

Swanton Morley
Neighbourhood Plan

*Swanton Morley
Neighbourhood Plan*
2017 – 2037



Basic Conditions Statement
June 2017

Prepared on behalf of Swanton Morley Parish Council by

ABZAG Ltd

NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT

Contents

1.0	Executive Summary	4
2.0	Legal Requirements	5
3.0	Basic Conditions	6
4.0	Conclusion	69
	Appendix 1 – Designation of Neighbourhood Area	70

Basic Conditions Statement

1.0 Executive Summary

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

2.0 Legal Requirements

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

3.0 Basic Conditions

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

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

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

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

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

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

- 3.6 The appraisal assesses the Swanton Morley Neighbourhood Development Plan policies against those policies contained within the National Planning Policy Framework (NPPF), the policies of the Core Strategy and Development Control Policies (CS&DCP) and the policies in the emerging Breckland Local Plan (eBLP).
- 3.7 In conclusion, the appraisal demonstrates that the Swanton Morley Neighbourhood Development Plan has appropriate regard and is in general conformity with national policies and strategic local policy.

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)
<p>Vision</p> <p><i>Swanton Morley is, and will continue to be, a great place for our children to grow up and make their homes, with a real sense of community.</i></p> <p><i>To preserve and enhance the history, rural aspect, natural environment, attractive outlook, village atmosphere and unique natural beauty, for all the community to enjoy, whilst embracing a prosperous and sustainable future as a place where people choose to live, work and visit.</i></p>	<p>The vision is considered to be in general conformity with NPPF, reflecting the objectives and policies within it. Seeking a sustainable future for Swanton Morley.</p>	<p>The Vision is considered to be in general conformity with the Core Strategy and Development Control Policies (CS&DCP), as it reflects the objectives and policies within it.</p> <p>The Vision is considered to be in general conformity with the emerging Breckland Local Plan (eBLP), supporting the approach of delivering sustainable development across the District, albeit, focusing at a local level in Swanton Morley.</p>
<p>POLICY 1:</p> <p>Protecting the Identity of Swanton Morley</p> <p>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:</p> <p>1) Reducing the openness and visual</p>	<p>Compliant with paragraph 79, of section 9, of the NPPF: Whilst not directly linked to Green Belts and not seeking to establish a Green Belt for Swanton Morley, the paragraph is relevant for the prevention of towns and villages merging into one through urban sprawl.</p>	<p>Policy SS 1 of the CS&DCP: Details the settlement hierarchy throughout the District and identifies Swanton Morley as one of 14 Local Service Centre Villages.</p> <p>Policy CP11 of the CS&DCP: Landscape will be protected for the sake of its own intrinsic beauty and its benefit to the rural character and in the interests of biodiversity, geodiversity and historic</p>

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<p>break between Swanton Morley and Dereham, or</p> <p>2) Increasing the intensification of development within existing curtilages that would lead to an increased sense of coalescence.</p>		<p>conservation. Development will be of the highest design quality in terms of both architecture and landscape and it should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.</p> <p>Policy DC 1 of the CS&DCP: All new development will need to given consideration to the impact upon amenity and will not be permitted where there are unacceptable effects on the amenities of the area or the residential amenity (quality of the landscape) of neighbouring occupants, or future occupants of the development site.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that protect and enhance the natural, built and historic environment, maintenance of inclusive environmentally sustainable communities and supporting the wider rural community.</p> <p>Policy PD 05A of the eBLP: Sets out sustainable location for development within settlement boundaries.</p> <p>Policy PD 10 of the eBLP: New development to demonstrate through its</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate well being.</p> <p>Policy ENV 01 of the eBLP: The network of Green Infrastructure in the District should be safeguarded, retained and enhanced. Recognising intrinsic value of the green infrastructure network and ensuring that the functionality of the network is not undermined as a result of development.</p> <p>Through the promotion of positive action the enhancement of the green infrastructure network in the District will be sought. New development proposals will incorporate green infrastructure and where possible enhance existing connectivity.</p> <p>Through its layout and design, new development should respond to the location of existing green infrastructure and should support appropriate uses and functions. Where it is considered that the development will have a detrimental effect on the quantity or function of existing green infrastructure then the development will not be permitted unless replacement provision is made that is of equal or greater value than that which will be lost through development.</p> <p>Development that fails to exploit opportunities of</p>

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		<p>green infrastructure will not be considered appropriate.</p> <p>Policy ENV 02 of the eBLP: The highest level of protection will be given to European Sites.</p> <p>Policy ENV 05 of the eBLP: The landscape will be protected for the sake of its own intrinsic beauty and its benefit to the rural character and in the interests of biodiversity, geodiversity and historic conservation. Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.</p>
<p>POLICY 2: Growth in the Right Places</p> <p>The primary focus of new residential development in the Swanton Morley Neighbourhood Plan area will be within the three allocated housing sites identified on the Map 5 as:</p> <ol style="list-style-type: none"> 1) LP(098)013; 2) LP(098)014; and 3) LP(098)016 <p>Planning applications for these three allocated residential sites will be supported where they comply with the other policies within the Swanton Morley Neighbourhood Plan and the</p>	<p>Compliant with section 6 of the NPPF:</p> <p>Paragraph 47: Meeting the local housing need and contributing to the wider requirement. Identification of specific deliverable sites to meet the local need, including an allocation buffer, over the period of the Swanton Morley Neighbourhood Plan.</p> <p>Paragraph 49: In the context of the presumption in favour of sustainable development.</p> <p>Paragraph 55: Promotion of</p>	<p>Policy SS 1 of the CS&DCP: Breckland comprises seven types of place; Swanton Morley is identified as one of 14 Local Service Centre Villages. The strategy for all Local Service Centre Villages will be primarily around service protection and enhancement and development to meet local needs. Swanton Morley has an additional housing allocation of 50 new dwellings over and above the existing commitments.</p> <p>Policy CP 1 of the CS&DCP: Provision is made for the development of at least</p>

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<p>requirements of other development plan policies.</p>	<p>sustainable development in rural areas, locating housing where it will enhance the vitality of rural communities.</p> <p>Compliant with section 11 of the NPPF:</p> <p>Paragraph 110: Allocation of land with least environmental or amenity value.</p> <p>Paragraph 112: Agricultural land identified as poorer quality land in preference to that of higher quality.</p>	<p>19,100 homes and associated infrastructure in the District within the period 2001-2026. The Swanton Morley allocation is for 97 new dwellings (including the 47 already built or committed).</p> <p>Policy CP 8 of the CS&DCP: All new development will be located in such a way as to minimise its own risk of flooding and not materially increase the flood risk to other areas.</p> <p>Policy CP 14 of the CS&DCP: Village and countryside communities will be supported by appropriate development in order to make them more sustainable. The Local Service Centre villages (Swanton Morley) will be the focus for service provision and enhancement in the rural areas and will accommodate the scales of development set out in the distribution policies.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that protects and enhance the natural, built and historic environment to allocate and facilitate development land that seeks to provide access to homes.</p> <p>Policy PD 02 of the eBLP: To enable the District to meet future housing needs the Local Plan will provide for no less than 14,925 new homes.</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>Policy PD 03 of the eBLP: Most new development needs will be met through the proposed sustainable settlement hierarchy. Swanton Morley is identified as a Local Service Centre.</p> <p>Policy PD 04 of the eBLP: Provision is made for the development of at least 14,925 dwellings and associated infrastructure in the District.</p> <p>Policy PD 10 of the eBLP: New development to demonstrate through its design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate well being.</p> <p>Policy ENV 02 of the eBLP: Ensuring there will be no adverse effect on the integrity of any European site.</p> <p>Policy ENV 03 of the eBLP: Development will only be permitted where it will not adversely affect the integrity of the Breckland Special Protection Area (SPA).</p> <p>Policy COM 03 of the eBLP: Contribute to sustainable development through the reflection of the vision and aspirations of the local community and making sure the majority of development is focused into areas where services are available, and where facilities can be supported.</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
<p>POLICY 3: Enabling Growth on Sites LP(098)014 and LP(098)016</p> <p>Development on sites LP(098)014 and LP(098)016 is to be in conjunction with site LP(098)13, where proposals enable:</p> <ul style="list-style-type: none"> 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. provision will be made within site LP(098)016 for a lay-by style parking facility, to accommodate at least six cars; c. the northern border of site LP(098)016 will be screened by hedging and landscaping and with any new dwellings positioned along this border being of a maximum height of 1.5 storeys; d. a continued vehicle, cycle and pedestrian access from Rectory Road to Manns Lane; and/or 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. 	<p>Compliant with section 7 of the NPPF:</p> <p>Paragraph 56: Good design is a key aspect of sustainable development, and will contribute positively to making places better for new and existing residents of Swanton Morley.</p> <p>Paragraph 57: Planning positively for the achievement of high quality development, including individual buildings, public and private space and wider area development schemes.</p> <p>Paragraph 58: Robust and comprehensive policy to set out the expectations for the area; adding to the overall quality of the area over the lifetime of the development and establish a strong sense of space. Optimising the potential of these sites to support local facilities and transport networks, whilst creating a safe and accessible environment.</p> <p>Paragraph 61: Addressing the connections between people and places. With the integration of new development into the natural, built and historic environment.</p> <p>Paragraph 64: Permission should be refused for development that fails to take the opportunities available for improving the character and quality of an area and the way it</p>	<p>Policy SS 1 of the CS&DCP: Breckland comprises seven types of place; Swanton Morley is identified as one of 14 Local Service Centre Villages. The strategy for all Local Service Centre Villages will be primarily around service protection and enhancement and development to meet local needs.</p> <p>Policy CP 1 of the CS&DCP: Provision is made for the development of at least 19,100 homes and associated infrastructure in the District within the period 2001-2026. The Swanton Morley allocation is for 97 new dwellings (including the 47 already built or committed).</p> <p>Policy CP 4 of the CS&DCP: The release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, services and community facilities, where necessary, to mitigate the impact of development.</p> <p>New development will be required to demonstrate that it will not harm the District's ability to improve the educational attainment, accessibility to services and jobs and health and well-being of Breckland's</p>

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	<p>functions.</p> <p>Paragraph 66: Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.</p> <p>Compliant with section 8 of the NPPF:</p> <p>Paragraph 69: Facilitating social interaction and creating healthy, inclusive communities. Sharing of a vision for the area and facilities the community wants to see. Opportunities created for member of the community to meet, safe and accessible areas with pedestrian routes to encourage the active and continual use of public areas.</p> <p>Paragraph 70: Delivery of facilities the community needs. Positively planning for the provision of community facilities to enhance the sustainability of communities and residential environments with an integrated approach to locating housing and community facilities.</p>	<p>communities, as well as providing additional wastewater treatment capacity in order to deliver strategic development.</p> <p>Policy CP 5 of the CS&DCP: All development will be accompanied with appropriate infrastructure to meet site specific requirements and create sustainable communities. The infrastructure will be provided in tandem with the development and where appropriate arrangements will be made for its subsequent maintenance.</p> <p>Policy CP 13 of the CS&DCP: New growth will be delivered to promote accessibility improvements. In addition to education facilities, health, community, sports and recreation facilities (including public open space) will also need to be provided to meet the needs of the growing population.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that allocate and facilitate development land that seeks to provide access to homes, employment, retail, leisure and other facilities.</p> <p>Supporting the wider rural community by assisting in helping rural communities adapt and grow to enhance their social and economic sustainability.</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>Developments are co-ordinated with transport provision, with good access to existing community facilities, services and open space, together with new facilities and services where necessary.</p> <p>Policy PD 02 of the eBLP: To enable the District to meet future housing needs the Local Plan will provide for no less than 14,925 new houses.</p> <p>Policy PD 04 of the eBLP: Provision is made for the development of at least 14,925 dwellings and associated infrastructure in the District.</p> <p>Policy PD 10 of the eBLP: New development to demonstrate through its design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate well being.</p> <p>Policy ENV 05 of the eBLP: All development is expected to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>Policy E 06 of the eBLP: Developer contributions will be required to secure infrastructure which is necessary to ensure the delivery of sustainable development, of open space, or financial contribution required directly to serve the development to contribute to local community facilities, pedestrian and highway safety improvements, commuted payments will secure necessary future maintenance and the delivery of any other infrastructure requirements in a made Neighbourhood Plan.</p> <p>Policy TR 01 of the eBLP: Encouraging walking and cycling, through links to existing routes.</p> <p>Policy COM 04 of the eBLP: The creation, enhancement and expansion of community facilities will be supported in accordance with the development strategy where this would enhance the existing offer, benefit the local economy, be of a suitable scale and type for its location and are in locations that are closely related to the area they will serve.</p>
<p>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</p>	<p>Compliant with section 6 of the NPPF: Paragraph 47: Meeting the identified local housing need, including affordable housing whilst still contributing to the wider</p>	<p>Policy SS 1 of the CS&DCP: Meeting the need of Swanton Morley, as an identified Local Service Centre Village.</p> <p>Policy CP 1 of the CS&DCP:</p>

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<p>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:</p> <ol style="list-style-type: none"> 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. 	<p>requirement.</p> <p>Paragraph 50: To deliver a wide choice of high quality homes. Creation of inclusive, sustainable and mixed communities. Reflexing local demand, set policies for meeting this need and contributes to the objective of creating mixed and balanced communities.</p>	<p>Development should provide a mix of housing sizes, types and tenures to meet the needs of the District's communities.</p> <p>Policy CP 5 of the CS&DCP: All development will meet site-specific requirements and create sustainable communities (including affordable housing).</p> <p>Policy DC 4 of the CS&DCP: In meeting the housing need 40% of the total number of housing units will be provided and maintained as affordable housing within all qualifying residential development on sites. The mix, size, type and tenure of affordable homes will meet the identified housing need as established by Housing Needs Surveys.</p> <p>Policy DC 5 of the CS&DCP: To meet local rural housing need, new affordable housing development may be permitted in rural settlements where there is a proven need in the parish for affordable housing. The size of the site and the mix of dwelling sizes and tenure on the site reflects the identified need with all dwellings will remain available as affordable housing and exclusively for local need, in perpetuity.</p> <p>Where permission for affordable housing is granted on exception sites, Breckland District Council will seek a Planning Obligation to ensure affordable housing is</p>

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		<p>maintained to meet the identified needs of occupants in perpetuity.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that support the wider rural community by assisting in helping rural communities adapt and grow to enhance their social and economic sustainability.</p> <p>Policy PD 02 of the eBLP: To enable the District to meet future housing needs the Local Plan will provide for no less than 14,925 new homes.</p> <p>Policy PD 04 of the eBLP: Provision is made for the development of at least 14,925 dwellings and associated infrastructure in the District.</p> <p>Policy PD 08 of the eBLP: To deliver a proportion of the development as affordable housing to help meet existing and future affordable housing needs. 36% of qualifying developments should be affordable housing with affordable rented housing being maintained as affordable housing in perpetuity.</p> <p>Provision will be provided through planning obligations in order to provide the affordable housing and to ensure its availability to initial and successive occupiers.</p>

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		<p>Policy E 06 of the eBLP: Developer contributions will be required ensure the delivery of affordable housing.</p>
<p>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:</p> <ul style="list-style-type: none"> 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). 	<p>Compliant with section 6 of the NPPF:</p> <p>Paragraph 47: Boosting the supply of housing, meeting the identified local housing need of affordable housing.</p> <p>Paragraph 50: To deliver on the affordable housing need; policies for meeting this need and contributes to the objective of creating mixed and balanced communities.</p> <p>Paragraph 54: Responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.</p>	<p>Policy CP 1 of the CS&DCP: Development to provide a mix of housing sizes, types and tenures to meet the needs of the District's communities.</p> <p>Policy DC 4 of the CS&DCP: The mix, size, type and tenure of affordable homes will meet the identified housing need as established by Housing Needs Surveys.</p> <p>Policy DC 5 of the CS&DCP: To meet local rural housing need, affordable housing new development may be permitted in rural settlements where there is a proven need in the parish for affordable housing.</p> <p>The size of the site and the mix of dwelling sizes and tenure on the site reflects the identified need with all dwellings will remain available as affordable housing and exclusively for local need, in perpetuity.</p> <p>Where permission for affordable housing is granted on exception sites, Breckland District Council will seek a Planning Obligation to ensure affordable housing is maintained to meet the identified needs of occupants in perpetuity.</p>

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		<p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that allocate and facilitate development land that seeks to provide access to homes.</p> <p>Supporting the wider rural community by assisting in helping rural communities adapt and grow to enhance their social and economic sustainability.</p> <p>Policy PD 02 of the eBLP: To enable the District to meet future housing needs the Local Plan will provide for no less than 14,925 new homes.</p> <p>Policy PD 04 of the eBLP: Provision is made for the development of at least 14,925 dwellings and associated infrastructure in the District.</p> <p>Policy E 06 of the eBLP: Developer contributions will be required to secure infrastructure to ensure the delivery of affordable housing.</p> <p>Policy COM 10 of the eBLP: Housing development proposals outside of the settlement boundary only be considered on 'rural exception sites' provided that it meets the set criteria, which includes; it delivers 100% affordable housing for local people, housing is justified by a Local Housing Needs Assessment or other acceptable method and</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)
		housing will remain affordable housing in perpetuity.
<p>POLICY 6: Delivery of Planning Obligations</p> <p>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.</p> <p>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.</p>	<p>Compliant with section 7 of the NPPF:</p> <p>Paragraph 56: Contributing positively to make places better for people.</p> <p>Paragraph 57: Planning positively for the achievement of high quality development, including individual buildings, public and private space and wider area development schemes.</p> <p>Paragraph 58: Optimising the potential of sites to support local facilities.</p> <p>Paragraph 61: Addressing the connections between people and places.</p> <p>Paragraph 66: Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.</p> <p>Compliant with section 8 of the NPPF:</p> <p>Paragraph 69: Facilitating social interaction and creating healthy, inclusive communities. Sharing of a vision for the area and facilities the community wants to see.</p> <p>Paragraph 70: Positively planning for the provision of community facilities to enhance the sustainability</p>	<p>Policy SS 1 of the CS&DCP: With Swanton Morley as a Local Service Centre Village, the strategy will be primarily around service protection and enhancement and development to meet local needs.</p> <p>Policy CP 4 of the CS&DCP: Suitable arrangements will be put in place to improve community facilities, where necessary, to mitigate the impact of development.</p> <p>Policy CP 5 of the CS&DCP: All development will meet site specific requirements and create sustainable communities. Infrastructure will be provided in tandem with the development and where appropriate arrangements will be made for its subsequent maintenance.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that allocate and facilitate development land that seeks to provide access to homes, employment, retail, leisure and other facilities, and assist in helping rural communities adapt and grow proportionately to enhance their social and economic sustainability.</p> <p>Developments are co-ordinated with transport</p>

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	<p>of communities.</p>	<p>provision, with good access to existing community facilities, services and open space, together with new facilities and services where necessary.</p> <p>Policy PD 04 of the eBLP: Provision is made for the development of at least 14,925 dwellings and associated infrastructure in the District.</p> <p>Policy ENV 01 of the eBLP: The network of Green Infrastructure in the District should be safeguarded, retained and enhanced.</p> <p>Through the promotion of positive action the enhancement of the green infrastructure network in the District will be sought. New development proposals will incorporate green infrastructure and where possible enhance existing connectivity.</p> <p>Development that fails to exploit opportunities of green infrastructure will not be considered appropriate.</p> <p>Policy ENV 04 of the eBLP: All new residential development is expected to provide a contribution towards outdoor playing space.</p> <p>As a general principle, there will be a presumption that open space, sport and recreation facilities will be provided on the development site.</p> <p>Policy E 06 of the eBLP:</p>

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		<p>Developer contributions will be required to secure infrastructure which is necessary to ensure the delivery of sustainable development, of affordable housing, of open space, play space or other facilities (or financial contribution) required directly to serve the development and contribute to local community facilities.</p> <p>Pedestrian and highway safety improvements necessary to secure satisfactory access to the development, where appropriate a range of sustainable modes of transport, commuted payments will secure future maintenance and the delivery of any other infrastructure requirements in a made Neighbourhood Plan.</p> <p>Policy COM 04 of the eBLP: The creation, enhancement and expansion of community facilities will be supported in accordance with the development strategy where this would enhance the existing offer, benefit the local economy, be of a suitable scale and type for its location and are in locations that are closely related to the area they will serve.</p>
<p>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)</p>	<p>Compliant with section 8 of the NPPF: Paragraph 76: The local community, through this Neighbourhood Plan has</p>	<p>Policy CP 6 of the CS&DCP: Green infrastructure of local and strategic importance will be protected and enhanced.</p>

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<p>1) Gray Drive;</p> <p>2) Thompson Close; and</p> <p>3) Middleton Avenue.</p> <p>Applications for development on the identified local green spaces, which would adversely affect their function, as open green spaces will not be permitted.</p>	<p>identified for special protection three green areas of importance to them.</p> <p>Paragraph 77: Designation of Local Green Space is appropriate for these three areas identified as each is located in the community, has significant recreational value and are relatively small pieces of land.</p>	<p>Policy DC 11 of the CS&DCP: Development that would result in the loss of existing sport, recreational or amenity open space will only be permitted in certain circumstances.</p> <p>The development of existing open space with an ecological value (a known biodiversity or nature conservation interest) will not be permitted.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that protect and enhance the natural, built and historic environment and assist in helping rural communities adapt and grow proportionately to enhance their social and economic sustainability.</p> <p>Policy PD 10 of the eBLP: New development to demonstrate through its design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate well being.</p> <p>Policy ENV 01 of the eBLP: The network of Green Infrastructure in the District should be safeguarded, retained and enhanced. Recognising intrinsic value of the green infrastructure network and ensuring that the functionality and connectivity of the network is not undermined as a result of development.</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>Through its layout and design, new development should respond to the location of existing green infrastructure and should support appropriate uses and functions.</p> <p>Where it is considered that the development will have a detrimental effect on the quantity or function of existing green infrastructure then the development will not be permitted unless replacement provision is made that is of equal or greater value than that which will be lost through development.</p> <p>Policy ENV 04 of the eBLP: Development that would result in the loss of existing sport, recreational or amenity open space will only be permitted if:</p> <p>(a) there is an excess of recreational or amenity open space in the settlement and the proposed loss will not result in a current or likely shortfall during the plan period; and</p> <p>(b) recreational facilities within the open space will be enhanced by the proposed development on an appropriate portion of the open space; or</p> <p>(c) the community would gain greater benefit from the developer providing a suitable alternative recreational or amenity open space in an equally accessible and convenient location.</p> <p>The development of existing</p>

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		<p>open space with an ecological value (a known biodiversity or nature conservation interest) will not be permitted.</p> <p>Policy ENV 05 of the eBLP: The landscape will be protected for the sake of its own intrinsic beauty and its benefit to the rural character and in the interests of biodiversity, geodiversity and historic conservation.</p>
<p>POLICY 8: Protection of Open Space 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>	<p>Compliant with Section 11 of the NPPF:</p> <p>Paragraph 109: Protecting valued landscapes.</p> <p>Paragraph 110: Ensuring development is mindful to adverse effects on local and natural environment.</p> <p>Paragraph 116: Assessment and consideration of detrimental effect on the environment, landscape and recreational use. The requirement to ensure community benefit is demonstrated.</p> <p>Paragraph 117: Protecting biodiversity, wildlife corridors and habitats.</p>	<p>Policy CP 6 of the CS&DCP: Green infrastructure of local and strategic importance will be protected and enhanced.</p> <p>Policy DC 11 of the CS&DCP: Development that would result in the loss of existing sport, recreational or amenity open space will only be permitted in certain circumstances.</p> <p>The development of existing open space with an ecological value (a known biodiversity or nature conservation interest) will not be permitted.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that protect and enhance the natural, built and historic environment and assist in helping rural communities adapt and grow proportionately to enhance their social and economic sustainability.</p>

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		<p>Policy PD 10 of the eBLP: New development to demonstrate through its design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate well being.</p> <p>Policy ENV 01 of the eBLP: The network of Green Infrastructure in the District should be safeguarded, retained and enhanced. Recognising intrinsic value of the green infrastructure network and ensure that the functionality of the network is not undermined as a result of development.</p> <p>Where it is considered that the development will have a detrimental effect on the quantity or function of existing green infrastructure then the development will not be permitted unless replacement provision is made that is of equal or greater value than that which will be lost through development.</p> <p>Policy ENV 04 of the eBLP: Development that would result in the loss of existing sport, recreational or amenity open space will only be permitted if it can meet the defined criteria.</p> <p>The development of existing open space with an ecological value will not be permitted.</p>
<p>POLICY 9: Management of Open Space Where new developments</p>	<p>Compliant with section 7 of the NPPF:</p>	<p>Policy CP 4 of the CS&DCP: Suitable arrangements will</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
<p>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"> 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 b) an effective transition to the Local Authority ownership; or c) an appropriate legally binding arrangement for management by an established management company with a viable and sustainable business case and operating model. 	<p>Paragraph 56: Contribute positively to making places better for new and existing residents of Swanton Morley.</p> <p>Paragraph 57: Planning positively for the achievement of high quality development, including individual buildings, public and private space and wider area development schemes.</p> <p>Paragraph 58: Robust and comprehensive policy to set out the expectations for the future management of an area; adding to the overall quality, through sustainable future management, not just for the short term but over the lifetime of development.</p> <p>Paragraph 61: Addressing the connections between people and places.</p> <p>Paragraph 66: Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.</p> <p>Compliant with section 8 of the NPPF:</p> <p>Paragraph 69: Facilitating social interaction and creating healthy, inclusive communities. To encourage the active and continual use of public areas.</p> <p>Paragraph 70: Delivery of facilities the community needs. Positively planning</p>	<p>be put in place to improve community facilities, where necessary, to mitigate the impact of development.</p> <p>Policy CP 5 of the CS&DCP: All development will meet site-specific requirements and create sustainable communities. Infrastructure will be provided in tandem with the development and where appropriate arrangements will be made for its subsequent maintenance.</p> <p>Policy DC 11 of the CS&DCP: In addition to the on-site and off-site contributions, a contribution will be required for 10 years maintenance of the facility.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that assist in helping rural communities adapt and grow proportionately to enhance their social and economic sustainability.</p> <p>Policy PD 04 of the eBLP: Provision is made for the development of at least 14,925 dwellings and associated infrastructure (green) in the District.</p> <p>Policy PD 10 of the eBLP: New development to demonstrate through its design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate well being.</p>

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	<p>for the provision of community facilities to enhance the sustainability of communities and their community facilities. In addition, it aims to create accessible green spaces and community facilities that are sustainable, therefore, guarding against the unnecessary loss of valued facilities and services.</p> <p>Paragraph 73: Access to high quality open space, opportunities for sport and recreation will make an important contribution to the health and well-being of residents.</p> <p>Compliant with Section 11 of the NPPF:</p> <p>Paragraph 109: Protecting and enhancing valued landscapes, geological conservation interests and soils.</p> <p>Paragraph 114: Positively planning for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.</p> <p>Paragraph 117: Protecting biodiversity, wildlife corridors and habitats.</p>	<p>Policy ENV 01 of the eBLP: The network of Green Infrastructure in the District should be safeguarded, retained and enhanced. Through the promotion of positive action the enhancement of the green infrastructure network in the District will be sought.</p> <p>Policy ENV 04 of the eBLP: In addition to the on-site and off-site contributions, a contribution will be required for 10 years maintenance of the facility. The contribution will be calculated in accordance with the criteria set out in the Breckland Open Space Assessment (2015).</p> <p>Policy COM 04 of the eBLP: The creation, enhancement and expansion of community facilities will be supported in accordance with the development strategy where this would enhance the existing offer, benefit the local economy, be of a suitable scale and type for its location and are in locations that are closely related to the area they will serve.</p>
<p>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</p>	<p>Compliant with Section 11 of the NPPF:</p> <p>Paragraph 109: Protecting and enhancing valued landscapes geological conservation interests and soils.</p>	<p>Policy CP11 of the CS&DCP: Landscape will be protected for the sake of its own intrinsic beauty and its benefit to the rural character and in the interests of biodiversity, geodiversity and historic conservation.</p>

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<p>Map 9.</p> <p>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.</p>		<p>Development will be of the highest design quality in terms of both architecture and landscape and it should have regard to good practice in urban design and fully consider the context within which it sits.</p> <p>It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.</p> <p>Policy DC 1 of the CS&DCP: All new development will need to given consideration to the impact upon amenity and will not be permitted where there are unacceptable effects on the amenities of the area (quality of the landscape and important features or characteristics of the area).</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that protect and enhance the natural, built and historic.</p> <p>Policy PD 10 of the eBLP: New development to demonstrate through its design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate well being.</p> <p>Policy ENV 02 of the eBLP: The highest level of protection will be given to European Sites.</p>

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		<p>Policy ENV 03 of the eBLP: Requires that an Appropriate Assessment is undertaken on all proposals for development that are likely to have a significant effect on the Breckland Special Protection Area (SPA).</p> <p>Policy ENV 05 of the eBLP: The landscape will be protected for the sake of its own intrinsic beauty and its benefit to the rural character and in the interests of biodiversity, geodiversity and historic conservation.</p> <p>Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.</p> <p>Policy ENV 06 of the eBLP: Trees, significant hedge and shrub masses should be retained as an integral to the design of development.</p> <p>Policy ENV 07 of the eBLP: Proposals that would affect the significance of a heritage asset will not be accepted for consideration unless they provide sufficient information for that impact to be assessed.</p> <p>Significance of designated</p>

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		<p>heritage assets, including nationally protected listed buildings and their settings, ancient monuments, archaeological sites, conservation areas and their settings, will be conserved, enhanced and given the highest level of protection.</p> <p>Policy ENV 08 of the eBLP: Proposals that could affect previously unknown heritage assets will not be accepted for consideration unless they undergo an appropriate assessment in line with the significance of the asset. The assessment must provide sufficient information for that impact to be assessed. New development will be expected to preserve and enhance the character, appearance and setting of historic assets.</p>
<p>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.</p> <p>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.</p>	<p>Compliant with section 4 of the NPPF:</p> <p>Paragraph 29: Facilitating sustainable development through linkage and integration of new and existing.</p> <p>Paragraph 30: Encouraging solutions that facilitate sustainable modes of transport.</p> <p>Paragraph 35: Exploit the opportunities for the use of sustainable transport modes.</p> <p>Compliant with section 7 of the NPPF:</p>	<p>Policy CP 4 of the CS&DCP: Suitable arrangements will be put in place to improve infrastructure (footpaths and cycleways), where necessary, to mitigate the impact of development.</p> <p>Policy CP 5 of the CS&DCP: All development will meet site-specific requirements and create sustainable communities, including walking, cycling and biodiversity.</p> <p>Policy CP 6 of the CS&DCP: In enhancing existing green infrastructure, development should seek to provide physical/functional linkages</p>

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	<p>Paragraph 56: Contributing positively to make places better for people.</p> <p>Paragraph 57: Planning positively for the achievement of high quality development, including individual buildings, public and private space and wider area development schemes.</p> <p>Paragraph 58: Optimising the potential of sites to support local facilities.</p> <p>Paragraph 61: Addressing the connections between people and places plus the integration of new development with the existing.</p> <p>Paragraph 63: Help to raise the standard of design generally in the area.</p> <p>Paragraph 64: Permission should be refused for poor design that fails to improve the quality of an area and the way it functions.</p> <p>Paragraph 66: Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.</p> <p>Compliant with section 8 of the NPPF:</p> <p>Paragraph 69: Facilitating social interaction and creating healthy, inclusive communities.</p> <p>Paragraph 70: Positively</p>	<p>between different elements of green infrastructure.</p> <p>Policy CP10 of the CS&DCP: Development will enhance and incorporate biodiversity or geological features where opportunities exist. Development that fails to exploit opportunities to incorporate available biodiversity or geological features will not be considered appropriate.</p> <p>Policy CP11 of the CS&DCP: Landscape will be protected for the sake of its own intrinsic beauty and its benefit to the rural character and in the interests of biodiversity, geodiversity and historic conservation.</p> <p>Policy PD 04 of the eBLP: Provision is made for the development of at least 14,925 dwellings and associated infrastructure (green) in the District.</p> <p>Policy PD 10 of the eBLP: New development to demonstrate through its design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate well being.</p> <p>Policy ENV 01 of the eBLP: Green Infrastructure should be safeguarded, retained and enhanced. Recognising intrinsic value of the green infrastructure network and ensure that the functionality of the network is not undermined as a result of development.</p>

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	<p>planning for the provision of community facilities to enhance the sustainability of communities.</p> <p>Paragraph 73: Ensuring access to high quality open space.</p> <p>Compliant with section 11 of the NPPF:</p> <p>Paragraph 109: Enhancing the natural and local environment.</p> <p>Paragraph 114: Positively planning for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.</p> <p>Paragraph 117: Protecting biodiversity, wildlife corridors and habitats.</p> <p>Paragraph 118: Conserve and enhance biodiversity.</p>	<p>Development proposals will incorporate green infrastructure and where possible enhance existing connectivity.</p> <p>Through its layout and design, development should respond to the location of existing green infrastructure and should support appropriate uses and functions. Development that fails to exploit opportunities of green infrastructure will not be considered appropriate.</p> <p>Policy ENV 04 of the eBLP: Development of existing open space with an ecological value (a known biodiversity or nature conservation interest) will not be permitted.</p> <p>Policy ENV 05 of the eBLP: The landscape will be protected in the interests of biodiversity, geodiversity and historic conservation. Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.</p> <p>Policy ENV 06 of the eBLP: Trees, significant hedge and shrub masses should be retained as an integral part of the design of</p>

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		<p>development.</p> <p>Policy E 06 of the eBLP: Developer contributions will be required to secure infrastructure necessary to ensure the delivery of sustainable development, of open space, to contribute to local community facilities, pedestrian and highway safety improvements, where appropriate a range of sustainable modes of transport.</p> <p>Policy TR 01 of the eBLP: Achieving a sustainable transport system by encouraging walking and cycling, through links to existing routes.</p>
<p>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:</p> <ol style="list-style-type: none"> 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; 	<p>Compliant with section 6 of the NPPF:</p> <p>Paragraph 47: Meeting the housing need for both market and affordable housing.</p> <p>Paragraph 50: Delivering a wider choice of high quality dwellings that reflects local demand to create sustainable and mixed communities. To identify the size, type, tenure and range of housing that is required in particular locations.</p> <p>Compliant with section 7 of the NPPF:</p> <p>Paragraph 56: Good design contributing positively to making places better for new and existing residents.</p>	<p>Policy CP 4 of the CS&DCP: Suitable arrangements will be put in place to improve infrastructure, services and community facilities, where necessary, to mitigate the impact of development.</p> <p>Provision of additional wastewater treatment capacity in order to deliver strategic development.</p> <p>Policy CP 5 of the CS&DCP: All development will meet site specific requirements and create sustainable communities. Infrastructure will be provided in tandem with the development. Such as landscaping, green infrastructure, biodiversity, sustainable drainage systems (SUDS), local and renewable energy generation, waste management / recycling</p>

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<p>first time buyers, starter homes and good quality accommodation for elderly people;</p> <p>4) Designing housing proposals to reflect existing residential densities in the locality of the scheme;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>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</p>	<p>Paragraph 57: Planning positively for the achievement of high quality development, including individual buildings, public and private space and wider area development schemes.</p> <p>Paragraph 58: Robust and comprehensive policy to set out the expectations; adding to the overall quality, through good design principles, not just for the short term but over the lifetime of development.</p> <p>Paragraph 61: Addressing the connections between people and places. Using good design to provide road safety, on and off road parking and with landscaping that enhances the sense of place.</p> <p>Paragraph 63: Help to raise the standard of design generally in the area.</p> <p>Paragraph 64: Permission should be refused for poor design that fails to improve the quality of an area and the way it functions.</p> <p>Paragraph 66: Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.</p> <p>Compliant with section 8 of the NPPF:</p> <p>Paragraph 69: Facilitating social interaction and</p>	<p>and composting facilities.</p> <p>Policy CP9 of the CS&DCP: Mitigation against all forms of pollution, including air, noise, water, light and land, will be a fundamental consideration in the design process. A development's design should actively seek to minimise or mitigate against forms of pollution.</p> <p>Policy CP10 of the CS&DCP: Development will enhance and incorporate biodiversity or geological features where opportunities exist. Development that fails to exploit opportunities to incorporate available biodiversity or geological features will not be considered appropriate.</p> <p>Policy CP 12 of the CS&DCP: Encourages and supports the provision of renewable low-carbon technologies, including micro-renewables secured through new residential, commercial or industrial development.</p> <p>Policy CP 13 of the CS&DCP: New growth will be delivered to promote accessibility improvements. In addition to education facilities, health, community, sports and recreation facilities (including public open space) will also need to be provided to meet the needs of the growing population. To complement the encouragement of alternative modes of transportation, significant emphasis will be given to the design of streets, public</p>

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<p>following surveys in accordance with established practice;</p> <p>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.</p> <p>10) Incorporation of appropriate methods of energy generation and conservation in all new builds;</p> <p>11) New development should provide sufficient external amenity space, refuse and recycling storage facilities;</p> <p>12) Where street lighting is provided it should meet the configuration and standard of the parish; and</p> <p>13) All planning applications for developments of 10 or more dwellings and all commercial development to undertaken a sewage capacity assessment.</p>	<p>creating healthy, inclusive communities. To encourage the active and continual use of public areas.</p> <p>Compliant with section 10 of the NPPF:</p> <p>Paragraph 93: Minimising vulnerability and providing resilience to the impacts of climate change.</p> <p>Paragraph 94: Meeting the challenge of climate change.</p> <p>Paragraph 97: To increase the use and supply of renewable energy. Encouraging efficient use of energy without excessive prescription.</p> <p>Paragraph 99: Takes account of flood risk and new development should avoid increased vulnerability.</p> <p>Compliant with section 11 of the NPPF:</p> <p>Paragraph 109: Enhancing the natural and local environment.</p> <p>Paragraph 117: Protecting biodiversity, wildlife corridors and habitats.</p> <p>Paragraph 118: Conserve and enhance biodiversity.</p> <p>Compliant with Section 12 of the NPPF:</p> <p>Paragraph 126: Through the conservation, respect and enjoyment of the historic environment.</p>	<p>spaces and neighbourhoods.</p> <p>Policy DC 1 of the CS&DCP: All new development will need to given consideration to the impact upon amenity and will not be permitted where there are unacceptable effects on the amenities of the area or the residential amenity of neighbouring occupants, or future occupants of the development site. Negative amenity impact in terms of overlooking and/or privacy loss, dominance or overshadowing, odour, noise, vibration or other forms of disturbance, other forms of pollution, important features or characteristics of the area and quality of the landscape or townscape.</p> <p>Policy DC 2 of the CS&DCP: Within the settlement boundaries new housing development will be permitted. The precise mix will be based on the findings of the latest Strategic Housing Market Assessment, an analysis of the local housing mix and the need to deliver lifetime homes.</p> <p>Policy DC 4 of the CS&DCP: In meeting the housing need 40% of the total number of housing units will be provided and maintained as affordable housing within all qualifying residential development on sites. The mix, size, type and tenure of affordable homes will meet the identified housing need as established by Housing Needs Surveys.</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)
	<p>Paragraph 128: Recognition of any heritage asset and any impact on it or its setting.</p>	<p>Policy DC 14 of CS&DCP: Sustainable building forms and construction will be promoted and supported. All new development will be expected to maximise the energy efficiency through the use of design, construction techniques, layout, orientation and massing, internal design, materials, insulation and heat recovery.</p> <p>Policy DC 16 of CS&DCP: New development should achieve the highest standards of design and following design principles focusing on local character, public realm, connectivity, adaptability, diversity, crime prevention, form and character, density, height, massing and scale, layout, siting and grouping, landscaping, boundary treatments and enclosure, building detailing and materials.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that mitigate and adapt to climate change, protect and enhance the natural, built and historic environment.</p> <p>Policy PD 04 of the eBLP: Provision is made for the development of at least 14,925 dwellings and associated infrastructure in the District.</p> <p>Policy PD 08 of the eBLP: To deliver a proportion of the development as affordable</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>housing to help meet existing and future affordable housing needs.</p> <p>On larger sites, (>10), affordable housing is expected to be distributed across a development, rather than in a single area up to a maximum of 15 in any cluster area, their appearance should be indistinguishable from that of market homes, reflecting local distinctiveness and design policies in the Local Plan and in subsequent Neighbourhood Plans.</p> <p>Policy PD 10 of the eBLP: New development to demonstrate through its design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate enhanced health and well being, supportive of good physical and mental health.</p> <p>Policy ENV 01 of the eBLP: Green Infrastructure should be safeguarded, retained and enhanced. Through its layout and design, development should respond to the location of existing green infrastructure.</p> <p>Development that fails to exploit opportunities of green infrastructure will not be considered appropriate.</p> <p>Policy ENV 02 of the eBLP: The highest level of protection will be given to European Sites.</p> <p>Policy ENV 04 of the eBLP: As a general principle, there</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>will be a presumption that open space, sport and recreation facilities will be provided on the development site, of appropriate type to serve the needs of the development, and well related to the proposed residential properties.</p> <p>Policy ENV 05 of the eBLP: The landscape will be protected for the sake of its own intrinsic beauty and its benefit to the rural character and in the interests of biodiversity, geodiversity and historic conservation. Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.</p> <p>All development is expected to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.</p> <p>Policy ENV 06 of the eBLP:</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>Trees, significant hedge and shrub masses should be retained as an integral part of the design of development.</p> <p>Policy ENV 07 of the eBLP: Proposals that would affect the significance of a heritage asset will not be accepted for consideration unless they provide sufficient information for that impact to be assessed.</p> <p>Policy ENV 08 of the eBLP: Proposals that could affect previously unknown heritage assets will not be accepted for consideration unless they undergo an appropriate assessment in line with the significance of the asset. Development will be expected to preserve and enhance the character, appearance and setting of historic assets.</p> <p>Policy ENV 09 of the eBLP: All new development will be located to minimise flood risk, mitigating any such risk through design and implementing sustainable drainage (SuDS) principles.</p> <p>Policy E 06 of the eBLP: To secure site specific developer contributions in order to properly service, manage and mitigate the impact of development. Developer contributions will be required to secure infrastructure which is necessary to ensure the delivery of sustainable development, of affordable housing, of open space, play space or other facilities</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)
		<p>(or financial contribution) required directly to serve the development and contribute to local community facilities, pedestrian and highway safety improvements necessary to secure satisfactory access to the development, where appropriate a range of sustainable modes of transport, commuted payments to secure future maintenance and the delivery of any other infrastructure requirements in a made Neighbourhood Plan.</p> <p>Policy COM 01 of the eBLP: New development should be designed to the highest possible standards. All proposals will be expected to comply with the design criteria and, any subsequent design guidance, focusing on local character, connectivity, adaptability, diversity, form and character, density, height, massing and scale, layout, siting and grouping, landscaping, boundary treatments and enclosure, building detailing and materials and crime prevention.</p> <p>Policy COM 03 of the eBLP: The design and layout will optimise the density of the development to a level which is appropriate and justified for the locality. In rural locations and at the edges of settlements where it can be justified proposals for lower density development will be</p>

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		<p>supported where it can be demonstrated it is justified in relation to local character and wider sustainability issues.</p> <p>All residential proposals will secure an appropriate mix of dwelling type, size and tenure.</p> <p>Policy COM 05 of the eBLP: proposals to include a mix of on-site affordable and market dwellings in line with policy.</p> <p>Policy COM 06 of the eBLP: To ensure that new homes provide quality living environments for residents both now and in the future and to help deliver sustainable communities.</p> <p>Policy COM 07 of the eBLP: Proposals of high quality of design and enhances the character and appearance of the locality.</p>
<p>POLICY 13: Parking Provision New residential developments must provide the following minimum number of off-street car parking spaces per dwelling:</p> <p>1 or 2 bedrooms 2 spaces</p> <p>3 bedrooms 3 spaces</p> <p>4 or more bedrooms 4 spaces</p> <p>Accessible communal car parking areas of an equivalent provision will be considered as</p>	<p>Compliant with section 4 of the NPPF:</p> <p>Paragraph 39: The parking standards for development takes account of accessibility, type, mix and use of development, the limited public transport and local car ownership levels.</p>	<p>Policy DC 19 of CS&DCP: Development proposals will be permitted where the provision of car parking accords with the local parking standards, although these standards do not apply to any development that falls within Class C. Flexibility in the application of parking standards where it can be demonstrated that there are particular site-based factors that would justify an exception.</p> <p>Within the supporting text of Policy 13 of the SMNP local conditions relating to</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
<p>an acceptable alternative in appropriate locations.</p>		<p>ownership levels being significantly higher than Breckland District to justify the application of the standards in SMNP Policy 13.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that maintain environmentally sustainable communities and assist in helping rural communities adapt.</p> <p>Policy PD 10 of the eBLP: New development to demonstrate through its design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate well being.</p> <p>Policy ENV 05 of the eBLP: All development is expected to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.</p> <p>Policy COM 03 of the eBLP: Planning permission will be granted where appropriate parking provision is provided by the developer to serve the needs of the proposed development.</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>Development should provide sufficient parking spaces to avoid inappropriate on street parking highway, safety problems and to protect living and working conditions locally.</p> <p>The appropriate parking provision for a development will be determined using the parking standards (not available) as a 'starting point' which may be varied to reflect local conditions such as the availability of public parking, sustainable travel modes, Travel Plan provisions, and design and conservation objectives. Within the SMNP local conditions relating to ownership levels significantly higher than Breckland District to justify the application of the standards in Policy 13.</p>
<p>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:</p> <ul style="list-style-type: none"> • Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources following, if necessary, the installation 	<p>Compliant with section 10 of the NPPF:</p> <p>Paragraph 93: Minimising vulnerability and providing resilience to the impacts of climate change.</p> <p>Paragraph 94: A proactive approach to taking full account of flood risk.</p> <p>Paragraph 99: Takes account of flood risk and new development should avoid increased vulnerability.</p> <p>Paragraph 102: Assessment and identification of flood risks to enable development to be</p>	<p>Policy CP 4 of the CS&DCP: The release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, where necessary, to mitigate the impact of development.</p> <p>Provision of additional wastewater treatment capacity in order to deliver strategic development.</p> <p>Policy CP 5 of the CS&DCP:</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)
<p>of appropriate mitigation measures;</p> <ul style="list-style-type: none"> • Have a neutral or positive impact on surface water drainage; and • Any water drainage solution to be implemented prior to any occupation. <p>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:</p> <ul style="list-style-type: none"> • 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 	<p>avoided in areas of high risk.</p>	<p>All development will meet site-specific requirements and create sustainable communities. Infrastructure will be provided in tandem with the development. Including Sustainable Drainage Systems (SUDS).</p> <p>Policy CP 8 of the CS&DCP: All new development will be located in such a way as to minimise its own risk of flooding and not materially increase the flood risk to other areas.</p> <p>Policy CP9 of the CS&DCP: Mitigation against all forms of pollution, including air, noise, water, light and land, will be a fundamental consideration in the design process. A development's design should actively seek to minimise or mitigate against forms of pollution.</p> <p>Policy DC 1 of the CS&DCP: All new development will need to given consideration to the impact upon amenity and will not be permitted where there are unacceptable effects on the amenities of the area or the residential amenity (other forms of pollution – flood) of neighbouring occupants, or future occupants of the development site.</p> <p>Policy DC 13 of CS&DCP: New development should be located in areas at least risk of flooding. New development will be expected to minimise flood risk to people, property and places and proposals which</p>

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<p>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;</p> <ul style="list-style-type: none"> • 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. 		<p>increase the risk of flooding, either directly or indirectly, will not be permitted in accordance with a risk-based approach. All development proposals in areas at risk of flooding will be expected to provide a Flood Risk Assessment commensurate with the scale of the flood risk and recognising all likely sources of flooding.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that mitigate and adapt to climate change that protect and enhance the natural, built and historic environment.</p> <p>Policy PD 04 of the eBLP: Provision is made for the development of at least 14,925 dwellings and associated infrastructure in the District.</p> <p>Policy PD 10 of the eBLP: New development to demonstrate through its design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate well being.</p> <p>Policy ENV 02 of the eBLP: The highest level of protection will be given to European Sites.</p> <p>Policy ENV 05 of the eBLP: All development is expected to be of the highest design quality in terms of both architecture</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)
		<p>and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits.</p> <p>Policy ENV 09 of the eBLP: All new development will be located to minimise flood risk, mitigating any such risk through design and implementing sustainable drainage (SuDS) principles.</p> <p>Incorporating appropriate surface water drainage mitigation measures to minimise its own risk of flooding and should not materially increase the flood risk to other areas.</p> <p>Particular care will be required in relation to habitats designated as being of international importance in the area and beyond which is water sensitive, as well as habitats designated of regional or local importance.</p> <p>All applications should follow the guidance, and any updated version (currently April 2015 although more recent updated in NCC Regulation 14 response February 2017 to SMNP and fully included in Policy 14 of the SMNP) and provide the appropriate information required to assist in the determination of such application as issued by the Lead Local Flood Authority. This includes the requirement to include details of means of adoption and maintenance</p>

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		<p>at pre-application stage.</p> <p>Policy E 06 of the eBLP: To secure site specific developer contributions in order to properly service, manage and mitigate the impact of development. Developer contributions will be required to secure infrastructure which is necessary to ensure the delivery of sustainable development, commuted payments will secure future maintenance.</p> <p>Policy COM 03 of the eBLP: Planning permission will be granted where appropriate parking provision is provided by the developer to serve the needs of the proposed development, with sufficient parking spaces to avoid inappropriate on street parking highway, safety problems and to protect living and working conditions locally.</p> <p>The appropriate parking provision for a development will be determined using the parking standards as a 'starting point' which may be varied to reflect local conditions.</p>
<p>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:</p> <ul style="list-style-type: none"> ▪ 1-bedroom dwellings: range 10% to 15% of all dwellings 	<p>Compliant with section 6 of the NPPF:</p> <p>Paragraph 47: Meeting the housing need for both market and affordable housing.</p> <p>Paragraph 50: Delivering a wider choice of high quality dwellings that reflects local</p>	<p>Policy CP 1 of the CS&DCP: Development should provide a mix of housing sizes, types and tenures to meet the needs of the District's communities.</p> <p>Policy DC 2 of the CS&DCP: Within the settlement boundaries new housing development will be</p>

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<ul style="list-style-type: none"> ▪ 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 <p>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.</p> <p>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.</p>	<p>demand to create sustainable and mixed communities.</p> <p>To identify the size, type, tenure and range of housing that is required in particular locations.</p>	<p>permitted. The precise mix will be based on the findings of the latest Strategic Housing Market Assessment, an analysis of the local housing mix and the need to deliver lifetime homes.</p> <p>Policy DC 4 of the CS&DCP: In meeting the housing need 40% of the total number of housing units will be provided and maintained as affordable housing within all qualifying residential development on sites. The mix, size, type and tenure of affordable homes will meet the identified housing need as established by Housing Needs Surveys.</p> <p>Policy DC 16 of CS&DCP: New development should achieve the highest standards of design. Through "diversity", of a mixture of housing types, should provide a range of choice that will promote and instill vitality into an area.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that facilitate development land that seeks to provide access to homes and assist in helping rural communities adapt and grow proportionately to enhance their social and economic sustainability.</p> <p>Policy ENV 05 of the eBLP: All development is expected to be of the highest design quality in</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.</p> <p>Policy COM 01 of the eBLP: New development should be designed to the highest possible standards. Through "diversity" should provide a range of choice that will promote and instill vitality into an area. This might be interpreted as a mixture of housing types within residential development.</p> <p>Policy COM 03 of the eBLP: All residential proposals will secure an appropriate mix of dwelling type, size and tenure in line with building regulations and national technical standards in order to meet the needs of Breckland and help create balanced communities. The precise mix will be based on the findings of the emerging Strategic Housing Market Assessment, locally based surveys (Housing Needs Survey for Swanton Morley) and in accordance with the Housing Strategy and other suitable evidence.</p> <p>Policy COM 05 of the eBLP: proposals to include a mix of on-site affordable and market dwellings in line with policy.</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>Policy COM 06 of the eBLP: To ensure that new homes provide quality living environments for residents both now and in the future and to help deliver sustainable communities.</p>
<p>POLICY 16: Broadband and Mobile Communications Enhancement of mobile communications and implementation of new 'superfast broadband' infrastructure that serves the Parish will be supported.</p>	<p>Compliant with section 5 of the NPPF: Paragraph 42: High quality communication infrastructure is essential for sustainable economic growth and a vital role in enhancing local community facilities and services. Paragraph 43: Support the expansion of electronic communications networks.</p>	<p>Policy CP 4 of the CS&DCP: The release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure and services, where necessary, to mitigate the impact of development. Policy DC 9 of the CS&DCP: When considering planning applications for development of telecommunications, regard will be had to the benefits of an effective telecommunications network and the individual nature of telecommunications technology. Policy PD 04 of the eBLP: Provision is made for the development of at least 14,925 dwellings and associated infrastructure in the District. Policy E 05 of the eBLP: Support proposals for the provision and improvement of telecommunications infrastructure provided that they meet the set criteria.</p>

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<p>POLICY 17: Employment and Local Shops The Swanton Morley Neighbourhood Plan supports planning applications that seek the creation of employment opportunities in new small commercial and office units that 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>	<p>Compliant with section 1 of the NPPF: Paragraph 20: Seeks to encourage and support economic growth and prosperity. Paragraph 21: Support for both existing and new business sectors with flexible policy whist appropriate to the rural setting. Compliant with section 3 of the NPPF: Paragraph 28: As a rural area supports local growth to create local jobs in all types of business and prompts diversification of agricultural businesses. Compliant with section 7 of the NPPF: Paragraph 56: Good design contributing positively to making places better for new and existing residents of Swanton Morley.</p>	<p>Policy CP 3 of the CS&DCP: Provision is made for development that will deliver at least 6,000 jobs in the District. Policy CP 14 of the CS&DCP: Village and countryside communities will be supported by appropriate development in order to make them more sustainable. The Local Service Centre villages (Swanton Morley) will be the focus for service provision and enhancement in the rural areas and will accommodate the scales of development set out in the distribution policies. The diversification of existing rural enterprises and the development of new enterprises where a rural location is either environmentally or operationally justified will be supported, provided there are no significant detrimental environmental, landscape, conservation or highway impacts. Policy DC 7 of the CS&DCP: Proposals for employment uses outside of the identified General Employment Areas and allocated sites will only be permitted where Businesses that are based on agriculture, forestry or other industry where there are sustainability advantages to being located in close proximity to the market they serve.</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>Policy DC 20 of CS&DCP: The sustainable re-use of appropriately located and constructed buildings in the countryside for economic purposes will be supported.</p> <p>Policy DC 21 of CS&DCP: Proposals to diversify the range of economic activities operating on a farm will be supported subject to meeting the defined policy criteria.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that protect and enhance the natural, built and historic environment whilst facilitate development land that seeks to provide access to employment and retail. Assisting in helping rural communities adapt and grow proportionately to enhance their social and economic sustainability, directing jobs and growth towards the most sustainable locations contributing towards the economy and jobs in rural areas.</p> <p>Policy E 02 of the eBLP: Proposals for employment uses outside of the identified General Employment Areas and allocated sites will only be permitted where the criteria is met or where there are clear sustainability advantages for businesses being located close to the market they serve, will be supported subject to the policies relating to</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>environmental impact, accessibility and amenity.</p> <p>Policy E 03 of the eBLP: Proposals for farm diversification, will be permitted on existing farm-holdings provided that they meet the set criteria.</p> <p>Policy COM 08 of the eBLP: The sustainable re-use of appropriately located and constructed buildings in the countryside for economic purposes will be supported.</p>
<p>POLICY 18: Additional Community Facilities</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>	<p>Compliant with section 3 of the NPPF:</p> <p>Paragraph 28: Promoting retention and development of local services and community facilities in Swanton Morley.</p> <p>Compliant with section 8 of the NPPF:</p> <p>Paragraph 69: Facilitating social interaction and creating healthy, inclusive communities. To encourage the active and continual use of public areas.</p> <p>Paragraph 70: Positively planning for the provision of community facilities to enhance the sustainability of communities.</p> <p>Paragraph 73: Ensuring access to high quality open space.</p>	<p>Policy CP 4 of the CS&DCP: The release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve community facilities, where necessary, to mitigate the impact of development.</p> <p>Policy CP 13 of the CS&DCP: New growth will be delivered to promote accessibility improvements. In addition to education facilities, health, community, sports and recreation facilities (including public open space) will also need to be provided to meet the needs of the growing population.</p> <p>Policy DC 18 of CS&DCP: Sustainable proposals for community, recreation and leisure facilities will be supported within Local</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>Service Centre villages (such as Swanton Morley) in order to support improved accessibility to services, support the role of the centre in the development hierarchy and reduce rural isolation. Development in Local Service Centre villages, will not be permitted where this would result in the total loss of a key service or facility that would undermine the strategic identification of that village as a Local Service Centre.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that facilitates development land that seeks to provide access to leisure and other facilities. Supporting the wider rural community helping to sustain local services and assist in helping rural communities adapt and grow proportionately to enhance their social and economic sustainability.</p> <p>Policy PD 10 of the eBLP: New development to demonstrate through its design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate health and well being.</p> <p>Policy ENV 01 of the eBLP: New development that fails to exploit opportunities of green infrastructure (community amenity and facility) will not be</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>considered appropriate.</p> <p>Policy ENV 04 of the eBLP: Development is expected to provide a contribution towards outdoor playing space and as a general principle, there will be a presumption that open space, sport and recreation facilities will be provided on the development site.</p> <p>Policy COM 04 of the eBLP: The creation, enhancement and expansion of community facilities will be supported in accordance with the development strategy where this would enhance the existing offer, benefit the local economy, be of a suitable scale and type for its location and are in locations that are closely related to the area they will serve.</p>
<p>POLICY 19: Traffic Impact 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>	<p>Compliant with section 4 of the NPPF:</p> <p>Paragraph 29: Recognises the to deliver sustainable transport solutions suitable for a rural area.</p> <p>Paragraph 30: Encouraging sustainable modes of transport to mitigate any negative effects.</p> <p>Paragraph 33: Traffic levels will be qualified and any negative impacts identified.</p> <p>Paragraph 35: Exploit the opportunities for sustainable transport modes.</p> <p>Compliant with section 7 of</p>	<p>Policy CP 4 of the CS&DCP: The release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, where necessary, to mitigate the impact of development.</p> <p>Policy CP 5 of the CS&DCP: All development will meet site-specific requirements and create sustainable communities. Infrastructure will be provided in tandem with the development.</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
	<p>the NPPF:</p> <p>Paragraph 56: Good design contributing positively to making places better for new and existing residents.</p> <p>Paragraph 57: Planning positively for the achievement of high quality development.</p> <p>Paragraph 61: Addressing the connections between people and places. Using good design to enhance road safety.</p> <p>Paragraph 63: Help to raise the standard of design generally in the area.</p> <p>Paragraph 64: Permission should be refused for poor design that fails to improve the quality of an area and the way it functions.</p> <p>Compliant with section 8 of the NPPF:</p> <p>Paragraph 69: Facilitating social interaction and creating healthy, inclusive communities. To encourage the active and continual use of public areas and providing a modern safe environment that promotes a healthy community.</p>	<p>Including appropriate transport infrastructure, improved public transport facilities, including walking, cycling and community transport initiatives.</p> <p>Policy CP 13 of the CS&DCP: New growth will be delivered to promote accessibility improvements. The encouragement of alternative modes of transportation, significant emphasis will be given to the design of public spaces, streets and neighbourhoods.</p> <p>Travel Plans should be submitted for major schemes or those schemes, as outlined by Norfolk County Council response to the Regulation 14 consultation where there are significant transport implications, such as those where a Transport Assessment is required.</p> <p>Policy CP 14 of the CS&DCP: Village and countryside communities will be supported by appropriate development in order to make them more sustainable. The diversification of existing rural enterprises and the development of new rural enterprises will be supported, provided there are no significant detrimental highway impacts.</p> <p>Policy PD 01 of the eBLP: Supports the identification and application of locally distinctive sustainable development principles that</p>

<p>Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy</p>	<p>Regard to National Planning Policy Framework (NPPF)</p>	<p>General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)</p>
		<p>assist in helping rural communities adapt and grow proportionately to enhance their social and economic sustainability.</p> <p>Developments are co-ordinated with transport provision, with good access to existing community facilities, services and open space, together with new facilities and services where necessary.</p> <p>Policy PD 04 of the eBLP: Provision is made for the development of at least 14,925 dwellings and associated infrastructure in the District.</p> <p>Policy PD 10 of the eBLP: New development to demonstrate through its design and construction and implementation to avoid or mitigate potential negative effects on health and to facilitate well being.</p> <p>Policy E 06 of the eBLP: To secure site specific developer contributions in order to properly service, manage and mitigate the impact of development. Developer contributions will be required to secure infrastructure that is necessary to ensure the delivery of sustainable development.</p> <p>Policy TR 01 of the eBLP: A sustainable transport system will be achieved, although it should be recognised that travel by car will still be an essential option for many people in remote rural areas</p>

Swanton Morley Neighbourhood Development Plan Neighbourhood Plan Policy	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy and Development Control Policies (CS&DCP) & Emerging Breckland Local Plan (eBLP)
		<p>through the encouragement of walking and cycling, through links to existing routes, and the provision of facilities and thorough assessment of the impacts of new development on the existing transport network.</p> <p>Where potential transport impacts are identified developers will be expected to produce Transport Assessments and Travel Plans, where appropriate</p>

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

3.9 **Core Strategy and Development Control Policies**

- Policy SS 1 Spatial Strategy
- Policy CP 1 Housing
- Policy CP 2 The Travelling Community
- Policy CP 3 Employment
- Policy CP 4 Infrastructure
- Policy CP 5 Developer Obligations
- Policy CP 6 Green Infrastructure
- Policy CP 7 Town Centres
- Policy CP 8 Natural Resources
- Policy CP 9 Pollution and Waste
- Policy CP 10 Natural Environment
- Policy CP 11 Protection and Enhancement of the Landscape
- Policy CP 12 Energy
- Policy CP 13 Accessibility
- Policy CP 14 Sustainable Rural Communities
- Policy DC 1 Protection of Amenity
- Policy DC 2 Principles of New Housing
- Policy DC 3 Replacement Dwellings and Extensions in the Countryside
- Policy DC 4 Affordable Housing Principles
- Policy DC 5 Affordable Housing on Exception Sites
- Policy DC 6 General Employment Areas

- Policy DC 7 Employment Development Outside of General Employment Areas
- Policy DC 8 Tourism Related Development
- Policy DC 9 Proposals for Town Centre Uses
- Policy DC 10 Telecommunications
- Policy DC 11 Open Space
- Policy DC 12 Trees and Landscape
- Policy DC 13 Flood Risk
- Policy DC 14 Energy Generation and Efficiency
- Policy DC 15 Renewable Energy
- Policy DC 16 Design
- Policy DC 17 Historic Environment
- Policy DC 18 Community facilities, recreation and leisure
- Policy DC 19 Parking Provision
- Policy DC 20 Conversion of Buildings in the Countryside
- Policy DC 21 Farm Diversification

3.10 **Site Specific Policies and Proposals**

- Policy D1 The Old Maltings
- Policy D2 Land off Greenfields Road
- Policy D3 Land east of Windmill Avenue
- Policy D4 Land at Rash's Green Industrial Estate
- Policy D5 Land east of Dereham Business Park
- Policy D6 Dereham Retail Allocation - Georges Road/ Nunn's Way to Cowper Road
- Policy D7 Dereham Open Space Allocation
- Policy SW1 Land to the east of Brandon Road and north of the Former Redland Tiles Site
- Policy SW2 Land to the North of the Eco-Tech Centre
- Policy SW3 Land to the West of the Eco-Tech Employment Area
- Policy W1 Land to west of A1075 and adjacent Wayland High School
- Policy W2 Land to south of Norwich Road – Former RAF Officers Mess
- Policy W3 Land to north of Norwich Road and south of Watton Green
- Policy W4 Land adjacent to Swaffham Road
- Policy NAR.1 Residential Allocation - Land west of Chalk Lane
- Policy SH1 Residential Allocation - Coal Yard and associated buildings, north of Chapel Street
- Policy SM1 Residential Allocation - Land at Rectory Road
- Policy SB.1 Settlement Boundaries.

3.11 **Emerging Breckland Local Plan: Preferred Directions and Preferred Options & Settlement Boundaries**

- Preferred Policy Direction – PD 01 Sustainable Development in Breckland

- Preferred Policy Direction – PD 02 Development Requirements (Minimum)
- Preferred Policy Direction - PD 03 Locational Strategy
- Preferred Policy Direction - PD 04 Level and Location of Growth
- Preferred Policy Direction - PD 05 Rural Areas
- Preferred Policy Direction – PD 05A Rural Settlements with Boundaries 1
- Preferred Policy Direction – PD 05B New Residential and Employment Opportunities outside of settlement boundaries 1
- Preferred Policy Direction - PD 06 Economic Development
- Preferred Policy Direction - PD 07 Town Centre and Retail Strategy
- Preferred Policy Direction - PD 08 Affordable Housing
- Preferred Policy Direction - PD09 Provision for Gypsies, Travellers and Travelling Showpeople
- Preferred Policy Direction – PD10 Healthy Lifestyles
- Preferred Policy Direction – PD11 Development Requirements of Attleborough Strategic Urban Extension
- Preferred Policy Direction – PD12 Local Employment
- Preferred Policy Direction – ENV 01 Green Infrastructure
- Preferred Policy Direction – ENV 02 Sites of European, National & Local Nature Conservation Importance
- Preferred Policy Direction – ENV 03 The Brecks Protected Habitats & Species
- Preferred Policy Direction – ENV 04 Open Space, Sport & Recreation
- Preferred Policy Direction – ENV 05 Protection and Enhancement of the Landscape
- Preferred Policy Direction – ENV 06 Trees, Hedgerows and Development
- Preferred Policy Direction – ENV 07 Designated Heritage Assets
- Preferred Policy Direction – ENV 08 Non-Statutory Heritage Assets
- Preferred Policy Direction – ENV 09 Flood Risk & Surface Water Drainage
- Preferred Policy Direction – ENV 10 Renewable Energy Development
- Preferred Policy Direction – E 01 General Employment Areas
- Preferred Policy Direction – E 02 Employment Development Outside General Employment Areas
- Preferred Policy Direction – E 03 Farm Diversification
- Preferred Policy Direction – E 04 Tourism Related Development
- Preferred Policy Direction – E 05 Telecommunications
- Preferred Policy Direction – E 06 Developer Contributions
- Preferred Policy Direction – E 07 Advertising and Signs
- Preferred Policy Direction – TR 01 Sustainable Transport Network
- Preferred Policy Direction – COM 01 Design
- Preferred Policy Direction – COM 02 Protection of Amenity
- Preferred Policy Direction – COM 03 Principle of New Housing
- Preferred Policy Direction – COM 04 Community Facilities
- Preferred Policy Direction – COM 05 Specialist Housing

- Preferred Policy Direction – COM 06 Technical Design Standards for New Homes
- Preferred Policy Direction – COM 07 Residential Replacement, Extension and Alteration
- Preferred Policy Direction – COM 08 Conversion of Buildings in the Countryside
- Preferred Policy Direction – COM 09 Agricultural Workers Exceptions

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

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

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

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

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

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

3.18 **(d) The making of the order contributes to the achievement of sustainable development**

3.19 The National Planning Policy Framework states that policies in paragraphs 18 to 219 of the document, taken as a whole, constitute the Government's view on what sustainable development means in practice for the planning system.

3.20 The appraisal of the Swanton Morley Neighbourhood Development Plan policies against the National Planning Policy Framework policies demonstrate how policies in the Swanton Morley Neighbourhood Development Plan comply with the National Planning Policy Framework and, therefore, support the delivery of sustainable development.

3.21 The Sustainability Appraisal of the Swanton Morley Neighbourhood Development Plan has been used to inform the production of the policies

within the Swanton Morley Neighbourhood Development Plan. These policies are seen as contributing to and supporting the achievement of sustainable development by considering the environmental, economic and social implications, with mitigating measures where necessary. Copies of the Sustainability Appraisal Report and supporting documents are included with the Swanton Morley Neighbourhood Development Plan.

3.22 The National Planning Policy Framework goes on to state that there are three dimensions to sustainable development:

- economic;
- social; and
- environmental.

3.23 These dimensions give rise to the need for the planning system to perform a number of roles defined by the National Planning Policy Framework.

3.24 Policies have been highlighted within the Swanton Morley Neighbourhood Development Plan that contribute towards each of the three roles and cumulatively contribute towards the achievement of sustainable development, as set out below:

3.25 **An Economic Role**

3.26 Contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

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

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

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

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

➤ **POLICY 16: Broadband and Mobile Communications**

The ambition of Policy 16 is to seek to facilitate the improvement of modern communications and enable greater access to on-line services.

➤ **POLICY 17: Employment and Local Shops**

The ambition of Policy 17 is to seek to see the continuation of a thriving local community, supporting local business and employment.

➤ **POLICY 18: Additional Community Facilities**

Through the ambition of Policy 18 it seeks the provision of additional facilities and amenities that support village life for residents; this will have a knock on effect of promoting the local economy.

➤ **POLICY 19: Traffic Impact**

The ambition of Policy 19 seeks to maintain road safety. Where potential additional traffic levels are identified then measures are implemented to mitigate any likely impact. This will enable efficient traffic movement for vehicles linked to the local economy.

3.27 **A Social Role**

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

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

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

➤ **POLICY 3: Enabling Growth on Sites LP(098)014 and LP(098)016**

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

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

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

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

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

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

The ambition of Policy 6 is to enable local knowledge and involvement by Swanton Morley Parish Council to deliver better outcomes for local

residents of Swanton Morley through planning obligations. This should see community benefits that add value to the social fabric of the village.

- **POLICY 7: Local Green Space and POLICY 8: Protection of Open Space**
These two policies seek to recognise the importance of these areas to the village as areas of recreational and visual value and, therefore, providing additional protection.

- **POLICY 9: Management of Open Space**
Policy 9 seeks to ensure that social provision is made for the management and maintenance of open space as part of a high quality built environment, which promotes health, social and cultural wellbeing.

- **POLICY 10: Important Views**
The ambition of Policy 10 seeks to protect and retain the outstanding views enjoyed across open landscapes to the north east of Swanton Morley as visual amenities for the local community to continue to enjoy; promoting wellbeing.

- **POLICY 11: Accessibility and Biodiversity**
Policy 11 seeks to improve access to the countryside and woodland for the local community; promoting healthy lifestyles and wellbeing.

- **POLICY 12: Design of Development**
The ambition of Policy 12 seeks to ensure any new development is designed to a high standard and to promote a village community that is vibrant and diverse.

- **POLICY 13: Parking Provision**
Policy 13 seeks to ensure the provision of adequate off-road parking is available to residents of new housing, generally to reduce pavement parking and reduce frustration of the wider community this can cause.

- **POLICY 15: Housing Mix**
By addressing the imbalance in the existing housing stock and to enable a greater number of smaller dwellings to be built to meet local needs will deliver the ambition to support the local community.

- **POLICY 16: Broadband and Mobile Communications**
Through the improvement of modern communications and enabling greater access to on-line services should create opportunity and less social isolation within the community.

- **POLICY 17: Employment and Local Shops**
The ambition of Policy 17 is to see the continuation of a thriving local community, supporting local business and local employment.

- **POLICY 18: Additional Community Facilities**
The ambition of Policy 18 is to facilitate a strong and vibrant community by seeking the provision of additional facilities and amenities that support village life for residents.

- **POLICY 19: Traffic Impact**
Policy 19 will contribute to the wellbeing of the local community through measures to mitigate any negative effects of new development on road safety, pedestrians, parking and congestion within the village.

3.29 **An Environmental Role**

3.30 Contributing to protecting and enhancing the local natural, built and historic environment; and, as part of this, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating against climate change including moving to a low carbon economy.

- **POLICY 1: Protecting the Identity of Swanton Morley**
Through the ambition of Policy 1, in seeking to maintain Swanton Morley as a distinct and separate village with its own identity, will see the village maintain its character.

- **POLICY 7: Local Green Space**
Policy 7 seeks the protection of these three areas, each of which plays an important environmental role.

- **POLICY 8: Protection of Open Space**
Policy 8 identifies the open space across the village, which plays a key role in linking green spaces and habitats and should not be lost.

- **POLICY 9: Management of Open Space**
The ambition of Policy 9 is to support the provision of green infrastructure and the future management and maintenance is provided for.

➤ **POLICY 10: Important Views**

The ambition of Policy 10 seeks to protect the natural environment by retaining the outstanding views enjoyed across open landscapes to the north east of Swanton Morley.

➤ **POLICY 11: Accessibility and Biodiversity**

Policy 11 contributes to protecting and enhancing the natural environment, improving biodiversity and connections with existing open spaces.

➤ **POLICY 12: Design of Development**

Policy 12 seeks to protect and enhance the natural environment, seeking retention of trees and hedgerows, maintenance of ditches, supports the need to reduce energy usage and facilities recycling storage. The different elements of this policy support and seek to protect the natural, built and historic environment through high quality design.

➤ **POLICY 14: Flood**

The ambition of Policy 14 is to ensure new development does not cause flood related problems. Mitigation measures may also provide opportunity for biodiversity.

3.31 **(f) The making of the order does not breach and is otherwise compatible with EU obligations**

3.32 The statement below demonstrates how the Swanton Morley Neighbourhood Plan does not breach, and is compatible with, EU obligations.

3.33 The Swanton Morley Neighbourhood Plan includes policies and proposals relating to land use and development, and therefore, it was recommended and supported by Breckland District Council to undertake a Sustainability Appraisal (a process that takes account of the SEA requirements and also considers environment, social and economic issues). The Sustainability Appraisal Scoping Report and the Sustainability Appraisal Report are submitted alongside this Basic Conditions Statement.

3.34 A Habitat Regulations Assessment (HRA) Screening Report has been prepared in order to identify whether a full HRA is required to support the Swanton Morley Neighbourhood Plan. This HRA Screening Report is submitted alongside this Basic Conditions Statement.

- 3.35 The HRA assessment was carried out with regard to the conservation objectives of those European Sites deemed to be within the relative proximity of the Swanton Morley Neighbourhood Area.
- 3.36 The HRA indicated that no European Sites will be significantly affected by the policies described in the Swanton Morley Neighbourhood Plan and, therefore, a full Appropriate Assessment is not required. Natural England, who was consulted on the HRA Screening Report, has confirmed; “Natural England agrees with the conclusion of your HRA screening report”. The Screening Opinion is submitted alongside this Basic Conditions Statement.
- 3.37 The Swanton Morley Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.
- 3.38 **(g) Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.**
- 3.39 There are no other prescribed matters.

4.0 Conclusion

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

Appendix 1 – Designation of Neighbourhood Area



Faye LeBon Clerk to Swanton Morley Parish Council 32, Humbletoft Road, Dereham NR19 2RT	Your Ref: Our Ref: Contact: Phil Mileham Direct Dial: 01362 656803 Email: phil.mileham@breckland-sholland.gov.uk Date: 06 July 2015
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Dear Faye,

Swanton Morley Neighbourhood Plan – Confirmation of Plan area designation

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

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

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

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

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

I hope that this is of assistance to you.

Yours sincerely,

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

contactus@breckland.gov.uk
Breckland Council Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE
Telephone: 01362 656870 www.breckland.gov.uk



Swanton Morley CP

Parish Online



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Swanton Morley Neighbourhood Plan

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

Email: parishcouncil@swantonmorley.org.uk

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