

INDEPENDENT EXAMINATION OF THE SWANTON MORLEY NEIGHBOURHOOD PLAN

EXAMINER: Patrick Whitehead DipTP (Nott) MRTPI

Faye LeBon
Clerk to Swanton Morley Parish Council
Swanton Morley Village Hall
Manns Lane
Swanton Morley
Dereham NR20 4NP

Examination Ref: 02/PW/SMNP

Via email: parishcouncil@swantonmorley.org.uk

Cc: Susan.Heinrich@breckland.gov.uk

12 October 2017

Dear Ms LeBon

SWANTON MORLEY NEIGHBOURHOOD PLAN EXAMINATION

Following my site visit, which provided an opportunity to see the Swanton Morley Neighbourhood Plan (SMNP) policies in their physical context, I do now need to ask if the Parish Council (PC) can provide answers to the following questions, about which I have concerns.

Policy 2

- 1 The SMNP allocates 3 sites for new residential development: LP013; LP014 and LP016. Only the first of these is identified by Breckland District Council (BDC) as a Preferred Site and shown as an allocation in the emerging local plan. Allocating the additional sites potentially leads to a significant overprovision of housing land. Can the PC provide evidence for the inclusion of LP014 and LP016 as allocations in addition to the preferred site?
- 2 BDC indicates that the preferred site has a capacity of 85 dwellings. Can the PC provide evidence to support its own capacity calculation of 98 dwellings, shown in Appendix 5 and can the PC provide a capacity figure for LP016?
- 3 The SMNP gives no indication of the visual or landscape impact which would result from developing these sites, nor has the Sustainability Appraisal (SA) considered each site in isolation. Can the PC provide evidence to show that these impacts would not be significant, or that they can be satisfactorily mitigated?

Policy 3

- 4 Can the PC provide evidence to show the implications of developing all three sites on the infrastructure of the Parish, including for example, school places, and the impact on viability of the requirements set down in Policy 3?

Policy 7

- 5 BDC has suggested alternative sites to replace the Middleton Avenue Local Green Space (LGS) designation. There is reference to a map showing these. Has the PC responded to the BDC suggestion?
- 6 Can a copy of the map be made available to me please?

Policy 8

- 7 The SMNP includes the designation of Areas of Important Open Space (AIOP) under Policy 8. From the visit, I do question why site numbers 1 – 8 and number 10 have not been included in the LGS designation, since all appear to fulfil the requirements set down in the NPPF and would benefit from the protection afforded by designation.
- 8 Site No.9 (the school playing field) would not appear to be appropriate for designation as LGS; the three areas of common land included in Table 3 will benefit from existing statutory protection if evidence shows that they are, indeed, 'common land' and designation, either as LGS or a AIOP, would afford no additional protection; the designation for protection as AIOP of the 2 sites at Robertson Barracks would also appear to be inappropriate since they form part of an Ministry Of Defence asset until 2031, beyond which the future use of the site would require some sort of coordinated or 'master plan' approach. Other than the community's wish to see these spaces protected, what evidence has been used to underpin these designations?

Policy 10

- 9 Can the PC define on a map the specific areas of land over which control of development would be sought to protect the important views and provide this to me?
- 10 Clearly any policy could only protect land within the Parish, whilst the views appear to be outwards from the Parish towards landscapes and open countryside well beyond the Parish boundary. Can the 'key features of the view' referred to in the Policy be clearly defined please?
- 11 Can the PC provide information that considers precisely what developments or alterations would have an unacceptable impact on these views?

Policy 12

- 12 The first criterion for the design of new development requires respecting and protecting local heritage assets. Has the PC carried out an assessment of local heritage assets and if so can this be provided?
- 13 Is there a publicly available list of the assets identifying each asset, its characteristics and importance to the community, and its vulnerability to the impact of new development? If so, can this be made available please?

I appreciate these matters may take some time to address and recognise that you will be keen for the examination to proceed, so in the first instance, may I suggest that you aim to respond within the next 2 weeks? If you feel that you need more time to put this information together, I would be grateful if you can let the office team know as soon as is possible and agree a date.

In the interests of transparency, please ensure a copy of this letter and the subsequent response is placed on both the parish council's and the local authority's websites.

Thank you in advance for your assistance.

Your sincerely

Patrick whitehead

Examiner