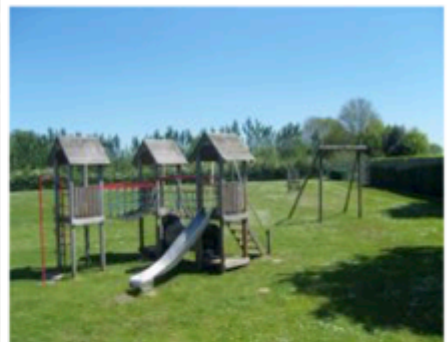
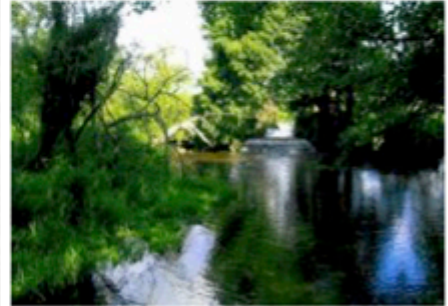


# Swanton Morley Neighbourhood Plan Review 2025



## Review Consultation Statement September 2025

Prepared on behalf of Swanton Morley Parish Council by:

ABZAG Ltd

NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT

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If you would like this document in large print,  
or in any other format  
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# Consultation Statement

## 1.0 Executive Summary

- 1.1. This Consultation Statement has been written to support the Swanton Morley Neighbourhood Plan Review 2025. Its main purpose is to meet the statutory requirements of the Neighbourhood Planning (General) Regulations 2012 and subsequent updates and amendments.
- 1.2. This document sets out how the requirements of Regulation 14 and Regulation 15 have been satisfied and complied with.
- 1.3. Captured within this document is a summary of the community consultation process carried out in reviewing the Swanton Morley Neighbourhood Plan, explaining how each of the activities and events were undertaken, with details of the responses received from local residents, stakeholders and statutory bodies.



- 1.4. Through the pre-submission consultation residents raised a number of concerns and issues. A summary of these can be found in section 5.23.
- 1.5. For more details on each of these issues and concerns please see consultation responses in Appendix 9 and how the Swanton Morley Neighbourhood Plan Review 2025 seeks to address these where possible.





## 2.0 Introduction

### 2.1. Background

2.2. The Swanton Morley Neighbourhood Plan came into force (was 'made') following an 84.5% positive vote at the referendum on 14<sup>th</sup> November 2019 and has a plan period running to 2036.

2.3. The Swanton Morley Neighbourhood Plan Review 2025 has been informed through extensive community consultation and research.

2.4. The updates to the Neighbourhood Plan build upon the existing Neighbourhood Plan and its use in determining planning decisions across the parish. The updates and new policies are the result of the residents of Swanton Morley and stakeholders working together to have their say on future development in Swanton Morley.

2.5. A Review Steering Group comprising volunteers from across the community has, with the support of consultants, led on the development of the review of the Neighbourhood Plan and initiated community involvement and engagement.

2.6. In updating the Swanton Morley Neighbourhood Plan, the Steering Group has analysed a substantial amount of data from the consultation event, supplemented with historic data taken from Census records, Historic England and other sources.

### 2.7. Consultation Requirements

2.8. The Consultation Statement has been prepared to fulfil the legal obligations of Regulation 14 and Regulation 15 of the Neighbourhood

Planning Regulations 2012 (and subsequent updates).

2.9. This document summarises the community consultation process that has been undertaken in updating and developing the Swanton Morley Neighbourhood Plan. It demonstrates how the requirements of Regulation 14 and Regulation 15 have been met.

2.10. Section 15(2) of Part 5 of the Neighbourhood Planning Regulations sets out that a Consultation Statement should:

- a) contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b) explain how they were consulted;
- c) summarise the main issues and concerns raised by the persons consulted; and
- d) describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

2.11. Section 3.0 of this document outlines how requirements of Regulation 15 have been met.

2.12. Section 4.0 and the appendices contain further supplementary detail.

2.13. Section 5.0 of this document demonstrates how the obligations of Regulation 14 have been fulfilled.

## 3.0 Summary of Key Stages

### 3.1. Overview

3.2. Swanton Morley Parish Council has led on the review of the Swanton Morley Neighbourhood Plan.

3.3. Work commenced on the review late in 2024 and a Steering Group in January 2025 to undertake the detailed preparation of the updates, changes and new policies with the support of consultants from ABZAG Ltd.

3.4. This Consultation Statement, in accordance with Section 15(2) in Part 5 of the Neighbourhood Planning Regulations, sets out full details of the key stages, events and activities that have taken place.

### 3.5. Key Stages

#### 3.6. Designate Neighbourhood Area

3.7. The Neighbourhood Area for the Swanton Morley Neighbourhood Plan was designated by Breckland District Council on 6<sup>th</sup> July 2015 as the entire Parish of Swanton Morley. (see Appendix 1 and 2).



3.8. The designated Neighbourhood Area remains unchanged, although consideration was given to the decommissioning of Robertson Barracks and the possible inclusion of the entire site in the Neighbourhood Area.

3.9. It was concluded this was beyond the scope of this review, would remain a challenge for the future and subject to decisions made by Breckland District Council.

#### 3.10. Formation of the Review Steering Group & Public Meetings

3.11. A request for help with the Neighbourhood Plan Review and an invite for members of the community to join to join the Steering Group was made in an article in the Parish Magazine 'The Mardler' in December 2024. (see Appendix 5)

3.12. As a result a number of familiar faces returned, with a number of new ones to join the Parish Councillors on the Steering Group. (see Appendix 3 for the full list of Steering Group members)

3.13. The Steering Group has met regularly throughout the review of the Swanton Morley Neighbourhood Plan.

3.14. Meeting dates, agendas and minutes of the Steering Group were shared on the Neighbourhood Plan webpage of the Parish Council website (see Appendix 7).

### 3.15. Consultation (Regulation 14)

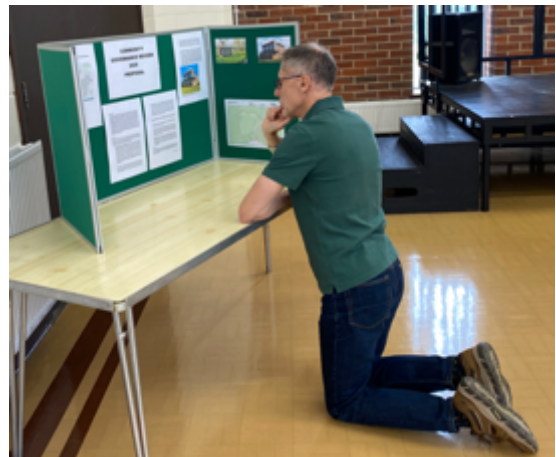
3.16. Ideas and thoughts from the Steering Group and wider community have shaped the development of new policies for the Swanton Morley Neighbourhood Plan.

3.17. Other changes and updates have been necessary due to updated versions of the National Planning Policy Framework (NPPF). As well as adoption of the Breckland Local Plan.



### 3.18. Community Support Event

3.19. The community event took place at the Village Hall, Manns Lane in Swanton Morley.



#### March 2025

'Pre-submission consultation' on the Swanton Morley Neighbourhood Plan Review 2025. The six-week statutory consultation period commenced on 27<sup>th</sup> March 2025 and closed on 9<sup>th</sup> May 2025.



#### Saturday 19<sup>th</sup> April 2025

Support event for the Pre-submission consultation. Giving residents and stakeholders the opportunity to gain a better understanding and to ask questions of the new policies, updates and changes being proposed as part of the review process.



### 3.20. Communication

3.21. Extensive consultation has been undertaken throughout the review of the Neighbourhood Plan to ensure that the Swanton Morley Neighbourhood Plan is fully informed by the views of the community and other stakeholders.



3.22. To ensure the consultation process was as inclusive as possible a wide range of communication methods have been used:

- A public consultation event held in the Village Hall in Swanton Morley;



- Articles in the Parish Council's newsletter 'The Mardler', which is delivered to every household and business in Swanton Morley (see Appendix 5);



- A dedicated webpage about the Swanton Morley Neighbourhood Plan on the Parish Council website; <https://www.swantonmorleypc.info/neighbourhoodplan/>;
- Use of social media including Facebook and X ;
- Progress reports to Swanton Morley Parish Council with an opportunity, through public participation, for residents to ask questions, make suggestions and keep informed;
- Open meetings of the Neighbourhood Plan Steering Group to enable public participation;
- Publication of the Steering Group agendas and minutes on the website (see Appendix 7);
- A noticeboard in the entrance of the Village Hall for everyone to see as they come into the building.



3.23. Further detail about each of the above events and activities is given in Section 4.

## 4.0 Activities and Key Events

- 4.1. The Swanton Morley Neighbourhood Plan Review 2025 has been informed by resident feedback and a community consultation event, which have been undertaken as part of the neighbourhood planning process.
- 4.2. This section provides further detail about the activities and key event and explains:
- ✚ Who was consulted
  - ✚ How they were consulted
  - ✚ What response was received



### 4.3. Swanton Morley Parish Council Newsletter

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
All households and businesses throughout the village of Swanton Morley.	<p>The articles were included in the Parish Council's official newsletter 'The Mardler',</p> <p>Regular articles have been published about the Neighbourhood Plan, its review and seeking members of the Steering Group.</p> <p>The Mardler has help to:-</p> <ul style="list-style-type: none"> <li>▪ raise awareness of the consultation events and encourage community involvement in the review of the Neighbourhood Plan;</li> </ul>	<p>Generating a strong community interest from residents, with a number putting themselves forward to get involved by volunteering for the Steering Group.</p> <p>It also instigated questions and conversations at the community event.</p>

	<ul style="list-style-type: none"> <li>▪ share information, encourage feedback and provide progress updates about the Neighbourhood Plan process; and</li> <li>▪ highlighted details of the public consultation event, how to get involved and how to comment on the Neighbourhood Plan Review pre-submission consultation.</li> </ul>	
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#### 4.4. Website

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
Anyone who has access to a computer, tablet or smartphone.	<p>A Neighbourhood Plan webpage has remained on the Swanton Morley Parish Council website <a href="https://www.swantonmorleypc.info">https://www.swantonmorleypc.info</a></p> <p>Used as a platform to share information about the Neighbourhood Plan, publicise the 6-week consultation the supporting event, key documents and how to provide feedback (see Appendix 6).</p>	<p>There hasn't been any direct response to the website.</p> <p>Although comments at the community event were favourable about the website, with it being seen as a helpful resource to find key documents and other information, Steering Group agendas and minutes.</p>





#### 4.5. Social Media

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
Individuals and organisations registered to the social media sites and followers of Swanton Morley Parish Council.	Updates and reminders were issued through the social media platforms,	Most activity was orientated around the community event. There were also a number of 'likes' and 're-Tweets' of information.



#### 4.6. Statutory Consultation

- 4.7. In accordance with the Neighbourhood Planning Regulations 2012 (and subsequent updates) the following statutory consultations were undertaken:

#### 4.8. Application for Designation of the Swanton Morley Neighbourhood Area

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
<p>In 2015 Statutory bodies, key stakeholders, parish and town councils, residents and individuals with access to Breckland district Council's website.</p> <p>The Neighbourhood Area has remained unchanged from the original designation.</p>	<p>Breckland District Council publicised the application and statutory consultation period.</p> <p>All details are held on Breckland District Council's website:-</p> <p><a href="https://www.breckland.gov.uk">https://www.breckland.gov.uk</a></p>	<p>It is understood from Breckland District Council that it had received no representations on the proposed area during the prescribed period, nor has additional comments on the proposed boundary.</p> <p>Furthermore, the Council had not received any other applications to designate a Neighbourhood Plan that</p>

		<p>would affect the confirmation of the proposed Plan area set out in the application.</p> <p>Breckland District Council approved the designation of the Swanton Morley Neighbourhood Area on 6<sup>th</sup> July 2015 (see Appendix 2).</p>
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#### 4.9. Strategic Environmental Assessment (SEA) Screening & Determination

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
<p>The following consultees were invited to comment on the SEA Assessment Report:-</p> <ul style="list-style-type: none"> <li>Environment Agency</li> <li>Historic England</li> <li>Natural England</li> <li>Norfolk Wildlife Trust</li> <li>Breckland District Council</li> <li>Norfolk County Council</li> </ul>	<p>All consultees were contacted on 1<sup>st</sup> August 2025 (by email) and invited to respond by giving an opinion on the SEA Screening Report.</p> <p>Within the email it explained why the consultation was being undertaken, the deadline for responses.</p> <p>An electronic copy of the SEA Screening Report (July 2025) and the Swanton Morley Neighbourhood Plan Review 2025 was attached.</p>	<p>The three statutory bodies,</p> <ul style="list-style-type: none"> <li>Environment Agency;</li> <li>Historic England; and</li> <li>Natural England</li> </ul> <p>all responded and agreed with the opinion that a full SEA was not required.</p> <p>Each response consultees comments are reproduced in full in the SEA Screening Determination Report (September 2025) and a copy of the determination has been emailed to the</p>

		<p>three Statutory Bodies in October 2025.</p> <p>No response was received from:-</p> <ul style="list-style-type: none"> <li>▪ Breckland District Council</li> <li>▪ Norfolk County Council</li> <li>▪ Norfolk Wildlife Trust</li> </ul>
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#### 4.10. Pre-Submission draft Swanton Morley Neighbourhood Plan Review 2025

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
Residents and businesses of Swanton Morley, statutory consultees, stakeholders were all consulted.	<p>A number of different communication methods were used to publicise the pre-submission consultation. These included: -</p> <ul style="list-style-type: none"> <li>▪ Newsletter</li> </ul>	26 responses were received, each of which is recorded in full in Appendix 9 of this document.



<p>(See section 5.11. and 5.12. and Appendix 8 of this document for further detail).</p>	<ul style="list-style-type: none"> <li>▪ Posters</li> <li>▪ Social Media</li> <li>▪ Email</li> <li>▪ Website</li> </ul> <p>A supporting pre-submission community consultation event on Saturday 19<sup>th</sup> April 2025 with Steering Group members present to answer questions, explain in more detail what was being consulted on and the process involved.</p> <p>(Further detail is given in sections 5.4. through to 5.18. of this document).</p>	
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#### 4.11. Habitat Regulation Assessment (HRA) Screening & Opinion

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
<p>As the responsible statutory body Natural England were consulted.</p>	<p>The HRA Screening Report (July 2025) was issued to Natural England to request their 'opinion' on the approach taken, the outcomes and conclusion given.</p>	<p>Natural England confirmed by email dated 29<sup>th</sup> August 2025 that it agreed with the findings of the HRA Screening Report.</p> <p>The full response is recorded in the HRA Screening Opinion Report (September 2025).</p>



#### 4.12. 'Pre-Submission' Community Event



**Date:** 19<sup>th</sup> April 2025

**Location:** Swanton Morley Village Hall, Manns Lane

AIMS OF THE EVENT	WHO WAS CONSULTED	HOW THEY WERE CONSULTED
<ul style="list-style-type: none"> <li>To publicise the statutory consultation of the pre-submission draft Swanton Morley Neighbourhood Plan Review 2025.</li> <li>To share the updated version of the Swanton Morley Neighbourhood Plan Review 2025 document.</li> <li>To help local residents understanding for the new policies, changes and updates and to answer questions.</li> </ul>	<p>The event was open to everyone and anyone.</p> <p>Residents and businesses of Swanton Morley, consultees and key stakeholders were invited to attend the event and have their say.</p>	<p>A series of display boards were set up to highlight the new policies and changes to give structure. These gave a visual stimulus to enable people to review, digest and ask questions.</p> <p>Information was also provided about next steps and actions to be taken.</p> <p>An area was set-aside for attendees to sit down, with a cup of tea, and complete their Response Form with members of the Steering Group on hand to</p>

<ul style="list-style-type: none"> <li>✦ To raise awareness of the consultation, encourage responses from residents and stakeholders and to highlight the deadline for comments.</li> <li>✦ To explain the review process, outcomes and next steps in the process.</li> <li>✦ To update on the decommissioning plans for Robertson Barracks, possible future uses and the concerns with the area being split between two Parishes.</li> </ul>		<p>answer questions and provide support.</p> <p>A separate area was used to display the latest understanding on the decommissioning of Robertson Barracks and listed some of the possible uses for the site in the future.</p>
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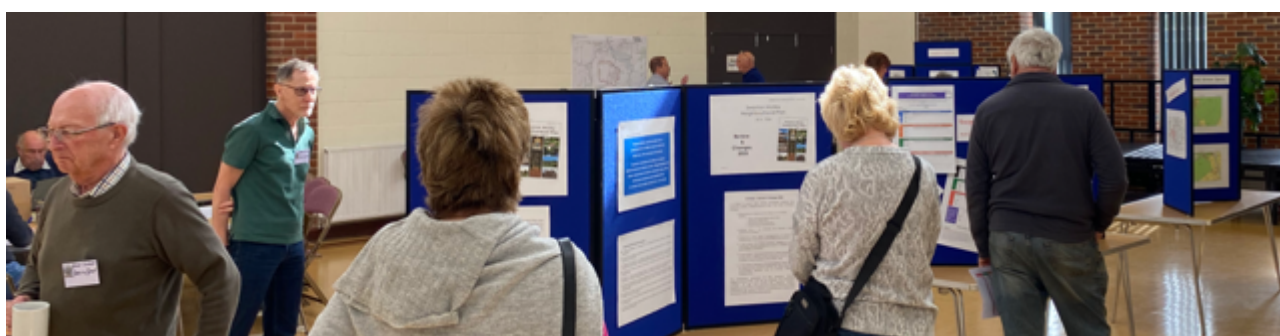
### WHAT RESPONSE WAS RECEIVED

Those residents and stakeholders attended the consultation event asked many questions of members of the Steering Group about the new policies and how they would help the local community.

Many residents recognised how the existing Swanton Morley Neighbourhood Plan had help to shape growth in the village and provided policies to improve the quality of new development.

A number of people who attended completed feedback response forms at the event. These have been recorded, with all of the responses received, within the Pre-Submission Consultation Responses (see Appendix 9).

The decommissioning of Robertson Barracks and possible future uses encouraged several exchanges, especially from residents on Hoe & Worthing Parish, who were very concerned about future use and large-scale development. There was much discussion about the possibility of moving the Parish boundary (this is beyond the scope of the neighbourhood planning process) and will be something for Breckland District Council to consider again once there is more certainty about the timeline.







## 5.0 Regulation 14 Pre-submission Consultation

### 5.1. Background

5.2. This section of the Consultation Statement demonstrates how the Swanton Morley Neighbourhood Plan Review 2025 pre-submission consultation fulfils Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. This regulation requires that:

### 5.3. “Before submitting a plan proposal to the local planning authority, a qualifying body must –

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area [with]
  - (i) details of the proposals for a neighbourhood development plan;
  - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;
  - (iii) details of how to make representations; and
  - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be

affected by the proposals for a neighbourhood development plan;  
and

- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority."

#### 5.4. Formal Pre-submission Consultation Period

- 5.5. The pre-submission draft Swanton Morley Neighbourhood Plan and Sustainability Appraisal Report were prepared and circulated for a statutory consultation period running from 27<sup>th</sup> March 2025 until 9<sup>th</sup> May 2025.



#### 5.6. How it was publicised?

- 5.7. Residents, businesses of Swanton Morley, stakeholders and statutory consultees were informed of the commencement of the pre-submission consultation on the Swanton Morley Neighbourhood Plan Review 2025.

- 5.8. Details of how to see and comment on the documents including the consultation date were publicised using a wide range of media to ensure the message was communicated as widely as possible:

- ✚ The Mardler 59<sup>th</sup> Edition (April 2025) explained how to take part in the consultation;
- ✚ Social media – using posts on Facebook and X;
- ✚ The Neighbourhood Plan webpage on the Parish Council website <https://www.swantonmorleypc.info> explained the process, key dates, how to comment. The electronic copy of the documents were available online to download;
- ✚ Printed copies of the Swanton Morley Neighbourhood Plan Review 2025 were available to view at the Village Hall with printed blank Response Forms being available to complete.

5.9. Statutory consultees and other stakeholders were informed of the start of the pre-submission consultation by email and invited to review and comment on the draft Swanton Morley Neighbourhood Plan Review 2025 by 9<sup>th</sup> May 2025.

5.10. The email also included an invite to the pre-submission community event on 19<sup>th</sup> April 2025 (see Appendix 8).

#### **5.11. Who was consulted**

5.12. A list of key stakeholders comprising residents, landowners, local businesses, neighbouring parish councils, Breckland District Council, Norfolk County Council, statutory consultees, developers and key service providers.

#### **5.13. Document Access**

5.14. Copies of the Swanton Morley Neighbourhood Plan Review 2025 were made available in both paper and digital formats.

✚ Paper copies of the Swanton Morley Neighbourhood Plan Review 2025 were made available to view at the Village Hall, at the public consultation event at the Village Hall on the 19<sup>th</sup> April 2025.

✚ Digital copies of the Swanton Morley Neighbourhood Plan Review 2025 were available online to download with the Response Form from the Parish Council website <https://www.swantonmorleypc.info> .



5.15. To encourage feedback on all areas of the Swanton Morley Neighbourhood Plan Review 2025 Response Form template was produced and all consultees were invited to give their comments by completing and returning the Response Form.

5.16. The Response Form was available to download from the website as a stand-alone document, it was also included as an Appendix to the Swanton Morley Neighbourhood Plan Review 2025.

5.17. Printed copies of the Response Form were handed out to everyone at the community event on 19<sup>th</sup> April 2025.



- 5.18. The request was for the completed Response Forms to be returned to the Swanton Morley Parish Council Office, at the Village Hall, either by hand or post. Or electronically by emailing directly to the Parish Clerk. A number of Response Forms were completed and handed in at the community event on Saturday 19<sup>th</sup> April 2025.



### 5.19. Responses Received

- 5.20. In total, 26 consultation responses were received by the end of the formal consultation period, which ended on 9<sup>th</sup> May 2025. As part of the Response Form consultees were asked whether they agreed (yes or no) with each of the new policies and the updates, to state fully and clearly their comments or concerns against each policy, what changes or alternative approach should be taken.
- 5.21. The Response Form also requested if there were any omissions from the Swanton Morley Neighbourhood Plan Review 2025 and asked for details for consideration.

### 5.22. Summary of Main Issues & Concerns

- 5.23. All 26 of the complete Response Forms returned during the consultation have been reproduced in full in Appendix 9. The main issues and concerns raised by consultees are summarised below -

- ✚ The future use of Robertson Barracks and how development will affect Swanton Morley and Hoe & Worthing
- ✚ Ability of doctors to cope with increase numbers
- ✚ Speeding traffic, road safety and rat running through the village
- ✚ Impact of development and where new housing will be built

- ✚ Flooding caused by new development
- ✚ Local involvement in decisions effecting Swanton Morley residents and the village
- ✚ Affordability of new houses; both to buy and rent
- ✚ Ability of the sewage system to cope now and increase capacity
- ✚ Housing mix; the need for more smaller dwellings as too many big houses being built
- ✚ The plan is comprehensive but will it make any difference and will developers take any notice.
- ✚ Broadband access and mobile signal strength
- ✚ Keeping Swanton Morley a separate village



## **5.24. Addressing Issues and Concerns**

- 5.25. The Steering Group considered each of the issues and concerns raised through the consultation. An agreed response has been drafted, including any actions and amendments to the Swanton Morley Neighbourhood Plan Review 2025, and recorded (see Appendix 9) for each of issues and concerns raised.
- 5.26. Where considered relevant, details are also recorded to indicate how the issue or concern has been addressed in the Swanton Morley Neighbourhood Plan Review 2025.

## 6.0 Conclusion

- 6.1. This Swanton Morley Neighbourhood Plan Review 2025 Consultation Statement documents the consultation activity that took place as part of the review of the Swanton Morley Neighbourhood Plan.
- 6.2. It provides evidence that in producing the Swanton Morley Neighbourhood Plan Review 2025 there has been a significant amount of successful consultation with the local community, stakeholders, consultees and businesses that continue to have a stake in the future of Swanton Morley and the Neighbourhood Plan.
- 6.3. The Consultation Statement document shares the feedback received during the neighbourhood planning process, the comments made through the consultation and, where necessary and appropriate, how the comments received have been considered in updating and changing the Swanton Morley Neighbourhood Plan.
- 6.4. The Swanton Morley Neighbourhood Plan Review 2025 has sought to take account of these comments where necessary and appropriate to comply with the Government's National Planning Framework, the adopted Local Plan (2023) while giving consideration to the emerging Local Plan.
- 6.5. This Consultation Statement and the supporting consultation reports are considered to comply with Section 15(2) in Part 5 of the 2012 Neighbourhood Planning Regulations.





## 7.0 Appendices

### Appendix 1

#### Neighbourhood Area Application



## SWANTON MORLEY PARISH COUNCIL

Parish Clerk: Mrs Faye LeBon  
32 Humbletoft Road  
Dereham, NR19 2RT  
Tel: 01362 637166

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



28<sup>th</sup> May 2015

Planning Policy Team  
Breckland Council  
Elizabeth House  
Walpole Loke  
Dereham  
Norfolk  
NR19 1EE

Dear Sirs,

### NEIGHBOURHOOD PLAN STATEMENT

Swanton Morley Parish Council, being a relevant body under Section 61G of the Town and Country Planning Act 1990, hereby submits this application for a neighbourhood area, to be covered by a Neighbourhood Plan, as detailed in Section 5 of The Neighbourhood Planning (General) Regulations 2012.

A map of the area to be covered, the boundaries of which are highlighted in red, is attached. The proposed neighbourhood area is to include the whole parish of Swanton Morley, and will follow the existing boundaries of the parish. The Parish Council considers this area appropriate so as to not infringe on any adjacent parishes. It is not considered necessary to incorporate neighbouring parishes as Swanton Morley has a logical and defensible boundary having no significant housing from neighbouring parishes anywhere near the Swanton Morley parish boundary.

The purpose of the plan is to give local people more say about the way in which Swanton Morley will grow in the years ahead and maintain a good quality of life for all of its residents.

The Neighbourhood Plan will consider the following issues:-

- 1) **Vision** – To set out the long term vision for Swanton Morley for the lifetime of the plan.
- 2) **Housing** – To consider the evidence based housing needs of Swanton Morley residents.
- 3) **Business** – To consider the need for additional business premises, the possible conversion of derelict buildings and increased employment opportunities.
- 4) **Strategic Housing Land Availability Assessment** – The neighbourhood plan will pay particular attention to the new SHLAA and consider alternative areas of land even if they have not been put forward for consideration at this time by the landowners as part of the LPA's recent consultation.
- 5) **Highways** – To consider the suitability of the existing road network in Swanton Morley and its ability to cope with any additional development based on local knowledge. In particular significant corridors of movement (ie. safe route to the school) will be considered.
- 6) **Landscape sensitivity** - To consider the impact of any additional development on the village's unique landscape character particularly in relation to the Wensum Valley.
- 7) **Environment** – To consider the impact of any additional development on the natural environment.
- 8) **Design Quality** – To consider adopting a broad generic specification for the appearance of any additional development in terms of materials and construction techniques to be used.

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- 9) **Transport** – The plan will consider, based on local knowledge, the suitability of existing public transport in terms of providing a good level of accessibility to local services.
- 10) **Settlement Boundary** – To consider redefining the existing settlement boundary.
- 11) **Open Space** – To consider the need for additional green open spaces to provide additional play and sports facilities.
- 12) **Sustainability** – To take account of the ability of local services such as the Doctor's Surgery and School to cope with any additional development.
- 13) **Robertson Barracks** – To take account of the long term future of the Barracks and risk assess the possible affects any future closure might have on the village and its services.
- 14) **Local Area Plan** – The Neighbourhood Plan will take account of policies incorporated in Breckland Council's LAP.

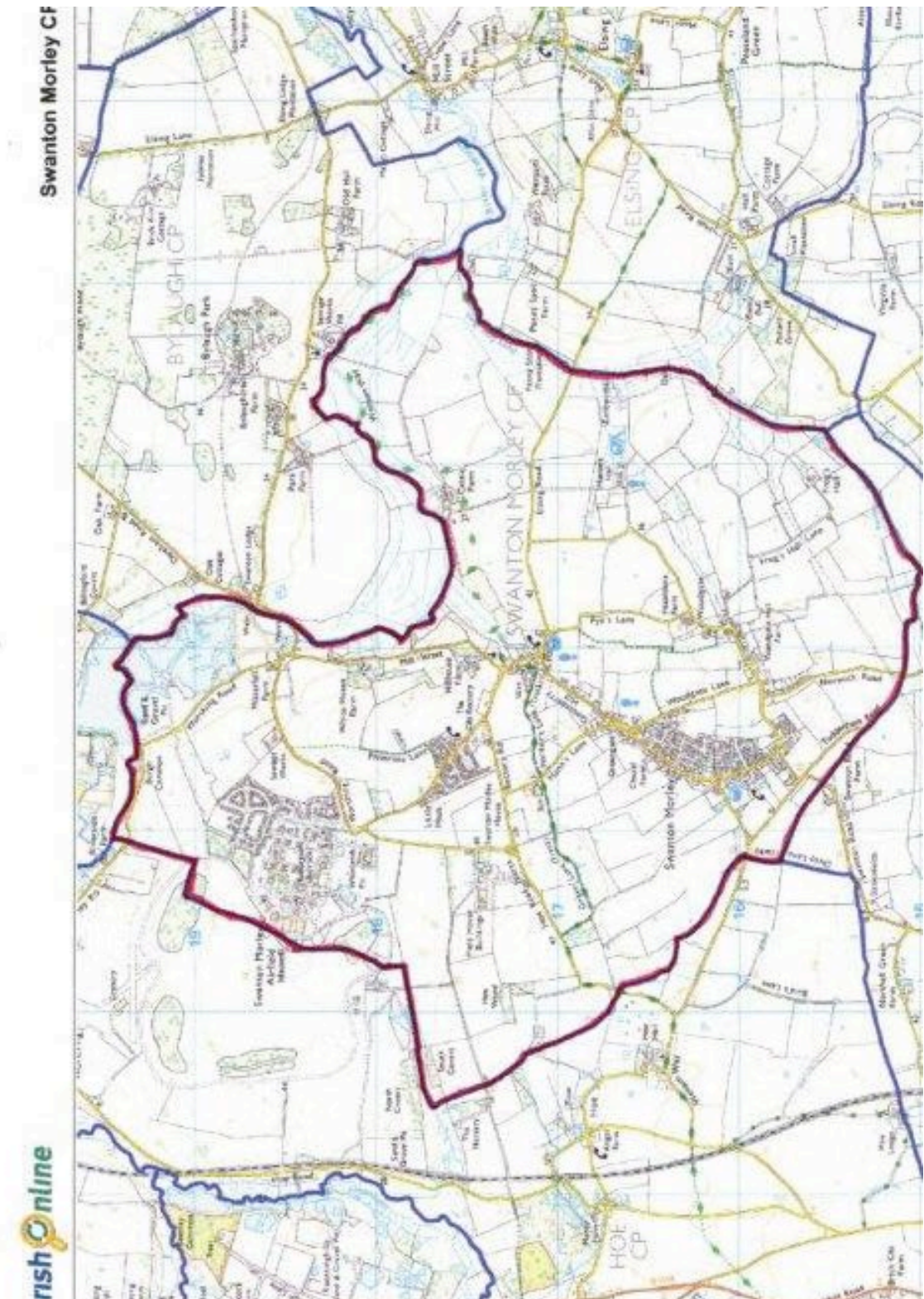
I trust that this meets with your approval and we look forward to receiving confirmation in the near future that our application has been approved. If in the meantime you require further information, please do not hesitate to contact us.

Yours Sincerely



Roger Atterwill  
Chairman, Swanton Morley Parish Council





## Appendix 2

Approval of Neighbourhood Area Designation

Letter from Breckland District Council



Faye LeBon  
Clerk to Swanton Morley Parish Council



Your Ref:  
Our Ref:

Contact: Phil Mileham  
Direct Dial: 01362 656803  
Email: phil.mileham@breckland-sholland.gov.uk  
Date: 06 July 2015

Dear Faye,

**Swanton Morley Neighbourhood Plan – Confirmation of Plan area designation**

Thank you for your letter dated 28<sup>th</sup> May 2015 in respect of the above, the accompanying area map and subsequent statement to support the preparation of your Neighbourhood Plan.

Firstly, I can confirm that Breckland Council is satisfied that Swanton Morley Parish Council is a relevant body for the purposes of Section 61G of the Town and Country Planning Act (1990). The Council has publicised the proposed plan area as required by Regulation 6 of the Town and Country Planning, Neighbourhood Planning (General) Regulations 2012 as amended.

I can advise that the Council received no representations on the proposed Plan area during the prescribed period, nor has any additional comments on the proposed boundary. The Council has not received any other applications to designate a Neighbourhood Plan that would affect the confirmation of your proposed plan area as set out in Section 61G(10) of the Act. Furthermore, the Council does not consider that the area is wholly or principally an employment area and as such, a Business Area need not be designated under Section 61H of the Act.

Therefore, I can confirm on behalf of Breckland Council under delegated authority that the Neighbourhood Plan area as set out in your submission has been duly confirmed from the date of this letter.

The Council is required to advertise the confirmation of your plan area and place this on its website as required by Regulation 7 of the abovementioned Regulations but this is a procedural requirement and should not affect your plan timetable.

I hope that this is of assistance to you.

Yours sincerely,

Phil Mileham BA (Hons) MA MRTPI  
Deputy Planning Manager  
Breckland Council, Norfolk  
South Holland Council, Lincolnshire

[contactus@breckland.gov.uk](mailto:contactus@breckland.gov.uk)

Breckland Council Elizabeth House, Walpole Lake, Dereham, Norfolk NR19 1EE  
Telephone: 01362 656870 [www.breckland.gov.uk](http://www.breckland.gov.uk)



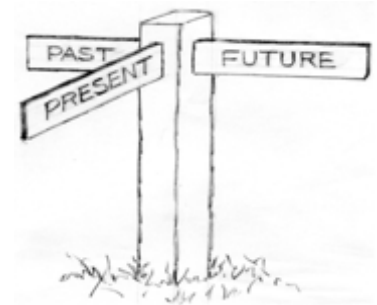


## Appendix 3

### The Steering Group

#### Membership

- Mr R Atterwill (Chairman)
- Mr R Beauchamp
- Mr A Burrows
- Mr G Curran
- Mr B Cushion
- Mr S Gauntlett
- Mr B. Powter
- Mr J Rodrigues
- Mr J. Venworth



#### Supported by

- Mrs K Pickard (Clerk to Swanton Morley Parish Council)
- Mr S Vincent (ABZAG Ltd)

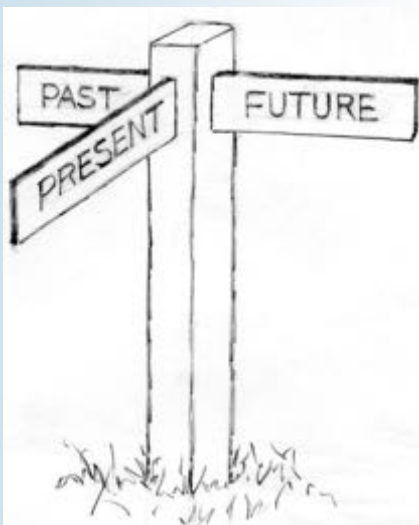
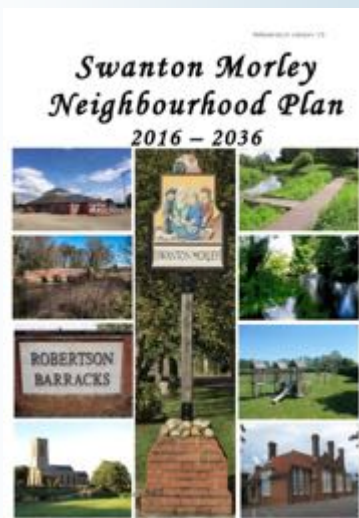


## Event Poster

# Swanton Morley Neighbourhood Plan Review

Have your say on the future  
vision for Swanton Morley.....

**Join us 10am—1pm**  
**Saturday 19th April 2025**  
**Swanton Morley Village**  
**Hall, Manns Lane.**



**A great opportunity to get  
involved**

**we would like to know what you  
think ....**

**Drop in and join us at the event,  
everyone is welcome.**

**Refreshments will be available**

## Appendix 5

### Parish Magazine ‘The Mardler’ & ‘Link-Up’ Articles



**[https://www.breckland.gov.uk/media/14281/Swanton-Morley-Neighbourhood-Plan-Final-version/pdf/SMNP Referendum versionf.pdf?m=1632820649230](https://www.breckland.gov.uk/media/14281/Swanton-Morley-Neighbourhood-Plan-Final-version/pdf/SMNP%20Referendum%20versionf.pdf?m=1632820649230)**



- Article in “Link-Up” December 2024



## Swanton Morley Parish Council

The meetings of Swanton Morley Parish Council and Swanton Morley Village Hall Trust were held on Monday 11<sup>th</sup> November at Swanton Morley Village Hall. 9 Councillors were present along with Mrs Pickard (Clerk), and one member of the public.

District Councillor Atterwill reported that the Breckland website provides useful info on a range of different support including the Household Support Fund. If any parishioner in the Lincoln Ward requires help with a HSF application they can email or call me on 07841 488860 and I would be happy to help them. This is done in complete confidence.

The Breckland Council public consultation on the future of car parking in Breckland is now live and runs until 15<sup>th</sup> December. You can submit your views at:

<https://www.breckland.gov.uk/car-parks>

**Dog fouling** – Again, we need to draw your attention to the issue of dog fouling in the Village. Areas such as the footpath to the School and outside the Burial Ground are having issues, bags are being strewn in residents’ hedges and dog mess is not being picked up. This is simply not acceptable, and we ask that any dog owner cleans up after their pet. The Dog Warden is now aware of the problem and is carrying out spot checks.

### Neighbourhood Plan review

In 2019 Swanton Morley Neighbourhood Plan was ‘Made’;

The purpose of the plan is to empower local people to take a proactive role in shaping the future of the Village and give you greater ownership of the plans and policies that affect their area.

The Neighbourhood Plan is now due for review, and we are looking for volunteers to form a Steering group to manage the process.

The Steering Group will be made up of Parish Councillors and Swanton Morley residents who could give a few hours of time each week.

This is an exciting opportunity to help influence how Swanton Morley develops in the future.

We welcome expressions of interest from anyone who'd like to be involved or to find out more about the Neighbourhood Plan.

To register your interest please contact the Parish Clerk on [parishcouncil@swantonmorley.org](mailto:parishcouncil@swantonmorley.org)

### Water Supply

We are very pleased to announce that the water supply for the burial ground is now imminent. The pipe work has been completed and we are now awaiting Anglian Water carrying out an inspection with a view to connecting the supply.

### Neighbourhood Watch

This is a volunteer run scheme and by joining up with your neighbours you can help combat issues such as antisocial behaviour, criminal damage and theft.

‘Help reduce crime and the fear of crime together’

If you are interested in volunteering, please contact either Steve Gauntlett on 07909 912455

- Article in “The Mardler” 59<sup>th</sup> Edition April 2025



Dear Resident,

At long last the winter months are over. We can now look forward to the longer days and hopefully a Spring and Summer of warmer weather. As I write this, I can hear the reassuring sound of a neighbour cutting their grass and I can't be alone in looking forward to the first BBQ of the year.

Since I last wrote to you it has been a very busy time for the Parish Council. In January we set our budget and precept for the 2025/2026 financial year and we were pleased to be able to reduce the Swanton Morley Parish Council element of your council tax bill for the second year running. We have also been successful in securing nearly £50,000 of grants for various project for the village including our Neighbourhood Plan 5 year review, installation of new swings and some refurbishment work in the Gooseberry Hill Playing Field, installation of solar panels on the village hall, the creation of a warm winter hub at the village hall and the forthcoming commemoration of the 80<sup>th</sup> anniversary of VE Day & VJ Day. I will write to you again in early May with more detail about our work as part of our Annual Report which will be delivered to every household.

#### Neighbourhood Plan

A dedicated group of volunteers and parish councillors have been working with our planning consultant to review the Swanton Morley neighbourhood plan which was adopted in December 2019 after a successful village referendum. As well as reviewing the existing document and policies we have developed some additional draft policies for your consideration. A six week consultation period began on 27<sup>th</sup> March and the documents are available to view on our website. We will be holding an open public event at the village hall on Saturday 19<sup>th</sup> April between 10am and 1pm where you can come along, find out more and speak to steering group members. Following the election of a new government last July there is a lot of changes coming in relation to the planning system and housing growth. This neighbourhood plan review gives a good opportunity to try and implement additional measures to ensure any future growth is carried out in accordance with the village's own unique planning policies. I do hope you will engage positively with this process.

#### The Future of Robertson Barracks

This ongoing saga has been hanging over this village since 2016 when its closure was announced by the last government to take place in 2029. Early last year this was extended to 2031 because of a delay in commencing work on a new home in Wales for the 1<sup>st</sup> Queens Dragoon Guards. Some of the existing housing has also recently been sold to private residents following the repositioning of the security perimeter fence. With the war in Ukraine and a new defence review scheduled to be published in June, we still cannot say with any certainty at this time that the base will still close. The defence review should finally give us the certainty we need. I am in regular contact with Breckland Council and Defence Infrastructure Organisation (DIO). There is currently a piece of work being undertaken by planning officers and Norfolk County Council Highways to review the current highway constraints both in Swanton Morley and the roads around the north of Dereham. This will be a major factor in deciding what, if any, additional housing capacity can be developed on the site. If the base does shut some additional housing and re-use of the existing technical buildings for new small business premises might well be preferable. We cannot bury our heads in the sand and just hope the issue goes away. Just saying no to any changes up there is not a position which has any realistic chance of success. A mixed use development which is what DIO and Breckland Council are currently considering could create additional housing and much needed local jobs and business growth. It is important to remember that any future development

## Appendix 6

### Website

# SWANTON MORLEY PARISH COUNCIL



HOME

ASSETS

COMMUNITY

COUNCIL

NEWS

PLANNING

CONTACT

Neighbourhood Plans were brought into being by the Localism Act 2011, with the intention of enabling communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals.

A Neighbourhood Plan forms part of the development plan and sits alongside the Local Plan prepared by Breckland District Council. Decisions on planning applications are made using both the Local Plan and the Neighbourhood Plan, and any other material considerations.

[Swanton Morley Neighbourhood Plan](#) was made and adopted in 2019.

## Swanton Morley Neighbourhood Plan Review 2024/2025

The Neighbourhood plan is now in its 5 year review period. The Parish Council have appointed a consultant to assist with this process and the terms of the consultancy service were approved at the October meeting. Following a call for members of the community to be involved with the review, a Steering Group was formed consisting of four members of the public and members from the Parish Council. Minutes from these meetings can be found below.



## Regulation 14 Consultation 27th March to 9th May 2025

- [Swanton Morley Neighbourhood Plan](#)
- [Review & Changes document](#)
- [Sustainability Appraisal - Assessment of reasonable alternatives](#)
- [Habitats Regulation Assessment \(HRA\)](#)
- [Neighbourhood Plan Sustainability Appraisal report](#)
- [Response form](#)

## Neighbourhood Plan Review Meeting minutes

[16th October 2024](#)  
[13th November 2024](#)  
[15th January 2025](#)  
[12th February 2025](#)

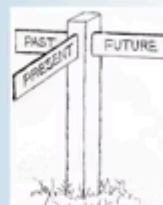
## Swanton Morley Neighbourhood Plan Review

Have your say on the future growth for Swanton Morley.....

Join us 10am—1pm

Saturday 19th April 2025

Swanton Morley Village  
Hall, Manns Lane.

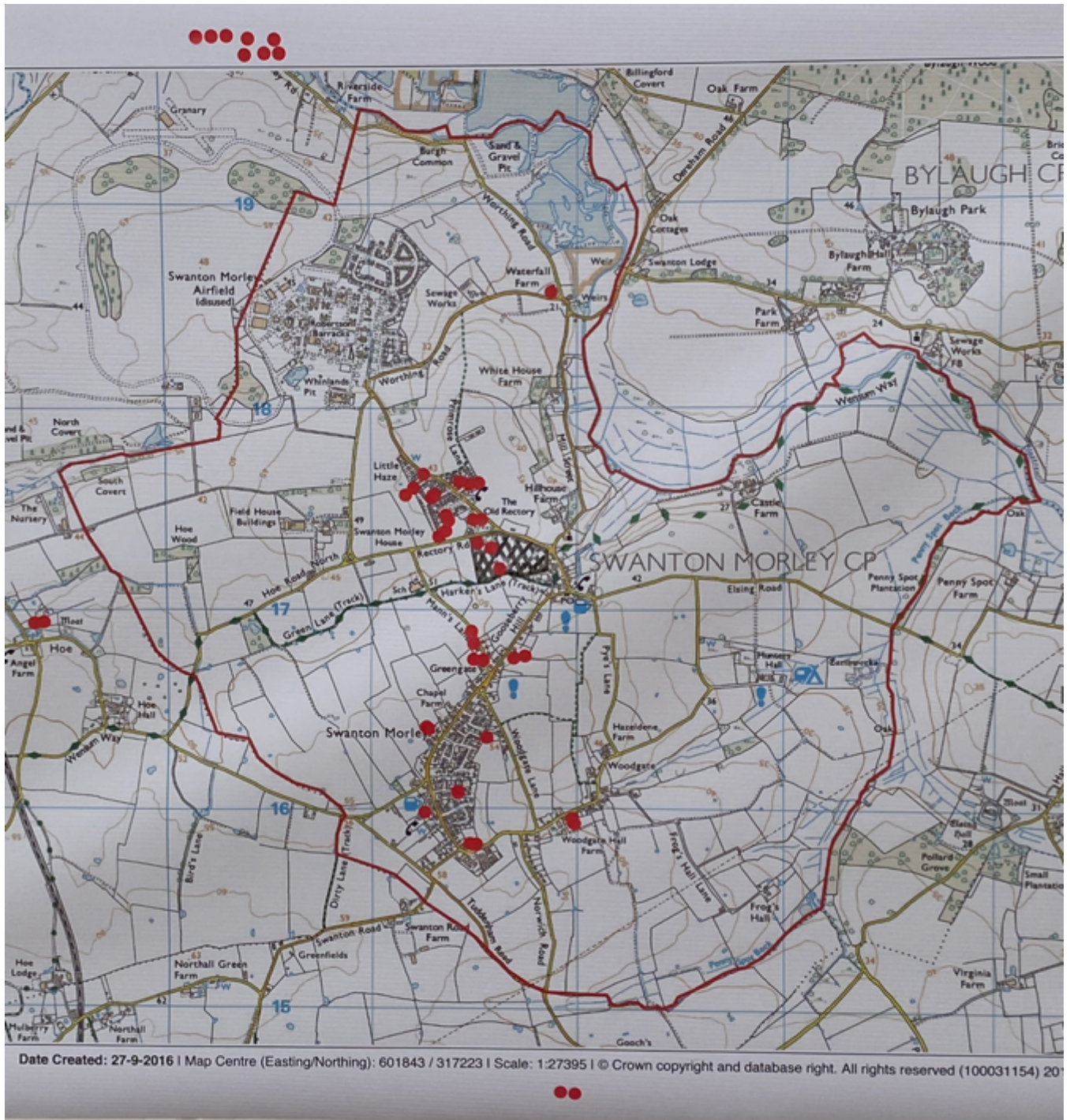


A great opportunity to get involved we would like to know what you think ....  
 Drop in and join us at the event, everyone is welcome.  
 Refreshments will be available





## Appendix 7

‘Dot Map’ illustrating where each person in attendance at the consultation event lives.



## Appendix 8

### Statutory Consultees & Stakeholder Letters

-  Email reminders about Pre-submission Consultation
-  Key Stakeholder List

## SWANTON MORLEY PARISH COUNCIL

Parish Clerk: Mrs Kelly Pickard  
Swanton Morley Village Hall, Manns Lane,  
Swanton Morley, Dereham, Norfolk, NR20 4NP  
Email: [parishcouncil@swantonmorley.org.uk](mailto:parishcouncil@swantonmorley.org.uk) Twitter: @SwantonClerk



27<sup>th</sup> March 2025

**Sent by Email**

Dear Stakeholder

### **Review & Changes 2025 to Swanton Morley Neighbourhood Plan**

I am writing to you on behalf of Swanton Morley Parish Council to notify you of the commencement of the six-week consultation beginning today **27<sup>th</sup> March** on the proposed new policies and changes to the Swanton Morley Neighbourhood Plan, the consultation ends at 5pm on Friday 9<sup>th</sup> May 2025.

The Review document with the proposed new policies, changes, the adopted Swanton Morley Neighbourhood Plan and the consultation response form are all available to download from our website at [www.swantonmorley.pc.info/neighbourhoodplan](http://www.swantonmorley.pc.info/neighbourhoodplan)

We would also like to take this opportunity to invite you to join us at our community drop-in event on Saturday 19<sup>th</sup> April between 10am and 1pm to see and comment on the proposed new policies and changes to the Neighbourhood Plan. This is a great opportunity to ask any questions you may have, and members of the Steering Group will be on hand and are looking forward to hearing your thoughts.

The event is taking place at Swanton Morley Village Hall, Manns Lane, Swanton Morley, Norwich, NR20 4NP.

Your views are important and welcomed. We would appreciate your comments on the proposed new policies and changes to the Neighbourhood Plan to help enhance our village for the whole community and for future generations to come.

We hope you will be able to attend the event and look forward to receiving your comments on the draft Neighbourhood Plan. If you are unable to attend we would be grateful if you could email your completed response form to [parishcouncil@swantonmorley.org](mailto:parishcouncil@swantonmorley.org) no later than **5pm on Friday 9<sup>th</sup> May 2025**.

In the meantime, if you have any questions or would like to know any further information please respond directly to the above address.

Yours sincerely

Mr Roger Atterwill  
Chairman, Swanton Morley Parish Council

## Stakeholder List

- 1<sup>st</sup> Battalion the Queens Dragoon Guards
- Active Travel England
- Anglian Water Services Ltd
- Badger Homes
- Breckland District Council
- British Telecommunications plc
- Bylaugh Parish Meeting
- Broads Authority
- Cllr Borrett
- CPRE Norfolk
- Dereham Town Council
- DIO - MOD
- Elsing Parish Council
- EDF Energy
- Environment Agency (Eastern Region)
- Flagship
- George Freeman, MP
- Gladstones
- Highways England
- Historic England
- Hoe & Worthing Parish Meeting
- Homes & Communities Agency
- Hopkins Homes
- Hutchison 3G UK Limited
- Ianpro
- Lead Local Flood Agency
- Mobile Operators Association
- National Grid Gas Distribution
- National Grid DPM Consultants
- National Power
- Natural England
- Network Rail
- NHS
- Norfolk Biodiversity Partnership
- Norfolk Constabulary - Estates Dept (HQ)
- Norfolk Clinical Commissioning Group
- Norfolk County Council
- Norfolk Fire & Resue
- Norfolk Geodiversity Partnership
- Norfolk Landscape Archaeology
- Norfolk Homes Ltd
- North Norfolk District Council
- Norfolk Police Authority
- Norfolk Rivers Internal Drainage Board
- Norfolk Wildlife Trust
- O2 (UK) Limited
- Savills Norwich
- Sport England
- UK Power Networks
- Wherry Housing Association Ltd
- Vodafone Limited



## Appendix 9

### Pre-submission Consultation Responses

## Swanton Morley Neighbourhood Plan

### Pre-Submission Consultation: Responses and Feedback

Period: 27 March to 9 May 2025

*Note: Each response received has been recorded in the 'Response' column exactly using the words and spelling used in the response.*

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
1	Sport England		<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p>	<p>Thank you for taking the time to respond to the consultation.</p> <p>Comments noted.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 103 and 104. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</a></p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</a></p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 104 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to</p>	<p>Comments noted. Policy 8 of the adopted Swanton Morley Neighbourhood Plan already provides a degree of protection to existing open space, including some areas that are recreational spaces.</p> <p>The additional Local Green Space designations in the proposed amended Policy 7 will provide addition protection.</p> <p>Comment noted and thank you for providing details of this useful resource.</p> <p>Comment noted and thank you for providing details of this useful resource.</p> <p>Comments noted and highlighting these additional resources. At this point in time Breckland District Council has not moved to charging Community Infrastructure Levy, instead it is reliant on Section 106 Agreements to deliver this green infrastructure.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p>	<p>Comments noted. This information for Swanton Morley is on Table 2 (page 54) of the adopted Swanton Morley Neighbourhood Plan.</p>



Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a>  If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. <a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a>	Thank you for providing details of this useful resource.  Thank you for providing details of this useful resource.
			Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.	Comments noted.
			In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be	Comments noted. The need to support the health and wellbeing of local communities

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8:  <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p> <p>PPG Health and wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a></p>	<p>was dramatically highlighted in the COVID pandemic of 2020-21.</p> <p>Thank you for providing details of these useful resources.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>Sport England's Active Design Guidance: <a href="https://www.sportengland.org/active/design">https://www.sportengland.org/active/design</a></p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p>	<p>Comment noted.</p> <p><b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b></p>
2	Resident Swanton Morley	<p>Policy A</p> <p>Policy B</p>	<p>Yes</p> <p>Yes</p> <p>Definitely more offroad parking either by more drive space or central parking areas within view of the property.</p>	<p>Thank you for your response.</p> <p>Support noted.</p> <p>Comments noted. Having enough parking spaces within new developments to critical to the wellbeing of those residents of that development – reducing any indiscriminate parking (including pavement parking) is so important.</p> <p>Parking courts can work well provided, as you have identified, they are in clear sight of those who are intended to use them. If residents are concerned about the safety of their car they are far less likely to make use of the parking court.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
		Policy C	Yes.	Support noted.
		Policy D	Thought should be given to “dark space” by using minimal streetlighting and potentially turning them off overnight.	<p>Comment noted, the turning off of streetlights is not supported.</p> <p>All the streetlights within the village are set to dim between the hours of midnight and 5am each day.</p>
		Policy 1	Yes.	Support noted.
		Policy 7	Yes. Is Davidson Park to be designated “green space” or has this area been designated as another space.	<p>Support noted.</p> <p>No Davidson Park is not on the list to be designated as Local Green Space. It is not felt necessary as this area is owned by the Swanton Morley Parish Council.</p>
		Updates & Corrections	Yes.	Support noted.
		Overall Agree	Yes.	<p>Support noted.</p> <p><b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b></p>



Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
	Agency			
	Lucy Fielder			
	Places - Planning		Thank you for consulting us on the Review and Changes 2025 to the Swanton Morley Neighbourhood Plan.	Thank you for taking the time to respond to the Neighbourhood Plan Review consultation.
			We aim to reduce flood risk and protect and	
	Ipswich, IP3 9JD.		had to focus our detailed engagement to	
	www.gov.uk/env		your Plan at this stage.	
			your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission, we have published joint guidance on neighbourhood	Thank you for providing details of this useful
			incorporating the environment into plans.	
			environment in Neighbourhood plans -	
			The Local Authority will be able to advise if	

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>flood risk (including groundwater and sewerage flood risk) in your neighbourhood</p> <p>actions about how such sites can help reduce the risk of flooding. This may be useful when developing policies or</p> <p>drainage measures can complement other objectives such as enhancing green spaces.</p>	<p>Comment noted and thank you for providing</p> <p><b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b></p>
<b>4</b>	Norfolk Rivers Drainage Board		<p><b>Review &amp; Changes 2025 to Swanton Morley Neighbourhood Plan</b></p> <p>Thank you for consulting the Norfolk Rivers Internal Drainage Board on the Review &amp; Changes 2025 to Swanton Morley Neighbourhood Plan.</p> <p>Swanton Morley falls partially within the Internal Drainage District (IDD) of the Norfolk Rivers Internal Drainage Board (IDB) and therefore the Board's Byelaws apply to any development within the Board's area.</p>	<p>Thank you for taking the time to respond to the Neighbourhood Plan Review consultation.</p> <p>Comment noted.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			The principal function of the IDB is to provide flood protection within the Board's area. Certain watercourses within the IDD receive maintenance by the Board.	Comment noted.
			The maintenance of a watercourse by the IDB is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD. Main Rivers within the IDB are regulated by the Environment Agency. Therefore, I recommend that an applicant proposing a discharge or any other works affecting a main river to contact the Environment Agency.	Comments noted.
			The area outside the Boards' IDD falls within the Boards' watershed catchments (meaning water from the site will eventually enter the IDD). The Board will comment on planning for all major developments (10 or more properties) within the IDD watershed that are likely to discharge surface water into a watercourse within the IDD. Under certain circumstances, some major developments outside the IDD boundary may also be regulated by the Board's byelaws. We request that the Board is consulted as any planning application comes forward relating to any of the identified allocation sites.	Comments noted. The Local planning Authority, Breckland District Council, should consult with you in relation to these developments.
			For any development site, we recommend that a drainage strategy is supplied which	Comment noted.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			has been considered in line with the Planning Practice Guidance SuDS discharge location hierarchy.	
			Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.	Comment noted.
			The Board would seek to comment on planning applications within the parish should we consider there may be potential for conflict with the Board's regulation.	Comment noted.
			In order to avoid conflict between the planning process and the Board's regulatory regimes and consenting processes where developments are proposed within or partially within a Board's IDD, please be aware of the following:	Comments noted.
			Byelaw 3 - Discharge of Surface Water into the Board's District <ul style="list-style-type: none"> <li>If a development proposes to dispose of surface water via infiltration, we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the</li> </ul>	Comments noted.



Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.</p> <ul style="list-style-type: none"> <li>• If (following testing) a strategy wholly reliant on infiltration is not viable and/or a development proposes to discharge surface water to a watercourse, the proposed development will require consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (available at <a href="https://www.wlma.org.uk/uploads/WMA%20Table%20of%20Charges%20and%20Fees.pdf">https://www.wlma.org.uk/uploads/WMA Table of Charges and Fees.pdf</a>)</li> <li>• If a development proposes to discharge surface water to a sewer, I recommend that you satisfy yourselves that this proposal is in line with the drainage hierarchy (as per best practice) and is viable in this location.</li> </ul>	

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>Byelaw 3 - Discharge of Treated Foul Water into the Board's District</p> <ul style="list-style-type: none"> <li>• If a development proposes to discharge treated foul water to a watercourse, this proposal will require land drainage consent in line with the Board's byelaws (specifically byelaw 3).</li> </ul>	Comments noted.
			<p>Byelaw 10 - Work's within 9m of Board Maintained Watercourse/s</p> <ul style="list-style-type: none"> <li>• Should any development include works within 9 metres of a Board maintained watercourse, consent would be required to relax Byelaw 10 (no obstructions within 9 metres of the edge of drainage or flood risk management infrastructure).</li> </ul>	Comment noted.
			<p>Section 23 of the Land Drainage Act (1991) and Byelaw 4 - Alterations Proposed to a Watercourse</p> <ul style="list-style-type: none"> <li>• Should any development include works to alter a Board maintained watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).</li> <li>• Should and works be proposed to alter a riparian watercourse, consent would be required under Section 23 of the Land Drainage Act 1991 (and byelaw 4).</li> </ul>	Comments noted.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>For developments outside a Board's IDD but within its watershed catchment, where surface water discharges have the potential to indirectly affect the Board's IDD, we would offer the following advice:</p> <ul style="list-style-type: none"> <li>• If it is proposed that a site disposes of surface water via infiltration, we recommend that the viability of this proposal is evidenced. As such we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.</li> <li>• If it is proposed to discharge surface water to a watercourse within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.</li> </ul>	Comments noted.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the National Planning Policy Framework).</p> <p>For further information regarding the Board's involvement in the planning process please see our Planning and Byelaw Strategy, available online.</p> <p>If you require any further information or would like to discuss the Board's regulation in more detail, please do not hesitate to contact us.</p>	<p>Comment noted.</p> <p>Comment noted. Thank you for providing details of this resource.</p> <p><b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b></p>
5	NHS Norfolk & Waveney Strategic Estates  Thomas Clare ICS Estates Planning Liaison and Policy Lead		<p><b>Swanton Morley Neighbourhood Plan 2025-2036 (Reg 14)</b></p> <p><b><u>Introduction</u></b></p> <p>Thank you for consulting the Norfolk and Waveney Integrated Care System (ICS) strategic estates workstream on the Swanton Morley neighbourhood development plan.</p> <p>The following comments are on behalf of the Norfolk and Waveney ICS, incorporating</p>	<p>Thank you for taking the time to respond to the Neighbourhood Plan Review consultation.</p> <p>Comment noted.</p>



Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>Norfolk &amp; Waveney Integrated Care Board (ICB), Norfolk Community Health and Care (NCHC), Norfolk &amp; Norwich University Hospital NHS Foundation Trust, and Norfolk and Suffolk NHS Foundation Trust.</p> <p><b><u>Existing Healthcare Position Proximate to the Proposed Development Plan Area</u></b></p> <p>The local Primary Care Network (PCN) that covers the health needs of the Swanton Morley Neighbourhood area residents, is the Mid-Norfolk PCN, this is a collaboration between primary, secondary, community, social, voluntary, and mental health care providers to form an integrated health and social care service to patients.</p> <p>Swanton Morley Neighbourhood plan area is positioned outside of the Mattishall and Dereham settlements. Alongside the service providers listed in the introduction, and in terms of physical medical infrastructure local to Swanton Morley residents, this is covered by Swanton Morley Surgery, which is a branch Surgery of Elmham Surgery, Theatre Royal Surgery (Dereham) is the nearest GP practice outside of the neighbourhood plan area with both GP practice catchments covering this area. There are also 6 pharmacies and 3 dental practices that serve the population of Swanton Morley in surrounding areas.</p>	<p>Comment noted.</p> <p>Comments noted.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			Demand and capacity data indicates that the Theatre Royal Surgery North of Dereham is currently in floorspace deficit for the amount of registered patients they have.	Comment noted.
			The Swanton Morley Surgery has some capacity with regards to floorspace, however with the amount of further housing growth in the area planned via the Breckland local plan this capacity will be quickly absorbed.	Comment noted.
			<b><u>Review and Assessment of the Proposed Development Plan</u></b> In 2024 Breckland District Council consulted on their Regulation 18 draft local plan, this detailed that Swanton Morley would see circa 160 dwellings from existing planning permissions and new and existing planning applications.	Comment noted. There is also the additional 120 dwellings allocated by the adopted Swanton Morley Neighbourhood Plan on sites LP(098)014 and LP(098)016 which should be included in your calculations and plans.
			There was also information related to the Swanton Morley Barracks which if decommissioned by the MoD could see a large amount of dwellings being built. This, with the amount of growth planned for surrounding areas, has the ability to impact local healthcare facilities Swanton Morley is classed as a 'local service centre' due to having some key services, a doctors surgery being one of those key services.	Comment noted. There are many potential future uses for the Robertson Barracks should the MOD decide to decommission as expected in 2031. While there is uncertainty regarding the future use it is difficult to prepare plans and take actions.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>mentions the importance of ensuring infrastructure improvements are made, of which healthcare is indicated. Paragraph (h) of the same objectives goes further to state that development and improvement of local community facilities and services such as Education, Medical and recreational are important.</p> <p>Section 6.172 details that during community feedback of the consultation for the neighbourhood plan 100% of residents either strongly agreed or agreed with a key issue of ensuring infrastructure expands with new development with Medical facilities being listed as an example.</p> <p>The above is further supported in section 6.200 where it is indicated that a reoccurring theme expressed by residents is concern over the accessibility of medical healthcare and how further growth will exacerbate that issue. It is proposed in section 6.205 and 6.206 that housing developers will be expected to contribute towards improving local infrastructure via S106 agreements and that new or improved infrastructure will be funded through these S106 agreements.</p>	<p>prepare for the future needs and requirements by seeking commitments from any future development for key local infrastructure to be delivered.</p> <p>Comment noted, the access to local medical facilities by Swanton Morley residents is vital to their well being.</p> <p>Comments notes. As per our earlier comment we see such commitments from any future development key to delivering the necessary local infrastructure.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>The ICS welcomes the approach and comments above in support for ensuring sustainable health services for the neighbourhood plan area residents and surrounding population.</p> <p>The ICS strategic estates team would specifically like the neighbourhood plan to include support towards health infrastructure in the nearby area by way of section 106 agreements funding as and when required.</p> <p><b><u>Conclusion</u></b></p> <p>The ICS would welcome the Swanton Morley Parish Councils support in ensuring suitable and sustainable provision of healthcare services across all health sectors for the residents in the plan area and by supporting healthcare in the neighbouring parishes, through the utilisation of local CIL and or S106 contributions as and when improvements to healthcare capacity are required. This would help to meet key objectives listed above and support Theme 5 – additional community facilities.</p> <p>There is currently very limited infrastructure capacity at the local GP practices to absorb the population growth expected from the allocated development sites in Swanton Morley and the wider surrounding area, the</p>	<p>Comment and support noted.</p> <p>Comment noted. Whilst this is our intention for the Swanton Morley Neighbourhood Area it should be recognised that to expand this requirement to 'the nearby area' is beyond the scope of the Swanton Morley Neighbourhood Plan and what it can do.</p> <p>Comments noted. The Parish Council will continue to work hard to identify and push for the delivery of local infrastructure.</p> <p>Comments noted. As already identified above, we are seeking through the Swanton Morley Neighbourhood Plan local improvements. We trust you have raised your growth concerns being unsustainable on the</p>



Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			cumulative effect of housing in North  including that of Primary care, Community	health infrastructure with the Local Planning Authority, Breckland District Council.  <b>Proposed action:- No changes proposed to</b>
6	Norfolk Wildlife Trust  Julie Cullis	Policy A	<p>We support the ambition to provide longevity for the management of community infrastructure which includes natural green space, community woodland etc. As Breckland District Council are unlikely to be able to take on the management of local community assets, we would support either option a) or c).</p> <p>However, we recommend that if option c) is used, this should include a company which is a leading/specialist green space management company to ensure that the green infrastructure is effectively managed for the benefit of wildlife, people and the environment.</p>	<p>Thank you for taking the time to respond to the Neighbourhood Plan Review consultation.</p> <p>Comments noted. Our preferred outcome is option a), although the decision and choice initially sits with the developer. Hopefully, by being clear about our view and requirement this will steer future developers to move towards this option where possible.</p> <p>Comment noted, although this is not something we can insist on. By including this the policy wording “an established management company with a viable and sustainable business case and operating model” we seek to ensure that where a Management Company is used they are reputable and will deliver in line with best practice.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>Due to the biodiversity loss crisis, we recommend additional wording at the end of this policy, for example:</p> <p>'Green infrastructure should be effectively managed to provide benefits for wildlife and to enhance biodiversity.'</p>	<p>Comment noted. Thank you for the suggested additional wording, although it was felt this was unnecessary. By its very nature green infrastructure will predominately enhance biodiversity and provide benefits for wildlife but this isn't always its key priority. Such as a football pitch or bowling green add little to biodiversity.</p>
		Policy B	<p>Electric vehicles offer significant environmental benefits, particularly with regards to reducing greenhouse gas emissions and improving air quality. We therefore particularly support the policy wording that 'Each new home is required to provide at least one electric charging point.'</p>	<p>Comment noted and thank you for your support.</p>
		Policy C	<p>Although we support low carbon energy schemes in principle, we also acknowledge and support the ambition within Policy C to limit any adverse environmental impacts from proposals for commercial renewable and low carbon energy schemes.</p> <p>To ensure that the policy wording is robust we recommend additional wording after the 2nd paragraph, for example, (or similar wording): 'Proposals directly on areas of recognized existing high wildlife value habitat, or where harm is likely to be caused to populations of vulnerable, threatened or endangered species, will not be supported.'</p>	<p>Comment and support noted.</p> <p>Comment noted and thank you for the suggested additional wording, although this is already covered in the policy wording in criteria a. <b>adverse impacts on the local landscape;</b> and e. <b>adverse impacts upon designated wildlife sites; nature conservation interests; and biodiversity.</b></p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
		Policy D	<p>Due to the known adverse impacts on nocturnal wildlife from light pollution, we particularly welcome the policy wording which seeks to minimise light pollution.</p> <p>However, we recommend some additional text to ensure robust protection for wildlife, for example: 'Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats: (<a href="https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/">https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/</a>).</p> <p>Where lighting cannot be avoided altogether in proposals then it must be designed to avoid light spill onto wildlife roosts, foraging habitat, and commuting routes for bats, birds, and other species.'</p>	<p>Comment and support noted.</p> <p>Comment noted and thank you for the suggested additional wording. The policy, as drafted, already seeks to minimise light pollution (3<sup>rd</sup> criteria). It be more specific and avoiding artificial lighting could be too much and see as over onerous.</p>
		Policy 7	We welcome the new designated 'Local Green Spaces', particularly as LGS can provide habitats for wildlife and act as natural wildlife corridors. Minor amendment - the policy wording refers to three locations. There are 4 listed.	Comments and support noted. The policy wording will be changed from three to four to reflect the four new proposed areas.
		Overall	Although there is reference to protecting natural assets within Policy 11, it isn't very clear what this refers to or includes. As there are numerous important wildlife habitats	Comment noted. Whilst the policy is not explicit and does not list the natural assets by the very nature of the criteria it would be expected for any development to be mindful

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>within the Neighbourhood Plan boundary, including the River Wensum SAC/SSSI, which is one of the most important chalk river habitats in the country, (with over 100 plant species and a rich invertebrate fauna), we recommend including additional wording to ensure these all have robust protection, for example:</p> <p>'Development proposals must demonstrate how they seek to protect and where possible enhance natural assets including the River Wensum SSSI/SAC, County Wildlife Sites, Priority Habitats and other important sites for biodiversity.'</p> <p>It would be useful to include some supporting text relating to the importance of the River Wensum as a chalk river habitat.</p> <p>The various Priority Habitats within the Neighbourhood Plan boundary, including lowland meadow, lowland fen, floodplain grazing marsh, deciduous woodland and traditional orchard could also be usefully added to the supporting text, perhaps in S6.147 on page 61.</p>	<p>for all the assets you have listed. Additionally, the Breckland Local Plan has policies that will preserve and protect these important assets, such as ENV 02 Biodiversity protection and enhancement and ENV 03 The Brecks Protected Habitats &amp; Species. Further to these specific policies are the more general ones found within the National Planning Policy Framework (NPPF) in Section 15: Conserving and enhancing the natural environment, paragraphs 187 to 201.</p> <p>Comment noted. All this information and so much more is detailed in Breckland's Landscape Assessment. This is referred to within the Swanton Morley Neighbourhood Plan, which also includes the Landscape Character Area Sensitivity on Map 7 (page 50) with supporting text in paragraphs 6.97 to 6.103.</p> <p><b>Proposed action:- The following change is proposed to the Neighbourhood Plan:-</b></p> <p><b>Policy 7 – update policy wording by changing “three” to “four”.</b></p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
7	Historic England  Andrew Marsh Planning Adviser		<p><b>Review &amp; Changes 2025 to Swanton Morley Neighbourhood Plan</b></p> <p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of your Neighbourhood Plan Review.</p> <p>We welcome the production of the neighbourhood plan and in particular the numerous references the historic environment and heritage assets, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time. We refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>.</p> <p>For any specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Norfolk County Council.</p>	<p>Thank you for taking the time to respond to the Neighbourhood Plan Review consultation.</p> <p>Comments noted.</p> <p>Comment noted.</p>



Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			Please note that the National Planning Policy Framework was updated on the 12 <sup>th</sup> December 2024, with some modifications to both wording and paragraph numbers in the historic environment section, which may require updating in your plan.	Comments noted, any references to the National Planning Policy Framework (NPPF) will be updated to reflect the most recent update to the NPPF.
			To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.	Comment noted.  <b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b>
8	Resident Swanton Morley NR20 4NK	Policy A	Yes	Thank you for taking the time to respond.
		Policy B	Yes	Support noted.
		Policy C	Yes	Support noted.
		Policy D	Yes	Support noted.
				<b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
9	Resident Swanton Morley			Thank you for taking the time to respond.
		Policy A	Yes	Support noted.
		Policy B	Parking – Yes	Support noted.
			Electric Charging – No	Disagreement note, although it is now a requirement to include an electric charging point in all new build residential homes.
		Policy C	No	Disagreement noted. No reason given to be considered.
		Policy D	Yes	Support noted.
		Policy 1	Yes	Support noted.
		Policy 7	Yes	Support noted.
		Updates & Corrections	Yes – mostly	Comment noted.
		Overall	Yes	Support noted.
				<b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b>
10	Resident Swanton Morley			Thank you for taking the time to respond.
		Policy A	Yes Limit street lighting.	Comment noted.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
		Policy B	Yes	Support noted.
		Policy C	Yes	Support noted.
		Policy D	Yes	Support noted.
		Policy 1	Yes	Support noted.
		Policy 7	Yes See more woodland walks.	Support and comment noted.
		Updates & Corrections	Too much development, think would have a negative impact on the community feel this village has.	Comment noted.
				<b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b>
11	Resident Swanton Morley			Thank you for taking the time to respond.
		Policy A	Yes	Support noted.
		Policy B	Yes	Support noted.
		Policy C	Yes	Support noted.
		Policy D	Yes	Support noted.
		Policy 1	Yes	Support noted.
		Policy 7	Yes	Support noted.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
		Updates & Corrections	Yes	Support noted.
		Overall	Yes	Support noted.
				<b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b>
<b>12</b>	Resident Swanton Morley NR20 4TS	Policy A	Yes Fully support Parish Council	Thank you for taking the time to respond. Support noted.
		Policy B	Yes Fully support Parish Council	Support noted.
		Policy C	Yes Fully support Parish Council	Support noted.
		Policy D	Yes Fully support Parish Council	Support noted.
		Policy 1	Yes Fully support Parish Council	Support noted.
		Policy 7	Yes Fully support Parish Council	Support noted.
		Updates & Corrections	Yes Updates have been thoughtfully drafted and carefully considered.	Comment noted.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
		Overall	Yes	<b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b>
13	Resident Swanton Morley			Thank you for taking the time to respond.
		Policy A	Yes	Support noted.
		Policy B	Yes Makes sense, as the new development has not catered for all the vehicles.	Comment noted. It is so important for the wellbeing of residents that off-road parking provision meets a level that is appropriate to the size of the home, thereby, reducing the blight and danger of indiscriminate pavement parking.
			Other areas in the village should also be considered for better parking eg. Near garages at Middleton Avenue.	Commented note. It is more difficult to fix existing problems with planning policy.
		Policy C	Yes The concern is how offshore elements are impacting on local landscape – think replanting!  <u>Any</u> development <u>should</u> consider off-road walking opportunities for local people – like <u>solar</u> !	Comment noted.  Comment noted. Something to be considered should such development come forward in the parish.
		Policy D	Yes	Support noted.



Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
		Policy 1	Yes We <u>must</u> strive to protect our boundary.	Comment noted. The settlement boundary is seen as an important distinction when establishing the principle of development and its appropriate location.
		Policy 7	Yes	Support noted.
		Updates & Corrections	Yes	Support noted.
		Overall	Yes	Support noted.
14	Resident Swanton Morley	Policy A	Yes	Thank you for taking the time to respond.  Support noted.
		Policy B	No Provision of electric charging will not work for 2 bedroom accommodation as there will not be enough space for the charging cables.	Disagreement noted. The inclusion at the design stage of the necessary infrastructure to facilitate the charging point is within the capability of a developer to make happen.
		Policy C	Yes New houses should have solar panels and household rechargeable batteries as standard.	Support noted. Comment noted. We would agree with you but this is not something that can introduce through the Neighbourhood Plan as it would

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
				be seen as unduly onerous on a developer and may make a development unviable.
				Hopefully this is something that Government will introduce as a requirement, as happened with household electric charging points.
		Policy D	Yes and no. The LED streetlights give limited light spread between each light. Need either more powerful LEDs or the lights need to be closer together.	Both support and disagreement noted. Modern lighting is designed to reduce light pollution through more focused direction and the use of down lighting. The spacing of new streetlights is designed to provide the required lighting levels without causing excess or impacting on the environment more than necessary.
		Policy 1	Yes	Support noted.
		Policy 7	Yes	Support noted.
		Updates & Corrections	Yes	Support noted.
		Overall	Yes	Support noted.
				<b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b>
15	Resident Swanton Morley	Policy A	Yes	Thank you for taking the time to respond. Support noted.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			Parish Council has more interest in the community than other third parties (management companies) etc. This may also keep a certain aesthetic for the community & help maintain a village & rural aesthetic.	Comment noted. Our preferred outcome is option a), although the decision and choice initially sits with the developer. Hopefully, by being clear about our view and requirement this will steer future developers to move towards this option where possible.
		Policy B	Yes I agree very much – parking is bad along the main road, can cause issues with the flow of traffic through SM. Having developments with ample parking will help to negate this issue & help make dev sites look less crowded & busy.	Support noted. Comment noted, ensuring new development has sufficient off-road parking is important to ensure existing problems do not get worse through new development.
		Policy C	Yes Far away enough from the village – important to keep rural & village feel.	Support noted. Comment noted. Should this type of development be proposed it was felt some guidance on preferred location be given, whilst preserving the rural village feel.
		Policy D	Yes	Support noted.
		Policy 1	Yes Main reason we moved out to SM was for the rural aesthetic & the parish is going to at least try & protect this. Large scale development will not care about this.	Support noted. Comment noted, maintaining the rural village feel is key to the Vision and objectives of the Swanton Morley Neighbourhood Plan.
		Policy 7	Yes There are <u>no</u> downsides to green spaces – they are great – we want more & large scale	Support noted. Comments notes. The designation of Local Green Spaces is something that should be

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			green spaces, eg. Woodlands, will bring local	appropriate and done with due
			Can evidently see there is an intention for the Parish to keep control & involvement which is great as the Parish will care more about the	Support noted. see the Neighbourhood Plan Vision and objectives delivered.
			rural & alternative houses, green spaces, rural up keep).	
			One concern amongst residents is large scale upheaval for the village.	Comments noted. There are issues, both positive and negative, with most new development regardless of size. A benefit of larger developments is they can bring more funding to support the delivery of local infrastructure and community facilities.
			I think residents key concerns are keeping the village feel & rural aspect of SM.	Support noted. Comment noted, this aligns with the aspirations set out in the Neighbourhood Plan Vision and objectives.
			great. The larger builds cramming in as many people as possible are very feared by	Comments noted. It is important to get a mix of new homes to suit all needs. The Parish Council is keen to see all any development proposals to follow good design principles and deliver sustainable quality homes.  <b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
16	Resident Swanton Morley			Thank you for taking the time to respond.
		Policy A	Yes	Support noted.
		Policy B	Yes Perhaps not totally within the remit of the PC.	Support and comment noted.
		Policy C	No – see attached comments.  Attached comments are:-  Swanton Morley Neighbourhood Plan Consultation Response <b>Policy C</b> My comments repeat and develop my concerns as expressed at the Steering Group meeting.  The policy as it stands contradicts the unchanged Neighbourhood Plan Objectives as noted in Para 1.14 b) & c).  The area to the west of the settlement has been given a 'moderate' value by Breckland Landscape Character Area Sustainability (Map A), but that has significantly underestimated the historic character of the area. The present policy 'supports' that area to be considered for large scale commercial application of wind and solar.	Disagreement noted. Your concerns are articulated very well. At our meetings all the Steering Group listened to the points you made.  After careful consideration and lengthy debate the Steering Group decided that the policy was appropriate for the ambition it was seeking to fulfil.  Comment noted. The policy is aligned to these objectives as it seeks to guide such development to areas of least impact. Although we would prefer not to see this type of development in the Neighbourhood Area.  Comment noted, it should be recognised that the assessment was carried out by Breckland District Council using an appropriate process and methodology as an approach that was applied across all the District.



Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>The present landscape of fields and lanes is essentially the same as shown on the 1840 Title Map (NRO DNTA 930), as provided to our consultant, and has considerable similarity to that shown on the 1692 Estate Map (EVL 4416). This map is not available to for general viewing at the Norfolk Record Office due to its fragile state.</p>	<p>Comments noted. We have seen change over the years, with the removal of hedgerows, enlarging of fields (to accommodate modern farming practices) and new uses (such as the airfield and more lately Robertson Barracks).</p>
			<p>This information indicates a landscape that is relatively unchanged for at least 200 years and thus justifies it being given greater prominence in any concerns over commercial development.</p>	<p>Comment noted. The application of such a rational would most likely stop all development and prevent the new homes that are so badly needed to sustain towns and villages alike.</p>
			<p>It is my submission that there is no justification for the Neighbourhood Plan to 'support' or even promote this policy.</p>	<p>Comment noted. You are entitled to your view. This policy seeks to guide the location should such proposals come forward – which we all hope they do not.</p>
			<p>It is not the responsibility of the Parish Council to support National or indeed Local Government policy, especially when it has such a potentially detrimental effect on the local landscape, historic environment and food production, just because it is the 'politically correct' thing to do. The parishioners deserve better.</p>	<p>Comment noted. The Parish Council, as representatives of the local community, does have a role to assist in the delivery of National and Local Government policy, however small.</p> <p>This it does by seeking to be proactive in thought, involved in discussions, voicing early concerns and suggesting ways to make things better for local residents.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			It is my considered opinion that this policy wording should remove the first two paragraphs and start with <b>“Proposals will be considered ....etc”</b>	Comment noted. To do this would not achieve the agreed ambition of this policy, therefore, wording will remain.
		Policy D	Yes	Support noted.
		Policy 1	Yes	Support noted.
		Policy 7	Yes	Support noted.
		Updates & Corrections	No See attached comments which relate to this ie. Commercial solar and wind generation.	Disagreement noted. Comments noted, see responses above.
		Overall	No. Too much of a curate's egg to give full support.	Disagreement noted. Comment noted.  <b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b>
Resident Swanton Morley NR20 4PE		Policy A	Yes A clear picture of likely future costs would be required beyond the 10-year point and a viable plan on how these costs would be covered in the long-term.	Thank you for taking the time to respond. Support noted. Comment noted. It is expected that any ongoing funding cost beyond the 10 year period would be incorporated in the Parish precept.
		Policy B	Yes	Support noted.
		Policy C	No	Disagreement noted.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			Whilst I agree that the area to the west of the village is more appropriate than other locations, I'm concerned that the area designated is agricultural land. Should the MOD relinquish control of Robertson Barracks and should the parish boundary be moved to include the airfield (as mooted previously), then the airfield would be an ideal location for a solar farm. Technical facilities (manufacturing?) and electrical infrastructure are already in place, together with many other viable assets.	Comment noted and we agree, but this is for whoever purchases the Robertson Barracks, should the MOD continue with their plans to decommission after 2031, and any such proposals meeting the planning policy requirements.
		Policy D	Yes	Support noted.
			See Policy A comments regarding long-term funding.	Comment noted, see response given above.
		Policy 1	Yes	Support noted.
		Policy 7	Yes	Support noted.
		Updates & Corrections	Yes	Support noted.
		Overall	Yes	Support noted.
				<b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
18	Resident Swanton Morley NR20 4NU	Policy A	Yes	Thank you for taking the time to respond.  Support noted.
		Policy B	Yes	Support noted.
		Policy C	Yes	Support noted.
		Policy D	Yes	Support noted.
		Policy 1	Yes	Support noted.
		Policy 7	Yes	Support noted.
		Updates & Corrections	Yes	Support noted.
		Overall	Yes	Support noted.
19	Resident Swanton Morley NR20 4NU	Policy A	Yes	Thank you for taking the time to respond.  Support noted.
		Policy B	Yes	Support noted.
		Policy C	Yes	Support noted.
		Policy D	Yes	Support noted.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
		Policy 1	Yes	Support noted.
		Policy 7	Yes	Support noted.
		Updates & Corrections	Yes	Support noted.
		Overall	Yes	Support noted.
				<b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b>
20	Resident Worthing NR20 5HR  Attended the Community support event on Saturday 19 <sup>th</sup> April 2025	Section 6.4.8	<p>Re. Section 6.4.8</p> <p>&gt; I would like to strongly oppose the suggestion of a change of Parish Boundary lines.</p> <p>&gt; This appears to be an attempt to prevent the opinions of Hoe and Worthing residents from having any say in the future development of the Barracks site, in favour of Swanton Morley would be unfair and anti democratic.</p> <p>&gt; It is particularly disappointing that Hoe and Worthing parish representatives were not given prior notice of this by Swanton Morley. This appears arrogant and disrespectful.</p>	<p>Thank you for taking the time to respond.</p> <p>Disagreement noted, although this is nothing to do with the Swanton Morley Neighbourhood Plan.</p> <p>Comment noted. Should the MOD decide to decommission Robertson Barracks be in 2031 any future use, change of use and/or development would require planning permission which you would be given exactly the same rights as everyone else, regardless of which Parish you live in to comment on the proposals, raise concerns and appropriate planning objections.</p> <p>Comment noted. As per the response above this is not part of the neighbourhood planning process and not part of the changes</p>



Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>&gt; It is also concerning that the parish were not informed of these proposals by their Ward Councillors. Is there an element of conflict of interest at play.</p> <p>&gt; It is quite obvious that any future development would have a detrimental effect on Hoe and Worthing.</p>	<p>proposed by the Review of the Swanton Morley Neighbourhood Plan.</p> <p>Comments note, these should be discussed with your Ward Councillors and Breckland District Council.</p> <p>As the Breckland Council General Purpose Committee did not meet until 15<sup>th</sup> May 2025 to consider a Community Governance Review there was little to communicate prior to this. In the committee meeting Breckland Council decided not to proceed with the boundary review.</p> <p>Comment noted. This is not necessarily the case as development can bring many benefits to a local community.</p> <p><b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b></p>
21	<p>Resident Worthing NR20 5HR</p> <p>Attended the Community support event on Saturday 19<sup>th</sup> April 2025</p>	Section 6.4.8	<p>Re. Section 6.4.8</p> <p>I would like to strongly oppose the suggestion of a change of Parish Boundary lines.</p>	<p>Thank you for taking the time to respond.</p> <p>Disagreement noted, this is a decision for Breckland Council General Purpose Committee (following the democratic process) who decided on not to undertake a Community Governance Review. This is outside the scope of the neighbourhood planning processes.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>The way this has been proposed appears to residents from having any say in the future development of the Barracks site, in favour of Swanton Morley, which would be unfair and</p> <p>It is particularly disappointing that Hoe and Worthing Parish Meeting representatives were not given prior notice of this by Swanton</p> <p>disrespectful.</p> <p>It is also concerning that the Parish was not informed of these proposals by our Ward Councillors. I would have expected the Ward Councillors to keep all residents informed of</p> <p>interest at play.</p>	<p>Comment noted. It should be recognised that application that came forward by Defence Infrastructure in the future, it would have to go through all the planning process and whatever was proposed on the site would</p> <p>Residents of both Hoe and Worthing and Swanton Morley parishes would have an equal opportunity to comment on that application and shape whatever was</p> <p>the proposed decommissioning and details of considering a Community Governance</p> <p>context of the Swanton Morley Neighbourhood Plan Review. These details were sent to representatives of Hoe and Worthing Parish with an invite to the community support event.</p> <p>with your Ward Councillors and Breckland</p> <p>Committee did not meet until 15<sup>th</sup> May 2025 to consider a Community Governance</p>



Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
		Policy C	ALL POLICIES ARE IRRELEVANT	Comment noted. This policy will give guidance and requirements should this type of development come to Swanton Morley.
		Policy D	ALL POLICIES ARE IRRELEVANT	Comment noted. This policy sets out the requirements for street-lighting and reducing the impact of pollution on 'dark skies' and wildlife.
		Policy 1	ALL POLICIES ARE IRRELEVANT	Comment noted. This policy seeks to protect the identity of Swanton Morley.
		Policy 7	ALL POLICIES ARE IRRELEVANT	Comment noted. This policy seeks to preserve much love open space by designating as Local Green Space.
		Updates & Corrections	<p>No</p> <p>On behalf of Hoe &amp; Worthing Parish – as Chairman, I report: Hoe &amp; Worthing parishioners across both villages <b>unanimously voted to say no to all updates and corrections as per your Neighbourhood Plan.</b></p> <p>The Robertson Barracks Airfield should be returned to its farmers whose land was compulsory purchased in wartime. This would be the only option to resolve land ownership falling within Hoe &amp; Worthing Parish Boundary.</p>	<p>Disagreement noted.</p> <p>Comment noted, although no reason has been given apart from the Community Governance Review which is not part of the neighbourhood planning process.</p> <p>Comment noted, although unlikely to happen. The land belongs to the Crown and the Crown have the right not to return the land to the previous owners.</p>
		Overall	No	Disagreement noted.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>On behalf of Hoe &amp; Worthing Parish – as Chairman, I report: Hoe &amp; Worthing parishioners across both villages <b>do not agree to any policy changes and updates as per your Neighbourhood Plan. The Parish does not agree to any change in Swanton Morley Boundary line that takes away Hoe &amp; Worthing Boundary area. Swanton Morley Parish Council do not own the airfield that sites within Hoe &amp; Worthing Boundary.</b></p> <p>Swanton Morley Parish Council &amp; Leader to petition such a change in Parish boundary line is unlawful and morally wrong.</p>	<p>Comment noted. There appears to be a degree of confusion and misrepresentation. The proposed changes to the Swanton Morley Neighbourhood Plan have nothing to do with boundary changes linked to the Community Governance Review which was considered by Breckland District Council and not taken forward at this time.</p> <p>Comment note. Due process has been followed and the appropriate body (Breckland District Council) has considered the Community Governance Review.</p> <p>Such a boundary change (carried out through due process) is not unlawful.</p> <p>This change is not being proposed by the Swanton Morley Neighbourhood Plan and cannot be decided by the Swanton Morley Neighbourhood Plan.</p> <p>The text in the Swanton Morley Neighbourhood Plan identifies the future uncertainty of the MOD plans for the Robertson Barracks once it becomes surplus to requirements, it rightly raises questions and outlines choices which will be made at some point over the coming years during the</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			lifetime of the Swanton Morley Neighbourhood Plan.	
			On the question of any Parish boundary changes due process has been followed by Breckland District Council.	
		Therefore, this Neighbourhood Plan is irrelevant.	Comment noted. The Swanton Morley Neighbourhood Plan is very relevant, it contains lawful planning policies which apply to the Swanton Morley Neighbourhood Area. This means when planning permission is determined by the Local Planning Authority, Breckland District Council, the policies in the Swanton Morley Neighbourhood Plan are applied.	
			As Worthing & Hoe are outside of the Swanton Morley Neighbourhood Area the Parish of Worthing & Hoe does not benefit from the planning policies in the Swanton Morley Neighbourhood Plan.	
			<b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b>	
23	Carry Murphy Anglian Water Ltd Spatial and Strategic Planning Manager –		Thank you for consulting Anglian Water on the draft Swanton Morley Neighbourhood Plan Review.  <u>Preamble</u>	Thank you for taking the time to respond.



Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
	Sustainable Growth Quality & Environment		<p>Anglian Water is the statutory water and sewerage undertaker within the designated area and is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012 and we support neighbourhood plans and their role in delivering environmental and social prosperity in the region.</p> <p>Overall, Anglian Water is the water supply and water recycling provider for over 6 million customers. Our operational area spans between the Humber and Thames estuaries and includes around a fifth of the English coastline. The region is the driest in the UK and the lowest lying, with a quarter of our area below sea level. This makes it particularly vulnerable to the impacts of climate change including heightened risks of both drought and flooding, including inundation by the sea. Additionally, parts of the area have the highest rate of housing growth in England.</p> <p>Anglian Water has amended its Articles of Association to legally enshrine public interest within the constitutional make up of our business – this is our pledge to deliver wider benefits to society, beyond the provision of clean, fresh drinking water and effective treatment of used water. Our Purpose is to bring environmental and social prosperity to</p>	<p>Comment note. Anglian Water is listed as one of our stakeholders and received the 'Stakeholder' notice issued by email to inform of the Regulation 14 consultation on the proposed changes and updates to the Swanton Morley Neighbourhood Plan.</p> <p>Comments noted.</p> <p>Comments noted.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			the region we serve through our commitment to Love Every Drop.	
			Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources.	Comments noted.
			Anglian Water has produced a specific guidance note on the preparation of NPs	Comments noted. Thank you for highlighting this resource and providing the link to it.
			Growth and Infrastructure webpage - <a href="https://www.anglianwater.co.uk/strategic-growth-and-infrastructure">Strategic Growth and Infrastructure (anglianwater.co.uk)</a> The guidance also has sign posting/ links to obtaining information on	
			Anglian Water is committed to ensuring that development in our region continues to thrive while protecting our assets, existing	Comments noted.
			ensure that growth aligns with environmental responsibilities and infrastructure capacity.	
			Anglian Water delivers new water supply and	Comments noted.
			support sustainable growth in the fastest growing region of England. The infrastructure	

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>we deliver is primarily funded in two ways, including:</p> <ol style="list-style-type: none"> <li>1. Developers pay infrastructure charges to connect to, and where necessary provide additional capacity for our water supply and sewerage networks, which are governed by Ofwat's charging rules; and</li> <li>2. Water and sewerage charges agreed by Ofwat every five years, paid by our customers to fund our investment programme on past and future infrastructure to: <ul style="list-style-type: none"> <li>• Address a rapidly growing population;</li> <li>• Ensure we are resilient to impacts of climate change;</li> <li>• Enhance our environment to reach the environmental destination agreed with customers and regulators; and</li> <li>• Secure future water supplies.</li> </ul> </li> </ol> <p><b><u>Detailed response on the draft neighbourhood plan</u></b></p> <p>The comments set out below are made, ensuring the making of the plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water. Overall, we are supportive of the policy ambitions within the neighbourhood plan, subject to the proposed amendments.</p>	Comments and support noted.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
		Policy 7	<p><u>Policy 7: Local Green Spaces – <b>OBJECTION, SEEKS AMENDMENTS TO POLICY WORDING</b></u></p> <p>Policy 7 designates existing and proposed new areas of Local Green Space (LGS) and states “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.”</p> <p>Whilst Anglian Water does not wish to object to the designation of important community assets, the current policy wording potentially sets out a more restrictive approach to development proposals than apply in Green Belt without sufficient justification, which the National Planning Policy Framework (2023) does not allow for and has been clarified in the Courts. (See Court of Appeal case R on the Application of Lochailort Investments Limited v Mendip District Council. Case Number: C1/2020/0812.)</p> <p>The neighbourhood plan should be clear that managing development within a LGS is to be consistent with the NPPF on the Green Belt – see para. 108 “Policies for managing development within a Local Green Space should be consistent with those for Green Belts...”</p>	<p>Objection noted.</p> <p>Comments noted. Thank you for highlighting this particular case where the Local Planning Authority (LPA) did not apply the National Planning Policy Framework (NPPF) appropriately in determining planning permission.</p> <p>Comment note. The NPPF is explicit in paragraph 108 how development in Local Green Space should be considered, there is no intent for the Swanton Morley Neighbourhood Plan to be different to these policies.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>Paras.142 to 160 of the NPPF set out criteria regarding the types of development that may be appropriate in Green Belt areas.</p> <p>Policy 7 should provide the correct policy basis for decision-making if any future development was proposed on LGS and should be amended accordingly to reflect the NPPF.</p> <p><u>Policy SDP:03 Robertson Barracks, Swanton Morley and Hoe/Worthing – <b>SUPPORT, SEEKS ADDITIONAL TEXT</b></u></p> <p>Anglian Water welcomes that the neighbourhood plan seeks new development, such as any proposed redevelopment in the future at the Robertson Barracks, to be served by sustainable infrastructure provision and that does not result in a detrimental impact on water infrastructure, including sewers and surface water and other flooding and that this should take account of climate change.</p>	<p>The NPPF, paragraph 153, sets out “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”</p> <p>In paragraph 158 the NPPF goes further to clarify that “development which complies with the Golden Rules should be given significant weight in favour of the grant of permission.”</p> <p>Comment noted. For clarity reference will be added to the NPPF.</p> <p>Comments noted. Policy SDP 03 is not proposed as a policy for the Swanton Morley Neighbourhood Plan. This is being proposed as a policy in the emerging Breckland Local Plan.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			As a region identified as seriously water stressed, we encourage measures to improve water efficiency in developments. This can be achieved by a fixtures and fittings approach, including through rainwater/storm water, harvesting and reuse, and greywater recycling. Such measures to improve water efficiency standards and opportunities for water reuse and recycling also reduces the volume of wastewater needing to be treated by our water recycling centres. This will help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.	Comments noted.
			Developers will need to demonstrate that there is sufficient water available to support proposed development and that adequate mains foul water treatment and disposal already exists or can be provided in time to serve the development.	Comments noted.
			Anglian Water, therefore, encourages developers to engage in early discussions with our pre-development team <a href="http://Developing(anglianwater.co.uk)">Developing (anglianwater.co.uk)</a> so that connections to a sustainable point of connection (SPOC) or any upgrades to our network are addressed when planning applications are submitted to the local planning authority.	Comments noted. Policy 11, criteria 14 of the Swanton Morley Neighbourhood Plan requires development “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.”



Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>We recommend that suitable wording is added to the neighbourhood plan supporting text on pages 49 to 52.</p>	<p>Policy 12, criteria 14 of the Swanton Morley Neighbourhood Plan Policy 12 sets out the requirements to reduce flood risk and flood mitigation.</p> <p>Comment noted. At Anglian Water's request additional text has already been added to the Swanton Morley Neighbourhood Plan paragraph 6.161. prior to adoption in 2019. We would ask you make the same request of Breckland District Council as the new Local Plan is developed.</p> <p><b>Proposed action:- The following change is proposed to the Neighbourhood Plan:-</b></p> <p><b>Policy 7 – add the following policy text to the end of the last paragraph of the policy “as set out in the National Planning Policy Framework.”</b></p>
24	Resident Swanton Morley NR20 4ND	Policy C	<p>Great work as usual, many thanks for all your hard work.</p> <p>Gordon and I are in agreement with your proposals.</p> <p>The only comment I would like to make is in relation to Policy C Commercial Solar &amp; Wind Generation:</p>	<p>Thank you for taking the time to respond and recognising the work that many have put into the Neighbourhood plan Review.</p> <p>Support noted to all proposals.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>We are supportive in general of having more green energy production. I think it would be helpful and may reduce resistance if there is tangible benefit to the community such as lower energy cost for the village. It might be a difficult one to negotiate, but it is worth trying to pursue.</p>	<p>Comment noted. Whilst this is beyond the scope of the Neighbourhood Plan it certainly is a great idea.</p> <p>Should such development come to the Parish seeking benefit for the residents will be front and centre of any comments or negotiations the Parish Council is involved in.</p>
		Overall	Good luck with the new plan.	<p>Support noted.</p> <p><b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b></p>
25	<p>Norfolk County Council</p> <p>Naomi Chamberlain Senior Planner Growth and Investment</p>		<p>Thank you for consulting Norfolk County Council on the above Neighbourhood Plan.</p> <p><b>Norfolk County Council Comments on the: Swanton Morley Neighbourhood Plan Review 09 May 2025</b></p> <p><b>1. Preface</b></p> <p>1.1. The officer-level comments below are made without prejudice, the County Council reserves the right to make to any further comments the County Council may have on future iterations of the emerging Neighbourhood Plan.</p> <p>1.2. The County Council welcomes the opportunity to comment on the</p>	<p>Thank you for taking the time to respond.</p> <p>Comments noted.</p> <p>Comment noted. Thank you for recognising the input of the Swanton Morley community.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			emerging Neighbourhood Plan and recognises the considerable amount of work and effort which has been put into developing the Plan to date.	
			<b>2. Lead Local Flood Authority (LLFA)</b>	
			<b>2.1. Update text and references in relation to the current updated National Planning Policy Framework (NPPF) and the adopted Breckland Local Plan</b> – The changes are noted by the LLFA.	Comment noted.
			<b>2.2. Designating four additional new sites as Local Green Spaces (LGS) –</b>	
		Policy 7	The LLFA note that 4 no. additional local green spaces are proposed which are identified in Policy 7 of the document. It is understood that designation of LGSs provides a level of protection against development. The LLFA do not normally comment in LGSs unless they are/are proposed to be part of a SuDS or contribute to current surface water management/land drainage. If it is believed that a designated LGS forms part of a SuDS or contributes to current surface water management/land drainage, this should be appropriately evidenced within the submitted Neighbourhood	Comments noted. In proposing these four new areas for designation as Local Green Space we are not aware of any current or future plans for any of these areas to be used as part of any SuDS or drainage management strategy.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>Plan. The LLFA have no comments to make on the additional LGSs in the plan.</p> <p><b>2.3. Updated Policies as part of the Neighbourhood Plan Review –</b></p> <p>The LLFA note the changes are proposed to a number of policies such as Policy 1: Protecting the Identify of Swanton Morley, along with new policies proposed in respect of the management of Community Infrastructure, Car Parking Provision, Commercial Solar &amp; Wind Generation of Electricity and the Provision of Street-lighting which do not directly relate to matters for consideration by the LLFA. As such the LLFA have no comments to make on these changes or new policies proposed.</p> <p><b>2.4. General comments and observations –</b></p> <p>The LLFA recommend that the review of the Neighbourhood Plan seeks to update any policies within it relating to all sources of flood risk including surface water, groundwater and fluvial, with such policies reviewed and updated based on the latest EA</p>	<p>Comments noted.</p> <p>Comments noted. Swanton Morley Neighbourhood Plan Policy 12 was developed with the support of the LLFA who provided the working in February 2017.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>mapping and guidance available from organisations, in particular the 'Norfolk County Council LLFA Statutory Consultee for Planning: Guidance Document within the Neighbourhood Plan (the most relevant updated version depending on the timeframe for the preparation and adoption of the final Neighbourhood Plan document) regarding surface water risk and drainage for any allocated sites or areas of proposed development, available from the "Information for developers" section of the Norfolk County Council website.</p> <p><b>2.5. Conformity with Development Plans and Planning Policy –</b></p> <p>The LLFA welcome references are retained to the Neighbourhood Plan Document complimenting Strategic Policies included within the Breckland Local Plan and National Planning Policy Framework (NPPF).</p> <p>2.6. The LLFA are not aware of AW DG5 records within the Parish of Swanton Morley, however, this will need to be confirmed with/by Anglian Water.</p>	<p>Comments noted.</p> <p>Comment noted. Anglian Water have responded to this consultation and their response can be seen above at number 23.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>2.7. According to LLFA datasets (extending from 2011 to present day) flooding and 5 no. records of external/anecdotal flooding in the Parish of Swanton Morley.</p> <p>considering surface water, groundwater and flooding from ordinary watercourses within the Neighbourhood Plan in the best</p> <p>have not been subject to an investigation by the LLFA.</p>	<p>Comments noted. Thank you for providing data on the incidences of flooding from your</p>
			<p>2.8. We advise that Norfolk County Council (NCC), as the LLFA for Norfolk, publish completed flood investigation reports here . (<a href="https://www.norfolk.gov.uk/38645">https://www.norfolk.gov.uk/38645</a>)</p>	<p>Comment noted and thank you for providing</p>
			<p>2.9. According to Environment Agency datasets, there are areas of localised surface water flooding (ponding) and surface water</p> <p>Swanton Morley.</p>	



Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>2.10. The LLFA recommend that up-to-date mapping be provided for all sources of flooding, with any mapping covering the entirety of the Neighbourhood Plan Area. Information on this and associated tools/reference documents can be found at:</p> <ul style="list-style-type: none"> <li>▪ GOV.UK - Long Term Flood Information – Online EA Surface Water Flood Map</li> <li>▪ Norfolk County Council (NCC) – Flood and Water Management Policies</li> <li>▪ Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document</li> </ul>	Comments noted and thank you for providing details of the resources, tools and support.
			<p>2.11. Should you have any queries with the above comments please contact the Lead Local Flood Authority at <a href="mailto:llfa@norfolk.gov.uk">llfa@norfolk.gov.uk</a>.</p>	Comments noted and thank you for your support.
			<p><b>3. Public Health</b></p>	
			<p>3.1. If not already consulted, Public Health suggest that the Health in Neighbourhood Plans guidance is consulted, document attached, as the document supports</p>	Comment noted and thank you for highlighting this resource.

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			communities to embed health in their plans and includes examples of good practice.	
			3.2. Should you have any queries with the above comments please contact Public Health at <a href="mailto:phplanning@norfolk.gov.uk">phplanning@norfolk.gov.uk</a> .	Comment noted.
			<b>4. Transport</b>	
		Policy 7	4.1. The Highway Authority has no objection to the four specified green space allocations and no objection	Comment noted.
		Policy B	policy B: Parking Provision.	Comment noted.
			4.2. Should you have any queries with the above comments please contact Stuart Blake (Engineer - Major and Estate Development) at <a href="mailto:stuart.blake@norfolk.gov.uk">stuart.blake@norfolk.gov.uk</a> .	Comment noted.
				<b>Proposed action:- No changes proposed to the Neighbourhood Plan.</b>
<b>26</b>	Breckland District Council		As requested please find a few officer comments on the Plan	Thank you for taking the time to respond.
	<b>NOTE: received five weeks late (on 10 June 2025) Working Group decided to include.</b>		It is important to note that the Plan can only include policies and considerations for the Neighbourhood Plan area of Swanton Morley and not Hoe and Worthing. This should be explicit in the plan and this is not considered to be the case in Policy <b>SDP 03: Robertson Barracks, Swanton Morley and Hoe/Worthing</b>	Comment noted. Policy SDP 03 is in the draft Breckland Local Plan, not the Swanton Morley Neighbourhood Plan and will not be.  Due to the uncertainty for the future of Robertsons Barracks the Swanton Morley Neighbourhood Plan at this time can only

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
				raise awareness of the possible decommissioning by the MOD, possible alternative use and the association issues.
		Policy A	<p><b>NEW POLICY A: Management of Community Infrastructure</b></p> <p>No comment is made to this Policy on the assumption that under option (a) The Parish Council would be adopting the infrastructure</p>	Comment noted. Yes, option (a) is the preferred outcome.
		Policy B	<p><b>NEW POLICY B: CAR PARKING PROVISION &amp; ELECTRIC CHARGING</b></p> <p>Building Regulations and permitted development already cover EV charging points and so this policy may not be necessary</p> <p>Building Regulations Summary</p> <p>Residential new builds and retrofits All new homes which have parking will need an electric car charger. This includes buildings undergoing a change of use, such as an office block being repurposed into apartments.</p> <p>Residential properties that are undergoing a major renovation and will have over 10 parking spaces must have at least one EV charger per dwelling with associated parking, plus cable routes for all spaces without chargers.</p>	<p>Comment noted, although this policy importantly also covers parking requirements for development in Swanton Morley.</p> <p>Comments note.</p> <p>Thank you for providing the summary. The provision of electric vehicle charging is incorporated within Building Regulations but not within any policy in the National Planning Policy Framework (NPPF), other than provision should be made in paragraph 112 and 117. It isn't within the adopted Local Plan or the emerging Local Plan. Therefore, it was felt to be explicit of the requirement within this new policy to ensure the need is not overlooked.</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
		Policy C	<p><b>New Policy C: Commercial Solar &amp; Wind Generation of Electricity</b></p> <p>As the Plan notes the NPPF is supportive.</p> <p>It appears that the large majority of the Parish is considered to be outside the area of least sensitivity so it is therefore important that as much evidence is provided to underpin this proposal and why, in spite of the NPPF, schemes should not be permitted.</p> <p>The Plan should have a Legend to clarify the area of Least Sensitivity. It may be clearer for the Plan to identify areas of greatest sensitivity.</p> <p>The Policy should be clarified '<i>Development of commercial 'green energy' production would be supported in the appropriate area, as shown on MAP A</i>'</p> <p>Where is this area.... Is it the red area on the Plan. It is unclear?</p>	<p>To support the reduction in greenhouse gases it is important that all new have at least one electric vehicle charging point.</p> <p>Comment noted.</p> <p>Comment noted. This policy seeks to guide proposals to areas of least environmental impact, it does not preclude proposals in other areas of the Parish but will not support such proposals.</p> <p>Comment noted. In trying to frame in the 'positive' it seemed appropriate to highlight the areas least sensitivity. A key will be added.</p> <p>Comment noted, a key to explain will be added to Map A.</p>
		Policy 1	<p><b>POLICY 1: Protecting the Identity of Swanton Morley</b></p> <p>The Government has published a draft NPPF alongside new mandatory housing targets</p>	<p>Comments noted. The updated section to be incorporated into the Review version of the</p>

Ref No.	Name	Policy Theme Section	Response	Neighbourhood Plan Comment & Action
			<p>that will require the District Council to make new allocations for development within Breckland. This may include Swanton Morley parish and the Council considers that this should be highlighted in this Neighbourhood Plan to set out the latest position.</p> <p>The District Council is currently reviewing its Local Plan. This Review will need to reflect the National Planning Policy Framework and new mandatory housing targets that will need to be met within the District. This may require new allocations to be made within Swanton Morley Parish on sites outside the Settlement boundary</p>	<p>Swanton Morley Neighbourhood Plan (paragraphs 3.4 to 3.4.5 of the Review &amp; Changes 2025 document) does raise this issue specifically in paragraph 3.4.5. Additional text will be added to state that there could be additional allocation sites in Swanton Morley.</p> <p>Comments noted. We would like to remind Breckland District Council that the Swanton Morley Neighbourhood Plan has already allocated two additional sites (LP(098)014 and LP(098)016) for a further 120 dwellings in its adopted Policy 2, which is in addition to the 85 dwellings which were allocated through the Breckland Local Plan at Land off Rectory Road (LP[098]013).</p> <p><b>Proposed action:- The following change is proposed to the Neighbourhood Plan:-</b></p> <p><b>Policy B – add a key to Map A to explain area of least sensitivity.</b></p> <p><b>Section 5: Sustainable Growth: as part of the update to this section add the following words to the text in paragraph 3.4.5 “which could include additional sites in Swanton Morley,”</b></p> <p><b>“...the need to allocate more sites, which could include additional sites in Swanton Morley, for development....”</b></p>

# Swanton Morley Neighbourhood Plan

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