential	Number of dwellings : 73
NOT SUPPORT		
52%		48%
NOT SUPPORT		
<ul style="list-style-type: none"><li>Joins village development</li><li>Gives balance</li><li>Better to keep traffic away from the school</li></ul>	<ul style="list-style-type: none"><li>This would be okay but half the size</li><li>Not so far back</li><li>The far east of this site is too far into the countryside</li><li>A smaller site at this location would be more suitable</li></ul>	



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Site Ref: LP(098)010	Use: Residential	Number of dwellings : 10
NOT SUPPORT		
48%		52%
NOT SUPPORT		
<ul style="list-style-type: none"><li>Only if road can support it</li></ul>	<ul style="list-style-type: none"><li>Access ?</li><li>Current lane may not be able to support increase in traffic</li><li>Can not see how cemetery can expand if housing built around this</li><li>Do <u>not</u> agree to any more building in the village.</li><li>No proposed site has taken into consideration of the traffic flow on to Gooseberry Hill, Manns Lane or Beddingfield</li><li>With all the other developments in the village, why build here?</li><li>Access is an issue to school, cemetery</li></ul>	



Site Ref: LP(098)011	Use: Residential	Number of dwellings : 3
If you <b>SUPPORT</b> this site stick a dot below .....		
29%		71%
NOT SUPPORT		
SUPPORT		NOT SUPPORT
<ul style="list-style-type: none"><li>No comments in support</li></ul>		<ul style="list-style-type: none"><li>With all the other developments in the village, why build here</li><li>Access is an issue to school, cemetery</li><li>No room for more properties on this road parking is a major issue</li><li>Why would this be suitable – the end of a cul-de-sac with parking issues already.</li><li>Next to burial ground</li><li>Taking away vital green space !</li></ul>

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Site Ref: LP(098)012	Use: Residential	Number of dwellings : 15
NOT SUPPORT		
47.5%		52.5%
NOT SUPPORT		
<ul style="list-style-type: none"><li>• Would balance village</li><li>• Would tidy-up the paving etc and have street lighting ?</li></ul>	<ul style="list-style-type: none"><li>• Maintain open view</li></ul>	

Site Ref: LP(098)013	Use: Residential	Number of dwellings : 98
NOT SUPPORT		
79%		21%
NOT SUPPORT		
<ul style="list-style-type: none"><li>• Would balance village out</li><li>• Expands on existing development</li></ul>	<ul style="list-style-type: none"><li>• Why do we need to "balance" the village ?</li><li>• Rural areas next to the school</li><li>• Loss of beautiful countryside</li><li>• Access issues</li><li>• This has already been passed so our opinion is pointless !</li><li>• This would, with houses already being built be an enormous 'block' of housing</li></ul>	

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Site Ref: LP(098)014	Use: Residential	Number of dwellings : 73
SUPPORT		NOT SUPPORT
64%		36%
SUPPORT		NOT SUPPORT
<ul style="list-style-type: none"><li>• Roads here would need improving</li><li>• Balances development geographically in the village</li><li>• This site seems more preferable as it creates a balance</li><li>• There does not seem to be much development going on</li><li>• It connects two parts of the village</li></ul>		<ul style="list-style-type: none"><li>• Access to this site is congested at school times, leave it alone</li><li>• Would like to see all village 'balanced out' and not top heavy</li><li>• Also green area where people walk their dogs daily</li><li>• Road as it will not support it</li><li>• This offers a rural location near the school</li><li>• It is widely used for dog walking / rambling (due to Wensum Way) and should not be split by a large development</li></ul>

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**Appendix 5: Parish Council Street Light Specification****Swanton Morley Parish Council  
Street Lighting Specification****Lantern Detail**

Supply & install new LED street lighting lantern head.

Urbis Axia 3.1, 8 LED lantern head, post top mounted, complete with 7 pin NEMA socket, & one part photo cell, 2.33Klm output, Neutral white LED colour. (AXIA 3.1 5267 8 OSLOM SQUARE GAIN @600mA NW 740 230v 16.3watts).

Lantern to have 7 pin NEMA socket, complete with 1 part photo cell with a switching level of 35/18 lux. (Zodion SS3 or similar approved.)

Lantern head to be wired in black pvc/pvc 1.5mmsq 3 core flex, via a fused double pole isolator located in the base compartment of the lamp column.

Lantern to have manufacturer pre-set Dimming Profile: 60% output from Midnight to 05:30hrs applied at the factory Lantern Colour: RAL 7040 (Grey.)

**Column Detail**

Proposed 5m mounting height, galvanised tubular steel column.

Each lamp column to have a 230v single phase unmetered supply installed by developer.

Install new LED lantern head as per above specification.

**NOTES**

All works to comply with Parish Council Specification for Street Lighting Works.

New column positions to be agreed with parish engineer prior to installation.

Typical column set back:

- Within footpath: Back off path.
- Within verge: 1.8m from the kerb edge.
- Where there is insufficient highway to accommodate a street lighting column, columns are to be mounted immediately behind the edge of the highway, are to be installed in an area approx. 750mm x 450mm deep which is to be dedicated as part of the highway.

All new street lights to be supplied by new unmetered service (direct connection to the local DNO / ICP electricity main):

New development site - developer responsibility to provide suitably positioned supply main at construction stage.

All electrical installation work to be carried out in accordance with the requirements of HEA, NICEIC and BS 7671 (IET Wiring Regulations).

Electrical Installation Certificates to be forwarded to the *Swanton Morley Parish Council Clerk*

Refer to Lighting Design Schedule for detailed apparatus specification.

All Luminaires should include a NEMA socket with one part photocell (on/off: 35/18).

**Updates to Specification**

To ensure you have the most up to date specification requirements please visit the Parish Council website <https://www.swantonmorleypc.info> or contact the Parish Council Clerk at [parishcouncil@swantonmorley.org](mailto:parishcouncil@swantonmorley.org).

## Appendix 6: Saved Policy List

Fourteen policies from the adopted Swanton Morley Neighbourhood Plan have, following the review, been 'saved'.

Policy	Description	Status
<u>2</u>	<u>Growth in the Right Places</u>	<u>Unchanged</u>
<u>3</u>	<u>Enabling Growth on Allocated Sites</u>	<u>Unchanged</u>
<u>4</u>	<u>Housing for the Local Community</u>	<u>Unchanged</u>
<u>5</u>	<u>Affordable Housing on Exception Sites</u>	<u>Unchanged</u>
<u>6</u>	<u>Delivery of Planning Obligations</u>	<u>Unchanged</u>
<u>8</u>	<u>Protection of Existing Open Space</u>	<u>Unchanged</u>
<u>9</u>	<u>Important Views</u>	<u>Unchanged</u>
<u>10</u>	<u>Accessibility and Biodiversity</u>	<u>Unchanged</u>
<u>11</u>	<u>Design of Development</u>	<u>Unchanged</u>
<u>12</u>	<u>Flooding</u>	<u>Unchanged</u>
<u>13</u>	<u>Broadband and Mobile Communications</u>	<u>Unchanged</u>
<u>14</u>	<u>Employment and Local Shops</u>	<u>Unchanged</u>
<u>15</u>	<u>Additional Community Facilities</u>	<u>Unchanged</u>
<u>16</u>	<u>Traffic Impact</u>	<u>Unchanged</u>

## Swanton Morley Neighbourhood Plan

Swanton Morley Parish Council  
Swanton Morley Village Hall  
Manns Lane  
Swanton Morley  
NR20 4NP

Telephone 01362 637166

Email: [parishcouncil@swantonmorley.org](mailto:parishcouncil@swantonmorley.org)

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