

Swanton Morley Neighbourhood Plan 2016 – 2036



Basic Conditions Statement
October 2025

Prepared on behalf of Swanton Morley Parish Council by

ABZAG Ltd

NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT

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Swanton Morley Neighbourhood Plan Review 2025 Basic Conditions Statement

1.0 Executive Summary

- 1.1 This Basic Conditions Statement has been prepared to accompany the Swanton Morley Neighbourhood Plan Review 2025.
- 1.2 This document has been produced to explain how the:
 - Swanton Morley Neighbourhood Plan Review 2025, (also known as a Neighbourhood Development Plan), has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and subsequent updates; and
 - basic conditions of neighbourhood planning and other considerations as prescribed by Schedule 10 paragraph 8 (2) of the Localism Act [Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011)] have been met.
- 1.3 Swanton Morley Parish Council is identified as the qualifying body for submission of the Swanton Morley Neighbourhood Plan Review 2025 and that the plan period is unchanged - from 2017 to 2037.
- 1.4 The Swanton Morley Neighbourhood Plan Review 2025 has been assessed as being generally compliant with the National Planning Policy Framework and the strategic policies of the Local Planning Authority (Breckland District Council).
- 1.5 A Strategic Environmental Assessment (SEA) of the Swanton Morley Neighbourhood Plan Review 2025 has been carried out. The SEA Screening & Determination report and supporting documents accompany this document.
- 1.6 The Swanton Morley Neighbourhood Plan Review 2025 has been assessed in relation to the EU obligations for the Environment and Habitat and has been found to be generally compliant. The Habitat Regulations Assessment Screening & Opinion report, with the positive response from Natural England, accompany this document.

2.0 Legal Requirements

- 2.1 The Swanton Morley Neighbourhood Plan Review 2025 has been submitted by a qualifying body, being Swanton Morley Parish Council.
- 2.2 The Swanton Morley Neighbourhood Plan Review 2025 (also known as a Neighbourhood Development Plan) relates to planning matters (the use and development of land). It has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012, and subsequent updates.
- 2.3 The Swanton Morley Neighbourhood Plan Review 2025 states the period for which it is to have effect (2017 to 2037).
- 2.4 The Swanton Morley Neighbourhood Plan Review 2025 policies do not relate to exclude development.
- 2.5 The Swanton Morley Neighbourhood Plan Review 2025 does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 2.6 The Swanton Morley Neighbourhood Plan Review 2025 relates to the Swanton Morley Neighbourhood Area and to no other area (see Appendix 1). There are no other neighbourhood plans relating to the Swanton Morley Neighbourhood Area.
- 2.7 It is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Plan Area.

3.0 Basic Conditions

3.1 Schedule 10 paragraph 8 (2) of the Localism Act [Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011)] sets out a series of requirements (sub paragraph (2)) that Neighbourhood Plans must meet. These 'basic conditions' are set out below:

3.2 *(2) A draft order meets the basic conditions if:–*

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order (see paragraphs 3.4 to 3.7);
- (b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order (see paragraphs 3.12 to 3.14);
- (c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order (see paragraphs 3.15 to 3.17);
- (d) The making of the order contributes to the achievement of sustainable development (see paragraphs 3.18 to 3.30);
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area), (see paragraphs 3.8 to 3.11);
- (f) The making of the order does not breach and is otherwise compatible with EU obligations (see paragraphs 3.31 to 3.37); and
- (g) Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order (see paragraphs 3.38 and 3.39).

3.3 Each of these basic conditions is addressed in the following section.

3.4 **(a) Having regard to national policies and (e) be in general conformity with strategic local policy**

3.5 The table following provides an appraisal of the extent to which the Swanton Morley Neighbourhood Plan Review 2025 has regard to national policy and is in general conformity with strategic local policy.

- 3.6 This appraisal assesses the Swanton Morley Neighbourhood Plan Review 2025 policies against those policies contained within the National Planning Policy Framework (December 2024) (NPPF), the policies of the Breckland Local Plan (2023)(BLP) and the policies in the emerging Breckland Local Plan – Draft Local Plan – Full Update Preferred Options (Regulation 18) October 2024 (eBLP).
- 3.7 In conclusion, the appraisal demonstrates that the Swanton Morley Neighbourhood Plan Review 2025 has appropriate regard and is in general conformity with national policies and strategic local policy.

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Breckland Local plan (BLP) & Emerging Breckland Local Plan (eBLP)
<p>Vision</p> <p><i>Swanton Morley is, and will continue to be, a great place for our children to grow up and make their homes, with a real sense of community.</i></p> <p><i>To preserve and enhance the history, rural aspect, natural environment, attractive outlook, village atmosphere and unique natural beauty, for all the community to enjoy, whilst embracing a prosperous and sustainable future as a place where people choose to live, work and visit.</i></p>	<p>The vision is considered to be in general conformity with NPPF, reflecting the objectives and policies within it. Promoting sustainable development and supporting the principles set out in section 2, paragraphs 7 to 14.</p> <p>Positively supporting the presumption in favour of sustainable development as defined in paragraph 11.</p>	<p>The Vision is considered to be in general conformity with the Breckland Local Plan (BLP), as it reflects the objectives and policies within it.</p> <p>BLP Policy GEN 01 – Sustainable Development in Breckland outlines how the Local Plan will seek and enable development that improves the economic, social and environmental objectives of Breckland through the application of national and locally distinctive sustainable development principles. The policies in the Swanton Morley Neighbourhood Plan support these principles.</p> <p>The Vision is considered to be in general conformity with the emerging Breckland Local Plan (eBLP), supporting the approach of sustainable development in a manner appropriate for the rural nature of the District, albeit, focusing at a local or neighbourhood level in Swanton Morley.</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Breckland Local plan (BLP) & Emerging Breckland Local Plan (eBLP)
<p>POLICY 1: Protecting the Identity of Swanton Morley</p> <p>Outside the defined settlement boundary (as defined in Map 4 Swanton Morley Settlement Boundary) development will not be supported unless it involves:</p> <ul style="list-style-type: none"> I. Rural exception sites; II. Dwellings to meet the essential need for a rural worker; III. Development involving the re-use of redundant or disused buildings; IV. Farm diversification; and V. Rural tourism related development. <p>The development of residential curtilages in the countryside will be resisted where it would lead to significant change to the landscape character.</p>	<p>Compliant with section 4 in setting out clear parameters for decision-making.</p> <p>Supporting a prosperous rural economy paragraphs 88 and 89.</p> <p>Delivering a sufficient supply of homes, paragraph 65, by supporting re-use of brownfield sites.</p>	<p>BLP Policy GEN 03 - Settlement Hierarchy defines the strategic distribution of development across Breckland based on services and infrastructure into four categories - Key Settlements, Market Towns. Local Services Centres and Villages with Boundaries – the village of Swanton Morley is identified in as a Local Service Centre (LSC).</p> <p>BLP Policy GEN 05 - Settlement Boundaries outlines the purpose of settlement boundaries is to define the area which is acceptable, in principal, for further development. Beyond the settlement boundaries the wider area is largely defined as the countryside. Given the rural character of Breckland, the intrinsic character and beauty of the countryside is recognised. Swanton Morley has a defined settlement boundary while the remainder of the parish is defined as countryside.</p> <p>BLP Policy HOU 03: Development Outside of the Boundaries of Local Service Centres seeks to resist further development outside the settlement boundary subject to delivery of the housing target set in Policy HOU 02.</p> <p>BLP Policy HOU 05 - Small Villages and Hamlets Outside of Settlement Boundaries applies to areas in the Swanton Morley Neighbourhood Area</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Breckland Local plan (BLP) & Emerging Breckland Local Plan (eBLP)
		<p>without settlement boundaries and is consistent with the Swanton Morley Neighbourhood Plan policies.</p> <p>BLP Policy HOU 12 - Conversion of Buildings in the Countryside the Swanton Morley Neighbourhood Plan policy 1 is in conformity with this policy as criteria III seeks the re-use of redundant or disused buildings.</p> <p>BLP Policy HOU 13 – Rural Workers Dwellings the Swanton Morley Neighbourhood Plan policy 1 specifically includes this as criteria II and aligns with the appropriate development categories in the countryside.</p> <p>BLP Policy ENV 01 – Green Infrastructure identifies the network of Green Infrastructure in the District which should be safeguarded, retained and enhanced. Recognising the intrinsic value of the green infrastructure network and ensuring that the functionality of the network is not undermined as a result of development.</p> <p>BLP Policy ENV 02 – Biodiversity & enhancement provides the highest level of protection will be given to European Sites.</p> <p>BLP Policy ENV 05 – Protection & Enhancement of the Landscape will protect the countryside and its benefit to the rural character, in the interests of</p>

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		<p>biodiversity, geodiversity and historic conservation.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy GEN 03: Built Form defines what the built form is following the ceasing to use Settlement Boundaries to identify development areas.</p> <p>Paragraph 4.34 of the supporting text sets out that Neighbourhood Plan updates could implement local Settlement Boundaries. As Policy 1 of the Swanton Morley Neighbourhood Plan does.</p>
<p>POLICY 2: Growth in the Right Places</p> <p>The primary focus of new residential development in the Swanton Morley Neighbourhood Plan area will be within the three allocated housing sites identified on the Map 5 as:</p> <ol style="list-style-type: none"> 1) LP(098)013; 2) LP(098)014; and 3) LP(098)016 <p>Planning applications for up to 205 dwellings on these three allocated residential sites will be supported where they comply with the other policies within the Swanton Morley Neighbourhood Plan and the requirements of other development plan policies.</p>	<p>Compliant with the delivery of sufficient supply of homes, section 5.</p> <p>Identifying land for homes paragraphs 72 to 77, and meeting the local homing need through the allocation of sites in a joined up manor which also supports sustainable development within the Neighbourhood Area.</p> <p>In the context of the presumption in favour of sustainable development, paragraph 23 and paragraph 82 with support for development in rural areas, locating housing where it will enhance the vitality of rural communities.</p>	<p>BLP Policy HOU 01 - Development Requirements (Minimum) defines the housing needs that the Local Plan will provide to 2036 of no less than 15,298 new homes which is an average of 612 dwellings per annum.</p> <p>BLP Policy HOU 02 - Level and Location of Growth sets out how the housing growth will be distributed for individual settlements. As Swanton Morley is classed as a Local Service Centre (LSC). The total allocation of 184 dwellings (including the 99 already built or committed.</p> <p>Policy 2 of the Swanton Morley Neighbourhood Plan is in conformity with Policy HOU 02, it also allocates an additional 120 new homes, bringing the</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Breckland Local plan (BLP) & Emerging Breckland Local Plan (eBLP)
		<p>total of new allocations to 205 new homes. It also identifies the Swanton Morley Housing Allocation (LP[098]013) in the site allocations.</p> <p>The Swanton Morley Neighbourhood plan exceeds the requirement of Policy HOU 02.</p> <p>BLP Policy HOU 06 – Principle of New Housing seeks to guide 'development in the Right Place', as does Policy 2 of the Swanton Morley Neighbourhood Plan by reflecting the vision and aspirations of local communities, to be inclusive, environmentally sustainable and focused into areas where services are available and facilities can be supported.</p> <p>BLP Policy ENV 02 – Biodiversity & enhancement provides the highest level of protection will be given to European Sites, which Policy 2 of the Swanton Morley Neighbourhood Plan supports and aligns with.</p> <p>BLP Policy COM 02 – Healthy Lifestyles sets out that new development will need to demonstrate through its design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate well-being.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy GEN 02: Parish Hierarchy and Spatial</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Breckland Local plan (BLP) & Emerging Breckland Local Plan (eBLP)
		<p>Development Strategy defines the strategic distribution of development across Breckland into eight categories. The village of Swanton Morley is identified in as a Primary Parish, which is in conformity with Policy 2 of the Swanton Morley Neighbourhood Plan.</p> <p>eBLP Policy HOU 01: Breckland's Housing Requirement sets out the requirement to deliver at least 17,388 new homes between April 2024 and March 2042, with an average provision of 920 dwellings per annum, which Policy 2 of the Swanton Morley Neighbourhood Plan supports and aligns with.</p> <p>eBLP Policy HOU 02: Distribution of Housing Development sets out how the housing growth will be distributed. For Swanton Morley there is no new housing allocation, with the existing allocation of 164 new homes built or committed.</p> <p>The allocation of an additional 120 new homes within Policy 2 of the Swanton Morley Neighbourhood Plan demonstrates how the local community of Swanton Morley has recognised the likely local housing need and taken action, through the additional allocation in the Swanton Morley Neighbourhood Plan to ensure this future need is met in conformity with Policy HOU 02</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Breckland Local plan (BLP) & Emerging Breckland Local Plan (eBLP)
<p>POLICY 3: Enabling Growth on Allocated Sites</p> <p>Masterplanned proposals for the development in conjunction of the three linked housing allocation sites identified in Policy 2, including the following specific provisions offered as planning obligations, together with the expectations identified in Policy 6, will be supported:</p> <ul style="list-style-type: none"> a. site LP(098)014 will include provision within the site for around 40 park car spaces to serve the school with a safe road crossing point and local improvements of Manns Lane to be agreed with the Highways Authority; b. site LP(098)016 will be required to improve Hoe Road East to include provision for two-way traffic taking account of the requirements of the Cemetery on the north of the road to be agreed with the Highways Authority; c. the northern border of site LP(098)016 will be screened by hedging and landscaping and with any new dwellings positioned along this border being of a maximum height of 1.5 storeys; d. provision of a continuous vehicle, cycle and pedestrian access from Rectory Road to Manns Lane; and 	<p>Paragraph 82 supports the “needs to be responsive to local circumstances” to deliver sustainable development in rural areas.</p> <p>In context to Swanton Morley this includes the need to ensure that infrastructure to support existing and new development is planned for together with the new development, rather than in isolation or as an add-on.</p> <p>The cumulative proposed development in Swanton Morley and neighbouring areas is significant and will place a major strain on existing infrastructure.</p> <p>Aligning with the principles set out in section 12.</p> <p>Good design is a key aspect of sustainable development, paragraph 131, and will contribute positively to making places better for new and existing residents of Swanton Morley.</p> <p>Robust and comprehensive policy to set out clear expectations for the area; adding to the overall quality of the area over the lifetime of the development and establish a strong sense of space. Optimising the potential of these sites to support local facilities and transport networks, whilst creating a safe and accessible</p>	<p>BLP Policy HOU 01 - Development Requirements (Minimum) defines the housing needs that the Local Plan will provide to 2036 of no less than 15,298 new homes which is an average of 612 dwellings per annum. Through the enabling of these development sites Policy 3 of the Swanton Morley Neighbourhood Plan is contributing to the overall District requirement, with an increase in the number of new homes by allocating more than the BLP requirement.</p> <p>BLP Policy COM 03 - Protection of Amenity addressing the impact of new development on the area, especially the users of the school and Cemetery which this Policy 3 of the Swanton Morley Neighbourhood Plan resolves.</p> <p>BLP Policy COM 04 - Community Facilities which Policy 3 of the Swanton Morley Neighbourhood Plan aligns with through having clear aspirations from the local community which contribute to sustainability while making sure the majority of development is focused into areas where services are available, and where facilities can be supported.</p>

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<p>e. provision of a footpath and cycleway from Rectory Road to Manns Lane.</p>	<p>environment. Paragraphs 131 to 135.</p> <p>Planning permission should be refused for development that fails to reflect local design policies. paragraph 139.</p> <p>Promoting healthy and safe communities, section 8.</p> <p>Facilitating and achieving social interaction and creating healthy, inclusive communities. Sharing of a vision for the area and facilities the community wants to see. Opportunities created for member of the community to meet, safe and accessible areas with pedestrian routes to encourage the active and continual use of public areas, paragraph 96.</p> <p>Paragraph 98 with the delivery of facilities the community needs. Positively planning for the provision of community facilities to enhance the sustainability of communities and residential environments with an integrated approach to locating housing and community facilities.</p>	<p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy HOU 01: Breckland's Housing Requirement which Policy 3 of the Swanton Morley Neighbourhood Plan is contributing to the overall District requirement.</p> <p>eBLP Policy COM 01: Healthy Lifestyles which Policy 3 of the Swanton Morley Neighbourhood Plan aligns with as it seeks to address the impact of new development on the area, such as road safety, the users of the school and Cemetery, to mitigate potential negative effects on health and to facilitate well being.</p> <p>eBLP Policy COM 02: New Development and Health Impacts aligns with Policy 3 of the Swanton Morley Neighbourhood Plan aligns as it seeks to mitigate potential negative effects on health and to facilitate well being.</p> <p>eBLP Policy COM 03: Protection of Amenity, Policy 3 of the Swanton Morley Neighbourhood Plan resolves to address the potential impact of new development on the area in conformity with COM 03.</p> <p>eBLP Policy COM 04: Protecting and Enhancing Community Facilities. Policy 3 of the Swanton Morley Neighbourhood Plan enhances facilities.</p>

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<p>POLICY 4: Housing for the Local Community (Local Lettings)</p> <p>In order to meet the housing needs of the parish, proposals which make provision by way of a s106 agreement for eligible households with a local connection to the parish of Swanton Morley are given preference for the lifetime of the development on new affordable housing for rent on sites LP(098)014 and LP(098)016 will be supported.</p> <p>A local connection is defined by one or more of the following;</p> <ul style="list-style-type: none"> Households containing one or more individuals who have resided within Swanton Morley parish for the last three years Households who need to move to Swanton Morley Parish to give or receive support from or to a close family or relatives who are residents of Swanton Morley Households where one or more member has been employed within the parish of Swanton Morley for three years Former residents of Swanton Morley parish who have lived in the parish for at least three years of the past six years <p>If at the time of letting there are no eligible households with</p>	<p>Compliant with section 5 of the NPPF:</p> <p>Meeting the identified local housing need, including affordable housing whilst still contributing to the wider requirement, paragraph 62.</p> <p>To deliver a wide choice of high quality homes. Creation of inclusive, sustainable and mixed communities. Reflexing local demand, set policies for meeting this need and contributes to the objective of creating mixed and balanced communities, paragraph 63.</p>	<p>BLP Policy HOU 02 - Level and Location of Growth sets out how the housing growth will be distributed for individual settlements. In meeting the need of Swanton Morley, as an identified Local Service Centre (LSC), The Swanton Morley Neighbourhood plan exceeds the requirement of Policy HOU 02.</p> <p>BLP HOU 07 – Affordable Housing sets out the level and requirements for Affordable Housing which Policy 4 of the Swanton Morley Neighbourhood Plan conforms to.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy HOU 21: Affordable Housing sets out the requirements and expectations which Policy 4 of the Swanton Morley Neighbourhood Plan is in conforms with.</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Breckland Local plan (BLP) & Emerging Breckland Local Plan (eBLP)
<p>a local connection, and/or the pool of eligible applicants with a local connection has been exhausted, allocations will be made in accordance with the local housing authority's prevailing housing allocation policy and associated district-wide local connection criteria.</p>		
<p>POLICY 5: Affordable Housing on Exception Sites</p> <p>Development of affordable housing on an exception site will be permitted where it satisfies the requirements of relevant policies in adopted local development plan and the following additional requirements:</p> <p>The allocation of dwellings should be to those in housing need and with a connection to the Parish of Swanton Morley in accordance with the following cascade criteria:</p> <ol style="list-style-type: none"> Residents of Swanton Morley parish for the previous three years; Households with a local family connection; Former residents of Swanton Morley Parish including those who have had to leave the Parish due to a lack of suitable affordable housing; People with an employment connection to the Parish; Residents of adjacent parishes; and 	<p>Aligned with section 5, delivering a sufficient supply of homes. Boosting the supply of housing, meeting the identified local housing need of affordable housing.</p> <p>Responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate, paragraph 76.</p>	<p>BLP Policy HOU 02 - Level and Location of Growth sets out how the housing growth will be distributed for individual settlements. In meeting the need of Swanton Morley, as an identified Local Service Centre (LSC), The Swanton Morley Neighbourhood plan exceeds the requirement of Policy HOU 02.</p> <p>BLP HOU 07 – Affordable Housing sets out the level and requirements for Affordable Housing which Policy 4 of the Swanton Morley Neighbourhood Plan conforms to.</p> <p>BLP Policy HOU 14 – Affordable Housing Exceptions. To meet local rural housing need 'rural exception sites' will be supported subject to meeting the BLP policy criteria. As affordable housing new development may be permitted in rural settlements where there is a proven need in the parish for affordable housing. Policy 4 of the Swanton Morley Neighbourhood Plan conforms and is focused on the local</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Breckland Local plan (BLP) & Emerging Breckland Local Plan (eBLP)
f. Residents of Breckland District.		<p>allocation of the Affordable Homes.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy HOU 07: Affordable Housing Exception Sites the Swanton Morley Neighbourhood Plan Policy 4 is in conformity with this eBLP policy.</p>
<p>POLICY 6: Delivery of Planning Obligations</p> <p>Where a planning obligation is necessary in relation to development proposals on land within the Neighbourhood Area, the Applicant shall provide a supporting statement that identifies how their proposals take into account and provide appropriate local community infrastructure in mitigation.</p> <p>Applicants are encouraged to seek early engagement with the Parish Council and Breckland District Council to establish the scope of any such statement.</p>	<p>Supporting the principles set out in section 12.</p> <p>Good design is a key aspect of sustainable development, paragraph 131, which is deliverable through effective engagement of the local community and their desire to contribute positively in making places better for new and existing residents of Swanton Morley.</p> <p>Paragraph 135 seeks to improve developments through policies and decision-making, which can only be better when driven by informed choices.</p> <p>Addressing the connections between people and places and is seen as essential for economic growth and social well-being, as promoted in section 8.</p> <p>Positively planning for the provision of community facilities to enhance the community sustainability, facilitating social</p>	<p>BLP Policy COM 04 – Community Facilities, is focused on the creation, enhancement and expansion of community facilities which Policy 6 of the Swanton Morley Neighbourhood Plan aligns with through having clear aspirations from the local community and a process for early engagement which contribute to sustainability while making sure the majority of development is focused into areas where services are available, and where facilities can be supported.</p> <p>BLP Policy INF 02: Developer Contributions, Policy 6 of the Swanton Morley Neighbourhood Plan supports policy INF 02 in setting out delivery and contribution expectations.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy INF 06: Developer Contributions the Swanton Morley Neighbourhood Plan Policy 4 is in conformity with this</p>

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	interaction and creating healthy, inclusive communities. Sharing of a vision for the area and facilities the community wants to see.	eBLP policy and seeks to ensure delivery of community facilities across the Parish.
<p>POLICY 7: Local Green Space</p> <p>The Neighbourhood Plan has already designated the following three locations as Local Green Spaces (as shown on Map 8: Local Green Space) and these remain unchanged:-</p> <ol style="list-style-type: none"> 1) Gray Drive; 2) Thompson Close; and 3) Middleton Avenue. <p>The Neighbourhood Plan now seeks to designate the following four new locations also as Local Green Spaces (as shown on Maps 8b, 8c, 8d and 8e):-</p> <ol style="list-style-type: none"> 4) Village Hall Playing Fields, Manns Lane; 5) Allotments, Manns Lane; 6) Playing Field, Manns Lane; and 7) Cricket Ground, Hoe Road South. <p>Applications for development which would adversely affect the function and local character of designated Local Green Space will not be supported unless very special circumstances can be demonstrated, as set out in the National Planning Policy Framework.</p>	<p>Aligns with section 8 – Promoting healthy and safe communities.</p> <p>Having already designated three areas as Local Green Space through the adopted Swanton Morley Neighbourhood Plan the community has identified a further four areas it would like to see designated as Local Green Space.</p> <p>The local community, through this Neighbourhood Plan has identified four green areas of importance to them, which they would like to designate for special protection as Local Green Space, paragraph 106. Designation of Local Green Space is appropriate for these four areas identified as each is located in the community, has significant recreational value and are not extensive pieces of land. paragraphs 107.and 108.</p>	<p>Policy ENV 01 – Green Infrastructure, recognising intrinsic value of the green infrastructure network and ensuring that the functionality and connectivity of the network is not undermined because of development. Policy 6 of the Swanton Morley Neighbourhood Plan supports the network of Green Infrastructure in the District, seeking to safeguard, retain and enhance.</p> <p>Policy ENV 04 - Open Space, Sports and Recreation supports the retention of existing open space, details provision requirements of new development and the approach taken to designation of Local Green Space – all of which Policy 6 of the Swanton Morley Neighbourhood Plan supports.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy ENV 13: Local Green Space. In Policy 7 of the Swanton Morley Neighbourhood Plan the new proposed Local Green Spaces have also been included in this policy of the eBLP.</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Breckland Local plan (BLP) & Emerging Breckland Local Plan (eBLP)
<p>POLICY 8: Protection of Existing Open Space</p> <p>Proposals for development, which would result in the loss of an Area of Existing Open Space, as defined in Table 3 and Location Maps in Appendix 3, will not be permitted unless</p> <ul style="list-style-type: none"> a) an assessment has been undertaken which clearly shows the open space to be surplus to requirements; OR b) the loss resulting from the proposed development would be replaced by the equivalent provision in a suitable location; OR c) the development is for an alternative sports or recreation provision, the need for which clearly outweighs the loss of the existing open space. 	<p>Supporting section 8 – Promoting healthy and safe communities and section 15 Conserving and enhancing the natural environment.</p> <p>Achieving healthy, inclusive and safe places, paragraph 96.</p> <p>Provision of social, recreational and community services, paragraph 98.</p> <p>Access and protection for to a network of high quality spaces and opportunities for sport, paragraphs 103 and 104.</p> <p>Protecting and enhancing valued landscapes, paragraph 187(a).</p> <p>Protecting biodiversity, wildlife corridors and habitats. paragraph 192.</p>	<p>Policy ENV 01 – Green Infrastructure, the Swanton Morley Neighbourhood Plan Policy 8 supports the network of Green Infrastructure in the District, seeking to safeguard, retain and enhance. It recognises the intrinsic value of the green infrastructure network and seeks to ensure that the functionality and connectivity of the network is not undermined because of development.</p> <p>Policy ENV 04 - Open Space, Sports and Recreation is supported by Policy 6 of the Swanton Morley Neighbourhood Plan which seeks the retention of existing open space.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy ENV 12: Open Space, Sports & Recreation, aligns with the Swanton Morley Neighbourhood Plan Policy 8 to retain and protect open spaces for community use.</p>
<p>POLICY 9: Important Views</p> <p>All development proposals having a significant visual impact on those parts of the River Wensum Valley and Castle Farm Valley Floor within the Parish boundary must maintain and protect important views from the following public places identified on Map 9:</p>	<p>Supporting section 15 – Conserving and enhancing the natural environment.</p> <p>Protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside, paragraph 187.</p>	<p>Policy ENV 01 – Green Infrastructure, recognising intrinsic value of the green infrastructure network and ensuring and connectivity of the network is not undermined because of development. Policy 9 of the Swanton Morley Neighbourhood Plan supports the network of Green Infrastructure in the</p>

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<ol style="list-style-type: none"> 1. Primrose Hill; 2. The Churchyard; 3. The Bowling Green; and 4. Worthing Road. 		<p>District, seeking to safeguard and retain important views.</p> <p>Policy ENV 05 – Protection and Enhancement of the Landscape aligned to this policy is the Swanton Morley Neighbourhood Plan Policy 9 which seeks to preserve the rural character and landscape.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy ENV 02: Green and blue infrastructure is seen as an essential component of sustainable, healthy, attractive places, Policy 9 of the Swanton Morley Neighbourhood Plan supports this requirement to preserve the landscape.</p> <p>eBLP Policy ENV 04: Protection & Enhancement of the Landscape looks to maintain the aesthetic qualities within the landscape, as does Policy 9 of the Swanton Morley Neighbourhood Plan.</p> <p>eBLP Policy DES 02: Integrating Development With Nature recognising that development proposals should maintain locally important views.</p>
<p>POLICY 10: Accessibility and Biodiversity</p> <p>Where green infrastructure is provided as part of any new development it should aim to improve biodiversity and connections with existing open</p>	<p>Aligned to section 8 – Promoting healthy and safe communities, section 9 – Promoting sustainable transport, section 12 – Achieving well-designed places and section 15 –</p>	<p>Policy ENV 01 – Green Infrastructure, supported by Policy 10 of the Swanton Morley Neighbourhood Plan which seeks to improve biodiversity and the connectivity of existing</p>

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<p>spaces in and around Swanton Morley.</p> <p>All new development should maximise opportunities to enhance the existing local green infrastructure and, where possible, create network links to encourage the use of existing footpath and cycleway links to the wider parish and countryside.</p>	<p>Conserving and enhancing the natural environment.</p> <p>Facilitating and promoting social interaction and creating healthy, inclusive communities, paragraph 96</p> <p>Paragraph 70: Positively planning for the provision of shared spaces to enhance the sustainability of communities, paragraph 98.</p> <p>Ensuring access to high quality open spaces, paragraph 103.</p> <p>Facilitating sustainable development through linkage and integration of new and existing, promoting walking and cycling, paragraph 109.</p> <p>Paragraph 30: Encouraging solutions that facilitate sustainable modes of transport including the provision of attractive and well-designed walking and cycling networks, paragraph 111.</p> <p>Help raise the standard of design generally in the area as good design is key to sustainable development, paragraph 131.</p> <p>Contributing positively to make places better for people, add to the quality of the area and effective landscaping which promotes health and well-being, paragraph 135.</p>	<p>open space. recognising the need to link new spaces with existing ones to support the network of Green Infrastructure.</p> <p>Policy ENV 02 Biodiversity protection & enhancement is aligned with the Swanton Morley Neighbourhood Plan Policy 10 in seeking biodiversity enhancement.</p> <p>Policy TR 01 - Sustainable Transport Network, Policy 10 of the Swanton Morley Neighbourhood Plan looks to achieve more a sustainable transport system by encouraging walking and cycling, through links to existing routes.</p> <p>Policy COM 01 – Design, supported by Policy 11 of the Swanton Morley Neighbourhood Plan as it requires integration and connectivity with exiting network.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy ENV 03: Improving Biodiversity, achieving biodiversity net gain is a development must which is seen as an essential component of sustainable, healthy, attractive places, Policy 10 of the Swanton Morley Neighbourhood Plan supports. this requirement to preserve the landscape.</p> <p>eBLP Policy ENV 04: Protection & Enhancement of the Landscape recognising the value of</p>

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	<p>Paragraph 58: Optimising the potential of sites to support local facilities, recognising the importance of trees, paragraph 136.</p> <p>Permission should be refused for poor design that fails to improve the quality of an area and the way it functions, paragraph 139,</p> <p>Enhancing the natural and local environment, paragraph 187.</p> <p>Maintaining and enhancing networks of habitats and green infrastructure, paragraph 188,</p> <p>Protecting and enhancing biodiversity, wildlife corridors and habitats, paragraph 192.</p> <p>Conserve and enhance biodiversity, paragraph 193.</p>	<p>landscape, its benefit to the rural character and beauty in the interests of biodiversity which the Swanton Morley Neighbourhood Plan Policy 9 embraces fully.</p> <p>eBLP Policy ENV 05: Trees, Hedgerows & Development, green infrastructure, such as trees, hedgerows and shrubs should be retained is supported by Policy 10 of the Swanton Morley Neighbourhood Plan.</p> <p>eBLP Policy DES 02: Integrating Development With Nature recognising that development should be designed around the existing landscape which should include connectivity across green infrastructure as required by the Swanton Morley Neighbourhood Plan Policy 10.</p>
<p>POLICY 11: Design of Development</p> <p>New development, including infill development and residential extensions, should respect and, where possible, enhance the character of the village of Swanton Morley and be in accordance with all of the following criteria:</p> <ol style="list-style-type: none"> 1) Respecting and protecting local heritage assets and their settings; 2) Protecting natural assets, enhancing the natural 	<p>Supporting section 8 – Promoting healthy and safe communities, section 11 – Making effective use of land, section 12 – Achieving well-designed places, section 14 – Meeting the challenge of climate change, flooding and coastal change, section 15 – Conserving and enhancing the natural environment and section 16 – Conserving and enhancing the historic environment.</p> <p>Promote social interaction and creating healthy, inclusive communities. To</p>	<p>Policy COM 01 – Design, supported by Policy 11 of the Swanton Morley Neighbourhood Plan which seeks to drive high quality and good design in developments and new homes.</p> <p>This BLP policy sets out protection for the historic environment,</p> <p>Requires development to have 'a high degree of compatibility with the surrounding area' in terms of layout, form, style, massing, scale density and</p>

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<p>environment and biodiversity;</p> <p>3) Recognising and reinforcing the distinct local character in relation to height, scale, density, spacing, layout orientation, features and materials of buildings;</p> <p>4) Provide a mix of house types and tenures, with an emphasis on local needs; first time buyers, starter homes and good quality accommodation for elderly people;</p> <p>5) Designing housing proposals to reflect existing residential densities in the locality of the scheme;</p> <p>6) Design of roads and parking areas within any site should minimise the effects on pedestrians, in particular safeguarding children in areas where they walk or play, and avoid the opportunity for indiscriminate parking by residents and visitors and design in measures to avoid it;</p> <p>7) Incorporating adequate landscaping to mitigate the visual impact of the development and to ensure that proposals merge into the existing rural village context and respond to the wider countryside setting;</p> <p>8) Ensuring boundary treatments reflect the distinct local character in relation to materials, layout, height and design.</p>	<p>encourage the active and continual use of public areas to build community cohesion and a sense of place, paragraph 96.</p> <p>Identify need for different types of housing and local need for both market and affordable housing, paragraph 129.</p> <p>The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, paragraph 131.</p> <p>Provide maximum clarity about design expectations, paragraph 122.</p> <p>Developments should function well and add to the overall quality of the area, be visually attractive with effective landscaping and a strong sense of place, paragraph 135.</p> <p>Incorporate trees to provide quality environments, help mitigate and adapt for climate change, paragraph 136.</p> <p>Permission should be refused for poor design that fails to improve the quality of an area and the way it functions, paragraph 139</p> <p>Minimising vulnerability and providing resilience to the impacts of climate change, paragraph 161.</p>	<p>materials to reinforce local character.</p> <p>Design layouts to improve movement through places, creating safe, secure and accessible environments.</p> <p>Ensure hard and soft landscaping is integral to layout and design.</p> <p>Seeking development to introduce green urban design solutions, responding to topography, trees, biodiversity and maximise permeable surfaces.</p> <p>Observing best practice in energy efficiency and climate change mitigation.</p> <p>Provide appropriate levels of amenity space including private amenity space.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy DES 01: Promoting High Quality Design recognising that the quality of the design makes all the difference to wellbeing when new homes are lived in, the Swanton Morley Neighbourhood Plan Policy 11 seeks to bring about positive delivery.</p> <p>eBLP Policy DES 02: Integrating Development With Nature the Swanton Morley Neighbourhood Plan Policy 11 looks to ensure the landscape is used to mitigate any visual impact of development.</p> <p>eBLP Policy DES 03: Distinctive Local Identity</p>

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<p>In areas where there is no boundary treatment and gardens are unenclosed, new development should seek to replicate this openness;</p> <p>9) Landscape proposals should form an integral part of the site's design, with particular trees and hedgerows retained unless their value is deemed low following surveys in accordance with established practice;</p> <p>10) Where sites contain or abut a watercourse or land drainage ditch, provision must be made for maintenance by ensuring appropriate access for clearing silt and controlling vegetation.</p> <p>11) Incorporation of appropriate methods of energy generation and conservation in all new builds;</p> <p>12) New residential development should provide private external amenity space appropriate to the size and type of dwelling, and refuse and recycling storage facilities;</p> <p>13) Where street lighting is provided it should meet the configuration and standard of the parish; and</p> <p>14) All planning applications for developments of 10 or more dwellings and all commercial development are to undertake a sewerage capacity</p>	<p>Mitigate and adapt to climate change, paragraph 163.</p> <p>Development should avoid increased vulnerability to the range of impacts from climate change and help reduce greenhouse gas emissions, paragraph 164.</p> <p>Seek to increase the use and supply of renewable and low carbon energy and heat, paragraph 165.</p> <p>Enhancing the natural and local environment, providing net gain in biodiversity, paragraph 187.</p> <p>Conservation, respect and enjoyment of the historic environment, a positive contribution to local character, paragraph 203.</p> <p>Paragraph 128: Recognition of any heritage asset and any impact on it or its setting, paragraph 207.</p>	<p>sets out that new development should relate to the positive local character which aligns with the Swanton Morley Neighbourhood Plan Policy 11 and other key requirements of this policy.</p> <p>eBLP Policy INF 02: Transport Requirements is aligned with Policy 11 of the Swanton Morley Neighbourhood Plan in requiring high quality, construction and layout.</p>

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<p>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.</p>		
<p>POLICY 12: Flooding</p> <p>Proposals for new development of more than 1 hectare within the Swanton Morley area should be accompanied by an appropriate flood risk assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage; demonstrating that it would:</p> <ul style="list-style-type: none"> • Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources following, if necessary, the installation of appropriate mitigation measures; and • Have a neutral or positive impact on surface water drainage. <p>Proposals must demonstrate engagement with relevant agencies and seek to incorporate appropriate mitigation measures to manage flood risk and to reduce surface water run-off to the development and wider area such as:</p> <ul style="list-style-type: none"> • Inclusion of appropriate measures to address any identified risk of flooding (in 	<p>Aligned with section 14 – Meeting the challenge of climate change, flooding and coastal change.</p> <p>Mitigating and adapting to climate change, taking into account the long-term implications for flood risk - paragraph 162.</p> <p>Consideration in addressing planning application, taking into account full range of potential climate change impacts, paragraph 163,</p> <p>New development should avoid increased vulnerability, paragraph 164.</p> <p>Manage flood risk from all sources, paragraph 171.</p> <p>Assessment, a risk-based approach to location and identification of flood risks to enable development to be avoided in areas of high risk, paragraph 172.</p> <p>Ensuring flood risk is not increased elsewhere, paragraph 181,</p> <p>Incorporating sustainable drainage systems (SuDS), paragraph 182.</p>	<p>Policy ENV 09 - Flood Risk & Surface Water Drainage is aligned with the Swanton Morley Neighbourhood Plan Policy 12 in seeking to minimise or mitigate the risk of flooding, albeit scope seems limited to surface water flooding unlike the Neighbourhood Plan Policy 12 which requires all sources of flooding to be mitigated (such as sewerage, which is only mentioned in the supporting text about imposing 'Grampian conditions' to complete upgrades but is not then detailed in the policy).</p> <p>This BLP policy does require the incorporation of surface water drainage and sustainable drainage (SuDS) principles into developments.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy INF 03: Flood Risk & Surface Water Drainage the Swanton Morley Neighbourhood Plan Policy 12 supports all aspects of this eBLP policy, while at a neighbourhood level sets out mitigation requirements to all types of flooding.</p>

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<p>the following order or priority: assess, avoid, manage and mitigate flood risk);</p> <ul style="list-style-type: none"> • Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use; • Inclusion of appropriate allowances for climate change; • Inclusion of a Sustainable Drainage System (SuDS) with an appropriate discharge location, subject to feasibility; • Priority use of source control Sustainable Drainage Systems such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other Sustainable Drainage Systems components which convey or store surface water can also be considered; • To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary; • During construction of any proposed allocated sites a Construction Environmental Management Plan is required to be produced 		

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<p>and agreed in writing by the LPA prior to commencement of any works (include ground clearance) and include specific measures to avoid issues relating to surface water management; and</p> <ul style="list-style-type: none"> • Provide clear maintenance and management proposals of structures within the development, including Sustainable Drainage Systems elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms. 		
<p>POLICY 13: Broadband and Mobile Communications Enhancement of mobile communications and implementation of new 'superfast broadband' infrastructure that serves the Parish will be supported.</p>	<p>Aligned with section 10 – Supporting high quality communications.</p> <p>High quality and reliable communication infrastructure is essential for economic growth and well-being, paragraph 119.</p> <p>Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged, paragraph 120.</p>	<p>Policy INF 01 – Telecommunications, is supported by Policy 13 of the Swanton Morley Neighbourhood Plan as it also seeks to support proposals to the provision and improvements of telecommunications infrastructure.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy INF 05: Telecommunications is supported by Policy 13 of the Swanton Morley Neighbourhood Plan as it also seeks to support proposals to the provision and improvements of telecommunications infrastructure.</p>
<p>POLICY 14: Employment and Local Shops</p>	<p>Supports Section 6 – Building a strong,</p>	<p>Policy EC 04 – Employment Development Outside</p>

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<p>The Swanton Morley Neighbourhood Plan supports planning applications that seek the creation of employment opportunities in new small commercial and office units that are compatible with their immediate surroundings, which are appropriate both in scale and environmental impact and new local shops that enhances and increases the range and type of shop. Where they comply with the other policies within the Swanton Morley Neighbourhood Plan and the requirements of other development plan policies.</p>	<p>competitive economy and Section 12 – Achieving well-designed places.</p> <p>Creating conditions which encourage and support economic growth, business expansion and productivity, paragraph 85.</p> <p>Positively and proactively encourages sustainable economic growth, paragraph 86.</p> <p>Enable sustainable growth and expansion of all types of business in rural areas, paragraph 88.</p> <p>Ensuring developments will function well and add to the overall quality of the area, paragraph 135.</p>	<p>General Employment Areas is supported by Policy 14 of the Swanton Morley Neighbourhood Plan which seeks to support the creation of local employment opportunities which are appropriate in scale and environmental impact.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy EMP 07: Employment Development Outside Existing and Allocated Employment Sites – Sustaining a Prosperous Rural Economy aligns with Policy 14 of the Swanton Morley Neighbourhood Plan as it also seeks to support opportunities for local employment.</p>
<p>POLICY 15: Additional Community Facilities</p> <p>Planning applications relating to the provision of additional community facilities, additional recreational space, play space and sports facilities will be supported where they comply with the requirements of other policies within the Swanton Morley Neighbourhood Plan and the requirements of other development plan policies.</p> <p>The Swanton Morley Neighbourhood Plan seeks to ensure that provision of additional local facilities meets the growing local community needs.</p>	<p>Aligned to Section 6 – Building a strong, competitive economy and Section 8 – Promoting healthy and safe communities.</p> <p>Promoting retention and development of local services and community facilities in Swanton Morley. Paragraph 88.</p> <p>Promoting social interaction and creating healthy, inclusive communities, strong neighbourhood centres, good health through provision of facilities, paragraph 96.</p>	<p>Policy COM 04 – Community Facilities is aligned to Policy 15 of the Swanton Morley Neighbourhood Plan which seeks to also encourage the creation of additional community facilities.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy COM 01: Healthy Lifestyles is supported by Policy 15 of the Swanton Morley Neighbourhood Plan which seeks involvement in creating healthy places to live with the community facilities which support this aspiration.</p>

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	<p>Positively planning for the provision of community facilities the community needs, paragraph 98.</p> <p>Ensuring access to high quality open space, paragraph 103.</p>	<p>eBLP Policy COM 04: Protecting and enhancing Community Facilities is aligned the Swanton Morley Neighbourhood Plan Policy 15 as it seeks additional community facilities to enhance the village.</p>
<p>POLICY 16: Traffic Impact</p> <p>New development that generate a significant amount of traffic will be expected to assess the impact of traffic generated by the proposals and include appropriate and proportionate measures to mitigate any significant impacts on road safety, pedestrians, safe road crossings, cyclists, parking and congestion within Swanton Morley.</p>	<p>Supporting Section 8 – Promoting healthy and safe communities, 9 – Promoting sustainable transport and Section 12 – Achieving well-designed places.</p> <p>Promoting social interaction and creating healthy, inclusive communities. Street layouts which are safe, accessible and allow easy pedestrian and cycle connections, paragraph 96.</p> <p>Identify transport solutions which are sustainable and well designed, paragraph 109.</p> <p>Sustainable traffic solutions for rural area and offering choice of transport mode, paragraph 110.</p> <p>Good design contributing positively to making places high quality and beautiful for new and existing residents, paragraph 131.</p> <p>Planning positively for the achievement of high quality development and supporting transport networks, paragraph 135.</p>	<p>Policy TR 01 – Sustainable Transport Network is aligned to Policy 16 of the Swanton Morley Neighbourhood Plan as it seeks to promote road safety and use of sustainable transport modes as mitigation to traffic impact.</p> <p>Policy TR 02 – Transport Requirements is supported by Policy 16 of the Swanton Morley Neighbourhood Plan as it also seeks assessment of development impact and mitigation measures.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy INF 01: Sustainable Transport is supported by Policy 16 of the Swanton Morley Neighbourhood Plan which seeks to promote road safety and use of sustainable transport modes as mitigation to traffic impact.</p> <p>eBLP Policy INF 02: Transport Requirements is aligned with Policy 16 of the Swanton Morley Neighbourhood Plan as it also seeks mitigation for</p>

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		<p>negative impacts from the development.</p> <p>in requiring high quality, construction and layout.</p> <p>as it seeks additional community facilities to enhance the village.</p>
<p>POLICY 17: Commercial Scale Solar & Wind Generation of Electricity</p> <p>Development of commercial 'green energy' production would be supported in the appropriate area, as shown on MAP 10, of least sensitivity.</p> <p>Proposals for new renewable energy and low carbon development, subject to consideration of the impact of the development and whether this can be made acceptable, will be supported.</p> <p>Proposals will be considered having regard to the extent to which there are:-</p> <ol style="list-style-type: none"> adverse impacts on the local landscape; designated and non-designated heritage assets assessed; adverse effects on residential amenity by virtue of outlook / overbearing impact, traffic generation, noise, vibration, overshadowing, glare, or any other associated detrimental emissions, including during construction, operation and decommissioning; 	<p>Aligned with Section 6 – Building a strong, competitive economy, Section 12 – Achieving well-designed places, Section 14 – Meeting the challenge of climate change, flooding and coastal change and Section 15 – Conserving and enhancing the natural environment.</p> <p>Creating conditions which business can invest and supporting economic growth, paragraph 85.</p> <p>Positively and proactively encourages sustainable economic growth, paragraph 86.</p> <p>Enable sustainable growth and expansion of all types of business in rural areas, paragraph 88.</p> <p>Ensuring developments will function well and add to the overall quality of the area, paragraph 135.</p> <p>Supporting the transition to net zero, renewable and low carbon energy and associated infrastructure, paragraph 161.</p>	<p>Policy ENV 10 – Renewable Energy Development is supported by Policy 17 of the Swanton Morley Neighbourhood Plan which seeks to embrace the need for renewable energy generation, as one of the ways to reduce greenhouse gases, and steer the focus of any such development proposals in areas of least environmental impact.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy INF 04: Renewable Energy Development is supported by Policy 17 of the Swanton Morley Neighbourhood Plan which recognises the need to set policy in place should such development proposals come forward in the Swanton Morley Neighbourhood Area which guide the location of such development in the least sensitive areas.</p>

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<p>d. an irreversible loss of the highest quality agricultural land;</p> <p>e. adverse impacts upon designated wildlife sites; nature conservation interests; and biodiversity;</p> <p>f. applications will be expected to demonstrate that any adverse impacts can be mitigated; and</p> <p>g. for the continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.</p> <p>Proposals for renewable energy development including the landward infrastructure for offshore renewable schemes requiring planning permission will be assessed to determine whether the benefits they bring in terms of the amount and usability of energy generated outweigh any adverse impacts. When attributing weight to any harm, in addition to other relevant policies in the Local Plan, regard will be given to national policy and guidance, statutory duty and legislation which seeks protection and enhancement of the landscape; designated and non-statutory heritage assets.</p> <p>Where appropriate consideration should be given through the need for planning conditions requiring the decommissioning and removal of all plant and ancillary equipment, and if necessary</p>	<p>Proactive approach to mitigating and adapting to climate change, paragraph 162.</p> <p>Increase the use and supply of renewables with a positive strategy while ensuing adverse impacts on the landscape, identification of suitable areas, paragraph 165.</p> <p>Recognising the benefits associated with renewable and low carbon energy generation and its contribution to a net zero future, paragraph 168.</p> <p>Recognising the intrinsic character and protecting valued landscapes and beauty of the countryside, paragraph 187.</p>	

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<p>the restoration of land, on the cessation of use.</p> <p>The effective use of land by focusing large scale solar farms on previously developed and non-agricultural land, will be encouraged provided that it is not of high environmental value.</p>		
<p>POLICY 18: Parking Provision</p> <p>New residential developments must provide the following minimum number of off-street associated car parking spaces per dwelling:</p> <p>1 or 2 bedrooms ... 2 spaces 3 bedrooms 3 spaces 4 or more bedrooms. 4 spaces</p> <p>Accessible communal car parking areas of an equivalent provision will be considered as an acceptable alternative in appropriate locations - in clear view and not located behind the homes expected to make use of this type of off-street car parking.</p> <p>Each new home is required to provide at least one electric charging point and infrastructure which is accessible and convenient for the homeowner to use.</p>	<p>Aligned with Section 9 – Promoting sustainable transport and Section 12 – Achieving well-designed places.</p> <p>Consideration of transport issues, patterns of movement, streets and parking are integral to good design, paragraph 109.</p> <p>Limited availability of public transport resulting in high dependency on car ownership in a rural area which requires the setting of local parking standards, paragraph 112.</p> <p>Good design is a key aspect of sustainable development and being clear about design expectations, paragraph 131.</p> <p>Ensuring developments function well, add to the overall quality of the area and are visually attractive, paragraph 135.</p> <p>Development that is not well designed should be refused, paragraph 139.</p>	<p>BLP Policy HOU 06 – Principle of New Housing sets out that planning permission will only be granted where appropriate parking provision is provided by the development, providing sufficient parking spaces to avoid inappropriate on street parking, highway safety problems and to protect living and working conditions locally, Policy 18 of the Swanton Morley Neighbourhood Plan is clear in what the appropriate minimum requirement is to satisfy HOU 06 policy requirement.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy DES 03: Distinctive Local Identity sets out that plot sizes should be of a sufficient size to allow for parking which aligns with the Swanton Morley Neighbourhood Plan Policy 11 in seeking appropriate parking provision.</p> <p>eBLP Policy INF 02: Transport Requirements which aligns with the Swanton Morley Neighbourhood Plan Policy 18 in requiring appropriate parking.</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Breckland Local plan (BLP) & Emerging Breckland Local Plan (eBLP)
<p>POLICY 19: Provision of Street-lighting</p> <p>Where streetlighting is provided by new development it should meet the following criteria:-</p> <ul style="list-style-type: none"> • accord with the specification defined in the adopted Swanton Morley Parish Council Streetlight Policy (or subsequent updates). • low energy consumption; • seek to minimise light pollution; • designed to maintain highway safety; • have the capability to be dimmed between certain hours (as set by the Parish Council); and • if ownership is transferred to the Swanton Morley Parish Council should be accompanied with funding for maintenance and repairs (as set out in New Policy: Management of Community Assets) and calculated using the approved method. 	<p>Aligned with Section 9 – Promoting sustainable transport, Section 12 – Achieving well-designed places, Section 14 – Meeting the challenge of climate change, flooding and coastal change and Section 15 – Conserving and enhancing the natural environment</p> <p>Delivering well-designed and sustainable places, ensuring movement considerations are integral to the design, paragraph 109.</p> <p>Clarity about design expectations, paragraph 133.</p> <p>Need to mitigate and adapt to climate change, paragraph 163.</p> <p>Help to reduce greenhouse gas emissions, paragraph 164.</p> <p>Minimise energy consumption, paragraph 166.</p> <p>Limiting the impact of light pollution, paragraph 198.</p>	<p>Policy INF 02 – Developer Contributions seeks street-lighting to be included, where necessary, in the infrastructure of a development as part of landscape plans and requirements of a Neighbourhood Plan aligns with Policy 19 of the Swanton Morley Neighbourhood Plan.</p> <p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy INF 06: Developer Contributions supports the Swanton Morley Neighbourhood Plan Policy 19 in the delivery of infrastructure requirements of a made Neighbourhood Plan.</p>
<p>POLICY 20: Management of Community Infrastructure</p> <p>Where new developments provide elements of green infrastructure (such as open space, natural green space, recreational areas, allotments, community woodland and orchards) or hard infrastructure</p>	<p>Aligned to Section 6 – Building a strong, competitive economy and Section 8 – Promoting healthy and safe communities, and Section 12 – Achieving well-designed places.</p>	<p>Policy INF 02 – Developer Contributions supports Policy 20 of the Swanton Morley Neighbourhood Plan in requiring Developer contributes to infrastructure requirements as set out in a made Neighbourhood Plan.</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Breckland Local plan (BLP) & Emerging Breckland Local Plan (eBLP)
<p>assets (such as streetlighting, buildings) the Developer will be required to demonstrate an effective and sustainable management programme for the infrastructure or asset by having:</p> <p>a) an effective transition to the Swanton Morley Parish Council ownership with funding payment to cover projected future costs for at least the next ten years; or</p> <p>b) an effective transition to the Local Authority ownership; or</p> <p>c) an appropriate legally binding arrangement for management by an established management company with a viable and sustainable business case and operating model.</p>	<p>Promoting retention and development of local services and community facilities in Swanton Morley. Paragraph 88.</p> <p>Promoting social interaction and creating healthy, inclusive communities, strong neighbourhood centres, good health through provision of facilities, paragraph 96.</p> <p>Positively planning for the provision of community facilities the community needs, paragraph 98.</p> <p>Ensuring access to high quality open space for sport and physical activity is important for the health and well-being of the community, paragraph 103.</p> <p>Good design is key aspect of sustainable development creates better places in which to live and work. Contributes positively to making places better for new and existing residents of Swanton Morley, paragraph 131.</p> <p>Design policies should be developed with local communities so they reflect local aspirations, paragraph 132.</p> <p>Robust and comprehensive policy to set out the expectations (for the future management of community infrastructure); adding to the overall quality, through sustainable</p>	<p>Emerging Breckland Local Plan (eBLP)</p> <p>eBLP Policy INF 06: Developer Contributions supports the Swanton Morley Neighbourhood Plan Policy 20 in the delivery of infrastructure requirements of a made Neighbourhood Plan.</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Breckland Local plan (BLP) & Emerging Breckland Local Plan (eBLP)
	<p>future management, not just for the short term but over the lifetime of development, paragraph 133 and 135.</p> <p>Protecting and enhancing valued landscapes, community open spaces while minimising impacts on biodiversity, wildlife corridors and habitats, paragraph 187.</p>	

3.8 Breckland District Council, as the Local Planning Authority, has identified other strategic policies, listed below, that have also been considered. The policies of the Swanton Morley Neighbourhood Development Plan are all in general conformity with all the policies listed below: -

3.9 Breckland Local Plan Policies

- GEN 01 Sustainable Development in Breckland
- GEN 02 Promoting High Quality Design
- GEN 03 Settlement Hierarchy
- Gen 04 Development Requirements of Attleborough Strategic Urban Extension (SUE) Development
- GEN 05 Settlement Boundaries
- HOU 01 Development Requirements (Minimum)
- HOU 02 Level and Local of Growth
- HOU 03 Development Outside of the Boundaries of Local Service Centres
- HOU 04 Villages with Boundaries
- HOU 05 Small Villages and Hamlets Outside of Settlement Boundaries
- HOU 06 Principle of New Housing
- HOU 07 Affordable Housing
- HOU 08 Provision for Travellers and Travelling Showpeople
- HOU 09 Specialist Housing
- HOU 10 Technical Design Standards for New Homes
- HOU 11 Residential Replacement, Extensions and Alteration
- HOU 12 Conversion of Buildings in the Countryside
- HOU 13 Rural Workers
- HOU 14 Affordable Housing Exceptions

- 29 Specific Site Allocation Policies outside of Swanton Morley Neighbourhood Area
- Swanton Morley Housing Allocation
- TR 01 Sustainable Transport Network
- TR 02 Transport Requirements
- ENV 01 Green Infrastructure
- ENV 02 Biodiversity Protection and Enhancement
- ENV 03 The Brecks Protection and Enhancement
- ENV 04 Open Space, Sport & Recreation
- ENV 05 Protection and Enhancement of the Landscape
- ENV 06 Trees, Hedgerows and Development
- ENV 07 Designated Heritage Assets
- ENV 08 Non-Designated Heritage Assets
- ENV 09 Flood Risk & Surface Water Drainage
- ENV 10 Renewable Energy Development
- EC 01 Economic Development
- Three Employment Allocations Policies outside of Swanton Morley Neighbourhood Area
- EC 02 Snetterton Heath
- EC 03 General Employment Areas
- EC 04 Employment Development Outside General Employment Areas
- EC 05 Town Centre and Retail Strategy
- EC 06 Farm Diversification
- EC 07 Tourism Related Development
- EC 08 Advertising and Signs
- COM 01 Design
- COM 02 Healthy Lifestyles
- COM 03 Protection of Amenity
- COM 04 Community Facilities
- INF 01 Telecommunications
- INF 02 Developer Contributions
- INF 03 Local Plan Policy Review

3.10 Site Specific Policies and Proposals Relating to Swanton Morley –

- Policy SM1 Residential Allocation - Land at Rectory Road

3.11 Emerging Breckland Local Plan: Full Update Preferred Options (Regulation 18) October 2025 –

- NP1: Neighbourhood Planning
- GEN 01 Design and Sustainable Development
- GEN 02 Parish Hierarchy and Spatial Development Strategy
- RB 1 Robertson Barracks
- GEN 03 Built Form
- GEN 04 Development and the Built Form
- HOU 01 Breckland's Housing Requirement
- HOU 02 Distribution of Housing Development

- HOU 03 Windfall Housing Policy
- HOU 04 Large Housing Sites Development Principles
- HOU 05 Development Viability
- HOU 06 Small Scale Housing Development in Other Parishes
- HOU 07 Affordable Housing Exception Sites
- HOU 08 Community Led Development
- HOU 09 Housing for the Elderly and Specialist Care (Single Plot)
- HOU 10 Housing for the Elderly and Specialist Care (Two or more dwellings)
- HOU 11 Self and Custom Build Homes
- HOU 12 Replacement Dwellings
- HOU 13 Dwelling Annexes
- HOU 14 Extensions and Alterations to Dwellings
- HOU 15 Rural Worker's Dwellings
- HOU 16 Adaptable and Accessible Homes
- HOU 17 Water efficiency
- HOU 18 Securing A Mix of Housing
- HOU 19 Sub-Division and Multi-Occupation of Dwellings
- HOU 20 Residential Development on Backland and Garden Sites
- HOU 21 Affordable Housing
- HOU 22 Provision for Travellers and Travelling Showpeople
- HOU 23 Re-use of agricultural Buildings in the Countryside
- EMP 01 Economic Growth Strategy
- EMP 02 Employment Land Provision
- EMP 03 Snetterton General Employment Area
- EMP 04 Reserve Employment Allocation
- EMP 05 Existing Employment Areas
- EMP 06 Loss of Employment Land
- EMP 07 Employment Development Outside Existing and Allocated Employment Sites – Sustaining a Prosperous Rural Economy
- EC 01 Town Centre Hierarchy and Primary Shopping Areas
- EC 02 Main Town Centre development Requirements and Retail Strategy
- EC 03 Town Centre Impact assessments and Sequential Test
- EC 04 The Sequential Approach to Main Town Centre Development
- EC 05 Farm Diversification
- EC 06 Tourism Related Facilities and Attractions
- EC 07 Tourist Accommodation, Camping, Caravaning and Holiday Lets
- ENV 01 Climate Responsive Design
- ENV 02 Green and blue infrastructure
- ENV 03 Improving Biodiversity
- ENV 04 Protection and Enhancement of the Landscape
- ENV 05 Trees, Hedgerows and Development
- ENV 06 Designated Historic Assets
- ENV 07 Non-Designated Historic Assets
- ENV 08 Archaeological Sites

- ENV 09 The Brecks Protection Habitats and Species
- ENV 10 Development in Nutrient Sensitive Areas
- ENV 11 Agricultural Intensification
- ENV 12 Open Space, Sport & Recreation
- ENV 13 Local Green Space
- ENV 14 Regenerative Farming
- ENV 15 Agritech Development and Community Growing Spaces
- DES 01 Promoting High Quality Design
- DES 02 Integrating Development With Nature
- DES 03 Distinctive Local Identity
- DES 04 Shop Fronts, Advertising and Signage
- COM 01 Healthy Lifestyles
- COM 02 New Development and Health Impacts
- COM 03 Protection of Amenity
- COM 04 Protecting and enhancing Community Facilities
- INF 01 Sustainable Transport
- INF 02 Transport Requirements
- INF 03 Flood Risk & Surface Water Drainage
- INF 04 Renewable Energy Development
- INF 05 Telecommunications
- INF 06 Developer Contributions

3.12 **(b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order.**

3.13 This applies in relation to a listed building only in so far as the order grants planning permission for development that affects the building or it's setting.

3.14 No such order or permission is sought or to be granted in relation to the Swanton Morley Neighbourhood Plan review 2025 and, therefore, is not applicable.

3.15 **(c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order.**

3.16 This applies in relation to a conservation area only in so far as the order grants planning permission for development in relation to buildings or land in the area through a Neighbourhood Development Order or a Community Right to Build Order so that making the order will not weaken the statutory protections for listed buildings and conservation areas.

3.17 No such order or permission is sought or to be granted in relation to the Swanton Morley Neighbourhood Plan Review 2025 and, therefore, is not applicable.

- 3.18 **(d) The making of the order contributes to the achievement of sustainable development**
- 3.19 The National Planning Policy Framework, when taken as a whole, constitutes the Government's view on what sustainable development means in practice for the planning system.
- 3.20 The appraisal of the Swanton Morley Neighbourhood Plan Review 2025 policies against the National Planning Policy Framework policies demonstrate how policies in the Swanton Morley Neighbourhood Plan Review 2025 comply with the National Planning Policy Framework and, therefore, support the delivery of sustainable development.
- 3.21 The Sustainability Appraisal of the Swanton Morley Neighbourhood Development Plan (May 2017) has been used to inform the production of the policies within the Swanton Morley Neighbourhood Plan Review 2025. These policies are seen as contributing to and supporting the achievement of sustainable development by considering the environmental, economic and social implications, with mitigating measures where necessary. Copies of the Sustainability Appraisal Report and supporting documents are available on the Swanton Morley Parish Council website¹ or Breckland District Council website².
- 3.22 The National Planning Policy Framework goes on to state that there are three dimensions to sustainable development:
- economic;
 - social; and
 - environmental.
- 3.23 These dimensions give rise to the need for the planning system to perform a number of roles defined by the National Planning Policy Framework.
- 3.24 Policies have been highlighted within the Swanton Morley Neighbourhood Plan Review 2025 which contribute towards each of the three roles and cumulatively contribute towards the achievement of sustainable development, as set out below:
- 3.25 **An Economic Role**
- 3.26 Contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- **POLICY 1: Protecting the Identity of Swanton Morley**

¹ <https://www.swantonmorleypc.info>

² <https://www.breckland.gov.uk>

Through the ambition of Policy 1, in seeking to maintain Swanton Morley as a distinct and separate village with its own identity, will see the village maintain its local economy.

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

The ambition of Policy 2 is to seek to achieve an appropriate, need based, growth and providing better connectivity and access that should bring longevity and vitality to the local economy.

➤ **POLICY 13: Broadband and Mobile Communications**

The ambition of Policy 13 is to seek to facilitate the improvement of modern communications and enable greater access to on-line services.

➤ **POLICY 14: Employment and Local Shops**

The ambition of Policy 14 is to seek to see the continuation of a thriving local community, supporting local business and employment.

➤ **POLICY 15: Additional Community Facilities**

Through the ambition of Policy 15 it seeks the provision of additional facilities and amenities that support village life for residents; this will have a knock on effect of promoting the local economy.

➤ **POLICY 16: Traffic Impact**

The ambition of Policy 16 seeks to maintain road safety. Where potential additional traffic levels are identified then measures are implemented to mitigate any likely impact. This will enable efficient traffic movement for vehicles linked to the local economy.

3.27 **A Social Role**

3.28 Supporting strong, vibrant and healthy communities, by providing a housing supply meeting the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing.

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

The ambition of Policy 2 is to seek to achieve an appropriate, need based, growth and providing better connectivity and access that should bring longevity and vitality to the local community.

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

The ambition of Policy 3 is to ensure the sustainable growth of Swanton Morley whilst providing specific additional benefit to the local community associated with these sites that would not be otherwise provided.

➤ **POLICY 4: Housing for the Local Community (Local Lettings)**

Policy 4 has the ambition to create the opportunity for Swanton Morley residents or those with connections to Swanton Morley, who are on the housing register, to have the ability to access affordable housing in Swanton Morley and remaining part of the local community.

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

Policy 5 seeks, similar to Policy 4, through its ambition to bring clarity to a specific delivery of Exception Sites to give access to affordable housing in Swanton Morley to those with local connections to Swanton Morley.

➤ **POLICY 6: Delivery of Planning Obligations**

The ambition of Policy 6 is to enable local knowledge and involvement by Swanton Morley Parish Council to deliver better outcomes for local residents of Swanton Morley through planning obligations. This should see community benefits that add value to the social fabric of the village.

➤ **POLICY 7: Local Green Space and POLICY 8: Protection of Open Space**

These two policies seek to recognise the importance of these areas to the village as areas of recreational and visual value and, therefore, providing additional protection.

➤ **POLICY 9: Important Views**

The ambition of Policy 9 seeks to protect and retain the outstanding views enjoyed across open landscapes to the north east of Swanton Morley as visual amenities for the local community to continue to enjoy; promoting wellbeing.

➤ **POLICY 10: Accessibility and Biodiversity**

Policy 10 seeks to improve access to the countryside and woodland for the local community; promoting healthy lifestyles and wellbeing.

➤ **POLICY 11: Design of Development**

The ambition of Policy 11 seeks to ensure any new development is designed to a high standard and to promote a village community that is vibrant and diverse.

- **POLICY 13: Broadband and Mobile Communications**
Through the improvement of modern communications and enabling greater access to on-line services should create opportunity and less social isolation within the community.
- **POLICY 14: Employment and Local Shops**
The ambition of Policy 14 is to see the continuation of a thriving local community, supporting local business and local employment.
- **POLICY 15: Additional Community Facilities**
The ambition of Policy 15 is to facilitate a strong and vibrant community by seeking the provision of additional facilities and amenities that support village life for residents.
- **POLICY 16: Traffic Impact**
Policy 16 will contribute to the wellbeing of the local community through measures to mitigate any negative effects of new development on road safety, pedestrians, parking and congestion within the village.
- **POLICY 18: Parking Provision**
Policy 18 seeks to ensure the provision of adequate off-road parking is available to residents of new housing, generally to reduce pavement parking and reduce frustration of the wider community this can cause.
- **POLICY 20: Management of Community Infrastructure**
New Policy 20 seeks to ensure that social provision is made for the management and maintenance of community infrastructure as part of a high quality built environment, which promotes health, social and cultural wellbeing.

3.29 **An Environmental Role**

- 3.30 Contributing to protecting and enhancing the local natural, built and historic environment; and, as part of this, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating against climate change including moving to a low carbon economy.
- **POLICY 1: Protecting the Identity of Swanton Morley**
Through the ambition of Policy 1, in seeking to maintain Swanton Morley as a distinct and separate village with its own identity, will see the village maintain its character.

➤ **POLICY 7: Local Green Space**

Policy 7 seeks the protection of these three areas, each of which plays an important environmental role.

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

Policy 8 identifies the open space across the village, which plays a key role in linking green spaces and habitats and should not be lost.

➤ **POLICY 9: Important Views**

The ambition of Policy 9 seeks to protect the natural environment by retaining the outstanding views enjoyed across open landscapes to the north east of Swanton Morley.

➤ **POLICY 10: Accessibility and Biodiversity**

Policy 10 contributes to protecting and enhancing the natural environment, improving biodiversity and connections with existing open spaces.

➤ **POLICY 11: Design of Development**

Policy 11 seeks to protect and enhance the natural environment, seeking retention of trees and hedgerows, maintenance of ditches, supports the need to reduce energy usage and facilities recycling storage. The different elements of this policy support and seek to protect the natural, built and historic environment through high quality design.

➤ **POLICY 12: Flood**

The ambition of Policy 12 is to ensure new development does not cause flood related problems. Mitigation measures may also provide opportunity for biodiversity.

➤ **POLICY 17: Commercial Scale Solar & Wind Electricity Generation**

The ambition of new Policy 17 to provide guidance for such development, which should only be located in areas of least environmental and social impact, should proposals come forward for commercial renewable and low carbon energy schemes.

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

The ambition of Policy 20 is to support the provision of community infrastructure, including green infrastructure, and the ongoing future management and maintenance is provided for.

- 3.31 **(f) The making of the order does not breach and is otherwise compatible with EU obligations**
- 3.32 The statement below demonstrates how the Swanton Morley Neighbourhood Plan Review 2025 does not breach, and is compatible with, EU obligations.
- 3.33 A Strategic Environmental Assessment (SEA) has been completed with the Swanton Morley Neighbourhood Plan Review 2025. The screening was consulted on with the Statutory Bodies – Environment Agency, History England and Natural England, following which a determination was issued. The SEA Screening & Determination Report are submitted alongside this Basic Conditions Statement.
- 3.34 A Habitat Regulations Assessment (HRA) Screening Report has been prepared in order to identify whether a full HRA is required to support the Swanton Morley Neighbourhood Plan Review 2025. This HRA Screening Report is submitted alongside this Basic Conditions Statement.
- 3.35 The HRA assessment was carried out with regard to the conservation objectives of those European Sites deemed to be within the relative proximity of the Swanton Morley Neighbourhood Area.
- 3.36 The HRA indicated that no European Sites will be significantly affected by the policies described in the Swanton Morley Neighbourhood Plan Review 2025 and, therefore, a full Appropriate Assessment is not required.
- 3.37 The Swanton Morley Neighbourhood Plan Review 2025 has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.
- 3.38 **(g) Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.**
- 3.39 There are no other prescribed matters.

4.0 Conclusion

- 4.1 The Basic Conditions as set out in Schedule 10 paragraph 8 (2) of the Localism Act [Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011)] are considered to have been met by the Swanton Morley Neighbourhood Plan Review and all the policies therein.

Appendix 1 – Designation of Neighbourhood Area



Faye LeBon
Clerk to Swanton Morley Parish Council
32, Humbletoft Road,
Dereham
NR19 2RT

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 28th 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,

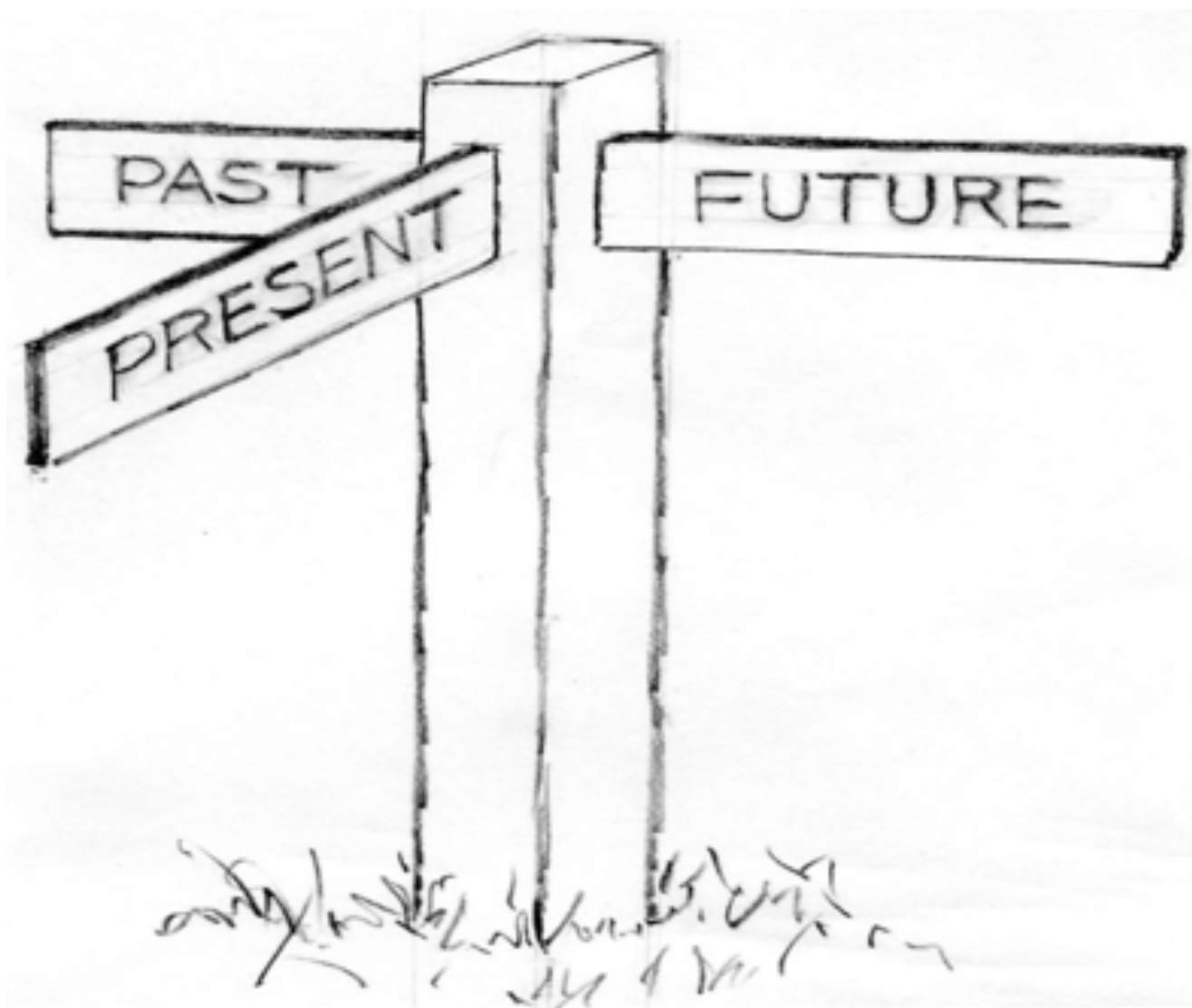
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Swanton Morley Neighbourhood Plan

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