

# Swanton Morley Neighbourhood Plan 2017 – 2037



Prepared by:

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

ABZAG Ltd

NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT

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## Foreword

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

There will always be some people who say that they do not want to see any changes to Swanton Morley but as can be seen from the historical photos provided on pages 11 and 12, this process of development is not something new. Our ancestors had the same challenges throughout the history of the village. What was undoubtedly considered by them to be modern we might now consider to be picturesque and provides some visually attractive characteristics. Political, economic, social and technological changes mean that Swanton Morley must do what it has always done which is adapt and grow to suit a modern age. This Neighbourhood Plan has been produced to assist in this process and help us plan for the next twenty years of growth.

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

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

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

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

Roger Atterwill  
Chairman, Swanton Morley Parish Council

# Map 1: Swanton Morley Neighbourhood Area



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## Executive Summary

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

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

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



Neighbourhood Plan as they make planning decisions about our village in the future.

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

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

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

**Policy 7** and **Policy 8** provide protection for our green space and open space whilst **Policy 9** addresses the ongoing management and maintenance of any new open space.

As Swanton Morley is such a beautiful place **Policy 10** looks to protect the views loved by local residents, with **Policy 11** providing improvement in accessibility and biodiversity.



**Policy 12** outlines the approach taken to enhance design of any new homes built, whilst **Policy 13** looks to stop previous mistakes being made through lack of parking provision. **Policy 14** ensures that new development does not cause flooding issues. **Policy 15** looks to address the housing mix in Swanton Morley and recognises the local needs.

Improvements in the provision of broadband speeds and mobile signal strength are supported in **Policy 16**. Whilst support for employment opportunities and local shops is given within **Policy 17**.

**Policy 18** supports the provision for Swanton Morley residents of additional community facilities and services.

Many local residents see increasing traffic and its impact on road safety as an issue; **Policy 19** is focused on the mitigation and measures to reduce that impact.

The Swanton Morley Neighbourhood Plan has been written to enable the local community to have a positive effect on planning in the parish of Swanton Morley for the benefit of all residents. Its importance will become apparent over the coming years as it gives our community a voice in the complex planning process and a way of shaping future development.

The 6 week pre-submission consultation on Swanton Morley Neighbourhood Plan Pre-Submission Version concluded on Friday 24<sup>th</sup> February 2017, this gave local residents and stakeholders the opportunity to express their views. Full details of the responses received can be found in the Swanton Morley Neighbourhood Plan Consultation Statement that accompanies this document.

To aid understanding a glossary of the planning terms can be found in Section 8. A list of all the various reference documents referred to in the Swanton Morley Neighbourhood Plan can be found listed in Appendix 1.



# Swanton Morley Neighbourhood Plan

## Examination Version [ June 2017 ]

### Section 1: Introduction and Background

#### 1.1 Purpose

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

#### 1.2 Submitting Body

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



#### 1.3 Neighbourhood Area

1.3.1 The Swanton Morley Neighbourhood Plan applies to the Parish of Swanton Morley in the Breckland District of Norfolk. In accordance with Regulation 6 of the Town and Country Planning, Neighbourhood Planning (General) Regulations 2012 as amended.

1.3.2 Breckland District Council, the local planning authority, publicised the application from Swanton Morley Parish Council and advertised a six-week consultation period. Breckland District Council approved the application on 6<sup>th</sup> July 2015 and the Parish of Swanton Morley was designated as the Neighbourhood Area, as shown on Map 1.

1.3.3 Swanton Morley Parish Council confirms that the Swanton Morley Neighbourhood Plan:

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

## 1.4 The Context

1.4.1 The Swanton Morley Neighbourhood Plan must comply with the following neighbourhood planning basic conditions:

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

## 1.5 Plan Period, Monitoring and Review

1.5.1 The Swanton Morley Neighbourhood Plan will have a plan period of twenty years, from 2017 to 2037. It is, however, a response to the needs and aspirations of the local community as understood today and recognised that current challenges and concerns are likely to change over the plan period.

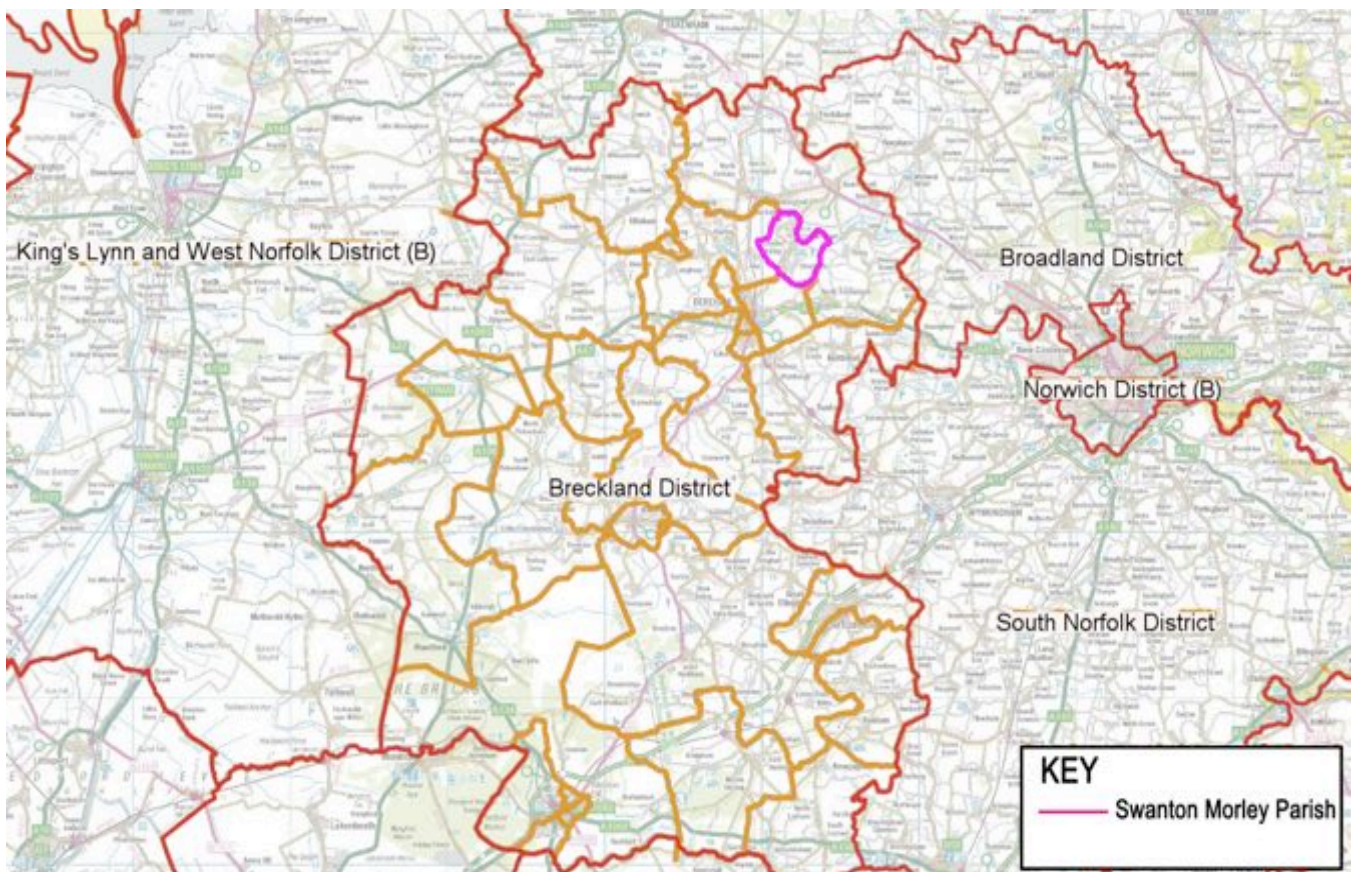
1.5.2 Swanton Morley Parish Council, as the Qualifying Body, will be responsible for maintaining and periodically revisiting the Swanton Morley Neighbourhood Plan to ensure relevance and to monitor delivery.



## Section 2: About Swanton Morley

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

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



### 2.3. Short History of Swanton Morley

- 2.3.1. To understand the distinctiveness and diversity of Swanton Morley it is important to have an appreciation of how the village has grown and developed over time. Earliest records show there was a 9<sup>th</sup> Century Saxon hamlet, named Suanetua, in the northern part of the village near the Church.
- 2.3.2. The first part of the village's name "Swanton" is said to derive from the Old English for herdsman's enclosure. The second part, "Morley", was added to the village name in honour of the lords of the manor "the Barons de Morley" 1316 to 1475. This helps to distinguish from two other Norfolk Swantons (Abbot and Novers).



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



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



2.3.5. Town Street c. 1920 and recent view.



2.3.6. Town Street c. 1920 and recent view.



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



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



2.3.9. Greengate c. 1920 and recent view.



2.3.10. Greengate c. 1920 and recent view.

## 2.4. Key Dates Through History

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

<b>2009</b>	Swanton Morley wins Calor East of England Village of the Year
<b>2012</b>	Tour of Britain cycle race comes to Swanton Morley
<b>2013</b>	New Preschool extension and play area is opened at the village hall
<b>2015</b>	1 <sup>st</sup> Queens Dragoon Guards replace Light Dragoons at Robertson Barracks
<b>2015</b>	Swanton Morley Neighbourhood Plan commences!

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

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

## 2.6. Movers and shakers of the time

Parish Clerk & Sexton  
School Master

Joseph Canham  
Mr Edwin Weaver

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

## **2.7. Today**

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



has numerous holiday cottages, bed & breakfasts and a privately owned conference and banqueting facility called 'Hunters Hall'.



2.7.4. As the hub of the village, Swanton Morley Village Hall, is home to a large number of regular user groups, is frequently booked by private hirers for parties and has a self contained pre-school education area for the Under 5's group to play safely. At the hall there are many indoor sports (such as badminton and table tennis, etc..) and outdoor sports (such as football and archery). The village also has a separate cricket ground and two bowls greens.

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



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

## 2.8. Parish Church

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



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

## 2.9. Robertson Barracks

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

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

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

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



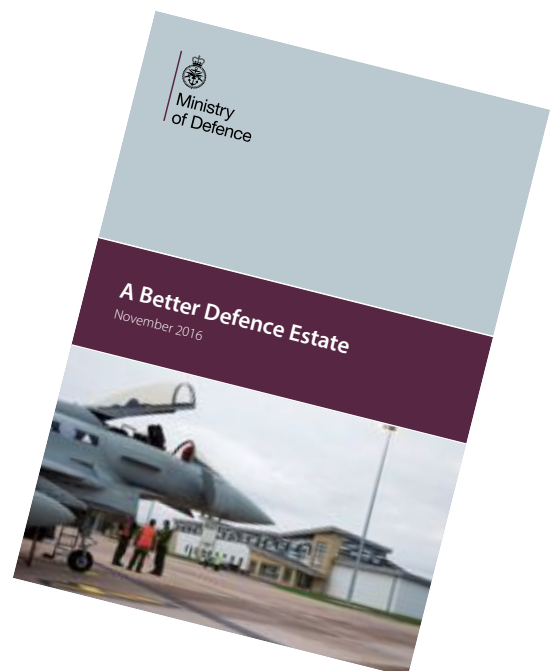
Cap badge of 1st The Queen's Dragoon Guards

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

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

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

2.9.7. It is recognised that Robertson Barracks is a site of significant strategic importance to the village and the wider community as it contains 237 existing homes and a very diverse range of commercial



technical buildings, hospitality buildings, accommodation blocks and sport and recreation facilities.

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

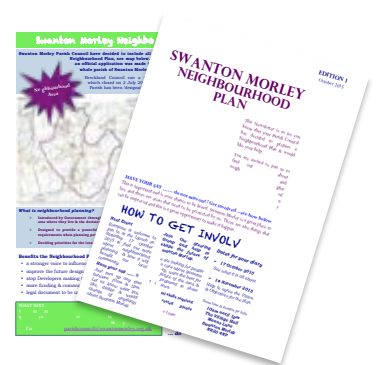
**Map 3: Housing at Robertson Barracks**



## Section 3: Process and Key Steps

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

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



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

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

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

### **3.4. Steering Group Membership**

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

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

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

### 3.5. Developing the Plan

- 3.5.1. In the following months the Steering Group engaged with the wider community and held a number of Community Workshops to develop a better understanding of what local residents felt was important whilst gathering the evidence to support the Swanton Morley Neighbourhood Plan.
- 3.5.2. To ensure the consultation process was as inclusive as possible the Steering Group wrote to key stakeholders, published articles in the Parish Council newsletter 'The Mardler', delivered leaflets to every house in Swanton Morley and to provide information and encourage feedback have set up a dedicated page on the Parish Council's website [www.swantonmorley.org.uk](http://www.swantonmorley.org.uk).
- 3.5.3. Email updates were sent to local residents, stakeholders and interested parties who had provided their details.
- 3.5.4. The Vision and Objectives were drafted and shared at a subsequent Community Workshop, with the emerging policies being discussed, tested and updated in consultation with local residents in January 2016.
- 3.5.5. The Steering Group categorised the policies into six key themes and drafted the Neighbourhood Plan to align with the desired outcomes to achieve the Vision and Objectives of local residents.
- 3.5.6. The structure of the Swanton Morley Neighbourhood Plan sets out the:
  - Vision and Objectives for the future of Swanton Morley
  - Sustainable Growth and Development including the spatial context and strategic policy
  - Policies that provide guidance and a framework for new development to contribute to the Vision and Objectives for the next twenty years.
- 3.5.7. A Sustainability Appraisal Scoping Report was prepared; this holds a range of information and statistics to help identify issues for Swanton Morley. This document has been subject to a separate consultation with the statutory bodies.

### 3.6. Consultation and Submission

- 3.6.1. The 6 week pre-submission consultation was completed in February 2017 and the Swanton Morley Neighbourhood Plan has been

updated to incorporate comments received from local residents and stakeholders, see the Consultation Statement document for full details of the responses received. The Swanton Morley Neighbourhood Plan and supporting documents have now been submitted to Breckland District Council before undergoing an independent examination.

### **3.7. Examination**

- 3.7.1. The role of the independent examiner will be to consider whether the proposed Swanton Morley Neighbourhood Plan has followed the plan making processes and meets the 'Basic Conditions' as set out by the Neighbourhood Planning Regulations.
- 3.7.2. The examiner will make a recommendation as to whether the Swanton Morley Neighbourhood Plan should be submitted to a referendum, with or without modifications, and whether the area for the referendum should extend beyond the Neighbourhood Plan Area.

### **3.8. Referendum and Adoption**

- 3.8.1. Subject to a successful examination outcome the Swanton Morley Neighbourhood Plan will proceed to a local referendum in 2017 where the residents of Swanton Morley, who are registered voters, will be asked whether they want Breckland District Council to use the Swanton Morley Neighbourhood Plan when it determines planning applications in the parish of Swanton Morley (the Neighbourhood Plan Area).
- 3.8.2. Provided a favourable response is received the Swanton Morley Neighbourhood Plan will become part of the statutory 'development plan' for the area which is the starting point for determining planning applications in Swanton Morley.

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

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



### 4.5. Vision for Swanton Morley

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

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

#### 4.6. Objectives

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





## Section 5: Sustainable Growth and Development

### 7.1. Sustainability

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

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

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

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



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

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

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

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

## 7.2. Wider Spatial and Strategic Policy Context

- 7.2.1. The adopted Local Development Framework covering the Swanton Morley Neighbourhood Area currently comprises:

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

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

- Breckland Local Plan Preferred Directions (December 2015)
- Breckland Local Plan Preferred Options and Settlement Boundaries (September 2016)



## 7.3. Core Strategy and Development Control Policies

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

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

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

#### 7.4. Site Specific Policies and Proposals

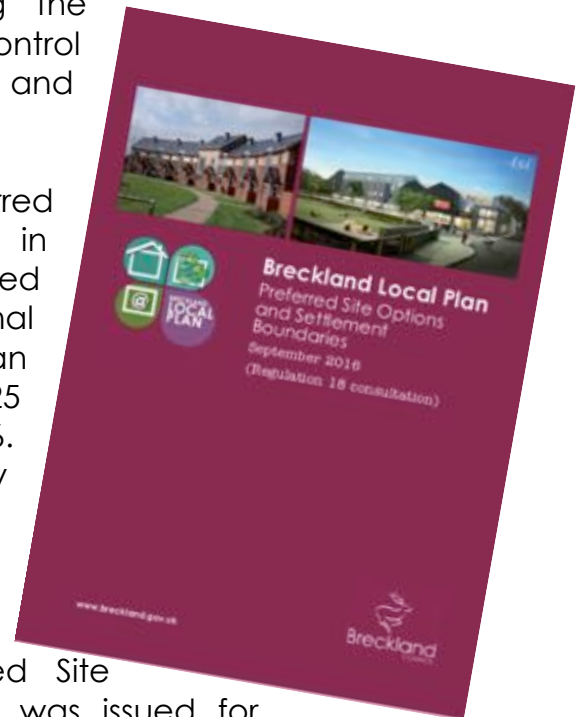
- 7.4.1. The Site Specific Policies and Proposals Document identifies the areas where development is acceptable, in principle, through the definition of a "settlement limit". Under Policy SM1 specifically allocates a residential allocation of Land at Rectory Road of 2.4 hectares for 50 new dwellings,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

#### 7.5. Emerging Breckland Local Plan

- 7.5.1. Breckland District Council decided in 2013 to prepare a new Local Plan. Once adopted the Local Plan will replace the existing Development Plan Documents developed under the Local Development Framework, including the Core Strategy and Development Control Policies and Site Specific Policies and Proposals documents.

- 7.5.2. The Breckland Local Plan Preferred Directions, issued for consultation in December 2015, identifies the need across the District to meet additional future housing needs in the Local Plan and to provide for no less than 14,925 new homes between 2011 and 2036. This is drawn from the Objectively Assessed Need identified in the Central Norfolk Strategic Housing Market Assessment 2015.

- 7.5.3. The Breckland Local Plan Preferred Site Options and Settlement Boundaries was issued for consultation in September 2016 to consider potential development sites.

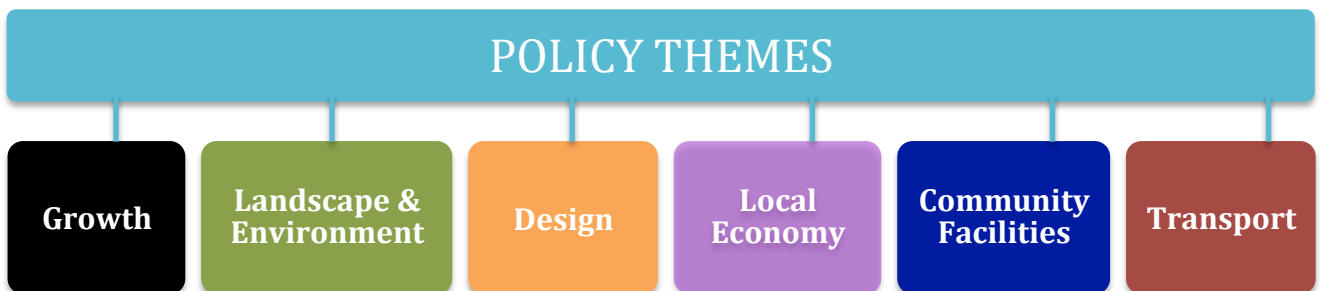


## Section 6: Neighbourhood Plan Policies

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



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



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

## Theme 1: Growth

### 6.9. Protecting the Identity of Swanton Morley

- 6.10. There are currently 723 dwellings in the parish of Swanton Morley. Whilst relatively dispersed the development has followed the general linear pattern throughout the village.
- 6.11. The Core Strategy and Breckland District Council's emerging Local Plan sets the agenda for housing numbers and growth, with no fewer than 14,925 new homes across the Breckland District between 2011 and 2036.
- 6.12. Swanton Morley is identified within the Core Strategy, Policy SS1, as a '**Service Centre Village**'. This is defined to contain adequate services and facilities to meet the day-to-day requirements of existing residents.



- 6.13. The settlement hierarchy has been modified within the emerging Local Plan and Swanton Morley is now identified as a '**Local Service Centre**' suitable for new development as it meets the criteria by having the following services:
- Swanton Morley Primary School
  - Village shop and post office; butchers
  - Community facilities in the form of public houses Darby's and The Angel, village hall and doctors surgery
  - The village has a regular bus service to Norwich

- There are a good range of businesses and employment opportunities.

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



- 6.15. Swanton Morley will proactively plan to meet the local housing requirement ensuring that delivering a wide choice of high quality homes is essential to support sustainable, mixed and inclusive communities.
- 6.16. New homes must be built in accordance with the distinctive features, scale and character of the local area whilst maintaining the distinct village settlement and avoiding coalescence with the surrounding town and villages.
- 6.17. The community recognises that housing development can sometimes bring wider benefits, such as the redevelopment of brownfield sites, securing the ongoing use of a building, providing community facilities and providing much needed affordable homes. Such proposals will be supported in accordance with this policy in the Neighbourhood Plan.
- 6.18. **Ambition: This policy seeks to maintain Swanton Morley as a distinct and separate village with its own identity.**

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

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

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (December 2009)
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)
- Breckland Local Plan Preferred Options and Settlement Boundaries (2016)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Neighbourhood Plan Emerging Policy Statement Discussion Document (March 2016)
- Swanton Morley Village Appraisal Report (2004)

<b>POLICY 1: Protecting the Identity of Swanton Morley</b>	<p><b>Development will not be supported outside of the built up area (settlement boundary), individually or cumulatively, if it would result in increasing the coalescence between Swanton Morley and neighbouring towns and villages (in particular Dereham) or reducing the separate identity of Swanton Morley by:</b></p> <ol style="list-style-type: none"> <li><b>1) Reducing the openness and visual break between Swanton Morley and Dereham, or</b></li> <li><b>2) Increasing the intensification of development within existing curtilages that would lead to an increased sense of coalescence.</b></li> </ol>
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6.21. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (b), (c) and (e).

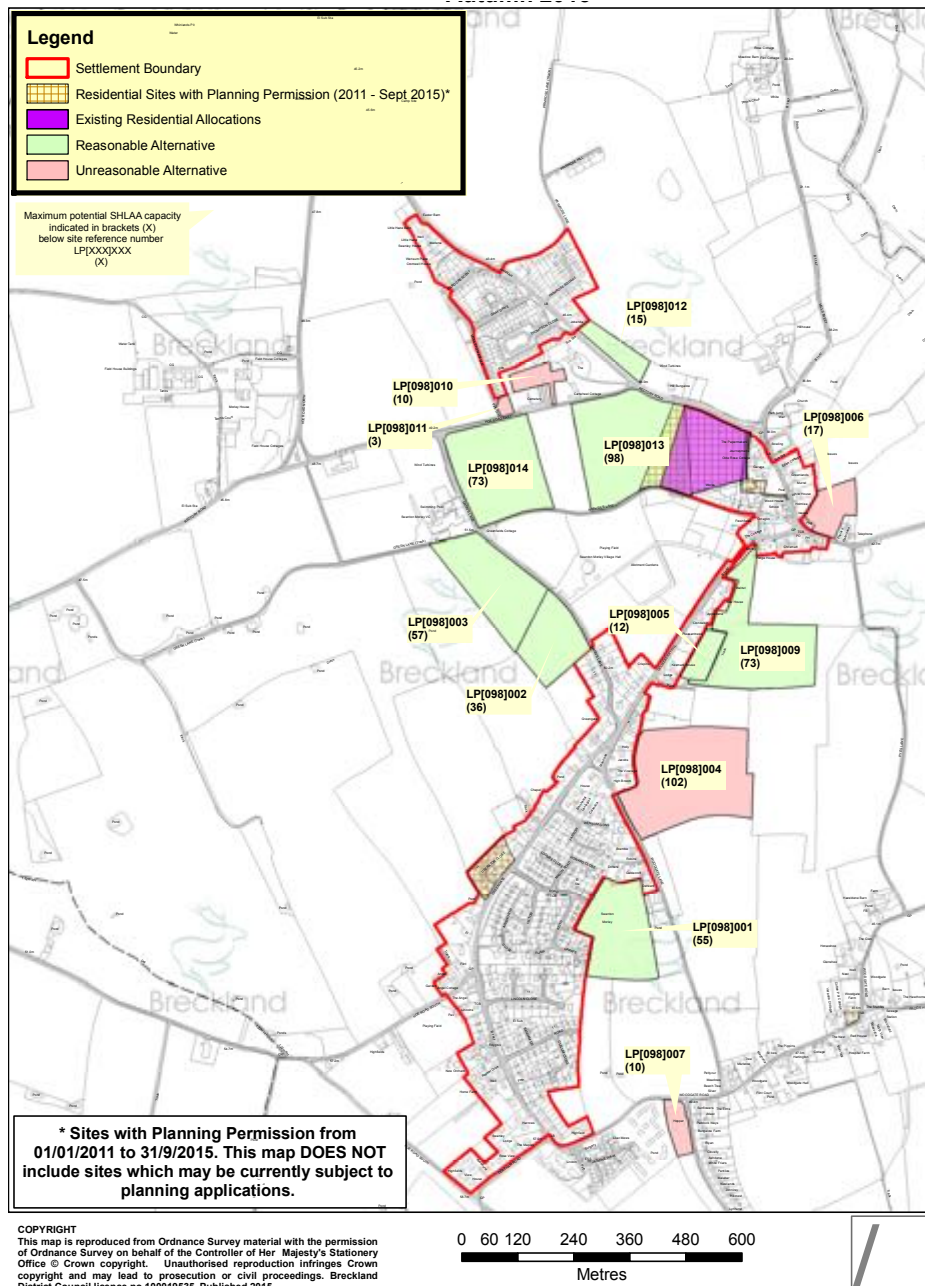


6.22. **Growth in the Right Places**

6.23. The spatial and strategic context is outlined for Swanton Morley in Section 5 and the emerging Local Plan for Breckland has been consulted on whilst the Neighbourhood Plan has been developed.

6.24. The initial Breckland Local Plan Preferred Directions identified sites which could accommodate 500 new dwellings in Swanton, see Map 4, this has resulted in a great deal of confusion, uncertainty and distress for local residents. The initial allocation for Swanton Morley was 145 dwellings. Following the initial 'call for sites', site LP(098)016 was put forward by the landowner, see Map 5 on page 33.

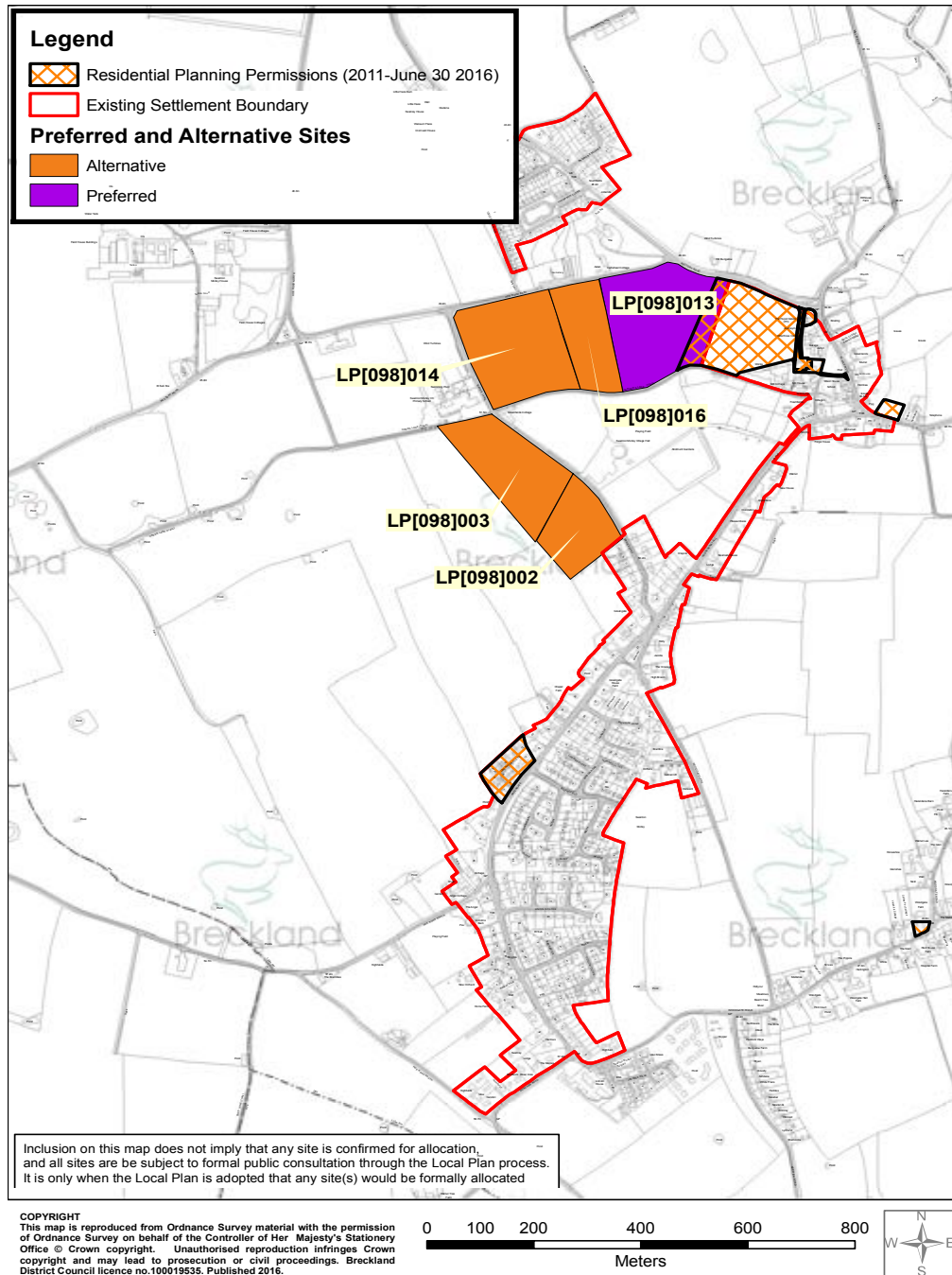
**Map 4: Breckland Local Plan Preferred Directions Site Allocations Swanton Morley**





- 6.25. To assist the Parish Council and Breckland District Council the Swanton Morley Neighbourhood Plan Steering Group included the Breckland Local Plan Preferred Directions proposed development sites at the public consultation community event and asked local residents which of the proposed sites they preferred and why.
- 6.26. At the public consultation local residents were mainly against any development but reluctantly accepted that new development was going to happen in Swanton Morley and set about identifying their preferred sites (based on those put forward through the Breckland Local Plan Preferred Directions process) and reasons why – both positive and negative.
- 6.27. Based on local residents reasoning and comments the outcomes were submitted to Breckland District Council, by the Parish Council, as part of their consultation response, and used to develop the preferred residential sites as this policy allocation.
- 6.28. Residents of Swanton Morley expressed their view that, if Swanton Morley was to grow, it should be in a way that enables the existing village to be 'more joined up' and linked together in a better way; as parts of the village feel remote and should be better connected by paths and cycleways.
- 6.29. The supported sites, where the local community would prefer to see development, which emerged from the public consultation community event are LP(098)013 and LP(098)014. The full list of sites considered as alternatives is listed at 6.38. and details in Appendix 5.
- 6.30. Following the initial 'call for sites', site LP(098)016 was put forward by the landowner. The Swanton Morley Neighbourhood Plan Steering Group considered this new site, and concluded that as it lies between site LP(098)013 and LP(098)014 it is sensible to include site LP(098)016 in the allocation as well.
- 6.31. In September 2016 Breckland Council issued a further consultation, called Breckland Local Plan Preferred Options & Settlement Boundaries, this gives an updated view on settlement hierarchy, allocation numbers and sites. Stating that Swanton Morley continues to be identified as a Local Service Centre within the settlement hierarchy, identifies that it will grow by 10% to 2036 and allocates 166 new dwellings to 2036. With current completions (37) and commitments (44) this results in a remainder of 85 new dwellings to be allocated.
- 6.32. Breckland Local Plan Preferred Options and Settlement Boundaries supports the outcome of the views expressed by local residents by identifying site LP[098]013 as the 'preferred' site and site LP[098]014 and LP[098]016 as suitable 'alternatives', as well as sites, LP[098]002 and LP[098]003. See Map 5.

### Map 5: Breckland Local Plan Preferred Options and Settlement Boundaries: Swanton Morley and Alternative Sites



6.33. The conclusion of the Statement of Five Year Housing Land Supply (31.03.2016) (Published July 2016) states that Breckland District Council, from its calculations using either the Core Strategy target (on either methodology<sup>1</sup>) or the Objectively Assessed Need target (on either methodology) cannot demonstrate a five-year supply of housing land for the District.

<sup>1</sup> There are two methods for calculation of the five-year land supply, these are known as Sedgefield' and 'Liverpool' Swanton Morley Draft Neighbourhood Plan

- 6.34. Breckland District Council subsequently issued an updated Statement of Five Year Housing Land Supply (30.09.2016) (Published November 2016) reaching the conclusion that using the Core Strategy target (on either methodology) it cannot demonstrate a five year supply of housing land. However, if the Objectively Assess Needs targets are used (on either methodology) there is a five year supply of housing land.
- 6.35. The National Planning Policy Framework sets out the need for the Local Plan to use the evidence base to ensure the Local Plan meets the assessed needs for both market and affordable housing. Work has been undertaken, by the Steering Group, within Swanton Morley to predict the likely level of housing required in the village through the Swanton Morley Neighbourhood Plan plan-period and to identify deliverable sites sufficient to achieve these numbers, including a 20% buffer<sup>2</sup>. With the allocation of sufficient housing numbers to meet the likely need it is also the intent of the Swanton Morley Neighbourhood Plan to ensure, through the use of planning gain and obligations, that the required improvements to infrastructure is facilitated.

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

<b>20 year period</b>	<b>Place</b>	<b>No. of dwellings built</b>
<b>1950's (1940's n/a)</b>	<b>Thompson Close</b>	30
	<b>Gray Drive</b>	28
	<b>Ward Crescent</b>	16
	<b>Hannah Road</b>	9
		<b>105</b>
<b>1960's &amp; 1970's</b>	<b>Primrose Square</b>	36
	<b>Lincoln Close</b>	28
	<b>Bedingfield Estate</b>	80
	<b>Bennett Road</b>	17
	<b>Cullum Close</b>	16
		<b>177</b>
<b>1980's &amp; 1990's</b>	<b>Farrow Close</b>	20
	<b>Wensum Gardens</b>	6
	<b>Worthing Road</b>	4
		<b>30</b>
<b>2000's &amp; 2010's</b>	<b>Raynor Drive</b>	4
	<b>Woodgate Park</b>	50
	<b>Liberator Close</b>	20
	<b>Rectory Road</b>	52
	<b>Merrifield Close</b>	3
	<b>Woodgate Lane</b>	3
	<b>Gooseberry Hill</b>	9 *
	<b>Elsing Road</b>	2 *
		<b>137</b>

\* Planning permissions granted 2016, yet to be built.

<sup>2</sup> A requirement of the National Planning Policy Framework.  
Swanton Morley Draft Neighbourhood Plan

- 6.36. Swanton Morley has seen growth over time and Table 1 highlights how the growth in housing numbers in each 20-year tranche averages 112 new dwellings. This raises concern that the current allocation of 85 is not sufficient to allow the village to continue to grow and meet the likely housing needs over the plan period of the Swanton Morley Neighbourhood Plan. Therefore, the Swanton Morley Neighbourhood Plan seeks to increase potential number of dwellings through the allocation of the three sites.
- 6.37. **Ambition: This policy seeks to achieve an appropriate, needs based, growth that will guide the location of new development in Swanton Morley in a holistic manner. Enhancing the village, making it 'more joined up', providing better connectivity and access whilst enabling the infrastructure to be improved.**
- 6.38. **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:
- ✓ Ensure infrastructure expands with new development: 100% strongly agree, or agree.
  - ✓ New development should provide new community facilities and services: 95% strongly agree, or agree, 5% unsure and with zero% strongly disagree, or disagree
- 6.39. With the following results from the public consultation community event against each of the proposed Sites Allocation options and alternatives:
- LP(098)001: 2% of residents supporting with 98% not supporting
  - LP(098)002: 22% of residents supporting with 78% not supporting
  - LP(098)003: 43% of residents supporting with 57% not supporting
  - LP(098)004: 8% of residents supporting with 92% not supporting
  - LP(098)005: 39% of residents supporting with 61% not supporting
  - LP(098)006: 22% of residents supporting with 78% not supporting
  - LP(098)007: 14% of residents supporting with 86% not supporting
  - LP(098)009: 52% of residents supporting with 48% not supporting
  - LP(098)010: 48% of residents supporting with 52% not supporting
  - LP(098)011: 29% of residents supporting with 71% not supporting
  - LP(098)012: 48% of residents supporting with 52% not supporting
  - LP(098)013: 79% of residents supporting with 21% not supporting
  - LP(098)014: 64% of residents supporting with 36% not supporting

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

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (December 2009)
- Breckland Local Plan Preferred Options and Settlement Boundaries (2016)
- Central Norfolk Strategic Housing Market Assessment 2015 (Report Findings January 2016)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Statement of Five Year Housing Land Supply (31.03.2016) (Published July 2016) and (30.09.2016) (Published November 2016)
- Strategic Housing Land Availability Assessment Review 2014
- Swanton Morley Village Appraisal Report (2004)

<b>POLICY 2: Growth in the Right Places</b>	<p><b>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:</b></p> <ol style="list-style-type: none"> <li><b>1) LP(098)013;</b></li> <li><b>2) LP(098)014; and</b></li> <li><b>3) LP(098)016</b></li> </ol> <p><b>Planning applications for 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.</b></p>
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6.42. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (a), (c), (d) and (e)



### 6.43. **Enabling Growth on Sites LP(098)014 and LP(098)016**

- 6.44. Sites LP(098)014 and LP(098)016 have the ability to cater for the future predicted growth of Swanton Morley and to deliver additional site specific community benefits whilst directly mitigating the impact of these possible developments on the village.
- 6.45. Within emerging Breckland Local Plan Preferred Options and Settlement Boundaries both sites are identified as 'alternative options', with site LP(098)016 to be developed in conjunction with sites LP[098]013 and/or LP[098]014.
- 6.46. Concerns about road safety for school children around the school has been raised by local residents through the consultation process; with parents struggling to safely stop to drop off or pick up their children at the start and end of the school day.



- 6.47. With the large number of cars sharing the same space as pedestrians and even school children trying to cycle to school (as shown in the above picture).
- 6.48. The location of site LP(098)014 has the ability to facilitate a safe place for parents to stop and drop off or pick up their children; by incorporating an off road pick up drop off forty space car park area which could then be linked to the school through a safe road crossing. Other road safety measures could also be provided on Manns Lane; 20mph speed limit, a 'road table' to aid crossing points and to reduce vehicle speeds. As illustrated on Map 6 in 'Car Park for 40 no. Cars' and suggested 'X Safe Crossing Point'.

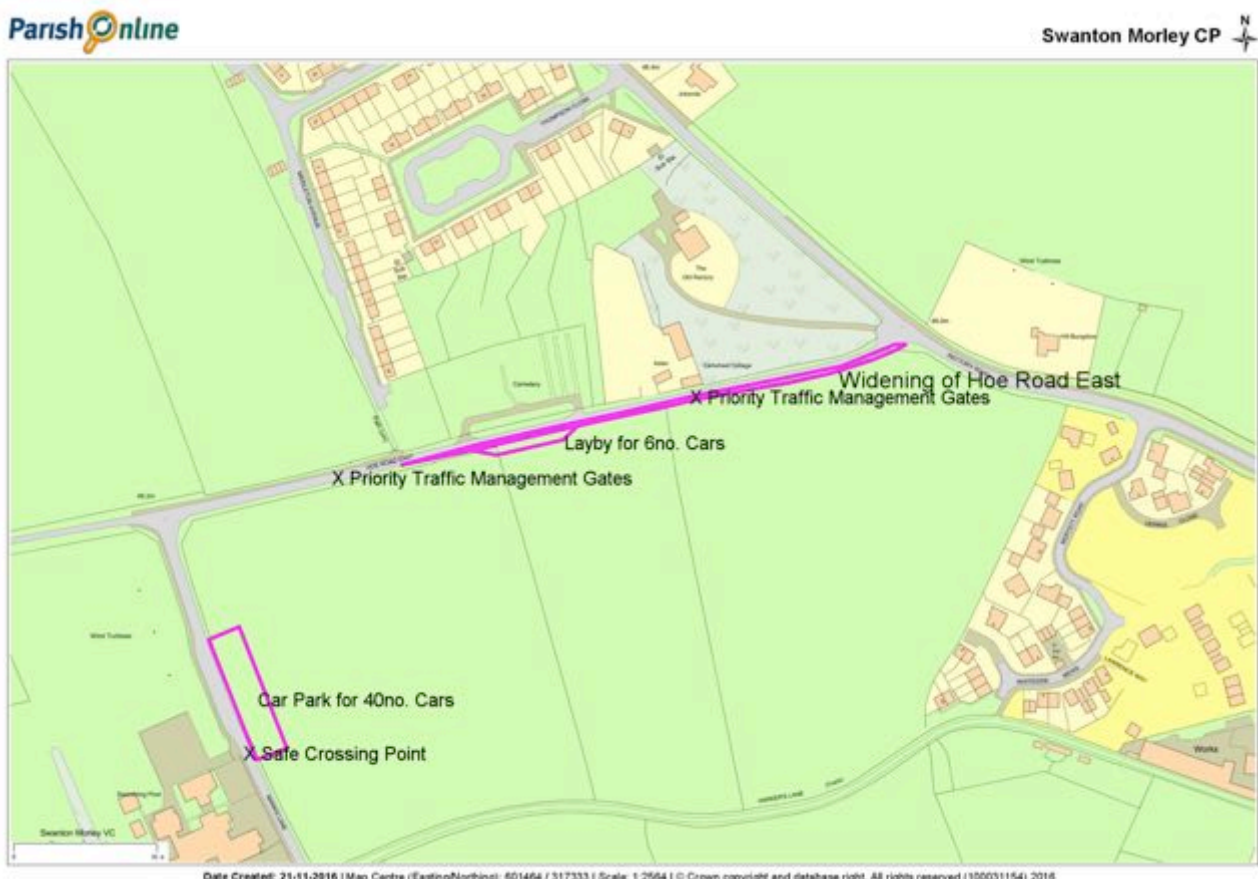
6.49. Below is an example of a safe parking facility recently installed at Wicklewood School near Wymondham.



6.50. Hoe Road East, in part, is a very narrow single width lane with neither a footpath nor cycleway. It has been recognised through Breckland District Council's Local Plan consultations that it is not currently suitable for access to sites LP(098)014 and LP(098)016.

6.51. Whilst it is possible to access site LP(098)014 from Manns Lane and site LP(098)016 as a continuation of either LP(098)014 and/or LP(098)013 sites, there is a requirement to improve the road network in this area of the village.

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



- 6.52. Enhancements to the road network would improve connectivity of the village, enabling safe access for vehicles, cyclists and pedestrians. This could be achieved through either a continued vehicle, cycle and pedestrian access from Rectory Road through to Manns Lane within sites LP(098)014 and LP(098)016 or through the widening of Hoe Road East to enable two-way traffic, a footpath and cyclepath from Rectory Road to Manns Lane. As illustrated on Map 6 in 'pink'.
- 6.53. These enhancements should also include the provision within site LP(098)016 for a lay-by style parking facility, to accommodate at least six cars, which could be used by those attending funerals at the cemetery. This should be located opposite the cemetery. As illustrated on Map 6 in pink 'Lay-by for 6no. Cars'.
- 6.54. The northern border of site LP(098)016 should be screened from the cemetery by hedging and landscaping that provides a degree of privacy for those attending the cemetery. In addition, any new dwellings positioned along this border should be to a maximum height of 1.5 storeys.
- 6.55. If the chosen option is to undertake the widening to Hoe Road East these improvements need to be mindful to ensure the road design incorporates traffic calming measures necessary to prevent excessive speed becoming an issue on this very straight road. Suggested location illustrated on Map 6 in 'X Priority Traffic Management Gates'. Picture illustrates an example from another parish.



- 6.56. **Ambition: This policy seeks to ensure the sustainable growth of Swanton Morley whilst providing specific benefit to the local community associated with sites LP(098)014 and LP(098)016.**
- 6.57. **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:
- ✓ Increase the width of Hoe Road East: 52% strongly agree, or agree and with 8% unsure and 40% strongly disagree, or disagree.



- ✓ Improve cycleways and footpaths in and around Swanton Morley: 90% strongly agree, or agree and with 10% unsure and zero% disagree.

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (December 2009)
- Breckland Local Plan Preferred Options and Settlement Boundaries (2016)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

<b>POLICY 3: Enabling Growth on Sites LP(098)014 and LP(098)016</b>	<p><b>Development on sites LP(098)014 and LP(098)016 is to be in conjunction with site LP(098)13, where proposals enable:</b></p> <ul style="list-style-type: none"> <li><b>a. provision will be made within site LP(098)014 for a ‘pick up and drop off’ area with at least 40 car spaces and with a safe road crossing point located along Manns Lane as close to the school as is deemed safe by Norfolk County Council Highways Authority;</b></li> <li><b>b. provision will be made within site LP(098)016 for a lay by style parking facility, to accommodate at least six cars;</b></li> <li><b>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;</b></li> <li><b>d. a continued vehicle, cycle and pedestrian access from Rectory Road to Manns Lane; and/or</b></li> <li><b>e. Hoe Road East is widened to include provision for two way traffic with traffic calming measures, a footpath and cyclepath from Rectory Road to Manns Lane.</b></li> </ul>
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- 6.59. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (a), (c), (d), (e), (f), (h) and (i).

6.60. **Housing for the Local Community (Local Lettings)**

- 6.61. A key housing issue for Swanton Morley is affordability with average house prices too high for those on average incomes resulting in an affordability ratio of over 1:6.2 (Source: Housing Needs Survey Report for Swanton Morley produced by Breckland District Council in October 2015)
- 6.62. There is a requirement within the Core Strategy to provide 40% affordable houses within any new development. The Parish Council, through a 'local lettings policy', support individuals in housing need with a local connection to access these same dwellings.
- 6.63. The recent development of 52 dwellings, at Rectory Road, included 18 affordable dwellings although no residents of Swanton Morley were able to access these. See Appendix 6 for Orbit's letter confirming.



- 6.64. Breckland District Council has conducted a detailed study of the housing needs for Swanton Morley with the report being issued in October 2015. This study investigated housing need and concluded there is a local requirement and need for affordable housing in Swanton Morley; with 17 households being identified in need.
- 6.65. All 17 households contained someone wanting to move in the next five years and all of these had a connection to Swanton Morley; either current residents or people who had formerly lived in the village.
- 6.66. The demographics of Swanton Morley and the 'baseline data' for Swanton Morley, contained within the Sustainability Appraisal Scoping Report, supports action to be taken to enable younger people to remain within the community they have grown up in.
- 6.67. As demonstrated in the Housing Need Survey for Swanton Morley, local need supports a 'local letting' policy that will address the situation for the local community. This means that priority for some affordable housing on all new developments will be given to local people.
- 6.68. The emerging Breckland Local Plan seeks to allocate 85 new dwellings to Swanton Morley to 2036 of which 34 dwellings will be affordable housing

(as per Policy DC4 of the Core Strategy and Development Policies). Whilst 17 households have been identified with a need over the next five years the number of affordable homes to be set aside under the 'Local Lettings' policy is to be up to a maximum of 33% (actual number to be calculated based on identified need recorded on the housing register and recognising that some of the local people may be able to meet their own need in the medium term).

- 6.69. When a property is allocated under the 'Local Lettings' policy the cascade is used to allocate the property to households on Breckland District Council's housing register. Therefore, someone on the housing list who has a local connection (as defined within the cascade criteria in Policy 4) would be prioritised above someone who does not have a local connection even if their identified need is higher on the housing register list.
- 6.70. Not all affordable housing can be allocated with a 'Local Lettings' policy because Breckland District Council has a statutory duty to house some people and needs new affordable housing to meet these duties.
- 6.71. The 'Local Lettings' policy will apply to the first let of affordable housing and subsequent lets based on local need and connection. This will be managed by Breckland District Council, as they already do for affordable housing on 'exception sites'. Should there be no local need properties will be offered to meet a general district wide housing need (i.e. will be offered to the household in the highest housing need).
- 6.72. The 'Local Lettings' policy only applies to Affordable Rent Tenure (rents are set at 80% of the local market rent). The 'Local Lettings' policy will not apply to intermediate tenure options such as shared ownership (part buy and part rent) or discounted market housing (sold at a percentage of open market price). Although any developer will be encouraged to advertise these properties locally first to encourage local people to purchase.
- 6.73. A Freedom of Information request (FOI) was made to Breckland District Council on 22<sup>nd</sup> March 2017 to confirm that 20 people on the Housing Register that reside in Swanton Morley and 168 do not live in Swanton Morley, but have expressed a desire for an affordable property in Swanton Morley. See Appendix 8 for the full response.
- 6.74. **Ambition: This policy seeks 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.**



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

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

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (December 2009)
- Central Norfolk Strategic Housing Market Assessment 2015 (Report Findings January 2016)
- Housing Need Survey Report for Swanton Morley (October 2015)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

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

**Any new developments that incorporate an element of affordable housing to include, within the section 106 Agreement, up to 33% of the affordable housing will be made available to people on Breckland District Council's Housing Register with a local connection to Swanton Morley, in perpetuity, using the following cascade criteria:**

- a. Residents of Swanton Morley parish for the last three years.
- b. Households who need to move to Swanton Morley parish to give or receive support from or to close family or relatives who are residents of Swanton Morley.
- c. Former residents of Swanton Morley parish for at least 3 years of the last 6 years.
- d. People who work in Swanton Morley parish for three years.
- e. Other residents of Swanton Morley parish.
- f. Residents of the adjacent parishes Bylaugh, Elsing, Hoe and Worthing.
- g. Residents of Breckland District.
- h. Any other person

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

## 6.78. **Affordable Housing on Exception Sites**

6.79. The delivery of rural exception sites is recognised as a mechanism to enable affordable housing to be delivered to reflect local needs. This view is supported by the National Planning Policy Framework (paragraph 54) which also suggests that, if necessary, it should be considered whether allowing some market housing would facilitate the provision of additional affordable housing to meet local needs.

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



6.81. Concerns also related to the level of local support for potential sites that could come forward in areas of the village that the residents do not support. The Steering Group decided that it would be appropriate for the Swanton Morley Parish Council (as the recognised and elected body for Swanton Morley) to be able to assess the overall growth of the village and express their view based on the possible conflicting views and needs across the community.

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

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

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

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

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (December 2009)
- Breckland Local Plan Preferred Options and Settlement Boundaries (2016)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Neighbourhood Plan Emerging Policy Statement Discussion Document (March 2016)
- Swanton Morley Village Appraisal Report (2004)

POLICY 5: Affordable Housing on Exception Sites

**Development of affordable housing on an exception site may be permitted where it satisfies the requirements of Policy DC5 of the Core Strategy and Development Control Policies and the following additional requirements:**

- a. local support for the proposed site is given by the Swanton Morley Parish Council;**
- b. 100% of dwellings will be allocated to those with a connection with Swanton Morley, in perpetuity, as defined in the cascade in the Swanton Morley Neighbourhood Plan Policy 4 Housing for the Local Community (Local Lettings).**

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



## 6.86. **Delivery of Planning Obligations**

- 6.87. The Localism Act 2011 has at its heart the desire to enable local communities the ability to have a say and get involved in how their villages and towns are administered to deliver their future aspirations.
- 6.88. Local Planning Authorities, through planning obligations and conditions applied to the granting of planning permissions, can set requirements on a particular development to deliver with that development benefits and/or requirements to mitigate the impact of that development.
- 6.89. The delivery of the planning obligations is usually through agreement of the interested parties who give their commitment by signing a legal contract called a 'section 106 agreement'.
- 6.90. It is recognised that Breckland District Council, as the Local Planning Authority, has a large number of section 106 agreements to negotiate, agree and enforce across the district. There are examples where they have entered into such agreements without a full understanding of the local situation or knowledge.
- 6.91. In recent section 106 agreements Swanton Morley Parish Council has been excluded from adding the local knowledge, negotiating the specific requirements, nor has it been 'allowed' to be a signature to the agreements.
- 6.92. Having been denied the ability to view section 106 agreements on planning applications in the Swanton Morley parish, and having been advised (incorrectly) by the Breckland District Council that it is not legally allowed to be a party to section 106 agreements. This lack of transparency, and incorrect advice, has resulted in the desired infrastructure improvements, as agreed by the Breckland District Council, not being delivered by the developer. The result of the actions of the Breckland District Council has resulted in taxpayers' money, c£32,000, has had to be used to complete the infrastructure works to the required standard as the section 106 failed to. See Appendix 7 for more specific details, timescales and those directly involved in the situation.



- 6.93. Ensuring that Swanton Morley Parish Council is a party to each section 106 agreement will ensure that the infrastructure promised within the parish of Swanton Morley will be delivered and will encourage openness and transparency between the developer, the Breckland District Council and the local community.
- 6.94. Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education; library provision, fire hydrant provision, open space etc....) through planning obligations (via a section 106 agreements and/or section 278 agreements) or Community Infrastructure Levy, if implemented; or use of planning conditions.
- 6.95. As there is likely to be planning obligations identified as part of future development in Swanton Morley the Swanton Morley Parish Council would like to assist Breckland District Council to deliver the best outcomes for the residents of Swanton Morley.



- 6.96. With the involvement of Swanton Morley Parish Council in any section 106 agreements it would enable a positive local approach with more detailed local knowledge being applied. It would allow easier checking to ensure the obligations are being implemented in the manner expected by all parties with any deficiencies identified early in the delivery to aid corrective steps to be taken.
- 6.97. Whilst the Swanton Morley Parish Council would encourage involvement as a consultee on section 106 agreements it recognises that the scope for signatory should be limited to recreational and open space, any enhancements and additional community requested benefits.
- 6.98. **Ambition: This policy seeks to enable local knowledge and involvement by Swanton Morley Parish Council to deliver better outcomes for local residents of Swanton Morley through planning obligations.**
- 6.99. **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:
- ✓ New developments should demonstrate how 'open space' areas are to be managed and maintained in a sustainable way: 100% strongly agree, or agree and with no one disagreeing.



- ✓ More affordable housing specifically for local people and/or first time buyers: 92% strongly agree, or agree and with 8% unsure and zero% disagree.
- ✓ New development should provide new community facilities and services: 95% strongly agree, or agree and with 5% unsure and zero% disagree.
- ✓ Ensure infrastructure expands with new development: 100% strongly agree.

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

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

**POLICY 6: Delivery of Planning Obligations**

**The Local Planning Authority and Swanton Morley Parish Council will work together on any proposed planning obligations to be committed to under a section 106 agreement in the Swanton Morley Neighbourhood Area; to be consulted on 'heads of terms', specific specifications and delivery requirements.**

**Swanton Morley Parish Council will be a signatory to all section 106 agreements within the parish of Swanton Morley (relating to the delivery of open and recreational space and any additional community requested benefits) in addition to Breckland District Council and, where appropriate, Norfolk County Council.**

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



## Theme 2: Landscape and Environment

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



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

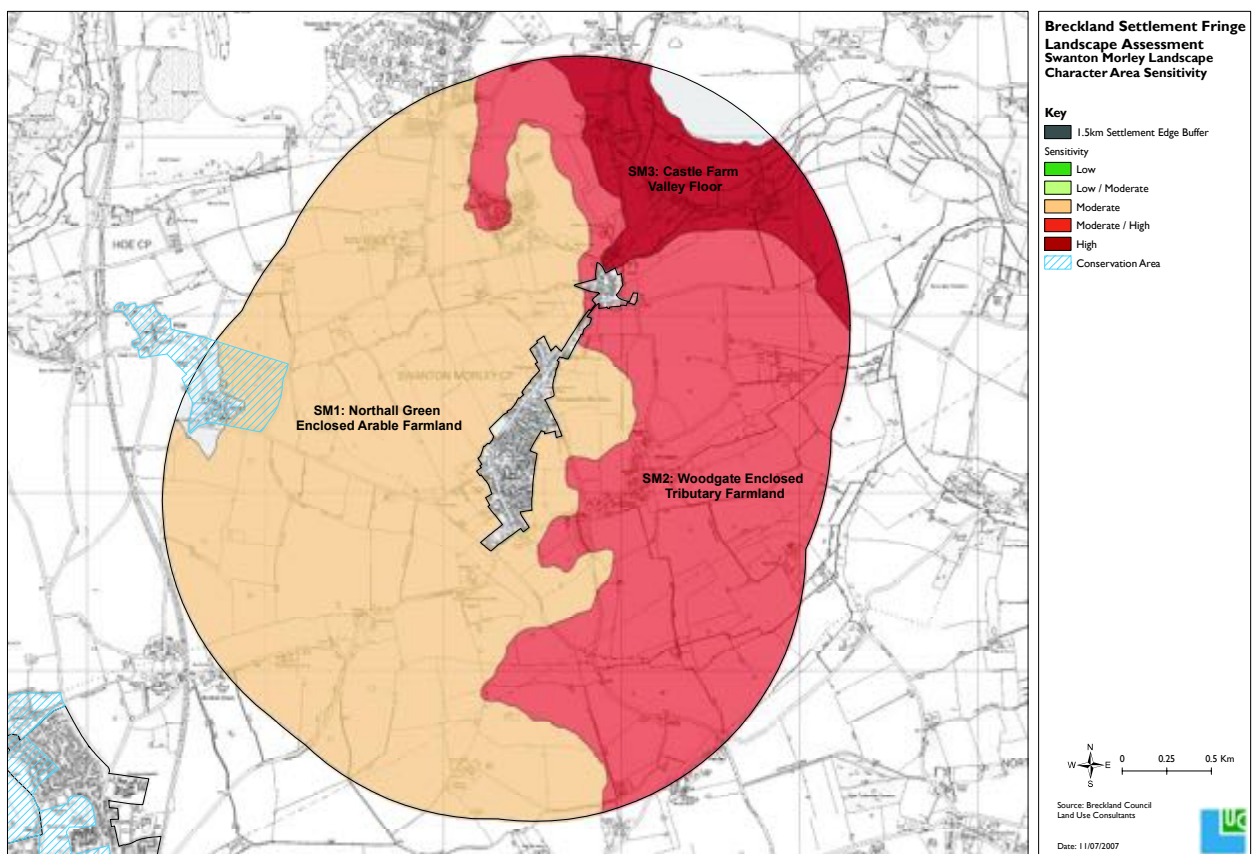
protection from new development unless this is associated or ancillary to the current use and demonstrated to be of community benefit.

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

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

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

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



- 6.109. Over all sensitivity to change is judged to be moderate, for area SM1: Northall Green Enclosed Arable Farmland, whilst moderate-high, for area SM2: Woodgate Enclosed Tributary Farmland and high for area SM3: Castle Farm Valley Floor.
- 6.110. For area SM1: Northall Green Enclosed Arable Farmland this is in view of the filtered character of views and the relative lack of visibility to much of the settlement edge, resulting from the relatively intact structural elements such as field boundary hedgerows and hedgerow trees.
- 6.111. For area SM2: Woodgate Enclosed Tributary Farmland this is in view of the intact landscape structure, which has also survived to much of the settlement edge.
- 6.112. For area SM3: Castle Farm Valley Floor this is in view of the local character area's role in forming the setting of the historically important parish church, and the quality of the valley floor landscape.
- 6.113. A number of 'landscape guidelines' set out a series of landscape management and design principles, both to maintain and enhance the character of this landscape and to inform future land use and for change to the settlement edge.

6.114. **Local Green Space**

- 6.115. The rural nature and aspects of the Parish and village are much valued. Individually and collectively a number of important open green spaces make a vital contribution to the character and appearance of the village.
- 6.116. The community values these recreational spaces, be it for play, resting on the seats, having a family picnic or learning about the local history etc..., as well as providing visual breaks and green lungs for the village.
- 6.117. Through the designation of these three areas, know as,
- **Gray Drive**
  - **Thompson Close**
  - **Middleton Avenue**
- 6.118. And outlined in red on Map 8 the local community is looking to protect each of these areas to ensure the amenity value is retained for the existing and future residents of Swanton Morley while providing facilities that support healthy lifestyles and general well-being.

## Map 8: Local Green Space



Date Created: 9-7-2016 | Map Centre (Easting/Northing): 601440 / 317521 | Scale: 1:2490 | © Crown copyright and database right. All rights reserved (100031154) 2016

6.119. A detailed assessment and justification for the designation of the three local green spaces against the principles set out in the National Planning Policy Framework can be found in Appendix 2.

6.120. **Ambition:** This policy seeks to provide special protection for three key areas of green space through its designation as 'Local Green Space', as defined in the National Planning Policy Framework paragraph 76, 77 and 78, which the local community has identified of particular importance to them.

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

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

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

- National Planning Policy Framework

- Core Strategy and Development Control Policies (Adopted 2009)
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)
- Open Space assessment (2015)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

**POLICY 7: Local Green Space**

The Neighbourhood Plan designates the following three locations as Local Green Spaces (as shown on Map 8: Local Green Space)

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

Applications for development on the identified local green spaces, which would adversely affect their function, as open green spaces will not be permitted.

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

#### 6.124. **Protection of Open Space**

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

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

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

**Table 2: Swanton Morley Key Statistics**

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

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

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

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

Name	Location	Use	Approx. Area
Gooseberry Hill Playing Field	Gooseberry Hill	Children's Play Area	0.6ha
Village Green	Town Street	Recreation Ground	0.37ha
Bowling Green	Town Street	Lawn Bowls	0.14ha
Cricket Club	Hoe Road South	Cricket pitch	1.5ha
Angel Bowls Club	Hoe Road South	Lawn Bowls	0.1ha
Village Hall Playing Field	Manns Lane	Sports and Recreation	2.0ha
Youth Football Pitches	Manns Lane	Sports and Recreation	1.12ha
Allotments	Manns Lane	Gardening & Recreation	1ha
School Playing Field	Manns Lane	School Recreation	4.09ha
Davidson Park	Rectory Road	Public Recreation	0.515ha
Mill Common	Mill Street	Common Land	3.758ha
Burgh Common	Worthing Road	Common Land	0.899ha
Little Common	Mill Street	Common Land	0.215ha
North Avenue Play Area	Robertson Barracks	Children's Play Area	1.43ha
Edwards Close Play Area	Robertson Barracks	Children's Play Area	0.11ha

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

6.130. **Ambition: This policy seeks to recognise the importance of these areas to the village and as areas of recreational and visual value. The policy is not seeking 'Local Green Space' designation<sup>3</sup>.**

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

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

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (Adopted 2009)
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)
- Open Space Assessment (2015)
- Open Space Parish Schedule 2015 [99 Swanton Morley]
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

<b>POLICY 8: Protection of Open Space</b>	<p>Proposals for development, which would result in the loss of part or all of an Area of Important Open Space, as defined in Table 3 [Areas of Important Open Space within Swanton Morley] and Location Maps in Appendix 3, will not be permitted unless it can be demonstrated that the benefit to the local community outweighs the loss.</p>
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6.133. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (c), (e) and (h).

<sup>3</sup> 'Local Green Space' as per NPPF, defined in paragraph 76, 77 and 78.  
Swanton Morley Draft Neighbourhood Plan



### 6.134. **Management of Open Space**

6.135. The Swanton Morley Parish Council is keen to ensure all open space is managed appropriately and sustainably. It is preferred that the future management of open space is undertaken through the transfer of ownership to the Swanton Morley Parish Council.

6.136. Local residents raised concerns about 'management companies' having restrictive practices, failing to maintain areas correctly or shutting down after a few years, due to lack of funds, and with nobody responsible for the ongoing management of an area. This would result in the burden of management falling to local residents, the Parish Council or Breckland District Council without future funding to cover costs.



6.137. **Ambition: This policy seeks to provide longevity for the management of open space in a sustainable way, with option (a) as the preference.**

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

- ✓ New developments should demonstrate how 'open space' areas are to be managed and maintained in a sustainable way: 100% strongly agree, or agree.

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (Adopted 2009)
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)
- Open Space assessment (2015)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

<b>POLICY 9: Management of Open Space</b>	<p>Where new developments provide elements of green infrastructure (such as open space, natural green space, recreational areas, allotments, community woodland and orchards) the Developer will be required to demonstrate an effective and sustainable management programme for them by having:</p> <ul style="list-style-type: none"> <li>a) an effective transition to the Swanton Morley Parish Council ownership with suitable funding to cover projected future upkeep costs for at least the next ten years; or</li> <li>b) an effective transition to the Local Authority ownership; or</li> <li>c) an appropriate legally binding arrangement for management by an established management company with a viable and sustainable business case and operating model.</li> </ul>
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6.140. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (a), (e) and (h).

6.141. **Important Views**

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

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

- 6.144. The Breckland District Settlement Fringe: Landscape Assessment (July 2007) comments about this landscape with the Castle Farm Valley Floor forming a discrete component of the wider Wensum and Blackwater Character Area and being of the highest category of landscape sensitivity. This is adjacent to the northern settlement edge of the village and the settlement lies predominantly on the more elevated land within the Northall Green and Woodgate character areas.
- 6.145. The Castle Farm Valley Floor extends from the settlement edge approximately 1.5km and contains a range of wetland features, including willow scrub, rush pasture and a network of small scale pastoral fields defined by hedgerows and ditches draining into the River Wensum.
- 6.146. This landscape is a mosaic of diverse elements which are of a high quality and which create distinct sense of place.
- 6.147. The River Wensum is inherently sensitive in view of the nature conservation designations as a Site of Special Scientific Interest and Special Area of Conservation.
- 6.148. According to its Site of Special Scientific Interest designation status 'The Wensum has been selected as one of a national series of rivers of special interest as an example of an enriched, calcareous lowland river. With a total of over 100 species of plants, a rich invertebrate fauna and a relatively natural corridor, it is probably the best whole river of its type in nature conservation terms, although short stretches of other similar rivers may show a slightly greater diversity of species.
- 6.149. Below is detailed four key views across different aspects of this beautiful landscape. Their location is shown on Map 9 and illustrated in photographs on pages 61 and 62.
- 6.150. **View 1. Primrose Hill:** To the northwest of the village, around Primrose Hill, there are extensive and stunning views. The view from the permissive pathway at the top of Primrose Hill is the highest point in the village. The view is to the northeast, is a view across the Wensum Valley, open fields and woodland.
- 6.151. The distinctive and prominent Church of All Saints (Grade 1) dating primarily from the late 14th Century is the primary cultural element within this landscape. The church, which occupies an elevated promontory on the valley side, and forms the key gateway into the village. The 19th Century estate of Bylaugh Park lies further north and beyond the Neighbourhood Area but its wooded skyline is a prominent element in the hinterland northward views from Swanton Morley.
- 6.152. **View 2. Churchyard:** From the elevated ground within the prominent Church of All Saints (Grade 1) provides wide views to the northeast across the Wensum Valley.

- 6.153. In the foreground of the view, are the Swanton Morley War Graves, managed by the Commonwealth War Graves Commission. Here lie 16 casualties of the first and Second World War, ranging from soldiers of the Royal Norfolk Regiment, but primarily those from various air forces, as at the time the RAF operated from Robertson Barracks. Five casualties were from the Canadian Air Force, Three are from the New Zealand Air Force and two from the Australian Air Force.
- 6.154. **View 3. Bowling Green:** The view from Town Street highway to the northeast across Swanton Morley Bowling Green, is a view across an area known as 'Castle Farm Valley Floor'. The landscape is a mosaic of diverse elements which are of a high quality and which create distinct sense of place. The landscape is in a managed condition and is considered to be inherently sensitive to change.
- 6.155. **View 4. Worthing Road:** This view is from the public highway of Worthing Road facing in a northerly direction. The view is that of extensive open farmland, extending as far as the water tower at Foulsham. The Wensum Valley also forms part of this view, as does the only area of woodland in Swanton Morley.
- 6.156. **Ambition: This policy seeks to protect and retain the outstanding views enjoyed across open landscapes to the north east of Swanton Morley (see Map 9) as visual amenities.**
- 6.157. **Community Feedback:** Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this theme that the policy seeks to address:
- ✓ 'Beautiful' walks and views across the countryside should be protected: 97% strongly agree, or agree and with 3% disagree.
  - ✓ Open green spaces should be protected and biodiversity encouraged: 100% strongly agree, or agree
- 6.158. **The following plans, documents and strategies support Policy 10:**
- National Planning Policy Framework
  - Core Strategy and Development Control Policies (Adopted 2009)
  - Breckland District Settlement Fringe: Landscape Assessment (July 2007)
  - Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
  - Swanton Morley Village Appraisal Report (2004)

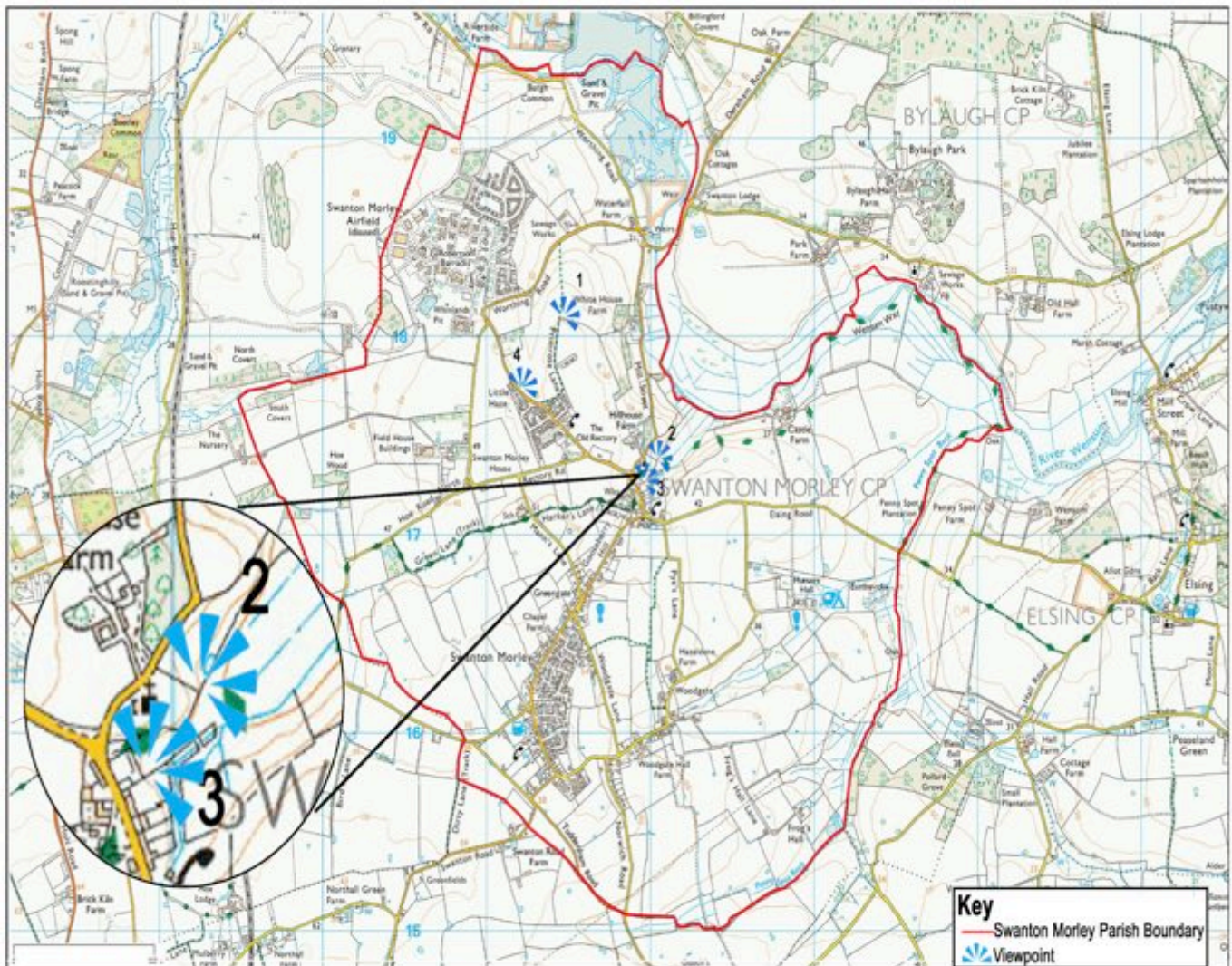
**POLICY 10:  
Important Views**

The Neighbourhood Plan seeks to protect and enhance the views to the northeast from the top of Primrose Hill, from the Church of All Saints (Grade 1), from Town Street Bowling Green and northerly from Worthing Road as identified on Map 9.

Any development or alterations to an area within these views must ensure that key features of the view can continue to be enjoyed including areas of landscape and open agricultural countryside.

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

**Map 9: Policy 10 Important Views**



## Policy 10: Important Views

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



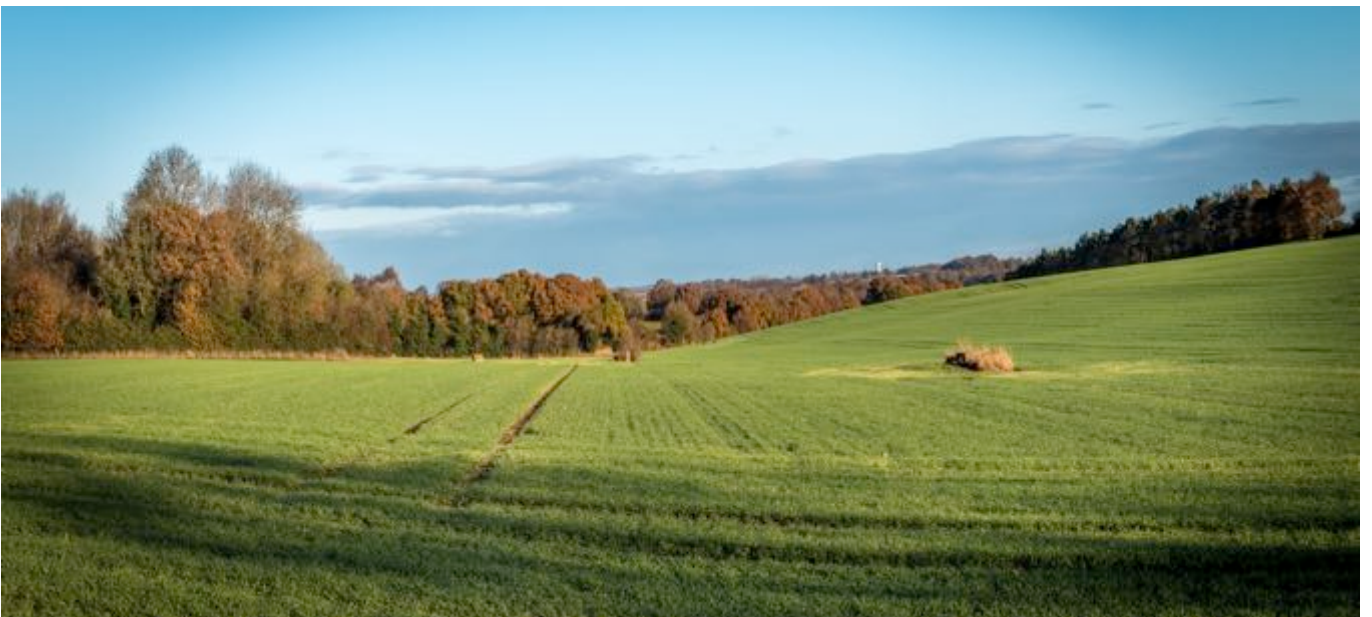
### 2. View to the northeast across the Wensum Valley from the Churchyard



3. View from Town Street northeast across the Bowling Green

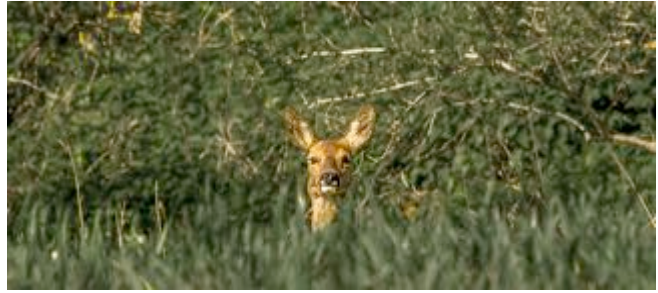


4. View in a northerly direction from Worthing Road



## 6.160. **Accessibility and Biodiversity**

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



Policy Framework, paragraph 109, states that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes. Public engagement in the preparation of the Swanton Morley Neighbourhood Plan has shown that the landscape around Swanton Morley is highly valued and is identified as one of its unique characteristics.



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

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

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



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

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

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

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (Adopted 2009)
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)



**POLICY 11: Accessibility and Biodiversity**

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

All new development should maximise opportunities to enhance connectivity and encourage the use of existing footpath and cycleway links to the wider parish and countryside.

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

## Theme 3: Design

### 6.169. Design of Development

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



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

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

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



6.174. The Implementation of high quality design that is sensitive to its surroundings and is in keeping. The appearance and location of such features should be considered early in the design process to ensure that they are well integrated into development proposals and form part of a cohesive and visually appealing environment.

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

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

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

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



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

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

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

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (Adopted 2009)
- Breckland Local Plan Preferred Directions (December 2015)
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)
- Housing Needs Survey Report for Swanton Morley (October 2015)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

**POLICY 12: Design of Development**

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

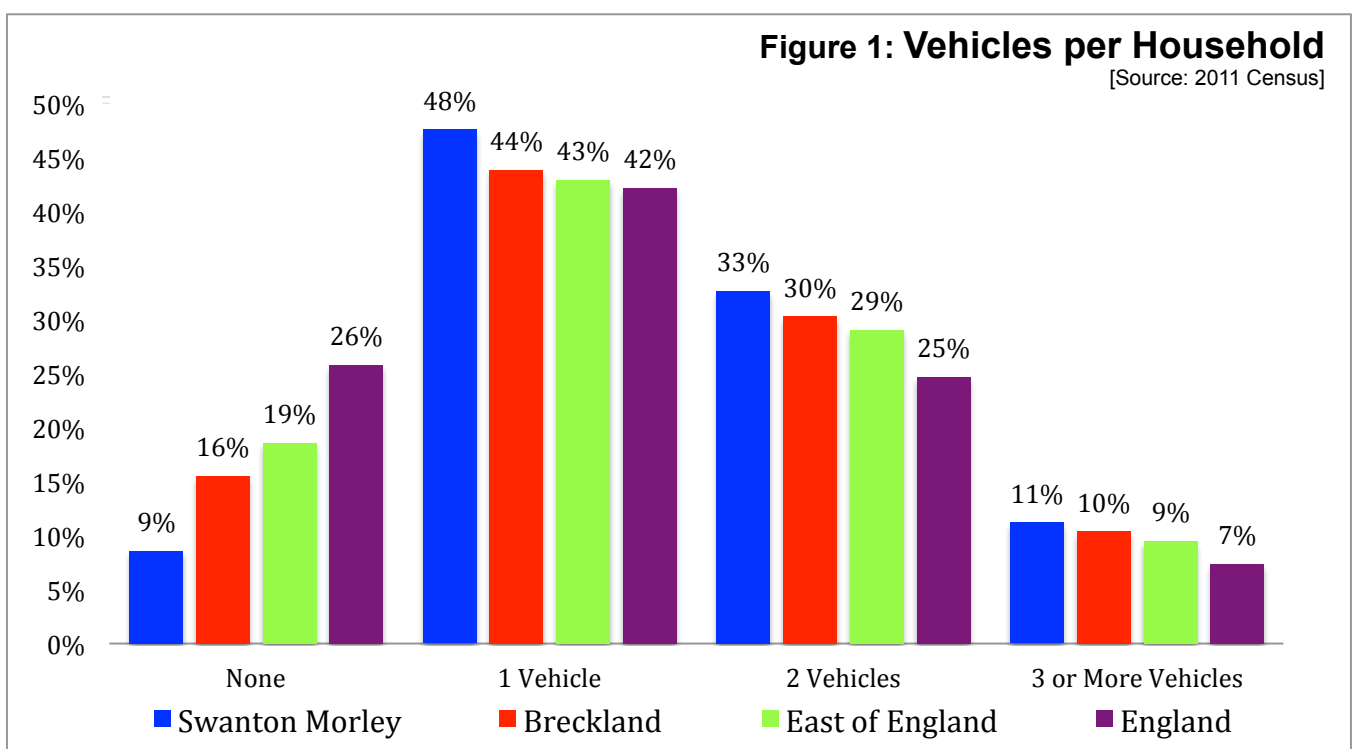
- 1) Respecting and protecting local heritage assets and their settings whilst protecting natural assets, enhancing the natural environment and biodiversity;
- 2) Recognising and reinforcing the distinct local character in relation to height, scale, density, spacing, layout orientation, features and materials of buildings;
- 3) 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;
- 4) Designing housing proposals to reflect existing residential densities in the locality of the scheme;
- 5) 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;
- 6) 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;
- 7) Ensuring boundary treatments reflect the distinct local character in relation to materials, layout, height and design. In areas where there is no boundary treatment and gardens are unenclosed, new development should seek to replicate this openness;
- 8) 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;
- 9) 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.
- 10) Incorporation of appropriate methods of energy generation and conservation in all new builds;
- 11) New development should provide sufficient external amenity space, refuse and recycling storage facilities;
- 12) Where street lighting is provided it should meet the configuration and standard of the parish; and
- 13) All planning applications for developments of 10 or more dwellings and all commercial development to undertaken a sewage capacity assessment.

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

## 6.182. Parking Provision

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

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



6.185. Residents of Swanton Morley depend very highly on the 'car' with 91% of households having ownership of at least one car or van, this is significantly higher than across Breckland District at 84%. This trend continues at all levels with a large number of households having ownership of multiple vehicles, as shown in Figure 1.

6.186. Norfolk County Council, through the consultation process, want to address the issue of needing to cater for indiscriminate parking where it is likely to occur. Often, despite high levels of private off road parking, residents still like to park outside their house. In view of this Norfolk County Council stated on street parking should be anticipated and catered for to avoid indiscriminate parking (e.g. on the outside of unnecessary bends in the road that block footways and cause difficulties for cars to pass). Possible solutions are straight roads with sufficient width to allow for parked cars.

6.187. **Ambition:** This policy seeks to ensure adequate off-road parking is available to residents to prevent the mistakes of a recent development and generally to reduce pavement parking.

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

- ✓ All new houses should have at least two parking spaces, with one space provided for each extra bedroom: 79% strongly agree or agree, 15% not sure and with 6% strongly disagree or disagree.



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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (Adopted 2009)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

<b>POLICY 13: Parking Provision</b>	<b>New residential developments must provide the following minimum number of off street car parking spaces per dwelling:</b>	
	1 or 2 bedrooms .....	2 spaces
	3 bedrooms .....	3 spaces
	4 or more bedrooms .....	4 spaces
<b>Accessible communal car parking areas of an equivalent provision will be considered as an acceptable alternative in appropriate locations.</b>		

6.190. Contributes and supports Swanton Morley Neighbourhood Plan Objectives (c) and (e) (i).

## 6.191. Flooding

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



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

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

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

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (Adopted 2009)
- Breckland Local Plan Preferred Directions (December 2015)
- Partnership of Norfolk District Councils – Strategic Flood Risk Assessment (2008)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

**POLICY 14: Flooding**

Any new development (residential or commercial) or significant alteration to an existing building within the Swanton Morley area should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage; demonstrating that it would:

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

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

- Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk);
- Where appropriate undertake sequential and /or exception tests;
- 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 Sustainable Drainage System with an appropriate discharge location;
- 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; and
- Provide clear maintenance and management proposals of structures within the development, including Sustainable Drainage Systems elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.

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

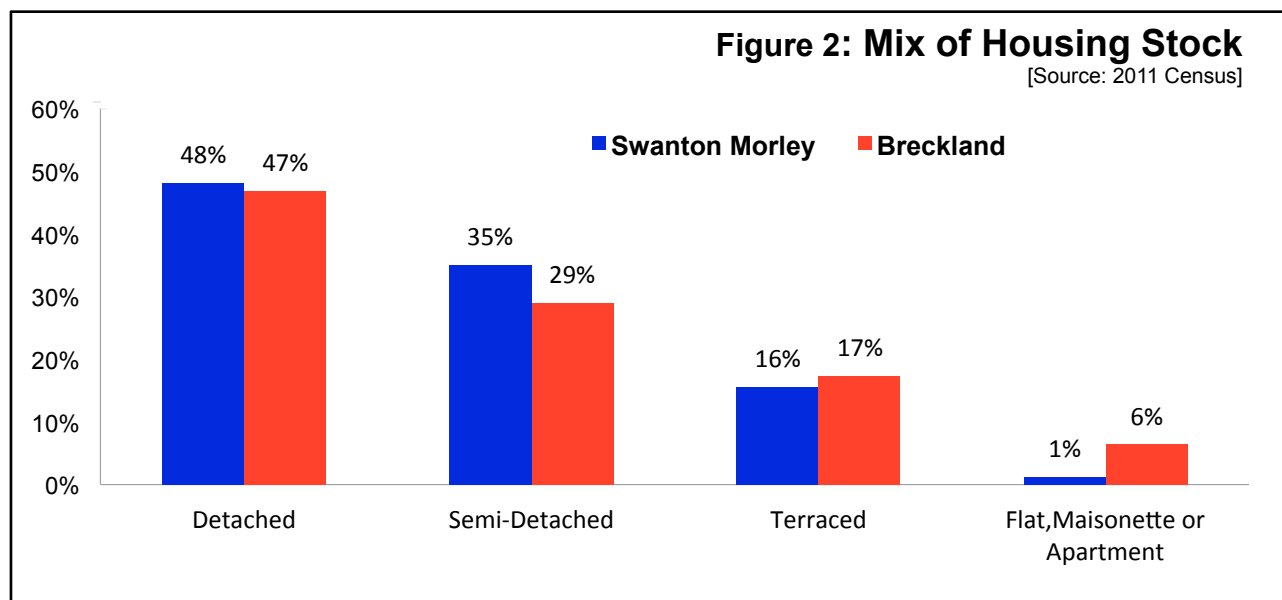
6.200. Pictures of surface water flooding in Swanton Morley in 2008



## 6.201. **Housing Mix**

6.202. Meeting housing needs, particularly those needs for affordable housing, is a key objective of the Swanton Morley Neighbourhood Plan. Delivery of the new housing development in the quantity and form is fundamental to the policies of the emerging Breckland Local Plan.

6.203. Whilst Swanton Morley will play its part in achieving the district's strategic objectives it also seeks, through its Neighbourhood Plan, to address the imbalance in the housing stock within Swanton Morley, see Figure 2, and create a sustainable community.



6.204. The Swanton Morley Sustainability Appraisal Scoping Report identified a number of drivers relating to housing needs in Swanton Morley:

- a) **Reducing household size;** a reduction of 8.8% in four-person households and a 4.9% increase in two-person households.
- b) **Affordability of houses;** the average house price in Swanton Morley is 6.2 times annual income.
- c) **Mix of existing housing stock** in Swanton Morley; 83% of housing is detached or semi-detached. The maisonettes flats and apartments only account for 1% of the housing stock and is significantly 5% less when compared to Breckland District overall housing stock, see Figure 2.

6.205. There does not appear to be an existing policy on housing mix for the district or one as part of the emerging Local Plan. Although Breckland District Council has used a percentage mix for villages in the Breckland Community Infrastructure Levy Assessment document presented to

Breckland Cabinet on 1<sup>st</sup> July 2014 and taken from Strategic Housing Market Assessment 2013 edition. These percentages are shown in Table 4 and split between market and affordable houses.

**Table 4: Breckland District Council's Housing Mix for Villages**

Density /ha	No. Of Units	Site area (ha)	1 bed apt		2 bed apt		2 bed house		3 bed house		4 bed house	
			Mkt	Aff	Mkt	Aff	Mkt	Aff	Mkt	Aff	Mkt	Aff
20	15	0.75	0	0	0	0	3	3	4	2	2	1
Percentage			0%	0%	0%	0%	20%	20%	26%	13%	13%	7%

6.206. In practice housing developments in Swanton Morley have not been delivering this mix of housing. In the last two developments, at Liberator Close and Rectory Road, the housing size built is significantly larger than Breckland District Council's suggested housing mix shown in Table 4. The actual breakdown for each development is shown in Table 5 and 6 respectively.

**Table 5: Liberator Close (Actual)**

Density /ha	No. Of Units	Site area (ha)	1 bed apt		2 bed apt		2 bed house		3 bed house		4 bed house	
			Mkt	Aff	Mkt	Aff	Mkt	Aff	Mkt	Aff	Mkt	Aff
33.8	20	0.59	0	2	0	2	0	2	6	1	7	0
Percentage			0%	10%	0%	10%	0%	10%	30%	5%	35%	0%

**Table 6: Rectory Road (Actual)**

Density /ha	No. Of Units	Site area (ha)	1 bed apt		2 bed apt		2 bed house		3 bed house		4 bed house	
			Mkt	Aff	Mkt	Aff	Mkt	Aff	Mkt	Aff	Mkt	Aff
21.6	52	2.4	0	6	0	0	0	9	12	3	22	0
Percentage			0%	12%	0%	0%	0%	17%	23%	6%	42%	0%

6.207. These developments have not helped to address the imbalance in the Swanton Morley housing stock. The historical provision of housing clearly demonstrates a mismatch with local housing need.

6.208. The Housing Needs Survey for Swanton Morley has identified that 71% of the housing need is for two-bedroom accommodation or less (59% for two-bedroom and 12% for one-bedroom accommodation).

6.209. This emphasises the need for a greater number of smaller dwellings in Swanton Morley, not only for first-time buyers but also for older residents wishing to downsize and stay in the village. With the provision of a larger

supply of smaller dwellings this will also make entry-level housing more affordable.

- 6.210. Residents raised concern that this may not fully address the significant need for the particular type of new properties required by first-time buyers especially to prevent children from having to leave the village as they reached adulthood and started looking for their own properties. There should be more housing that was capable of addressing their needs.
- 6.211. The lowest entry level price for a two and three bedroom property in Swanton Morley is £134,000 and £147,000 respectfully. There are no one bedroom properties available on the market. The one bedroom properties on the recent developments at Liberator Close and Rectory Road are not available on the open market, see Tables 5 and 6.
- 6.212. Based on information relating to average income for an individual working in Breckland District is between £285 and £368 per week. Using the median figure of £326.50 per week equates to £16,978 per annum. Assuming a young couple that gives a household income of £33,956 p/a. Further assuming a mortgage company would lend them 2.5 x salary, that's a maximum mortgage of £84,890.

**Table 7: Deposit Required to Access Property Market**

	One Bedroom	Two Bedroom	Three Bedroom
Entry level house price <sup>4</sup>	n/a <sup>5</sup>	£134,000	£147,000
Median household income <sup>6</sup>	£33,956		
Mortgage finance available <sup>7</sup>	£84890		
Deposit required	n/a	£49,110	£62,110

- 6.213. Table 7 illustrates that a deposit of between c£49,100 and c£62,100 is required to be able to access the property ladder, in most instances this must be seen as unrealistic, not affordable and not sustainable.
- 6.214. A brief search on the Rightmove website shows one bedroom properties in Dereham (the Maltings Leasehold) for c£80,000 and the lowest cost freehold is c£109,000 in Toftwood. Whilst these examples may be more affordable they are not in Swanton Morley.
- 6.215. To start to address the housing stock imbalance it is therefore appropriate to consider a housing mix which is geared towards a higher proportion of smaller dwellings with fewer larger dwellings.

<sup>4</sup> Lowest house prices by type from sourced from Rightmove (November 2016) sold in previous year

<sup>5</sup> No one bedroom properties available in Swanton Morley

<sup>6</sup> Source: Office For National Statistics - Annual Survey of Hours and Earning

<sup>7</sup> Mortgage lending based on 2.5 x salary

6.216. Whilst it is recognised that it is not appropriate to apply the dwelling size ranges to very small developments. Therefore, a threshold of ten dwellings will be applied and all developments of ten or more dwellings will be expected to follow the mix of dwellings set out in Policy 15.



6.217. Where the proportion of a particular dwelling size does not reach an exact number of dwellings, e.g. 10% of 15 dwellings is 1.5 dwellings, then the developer has the choice of whether to deliver the lower 'whole dwelling' figure or the higher 'whole dwelling' figure, e.g. in the example above, either 1 or 2 dwellings.

6.218. The Woodgate Park development was a development of fifty 2-bedroom retirement bungalows. Should future development proposals seek to provide a higher percentage of 1-bedroom and 2-bedroom dwellings in lieu of 3-bedroom, 4-bedroom and larger dwellings this will be encouraged.

6.219. **Ambition: This policy seeks to address the imbalance in the existing housing stock and to enable a greater number of smaller dwellings to be built in Swanton Morley to meet local needs.**



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

- ✓ Smaller bungalows or houses for older people: 97% strongly agree or agree and with 3% strongly disagree or disagree.
- ✓ New developments should include a mix of housing types and sizes especially suitable for the elderly and young: 92% strongly agree or agree, 5% unsure and with 3% strongly disagree or disagree.

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (2009)
- Breckland Local Plan Preferred Directions (December 2015)
- Breckland Community Infrastructure Levy Assessment (July 2013)
- Central Norfolk Strategic Housing Market Assessment 2015 (January 2016)
- Strategic Housing Market Assessment (2013 edition)
- Housing Needs Survey Report for Swanton Morley (October 2015)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

**POLICY 15: Housing Mix**

**Developments of ten or more dwellings must provide a mix of dwelling sizes in both market and affordable that fall within the following ranges:**

- **1 bedroom dwellings: range 10% to 15% of all dwellings**
- **2 bedroom dwellings: range 25% to 30% of all dwellings**
- **3 bedroom dwellings: range 30% to 40% of all dwellings**
- **4 bedroom and larger dwellings: range 15% to 20% of all dwellings**

**Developments that wish to provide a higher percentage of 1 and 2 bedroom dwellings in lieu of larger (3 plus bedroom dwellings) will be seen as acceptable.**

**In instances where the proportion of a particular dwelling size does not reach an exact number of dwellings, then the developer has the choice of whether to deliver the lower 'whole dwelling' figure or the higher 'whole dwelling' figure.**

6.222. Contributes and supports Swanton Morley Neighbourhood Plan Objectives (d) and (e).

## Theme 4: Local Economy

### 6.214. **Broadband and Mobile Communications**

- 6.224. Residents have raised issues and concerns through the consultation events that broadband internet connections are slow for much of the village, with mobile connections very poor and large parts of Swanton Morley have no mobile signal coverage. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a key means of communication in a rural area.
- 6.225. High-speed broadband would help to address these issues and bring with it a range of new opportunities, such as improved home working, access to more on-line services and reduced isolation, which may also result in less car usage.
- 6.226. At a time when the internet and digital media continue to grow as an important means of communication, the provision of high-speed broadband is key to attracting new businesses into the area in addition to improving the wellbeing of its residents.
- 6.227. The ultimate goal would be the delivery of fibre optic broadband to every home and business to achieve 80 Mbps. This, however, is not realistic, as the current infrastructure from the exchanges will not deliver this.
- 6.228. The Core Strategy, through Policy DC10, highlights support for the improvement of the telecommunications infrastructure, specifically regarding technological advances. This is further supported in the Breckland Local Plan Preferred Directions, through 'Preferred Policy Direction – E 05 Telecommunications', which outlines support for increased broadband coverage and the improvement of broadband speeds across the district.
- 6.229. Norfolk County Council is leading on a project, 'Better Broadband for Norfolk (BBfN)' to bring 'superfast broadband' – 24Mbps – to c95% of homes in Norfolk by March 2018.
- 6.230. The National Planning Policy Framework, paragraph 28, states that neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places and public houses.
- 6.231. A thriving local economy is seen as a key element to achieving a sustainable and balanced community. Swanton Morley has employment opportunities; hospitality trade, residential care, school, small retail, light commercial, farming and limited civilian support for the MOD.

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

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

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

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

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (Adopted 2009)
- Interim Infrastructure Position Statement (December 2015)
- NewAnglia Local Enterprise Partnership for Norfolk and Suffolk – Strategic Economic Plan (2014)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

<b>POLICY 16: Broadband and Mobile Communications</b>	<b>Enhancement of mobile communications and implementation of new ‘superfast broadband’ infrastructure that serves the Parish will be supported.</b>
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6.236. Contributes and supports Swanton Morley Neighbourhood Plan Objectives (f) and (g).



## 6.237. Employment and Local Shops

6.238. A thriving local economy is seen as a key element to achieving a sustainable and balanced community. The National Planning Policy Framework, paragraph 28, states that Neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places and public houses.



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

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



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

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

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

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (Adopted 2009)
- Breckland Local Plan Preferred Directions (December 2015)
- Norfolk Ambition Sustainable Community Strategy 2003 - 2023
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

<b>POLICY 17: Employment and Local Shops</b>	<p>The Swanton Morley Neighbourhood Plan supports planning applications that seek the creation of employment opportunities in new small commercial and office units that fit within the 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>
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6.244. Contributes and supports Swanton Morley Neighbourhood Plan Objectives (g).



## Theme 5: Community Facilities

### 6.245. Additional Community Facilities

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

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

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

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



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

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



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

6.253. Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education; library provision, fire hydrant provision, open space etc....) through planning obligations (via a section 106 agreements and/or section 278 agreements) or Community Infrastructure Levy, if implemented; or use of planning conditions.



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

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

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

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

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

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (Adopted 2009)
- Breckland Local Service Centre Topic Paper (May 2015)
- Open Space Parish Schedule 2015 (99 Swanton Morley)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

<p><b>POLICY 18:</b> <b>Additional Community Facilities</b></p>	<p>Planning applications relating to the provision of additional community facilities, especially parking near the school, 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 additional provision of additional local facilities meets the growing local community needs.</p>
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6.258. Contributes and supports Swanton Morley Neighbourhood Plan Objectives (f) and (h).



## Theme 6: Transport

### 6.259. Traffic Impact

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

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

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

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

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

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



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

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

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

- National Planning Policy Framework
- Core Strategy and Development Control Policies (Adopted 2009)
- Breckland District Settlement Fringe: Landscape Assessment (July 2007)
- Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
- Swanton Morley Village Appraisal Report (2004)

<b>POLICY 19:</b> Traffic Impact	<p>New development (of 10 or more residential dwellings and all commercial) proposals will be expected to quantify the level of traffic movements they are likely to generate and its cumulative effect with other developments in Swanton Morley and surrounding parishes.</p> <p>They will also be expected to assess the potential impact of this traffic and include appropriate and proportionate measures to mitigate any negative impacts on road safety, pedestrians, safe road crossings, cyclists, parking and congestion within Swanton Morley.</p>
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6.268. Contributes and supports Swanton Morley Neighbourhood Plan Objectives (c), (f) and (i).

6.269. Example of traffic calming measures in other parishes.



## Section 7: Delivery, Implementation and Monitoring

7.1. The Swanton Morley Neighbourhood Plan covers the period 2017 to 2037 and will be delivered over a long period of time and by different stakeholders and partners. Development will take place during this time, both in Swanton Morley and in the surrounding area, which will have an impact on the community as well as on the physical fabric of the village. The Swanton Morley Parish Council will use the Swanton Morley Neighbourhood Plan to improve the quality of development over the coming years.



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

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

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

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



7.6. Swanton Morley Parish Council will also monitor the delivery of policies in the Swanton Morley Neighbourhood Plan, maintaining a record of how each policy has performed to influence planning permissions and support the delivery of the



Vision and Objectives. This will provide a key input to each of the future Swanton Morley Neighbourhood Plan reviews.

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

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

**7.9. Theme 1: Growth**

7.9.1. Work methodically and plan carefully the strategic growth of Swanton Morley holistically; at a pace and manner that is seen to build a sustainable and thriving village whilst maintaining it's character and distinctiveness.

7.9.2. To set up an annual reporting mechanism with Breckland District Council to receive a record of the outcome of the Local Letting Policy and its allocation to those with a 'local connection'.

**7.10. Theme 2: Landscape and Environment**

7.10.1. Provide protection to the natural and built form in and around Swanton Morley to maintain, and where possible enhance, the rural setting, wildlife and habitats.

7.10.2. Work jointly with relevant landowners to maintain and, where possible, enhance the views enjoyed across Swanton Morley.



**7.11. Theme 3: Design**

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

### 7.12. Theme 4: Local Economy

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

### 7.13. Theme 5: Community Facilities

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



### 7.14. Theme 6: Transport

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

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

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



## Section 8: Glossary

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

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

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

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

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

<b>Term</b>	<b>Description</b>
<b>Stakeholder</b>	(As used in this context) Any individual or organisation that has an interest in development matters relating to part or all of the Parish of Swanton Morley.
<b>Statutory Body</b>	A government-appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include: Environment Agency, Health & Safety Executive, Historic England, Natural England and Sport England.
<b>Strategic Environmental Assessment (SEA)</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
<b>Supplementary Planning Document (SPD)</b>	A document which is intended to expand on policies set out in a Development Plan Document or provide additional detail. For example: Parking Standards, Affordable Housing, Design Guides, Area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.
<b>Sustainable Development</b>	Meeting people's needs now, socially, environmentally and economically, without jeopardising the needs of future generations. There are three dimensions to sustainable development as seen in paragraph 7 of the NPPF: economic- contributing to a strong, competitive economy; social-supporting strong, vibrant and healthy communities and environmental-contributing to protecting and enhancing the natural, built and historic environment.
<b>Sustainability Appraisal (SA)</b>	Sustainability Appraisal: Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.
<b>Sustainable Drainage Systems (SuDS)</b>	Efficient drainage systems which seeks to minimise wastage of water, including the use of appropriate ground cover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.
<b>Traffic Impact Assessment (TIA)</b>	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.
<b>Travel Plan</b>	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
<b>Tree Preservation Order (TPO)</b>	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.
<b>Windfall Sites</b>	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available





## Section 9: Document Control

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



## Appendix 1: Reference Documents and Resources

	Breckland Community Infrastructure Levy Assessment (July 2013)
	Breckland District Settlement Fringe: Landscape Assessment (July 2007)
	Breckland Interim Infrastructure Position Statement (December 2015)
	Breckland Local List (July 2015)
	Breckland Local Plan Preferred Directions (December 2015)
	Breckland Local Plan Preferred Options & Settlement Boundaries (September 2016)
	Breckland Local Service Centre Topic Paper May 2015
	Breckland Statement of Five Year Housing Land Supply (31.03.2016) (Published July 2016)
	Breckland Statement of Five Year Housing Land Supply (30.09.2016) (Published November 2016)
	Census 2011 (Office of National Statistics)
	Central Norfolk Strategic Housing Market Assessment 2015 (Report Findings January 2016)
	Core Strategy and Development Control Policies (Adopted 2009)
	Housing Needs Survey Report for Swanton Morley (October 2015)
	Kelly's Directory of Norfolk (1916)
	Localism Act 2011
	Ministry of Defence A Better Defence Estate (November 2017)
	National Planning Policy Framework (2012)
	NewAnglia Local Enterprise Partnership for Norfolk & Suffolk – Strategic Economic Plan (2014)
	Norfolk Ambition Sustainable Community Strategy 2003 - 2023
	Open Space Assessment 2015
	Open Space Parish Schedule 2015 (99 Swanton Morley)
	Partnership of Norfolk District Councils - Strategic Flood Risk Assessment (2008)
	Planning Policy Guidance (web-based resource)
	Site Specific Policies and Proposal (January 2012)
	Strategic Housing Land Availability Assessment Review 2014
	Swanton Morley Neighbourhood Plan Emerging Policy Statement Discussion Document (March 2016)
	Swanton Morley Neighbourhood Plan Sustainability Appraisal Report (December 2016)
	Swanton Morley Neighbourhood Plan Sustainability Appraisal Scoping Report (July 2016)
	Swanton Morley Village Appraisal (2004)
	Town & Country Planning Act 1990

## Appendix 2: Swanton Morley Local Green Space Designations

Each Local Green Space tabled below (1, 2 and 3) meets the following Local Green Space designation criteria of the National Planning Policy Framework (NPPF) paragraph 77 and is:

- in reasonable close proximity to the community it serves;
- demonstrably special to the local community and holds a particular local significance; and
- local in character and is not an extensive tract of land.

Additionally, each Local Green Space is not:

- with an extant planning permission within which the Local Green Space could not be accommodated; and
- allocated for development in the relevant Neighbourhood Plan or the Local Plan.

Natural England's Accessible Natural Greenspace Standards (ANGSt) define the likely size of a suitable Local Green Space and its distance from the local community.

Each of the green spaces tabled below (1, 2 and 3) comply with this size standard:

- A Local Green Space should normally be located within 2km (1.25 miles) of the community it serves;
- A site of 2ha (5 acres) or less should be located within 300m (325 yards) (or 5 minutes' walk) of the community it serves; and
- A site of over 20ha (50 acres) would be considered to be "an extensive tract of land" and, therefore, not suitable for designation as a Local Green Space.

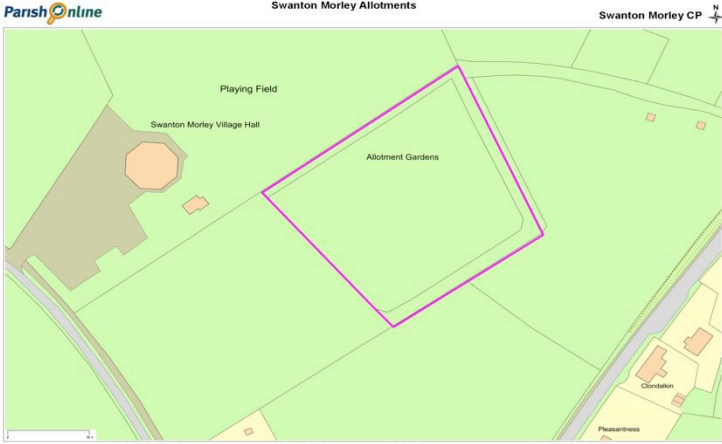
All sites are located within 2km from the village centre and all small sites are 5 minutes' walk and within the village footprint.

**Table 8: Significance or rationale for designation as Local Green Space**

	Name, Location & Size (ha)	Adjacent to existing properties?	Local or Community Value	Landscape Value	Historical Value	Recreational Value	Wildlife or Green Infrastructure Value
1	Gray Drive (0.13 ha)	Surrounded on all sides by houses.	Managed by the Breckland District Council	Green space for local residents to enjoy.	Used by both military and civilian children for over fifty years. Continues Swanton Morley's association with its military history.	Informal play area regularly used since 1980 by children in surrounding houses to play sports (football cricket and tennis on a regular basis.	An open grass area and a link from the wider countryside to residents' gardens.
2	Thompson Close (0.10 ha)	Surrounded on all sides by houses.	Managed by the Breckland District Council	Green space for local residents to enjoy.	Used by both military and civilian children for over fifty years. Continues Swanton Morley's association with its military history.	Informal play area regularly since 1980 by children in surrounding houses to play sports.	A number of large trees and shrubs in a grassland setting providing habitat and shelter for birds and smaller animals.
3	Middleton Avenue (0.12 ha)	The land is adjacent to the Cemetery and is bounded to north by houses.	Managed by Breckland District Council	Link from Middleton Avenue to Hoe Road East	Used by both military and civilian children for over fifty years. Continues Swanton Morley's association with its military history.	Informal play space area regularly used by children since 1980.	A natural buffer between the cemetery and housing, allowing people visiting the cemetery a degree of peacefulness. A green finger for wildlife to travel between areas.

Appendix 3:  
Maps of Swanton Morley Open  
Space

1. Allotments



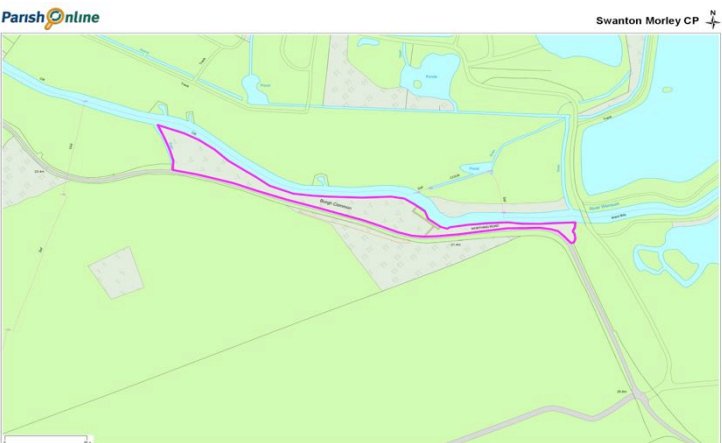
2. Angel Bowling Green



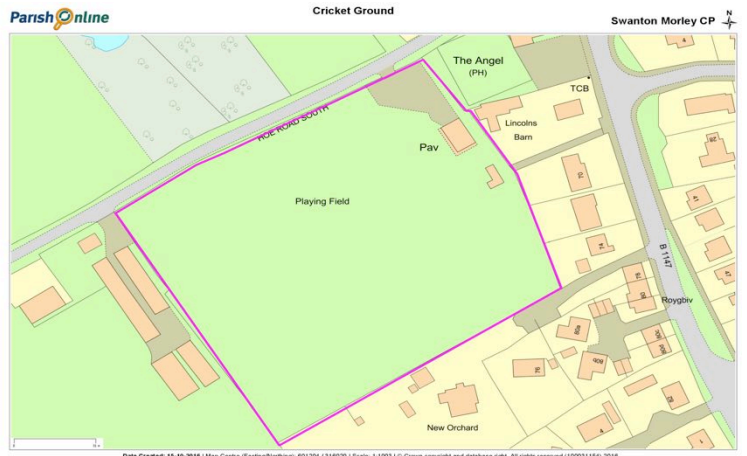
3. Bowling Green



4. Burgh Common



5. Cricket Ground



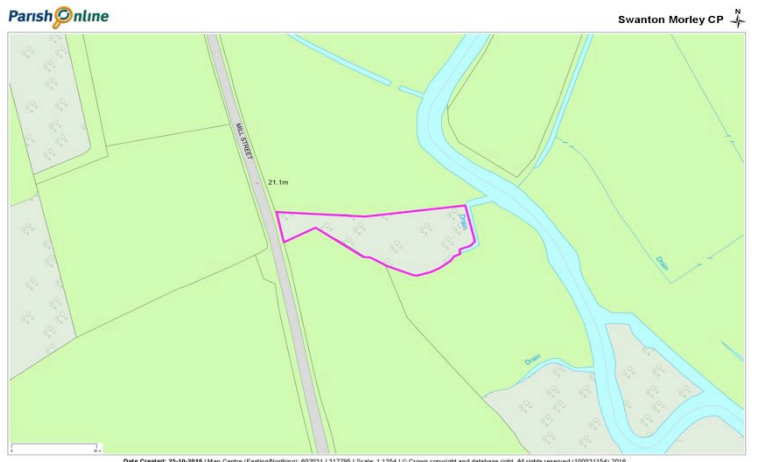
6. Davidson Park



7. Gooseberry Hill Play Area



8. Little Common



9. Mill Common



10. School Playing Field



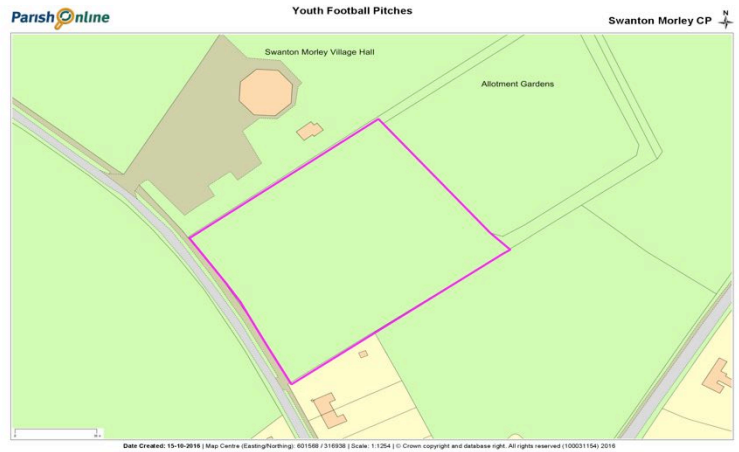
11. Village Green



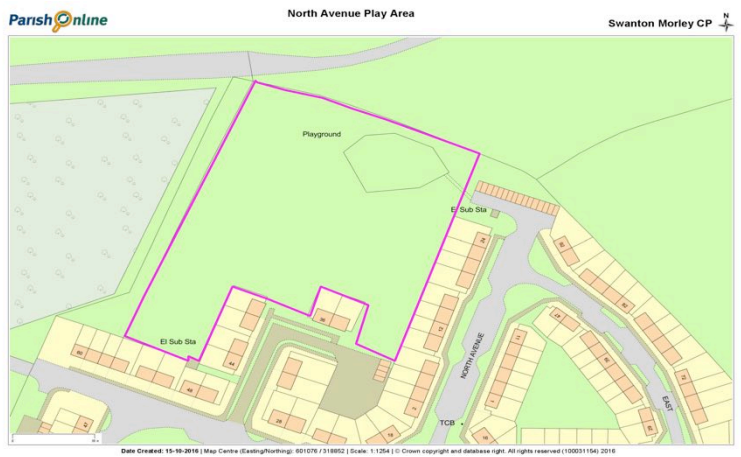
12. Village Hall Playing Field



13. Youth Football Pitches



14. North Avenue Play Area



15. Edwards Close Play Area





**Appendix 4:**

## Pre-Submission Consultation Response Form Swanton Morley Neighbourhood Plan



Please return your completed form by 5pm Friday 24<sup>th</sup> February 2017 to the Parish Clerk, Swanton Morley Village Hall, Manns Lane, Swanton Morley NR20 4NP.  
Or email to [parishcouncil@swantonmorley.org.uk](mailto:parishcouncil@swantonmorley.org.uk)

**Name:****Address:****Email Address:**

### Growth Policies

Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below. Please state what change(s) would help to resolve your concerns.
<b>1</b>	<b>Yes/ No</b>	
<b>2</b>	<b>Yes/ No</b>	
<b>3</b>	<b>Yes/ No</b>	
<b>4</b>	<b>Yes/ No</b>	
<b>5</b>	<b>Yes/ No</b>	
<b>6</b>	<b>Yes/ No</b>	

### Landscape & Environment Policies

Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below. Please state what change(s) would help to resolve your concerns.
<b>7</b>	<b>Yes/ No</b>	
<b>8</b>	<b>Yes/ No</b>	
<b>9</b>	<b>Yes/ No</b>	
<b>10</b>	<b>Yes/ No</b>	
<b>11</b>	<b>Yes/ No</b>	

### Design Policies

Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below. Please state what change(s) would help to resolve your concerns.
<b>12</b>	<b>Yes/ No</b>	
<b>13</b>	<b>Yes/ No</b>	

<b>Design Policies</b>		
<b>14</b>	<b>Yes/ No</b>	
<b>15</b>	<b>Yes/ No</b>	

<b>Local Economy</b>		
Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below. Please state what change(s) would help to resolve your concerns.
<b>16</b>	<b>Yes/ No</b>	
<b>17</b>	<b>Yes/ No</b>	

<b>Community Facilities Policy</b>		
Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below. Please state what change(s) would help to resolve your concerns.
<b>18</b>	<b>Yes/No</b>	

<b>Transport Policy</b>		
Policy	Agree with the policy?	Please state clearly and fully any comments or concerns below. Please state what change(s) would help to resolve your concerns.
<b>19</b>	<b>Yes/ No</b>	

<b>Overall, do you agree with the Neighbourhood Plan ?</b>	
<b>Yes/ No</b>	In your view are there any omissions from the draft Plan? (Please specify and, if necessary, please attached additional pages)

<b>Sustainability Appraisal</b>	
Do you agree with the Sustainability Appraisal ?	Add any comments below:
<b>Yes/ No</b>	

***Thank you for your comments***

<b>Signature:</b>	<b>Date:</b>
-------------------	--------------

**DATA PROTECTION NOTICE:** Information given on this form will be used to help prepare the Submission Draft of the Swanton Morley Neighbourhood Plan. Please be aware that your comments, including personal details, may be made publicly available.

Appendix 5: Residential Development Sites

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

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

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

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

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

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



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

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

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

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

<p>Site Ref: <b>LP(098)012</b></p>	<p>Use: <b>Residential</b></p>	<p>Number of dwellings : <b>15</b></p>
<p><b>SUPPORT</b></p>		
<p><b>47.5%</b></p>		<p><b>52.5%</b></p>
<p><b>SUPPORT</b></p>		
<ul style="list-style-type: none"> <li>• Would balance village</li> <li>• Would tidy-up the paving etc and have street lighting ?</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain open view</li> </ul>	

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

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

## Appendix 6: Allocation of Affordable Homes in Swanton Morley



Mrs Faye LeBon  
Swanton Morley Parish Council  
Swanton Morley Village Hall  
Manns Lane  
Swanton Morley  
Dereham  
Norfolk  
Nr20 4NP

Housing Team  
PO Box 6406  
Coventry  
CV3 9NB

T: 0800 678 1221

22/3/17

cc. Trish Thomas, Orbit, Information Governance Specialist

Dear Mrs LeBon

I write to you in reference to a letter we received on 17/03/2017 requesting some information.

You requested information as to how many of the 18 properties on the Meadowview development were allocated to persons whose address on the waiting list was located in Swanton Morley.

I can confirm that on this development in total we have let 6 houses and 1 bungalow at Whiteside Mews in May 2016 and 7 houses and 1 Bungalow at Brandon Close in February 2017 as rented affordable social housing.

Orbit East advertised the properties through the choice based lettings scheme with Breckland District Council, Keyselect. We then contact those who are on the top of the shortlist

I can confirm no applicants where Swanton Morley residents at the time of allocation.

Should you require further information, please do not hesitate to contact me.

Yours Faithfully

Karen Stevenson  
Housing Officer  
0800 678 1221



building  
communities

[www.orbit.org.uk](http://www.orbit.org.uk)

Orbit South Housing Association Ltd. Registered Office: Foy House, 27-29 High Street, Margate, Kent CT3 1DL. Homes and Communities Agency Reg. No. L4060. Co-operative and Community Benefit Societies Act 2014 - Registered Society No. 27802R (Exempt Charity)



## Appendix 7: Planning Obligations – Story of Harker’s Lane

Each of the emails detailed below are available to view from the Clerk to Swanton Morley Parish Council. Also available to view by arrangement with the Clerk is a large amount of additional documentation relating to Harker's Lane released by Breckland District Council under a Freedom of Information request and summarised below.

Please note [comments in 'blue'](#) have been inserted in the text by the Clerk to aid understanding.

Email from Jason Parker (Capita) to Roger Atterwill (Swanton Morley Parish Council Chairman) cc: Faye LeBon (Clerk) 2 <sup>nd</sup> September 2014
<p><i>“After discussions with the agent and highway authority and legal officer, I can now confirm that the legal agreement has now been completed and is just awaiting signing.</i></p> <p><i>The decision and legal agreement should be issued as soon as I receive the signed legal agreement, which I anticipate to be soon. An amount of £10,000 has been agreed in relation to upgrading Harker's Lane to a suitable all weather surface that will also retain its rural look and character and meets the byway standards also. Norfolk County Council shall be using this money to carryout [sic] the necessary works.”</i></p>
Email from Faye LeBon (Swanton Morley Parish Council Clerk) 16 <sup>th</sup> October 2014
<p>Has the s106 all been sorted now? If so, can I have a copy for our records?  <a href="#">[No response received]</a></p>
Email from Faye LeBon (Swanton Morley Parish Council Clerk) 12 <sup>th</sup> November 2014
<p>Could you please let me know what's going on the below? <a href="#">[Referencing the s106 agreement]</a> The only s106 on Breckland District Council's planning website is the draft provided by Hopkins Homes.</p>
Email from Jason Parker (Capita) to Faye LeBon (Clerk) 12 <sup>th</sup> November 2014
<p><i>“It should be completed very shortly, as soon as I have it I shall let you know”</i></p>
Email from Faye LeBon (Swanton Morley Parish Council Clerk) 26 <sup>th</sup> November 2014
<p>Hi Jason, Any News?  <a href="#">[Referencing the s106 agreement]</a> There was no response until the draft document was sent on 5<sup>th</sup> January. At this point Breckland District Council were not prepared to make any amendments and accused the Parish Council of trying to hold up the process, despite the fact that this agreement was requested by for sight by the Parish Council 3 months prior.</p>
Email from Jason Parker (Capita) to Roger Atterwill (Swanton Morley Parish Council Chairman), Robert Richmond (Ward Representative) Faye LeBon (Clerk) 2 <sup>nd</sup> September 2014
<p>In relation to the above application I would like to provide you with the following information.</p> <p>In relation to matters relating to;</p> <ul style="list-style-type: none"> <li>➤ Concerns that improvements to Harker's Lane were not secured</li> <li>➤ Concerns that the legal agreement doesn't say that the Parish Council will own the Open Space Area</li> <li>➤ Concerns that the legal agreement makes no requirement for there to be a specific local connection to Swanton Morley in relation to the prioritisation of affordable housing.</li> </ul> <p>The following discussions and considerations took place;</p> <ol style="list-style-type: none"> <li>1. <u>Harkers Lane</u></li> </ol> <p>I have confirmed that the agreed sum of £10K is required to be paid by the developer to Norfolk</p>

County Council to carry out the upgrade of Harker's Lane. I do agree that the agreement states that if this money is not spent that NCC have to give it back. However, I have also stated as a Planning Condition that the units cannot be occupied until the completion of Harker's Lane has occurred.

The District Council have agreed that this is a reasonable way to secure the desired improvements to Harker's lane in planning and legal terms. [\[It is clear that subsequent correspondence, the District Council did not think this reasonable\]](#)

## 2. Open Space

The minutes of the committee meeting state that the Parish Council desired the open space to be transferred to them within a period of 12 months. I agree that it was the desire of the Parish Council to take ownership of the open space.

The legal agreement offers the opportunity for the Open Space to be transferred to the Parish Council. The District Council have also confirmed that they will be transferring the open space to the Parish Council.

From a planning and legal point of view and for delaying the issuing of the planning decision and legal agreement, there would be no planning grounds to delay matters further. The Council have also agreed that by having the Parish Council named within the legal agreement would potential fail the circular tests for planning obligations. [\[Not understood why this statement made, as not believed to be true\]](#) It is also noted that the applicant could also object to this as they maybe potential to a hostage situation should the named party within the agreement decline to sign or take ownership of the open space and maintenance monies.

The Council have therefore agreed that there are no planning grounds for the amendment of the legal agreement in respect of this.

## 3. Local Connection to Swanton Morley

The concern raised was that the legal agreement only states that their will need to be a Local Connection to Breckland and not specifically the Village. The PC expressed that local people should feel that they are getting something back from the development and that it was read out during the committee meeting by the Parish Council that their should be a local connection to Swanton Morley. It has been pointed out that the Committee minutes only state that it was expressed that there was a desire for a 'Local Connection'.

I do however agree that the Parish Council did desire a local connection to Swanton Morley. This was further explored further with Duncan Hall.

Duncan Hall advised that the evidence does not support any planning grounds for insisting upon that people with a local connection to Swanton Morley would be prioritised first. Therefore from a planning and legal point of view it is the District Council's view that this cannot be stipulated within the legal agreement and would not be grounds for the delay in issuing the decision notice or legal agreement.

I would also state that it maybe possible for the desire of giving priority to people with a local connection to Swanton Morley, by the way that Duncan has recommended. I will off course assist with this process in anyway I can. Discussions can also be had with the housing provider that takes on the units.

As there are no planning or legal grounds for delaying the issuing of the legal agreement and decision notice, these have now been issued by the Council. I have attached the planning decision notice and shall shortly forward you the legal agreement for your records and information.

**Evidence was obtained under Freedom of Information  
(requested 23/11/2015 – received 22/12/15).**

Email from Graham Worsfold (Norfolk County Council) To Kay Gordon (Norfolk County Council) and Andrew Willeard (Norfolk County Council) 29<sup>th</sup> June 2015

*"As you know NCC received a financial contribution via the S106 from Hopkins Homes for the upgrading of Harkers Lane. NCC have this money and are currently in the process of designing the proposed works. Russell Wilson [Norfolk Trails] and Jon Winnet [Norfolk County Council Highways] are leading on implementing the upgrading works.*

*Unfortunately Jason [Parker – Capita] added condition 3 without consulting with me and I did not agree to its use or wording"*

Email from Graham Worsfold (Norfolk County Council) To Mike Brennan (Breckland District Council) 30<sup>th</sup> June 2015

*"The initial figure of £8000 [for the upgrade of Harkers Lane] was requested by Jason [Parker – Capita Planner]. He had looked on the 'paths for all' website and using figures on it estimated a figure of £8000. I believe Jason may have then discussed this with Hopkins, however subsequent to their agreement to pay, NCC recommended a larger figure be secured. £10,000 was ultimately secured."*

[Evidence of not utilising the professional opinions of colleagues to obtain an accurate cost.](#)

Email from Graham Worsfold (Norfolk County Council) To Nick Moys (Breckland Council – Principal Planning Officer) cc: Mike Brennan(Breckland District Council) 30<sup>th</sup> June 2015

*"I can confirm that the entire £10,000 contribution has been spent and as requested the works being undertaken by the County Council were completed prior to the 1<sup>st</sup> October.*

*You will be aware that condition 3 was imposed by your Council without direct input from us. A contribution of £8,000 was agreed at Planning Committee. Concerns were expressed to the planning officer that this level of contribution was insufficient to deliver an appropriate scheme. Whilst I persuaded the developer to increase the contribution, given the figure agreed at planning committee the developer only agreed to increase it to £10,000.*

*It is accepted that condition 3 states that a type 1 surface should be provided. Unfortunately, it has proved there was insufficient funding available to construct such surface over the entire length of Harkers Lane."*

[Whilst this email constantly refers to planning condition 3, the highway contribution of £10,000 is part of the Fifth Schedule in the S106 agreement.](#)

Email from Nick Moys (Breckland Council – Principal Planning Officer) to Simon Wood (Capita – Planning and Building Control Manager) cc: Hamish Lampp (Capita - Senior Planner) dated 13<sup>th</sup> October 2015

*" I am at a loss to understand why this matter was dealt with in the way it was. The condition is poorly worded and imprecise, and would be difficult to enforce now given that the developer has paid a contribution to NCC to undertake improvements. Given that there was uncertainty about the cost of the works, this approach seems doubly daft."*

Email from Simon Wood (Capita – Planning and Building Control Manager) to Nick Moys (Breckland Council – Principal Planning Officer) cc: Hamish Lampp (Capita - Senior Planner) dated 13<sup>th</sup> October 2015

*"The s106 only relates to "upgrade and improvement" – I find no reference to the specification. In that instance it would, I believe, be difficult to enforce the s106 as NCC and the developer would argue, probably legitimately, that the path has been upgraded and improved.*

*The condition is a bit more precise in terms of what is required and when, it's probably more*

*enforceable than we think and maybe we need some legal advice on that [more unnecessary expense to the tax payer]. My concern would be that it appears that there is duplication between the 106 and the condition which I don't think we should have done. In hindsight putting a condition on and ensuring the developer provided it would have been a better way forward."*

Email from Robert Eburne (Hopkins Home) to Nick Moys (Breckland Council – Principal Planning Officer) Email 20<sup>th</sup> October 2015

*"I thought it would be appropriate to clarify our position in respect of Condition 3 of the planning permission.*

*Firstly, when the planning permission was issued this was without prior agreement about planning condition 3. We had made it very clear that condition 3 would be unacceptable and unreasonable if it was to be imposed and on the day that planning permission was issued I responded to the case officer."*

## Appendix 8: Housing Register – Freedom of Information Response



**Breckland Council**  
Elizabeth House  
Walpole Loke  
Dereham  
Norfolk  
NR19 1EE

Date: 26/04/17

Our reference: BFOI-002377

Your reference:

**Mrs F LeBon**  
By email to  
[parishcouncil@swantonmorley.org.uk](mailto:parishcouncil@swantonmorley.org.uk)

Dear Mrs LeBon

### **FOI - Breckland Council Housing Register Ref: BFOI-002377**

Your request for information has now been considered and Breckland District Council's response is below. Please accept my apologies for the delay which has occurred in relation to your request.

#### RESPONSE DETAIL

- 1) There are 20 people who are active on the housing register whom live in Swanton Morley at the moment.
- 2) There are 168 people who have expressed an interest in affordable housing within Swanton Morley. I am struggling to narrow this down to whether they currently live in Swanton Morley or not and this is something we have recognised and will speak to the system provider to amend for us.

If you require any further information, or are not happy with the information that you have been provided with or if you are not happy with the way that your request has been handled you may request an internal review. Please contact the Freedom of Information Team at:

If you have any queries or concerns then please contact us at:

Freedom of Information Team  
Breckland District Council  
Elizabeth House  
Walpole Loke  
Dereham  
NR19 1EE

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

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



Further information is also available from the Information Commissioner at:  
Information Commissioner's Office  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire  
SK9 5AF

The link below will refer you to the ICO website, which may be of use:

[www.ico.org.uk](http://www.ico.org.uk)

Yours sincerely

*D Bowie*

**Diana Bowie**  
**Statutory Information Officer**  
**Breckland District Council**  
**01362 656 870**

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

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



If you would like this document in large print  
or in any another format  
please contact  
Parish Clerk, Swanton Morley Parish Council,  
[parishcouncil@swantonmorley.org.uk](mailto:parishcouncil@swantonmorley.org.uk)  
or telephone 01362 637166

# Swanton Morley Neighbourhood Plan

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

Telephone 01362 637166

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

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