

**NEIGHBOURHOOD PLAN REVIEW MEETING**  
**MEETING MINUTES**  
**WEDNESDAY 15<sup>TH</sup> JANUARY 2025 AT 7PM**  
**SWANTON MORLEY VILLAGE HALL**

**Present:** Mr R. Atterwill (Swanton Morley Parish Council) Chairman  
Mr J. Venworth  
Mr S Gauntlett  
Mr J. Phillips  
Mr B. Powter  
Mr S. Vincent (Abzag Ltd– Neighbourhood Plan Consultant)  
Mrs K Pickard (Clerk to Swanton Morley Parish Council)  
Mr B. Cushion (Parishioner)  
Mr G Curran (Parishioner)  
Mr A Burrows (Parishioner)  
Mr R Beachamp (Parishioner)

Mr Atterwill began with introducing the members of the public that are joining the Steering Group.

Mr Vincent then talked through the process of the Neighbourhood Plan review and how the Neighbourhood Plan applies to the Neighbourhood of Swanton Morley.

The review is looking at the current plan and finding out what has happened that is unexpected around planning decisions and unintended consequences or outcomes of the existing policies.

Mr Vincent explained that the Neighbourhood Plan has five basic conditions that it needs to align to when it goes forward for examination, the examiner will be looking to see if it meets the basic conditions. Two of these conditions are:

Align to National Policy

Align to the Local Plan

Part of the review process is to look at changes in national policy.

There is a potential issue with the emerging Breckland Council Local plan as they are looking at taking away settlement boundaries.

It was explained that once the changes document has been finalised there will be a public consultation to allow the public to make any observations or comments on the proposed changes.

The Steering group will then need to look at the responses and respond to the comments made and decide as a group if it should be changed.

It must be demonstrated to the examiner that these comments have been taken into consideration.

The full documents are then sent to Breckland Council and the independent examiner will decide if it requires a referendum.

If the referendum is voted no then the original Neighbourhood plan will stand and the changes will not be passed.

### **1) To Receive Apologies for Absence**

Apologies were received from Mr D Turner, Mr R Rodrigues and Mrs A Walker-Fraser

### **2) Changes & Updates**

Mr Vincent had circulated some documents ahead of the meeting for consideration.

This document was shared on the screen for discussion.

### **New Policies to the SMNP**

## **NEW POLICY – ASSET MANAGEMENT / MANAGEMENT OF COMMUNITY INFRASTRUCTURE**

### **Management of Community Infrastructure**

*Where new developments provide elements of green infrastructure (such as open space, natural green space, recreational areas, allotments, community woodland and orchards) or hard infrastructure assets (such as streetlighting, buildings) the Developer will be required to demonstrate an effective and sustainable management programme for them by having:*

- a) an effective transition to the Swanton Morley Parish Council ownership with funding payment to cover projected future costs for at least the next ten years; or*
- 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.*

Mr Atterwill asked if the Parish Council can prefer to have first refusal? Mr Vincent responded that this is in the ambition of the policy, but further information is able to be included in the text. The Clerk suggested that a commuted sum could specifically be relating to the Open Spaces.

Mr Burrows asked if it was possible or relevant to have an appendix of assets owned by the Parish Council. Mr Atterwill responded that this would be referencing future development. Mr Vincent advised not to include this information as it would hold no bearing on the policies.

Mr Curran asked how the figure for ‘projected future costs’ is calculated? Mr Vincent responded that dependant on what the development is, is then determined which calculation mechanism is used.

Mr Cushion asked who pays for the Land Registration of the land transferred, Mr Atterwill responded that the developers do. Mr Vincent referred to S106 agreements that the Developer will commit to.

**All agreed on the above policy**

### **NEW POLICY - CAR PARKING PROVISION**

*New residential developments must provide the following minimum number of off-street car parking spaces per dwelling:*

*1 or 2 bedrooms ..... 2 spaces*

*3 bedrooms ..... 3 spaces*

*4 or more bedrooms ..... 4 spaces*

*Accessible communal car parking areas of an equivalent provision will be considered as an acceptable alternative in appropriate locations - in clear view and not located behind the homes expected to make use of this type of off-street car parking.*

Mr Atterwill asked if the Parish Council have to comply with Breckland Council design guide? Mr Vincent responded that the guidelines are not set policies.

Mr Atterwill also asked if the guide would drive a developer to build smaller properties? Mr Vincent responded that the developers would have to still build the right mix.

Mr Vincent asked for consideration whether to include vehicle charging points as part of this policy or as a separate policy.

The Clerk asked if disabled parking should be included as part of the policy, Mr Vincent responded that if a home is built for the purpose of disabled use then the car parking would be designed to facilitate this. Mr Beachamp asked if there should be any guidance as far as parking on the pavements?

Mr Atterwill reported that it isn't against the law at the moment.

All agreed to the above policy

### **NEW POLICY: PROVISION FOR ELECTRIC VEHICLE CHARGING**

*Each new home should provide an electric charging point which is assessable and convenient for the homeowner to use.*

*Expand requirement?*

*Add guidelines?*

Mr Atterwill suggested to include 'fast charging' point with no less than 7kw charger.

Mr Vincent challenged Mr Atterwill why Swanton Morley should have fast charging when other villages don't.

Mr Burrows explained how the electric charging point works for his property to provide some context for the Group.

Mr Atterwill suggested to use the wording "each new home should be fitted with the electrical infrastructure on the outside of the building to support future EV charging points"

Mr Atterwill referred to the Breckland Council Design Guide – where parking on plots a charging point must be provided.

Mr Atterwill asked if the Parish Council don't have it as a separate policy and include it on the parking provision, will policy stand up to scrutiny or are we of the mind that the parking policy would be passed but the charging point policy won't be?

Mr Vincent reported he has only managed to get one policy through for EV charging points as part of another policy.

**It was agreed to tag the EV charging point onto the Parking Policy, mirroring what is detailed in the Design Guide.**

### **New Policy – SOLAR & WIND GENERATION: Large scale commercial application**

*Development of commercial 'green energy' production would be supported in the appropriate area to, as shown on MAP X, provided the impact is .....*

*Proposals for new renewable energy and low carbon development, subject to consideration of the impact of the development and whether this can be made acceptable, will be supported.*

*Proposals will be considered having regard to the extent to which there are:-*

- a. adverse impacts on the local landscape;*
- b. designated and non- designated heritage assets assessed;*
- c. adverse effects on residential amenity by virtue of outlook / overbearing impact, traffic generation, noise, vibration, overshadowing, glare, or any other associated detrimental emissions, including during construction, operation and decommissioning;*
- d. an irreversible loss of the highest quality agricultural land;*
- e. adverse impacts upon designated wildlife sites; nature conservation interests; and biodiversity;*
- f. applications will be expected to demonstrate that any adverse impacts can be mitigated; and*
- g. for the continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.*

*Proposals for renewable energy development including the landward infrastructure for offshore renewable schemes requiring planning permission*

*will be assessed to determine whether the benefits they bring in terms of the amount and usability of energy generated outweigh any adverse impacts.*

*When attributing weight to any harm, in addition to other relevant policies in the Local Plan, regard will be given to national policy and guidance, statutory duty and legislation which seeks protection and enhancement of the landscape; designated and non-statutory heritage assets.*

*Where appropriate consideration should be given through the need for planning conditions requiring the decommissioning and removal of all plant and ancillary equipment, and if necessary the restoration of land, on the cessation of use.*

*The effective use of land by focusing large scale solar farms on previously developed and non-agricultural land, will be encouraged provided that it is not of high environmental value.*

**Do you want to add any additional requirements or limitations?**

1) XX;

2) XX; and

3) XX.

Mr Cushion asked where the information that residents would support this come from as he cannot recollect.

Mr Vincent responded that this was part of the outcome from the original consultation, reducing green house gases and supported climate change.

Mr Cushion was unsure of whether the village would support this idea.

Mr Burrows suggested that when the item was originated don't think the policy was as prevalent as it is now and it definitely now has traction.

Mr Vincent noted that this is something that the Village will be consulted on. It was suggested that the Steering Group could decide if they want to include this item for consultation or remove it.

If left in and went to public consultation cause criticism and people that have been involved in the process would be left open to scrutiny.

Mr Atterwill suggested if the country is not going to generate electricity with fossil fuels then it needs clean energy. If a farmer is keen to have a solar farm at the moment then it is a guaranteed regular income for 40 years which makes the business more sustainable.

If a developer came forward to put a solar farm on Swanton Morley Airfield, this would be a benefit to the Village as it could generate an additional income for the Village. This funding could then be used for community projects.

Mr Atterwill was keen to have it included in the Neighbourhood Plan consultation and will be happy to answer any questions.

If we don't have solar farms, then how are we going to power the homes of tomorrow?

Mr Atterwill reported two further things to consider; the large-scale solar farms need to be near the overhead national grid system, also bear in mind that solar panels need to be open to a certain degree to get the sun.

Mr Atterwill also reported that the local planning authority has no control over solar farms, this is carried out through a national development control order so the Secretary of State will carry out a consultation and determine if it gets built or not.

The purpose of this policy would be to have a small amount of control over the direction on how the Village would like it to look and in which location.

Mr Atterwill referred to the map of the suggested location being preferable.

Mr Cushion suggested slightly rewording the policy, so it doesn't look like its being encouraged.

Mr Burrows asked if there was any set target for areas and how much green energy should be created.

Mr Atterwill reported some comes down to geology.

Mr Curran asked if the policy could be written so that the policy seeks to guide locations of low carbon energy schemes?

Mr Vincent will take on board all of the comments and suggestions and work on the policy for the next meeting.

**It was agreed to reword the policy from 'Large Scale' to 'Commercial'.**

## **NEW POLICY – STREETLIGHTS**

*Where streetlighting is provided by new development it should meet the following criteria:*

- *accord with the specification defined in the adopted Swanton Morley Parish Council Streetlight Policy (or subsequent updates).*
- *low energy consumption;*
- *seek to minimise light pollution;*
- *designed to maintain highway safety;*
- *transferred to the ownership and management of Swanton Morley Parish Council; and*
- *be accompanied with funding for maintenance and repairs (as set out in New Policy: Management of Community Assets) and calculated using the approved method.*

Mr Atterwill asked if there is a conflict with a previous policy.

**All agreed**

## **Existing Policy Changes**

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

The SMNP Policy makes use of and refers to the well-established term 'settlement boundary'. The use of a 'settlement boundary' clearing shows areas where development is acceptable and where development is not usually acceptable.

It is understood that Breckland Council intend to move away from using 'settlement boundaries' within their planning

policies. If so, this will result in this policy no longer functioning in the manner intended.

In the Breckland Draft Local Plan Full Update Preferred Options June 2024 consultation document it proposes to move away from using 'settlement boundaries' (as a way of defining where development appropriate to the settlement in question will usually be permitted) to a less familiar criteria-based approach.

### ***Suggested changes:***

*Outside the defined settlement boundary (as defined in Map 4 Swanton Morley Settlement Boundary) development will not be supported unless it involves:*

- *Rural exception sites;*
- *Dwellings to meet the essential need for a rural worker;*
- *Development involving the re-use of redundant or disused buildings;*
- *Farm diversification; and*
- *Rural tourism related development.*

*The development of residential curtilages in the countryside will be resisted where it would lead to significant change to the landscape character.*

**All agreed**

## **LOCAL GREEN SPACE: Additional Designation**

In the SMNP three areas are already designated as Local Green Space, these are:-

- Gray Drive
- Thompson Close
- Middleton Avenue

*As part of Breckland District Council producing the new Local Plan Full Update three new sites have been put forward for designation as Local Green Space and are identified in the Regulation 18 consultation document as:-*

*018: Village Hall Playing Fields, Swanton Morley*

*019: Playing field, Manns Lane, Swanton Morley*

*020: Cricket Club, The Angel, Swanton Morley*

*Suggested changes:*

*The Neighbourhood Plan has already designated the following three locations as Local Green Spaces (as shown on Map 8: Local Green Space) and these remain unchanged:-*

*1) Gray Drive;*

*2) Thompson Close; and*

*3) Middleton Avenue*

*The Neighbourhood Plan now seeks to designate the following three new locations also as Local Green Spaces (as shown on Maps 8b, 8c and 8d):-*

*4) Village Hall Playing Fields;*

*5) Playing field, Manns Lane; and*

*6) Cricket Club, The Angel public House.*

*Applications for development which would adversely affect the function and local character of designated Local Green Space will not be supported unless very special circumstances can be demonstrated.*

Mr Atterwill will check the maps that were submitted to Breckland Council.

**All agreed**

### **3) Questions and AOB**

It was agreed that Mr Vincent will update the documents with all of the changes suggested in readiness for the next meeting.

### **4) Date of next meeting**

It was agreed that the next meeting will be held on Wednesday 12<sup>th</sup> February 2025 at 7pm.

The meeting closed at 9.10pm

\_\_\_\_\_ (Chairman) \_\_\_\_\_ Date