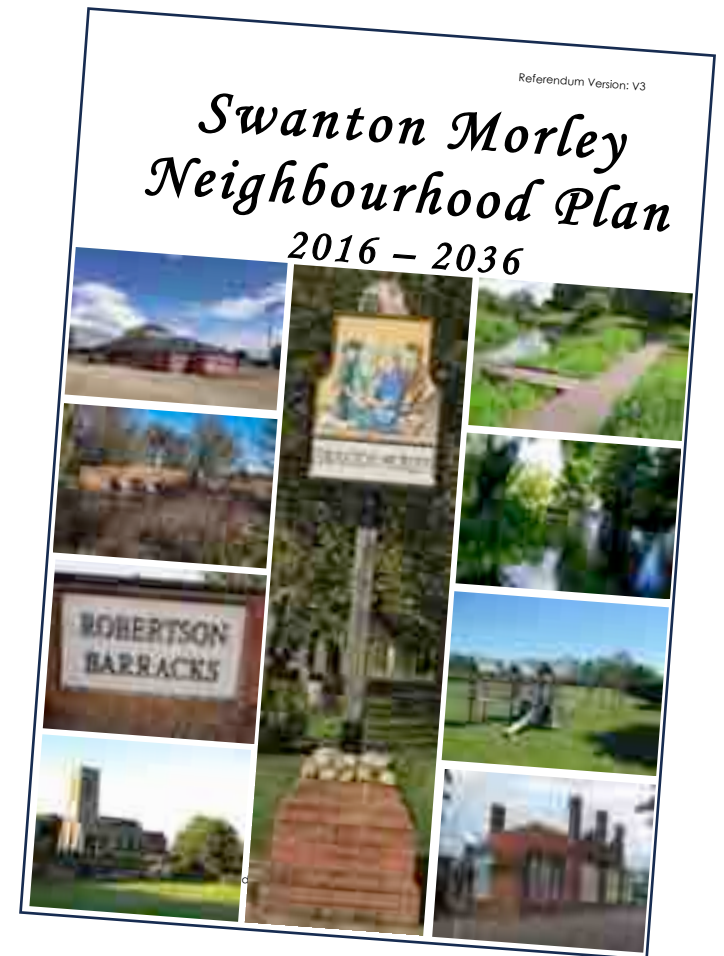


# Swanton Morley Neighbourhood Plan

2016 - 2036

## Review & Changes 2025



Prepared on behalf of Swanton Morley Parish Council by

ABZAG Ltd

NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT

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**SMNP Steering Group at work.**

# Contents

- Executive Summary ..... 4
- 1. Introduction ..... 6
- 2. Policy ..... 10
- 3. Breckland Local Plan ..... 35
- 4. National Planning Policy Framework ..... 39
- 5. General Text ..... 42
- 6. Robertson Barracks ..... 47
- Appendix A: Parish Council Street Light Specification ..... 53
- Appendix B: Response Form ..... 55
- Appendix C: Parish Council Modification Statement ..... 57

## Executive Summary

The Swanton Morley Neighbourhood Development Plan was made on 15<sup>th</sup> November 2019 and subsequently adopted by Breckland District Council on 6<sup>th</sup> December 2019. The Swanton Morley Neighbourhood Plan contains policies in relation to:-

- Keeping Swanton Morley a separate village, stopping it being swallowed up and becoming part of Dereham;
- Allocating two sites for residential homes;
- Provision of benefits and community facilities for the local community;
- Affordable Housing is made available to those with a connection to Swanton Morley;
- Bringing local accountability for delivery of planning obligations;
- Designates three areas as 'Local Green Space';
- Provides protection for our existing green space and the views loved by local residents;
- Improvement in accessibility and biodiversity;
- Building control policies to enhance and improve the design of any new homes built in Swanton Morley and ensures that new development does not cause flooding issues or increase flood risk;
- Supports improvements to broadband speeds and mobile signal strength;
- Supports for employment opportunities and local shops; and
- Seeks the mitigation and measures to reduce that impact of increasing traffic and its impact on road safety.

It is time to review and, where necessary, update the Swanton Morley Neighbourhood Plan. The changes, new policies and updates are detailed in this document and include:

- Update text and references in relation to the current updated National Planning Policy Framework (NPPF) and the adopted Breckland Local Plan.
- Designate four additional new sites as Local Green Space:-
  - Village Hall Playing Fields, Manns Lane;

- Allotments, Manns Lane;
  - Playing field, Manns Lane; and
  - Cricket Ground, Hoe Road South;
- Update Policy 1 Protecting the Identify of Swanton Morley by retaining the Swanton Morley settlement boundary;
  - Introduce a new policy, Management of Community Infrastructure, to provide a sustainability and certainty;
  - A new policy, Car Parking Provision, seeking to ensure adequate off-road parking with electric charging points are available to residents, to seek to reduce pavement parking and prevent the mistakes of previous development whilst reducing greenhouse gases;
  - A new policy, Commercial Solar & Wind Generation of Electricity, seeking to guide the location of such schemes which should only be located in areas of least environmental and social impact, should such schemes come forward in the Parish; and
  - A new policy, Provision of Street-lighting, which seeks to ensure any provision of street-lighting accords with the standards, reduces the pollution impact on dark skies and encourages greater use of energy efficient infrastructure.

The remaining elements of the Swanton Morley Neighbourhood Plan will not be altered. The proposed changes to the are seen to enable the Swanton Morley Neighbourhood Plan to continue its positive influence while maintaining the 'golden thread' of environment, social and economic within the planning policies.

The public consultation on the proposed new policies and changes to the Swanton Morley Neighbourhood Plan will start on 27<sup>th</sup> March 2025 and close on 9<sup>th</sup> May 2025.

For more details on the process please see section 1. The response form can be found at Appendix B.

## 1. Introduction

- 1.1. The Swanton Morley Neighbourhood Plan (SMNP) was ‘made’ on 15<sup>th</sup> November 2019 following a local referendum where a positive “YES” vote of 84.5% was delivered by those residents able to vote in the parish of Swanton Morley. Breckland District Council formally adopted the SMNP on 6<sup>th</sup> December 2019.
- 1.2. This document steps out the review of the SMNP- the process, outcomes and the proposed changes to the SMNP.
- 1.3. Within Section 7: Delivery, Implementation and Monitoring of the SMNP it is set out that the SMNP will be reviewed every five years considering changing circumstances affecting the area, or any relevant changes in national policy.
- 1.4. This aligns with best practice and NPPF paragraph 34.
- 1.5. This review was undertaken to assess whether the policies in the SMNP need updating, considers the changing circumstances affecting Swanton Morley, the Vision and Objectives, and any relevant changes in national or local policy.
- 1.6. The review of all policies is underpinned by relevant and up-to-date evidence, which needs to be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and be informed by relevant market signals.
- 1.7. The five-year review of the SMNP has been undertaken and this document sets out the proposed updates and changes to the SMNP policies, supporting text and guidance. The document should be read in conjunction with the adopted SMNP and the saved policies within it.



- 1.8. Once the proposed changes have been through the consultation process with residents and stakeholders (Regulation 14), submitted to the Breckland District Council (as the Local Planning Authority, LPA) and completed an independent examination of the revisions will be made to the SMNP (and possible referendum) and subsequently adopted as part of the Local Development Framework used by the Breckland District Council in determining planning applications in the Swanton Morley Neighbourhood Area.
- 1.9. The updates and changes take the form of additional supporting and/or explanatory text, changes to existing policy wording or new policies and updates to the supporting documents, plans and strategies.
- 1.10. The Parish Council, in their role as the 'Qualified Body' have considered the changes and updates following the review and concluded that the nature of the existing Swanton Morley Neighbourhood Plan is **unchanged** by the proposed changes and four new policies. Please see Appendix C for the full statement.

1.11. There is still great uncertainty about the future use of Robertson Barracks. The MOD are still proposing to cease its use from 2031. Section 6 of this document provides more information, although no clear outcomes.

1.12. There is also uncertainty regarding the future of the Local Planning Authority, currently this is Breckland DC. As Government are progressing the Local Government Review which could see both Breckland DC and Norfolk County Council replaced by one or more Unity Council's.



1.13. **Vision for Swanton Morley (unchanged)**

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

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



1.14. **Neighbourhood Plan Objectives (unchanged)**

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

## 2. Policy: New or Changes to Existing Policies

### New Policies to the SMNP

#### 2.1. NEW POLICY A: Management of Community Infrastructure

2.1.1. The Swanton Morley Parish Council is keen to ensure all community infrastructure (such as open space, street lights, buildings, etc...) are managed appropriately and sustainably. It is preferred that the future management of open space is undertaken through the transfer of ownership of the Swanton Morley Parish Council.



- 2.1.2. The Parish Council would like to manage community assets and would ask for 'first refusal' on any proposition or proposal involving the future management of any community asset to enable an informed and considered decision to be made that is in the best interest of local residents.
- 2.1.3. It is common practice for a commuted sum to be provided by the developer to fund and cover the initial running and maintenance cost of the community assets for the first ten years. Breckland District Council have standard guidelines for the fair calculation of such funding.
- 2.1.4. Swanton Morley Parish Council is the local lighting authority. It takes on responsibility for the management and maintenance of street lights across the parish except for Safely-lighting (also known as Highway Lighting), which Norfolk County Council managed and maintain.
- 2.1.5. Whilst the Parish Council supports the aim for 'dark skies' and reducing light pollution it also intends to continue with the approach of street lighting on new developments, as it feels it would not be appropriate for a mismatch of some areas with lighting and other areas without lighting.
- 2.1.6. When new streetlights are transferred to the ownership of the Parish Council this also puts additional cost on the parish. To help mitigate this there is an expectation (a requirement of this new policy) that funding is provided to cover running and maintenance costs for the first 10 years. This is the same requirement which the Norfolk County Council Highways' have.
- 2.1.7. It is intended that the same calculator as Norfolk County Council uses when modelling and calculating the appropriate level of funding to be provided.
- 2.1.8. Concerns have been raised through previous consultations by local residents about 'management companies' having restrictive practices, over charging, failing to maintain areas correctly or shutting down after a few years due to lack of funds, and with nobody responsible for the ongoing management of an area. This would result in the burden of management falling to local residents, the Parish Council or Breckland District Council without future funding to cover costs. Therefore option c) in the policy is the least preferred.

2.1.9. It is recognised that Breckland District Council, option b) in the policy, is unlikely to agree to take on the management of local community assets where a Parish Council could more effectively provide that management.

2.1.10. **Ambition of this Policy:**

**This policy seeks to provide longevity for the management of community infrastructure (such as open space, streetlighting, etc..) in a sustainable way, with option (a) as the preference.**

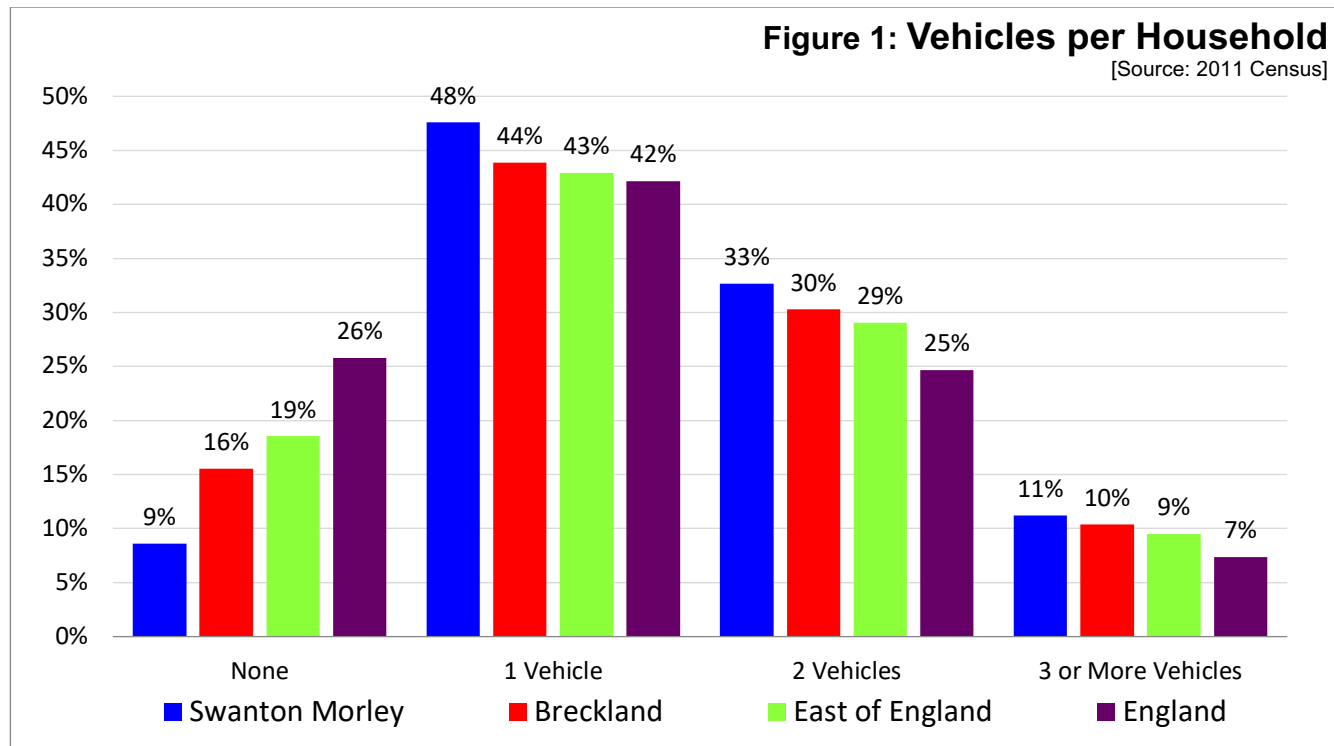
<b>NEW POLICY A: Management of Community Infrastructure</b>	<p>Where new developments provide elements of green infrastructure (such as open space, natural green space, recreational areas, allotments, community woodland and orchards) or hard infrastructure assets (such as streetlighting, buildings) the Developer will be required to demonstrate an effective and sustainable management programme for the infrastructure or asset by having:</p> <ul style="list-style-type: none"><li>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</li><li>b) an effective transition to the Local Authority ownership; or</li><li>c) an appropriate legally binding arrangement for management by an established management company with a viable and sustainable business case and operating model.</li></ul>
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2.1.11. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (a), (e) and (h).

## 2.2. NEW POLICY B: CAR PARKING PROVISION & ELECTRIC CHARGING

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

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



2.2.3. Residents of Swanton Morley depend very highly on the 'car' with 91% of households having ownership of at least one car or van, this is **significantly higher** than across Breckland District at 84%. This trend continues at all levels with a large number of households having ownership of multiple vehicles, as shown in Figure 1 (the 2021 Census data is not available yet to neighbourhood area).

2.2.4. Homes are now seen predominantly as travel origins as opposed to destinations. Previously parking guidelines have attempted to reduce car use by restricting parking spaces at origin and destinations. It is now recognised that providing a reduced number of parking spaces at a travel origin does not discourage people from owning a car.

2.2.5. Therefore, parking guidelines for origins should be used as a minimum standard. Reductions of the vehicle parking requirement may be considered if the development is within easy walking of links to sustainable transport, such as bus stops with a regular bus route.



2.2.6. Standards and requirements exclude garages under 7m x 3m (internal dimensions) as a parking space but can include under croft parking and car ports providing, they have no other use.

2.2.7. In residential developments garages are frequently used for purposes other than parking vehicles, resulting in significant on-street and footway parking that can cause an obstruction to the adjacent footway and carriageway, which is detrimental to highway safety, if alternative provision is not provided. For any garage to be considered as a parking space to part satisfy requirement the standard minimum internal dimensions of a garage to fulfil these functions is 7.0m x 3.0m, which also provides some additional storage space.

2.2.8. Parking courts behind homes are seen as 'poor design', as homeowners prefer to park their car where they can see it rather than in a parking court, and will be discouraged from new develop. These proposals align with the requirements in setting local residential parking standards as set out in the NPPF paragraph 112.

2.2.9. As a rural village in a rural district there are limited alternatives to motorist transport. Current Government policy is to phasing out of petrol and diesel vehicles by 2030. Electric vehicles are a current alternative being promoted although there are limited charging points.



2.2.10. It is seen as easier and more cost effective to install the necessary charging infrastructure as each new home is built. Since June 2022 the requirements is for at least one electric charging point per new home with an associated parking space.<sup>1</sup>

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<sup>1</sup> <https://www.gov.uk/government/publications/infrastructure-for-charging-electric-vehicles-approved-document-s>

- 2.2.11. Supporting the use of more sustainable transport and a reduction in greenhouse gases. Aligning to the NCC Highways parking standards guidelines which include requirements for electric charging points and the Breckland Design Guide.
- 2.2.12. **Ambition: This policy seeks to ensure adequate off-road parking with electric charging points are available to residents to reduce greenhouse gases, to seek to reduce pavement parking and prevent the mistakes of previous development.**

<b>NEW POLICY B: Parking Provision</b>	<p><b>New residential developments must provide the following minimum number of off-street associated car parking spaces per dwelling:</b></p> <p style="text-align: center;">                     1 or 2 bedrooms ..... 2 spaces                      3 bedrooms ..... 3 spaces                      4 or more bedrooms ..... 4 spaces                 </p> <p><b>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.</b></p> <p><b>Each new home is required to provide at least one electric charging point and infrastructure which is accessible and convenient for the homeowner to use.</b></p>
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- 2.2.13. This policy contributes and supports Swanton Morley Neighbourhood Plan Objectives (c), (e) and (i).



## 2.3. **New Policy C: Commercial Solar & Wind Generation of Electricity**

- 2.3.1. The focus of the current Government is to enable more solar farms and onshore wind turbines to generate commercially more 'greener' energy, whilst such schemes are not encouraged locally by the Parish Council, this policy has been introduced should such development proposals come forward to seek to direct that development to more appropriate location.
- 2.3.2. As a rural District, the topography Breckland is particularly suited to solar farms. The previous Government's solar Photovoltaic (PV) strategy was published in 2014 with the new Government being particularly keen to prompt and enable more large-scale solar arrays and onshore windfarms. The aim is to create more financial certainty and investor confidence to realise the long-term potential for solar PV in the UK at a large and small scale to provide energy security while reducing greenhouse gases associated with power generation. There is no cap on capacity. The Government's ambition to see "more ambitious deployment, perhaps approaching 20 Gigawatts (GW) early in the next decade".
- 2.3.3. In Breckland, at January 2024, installed PV capacity was reported at 57MW with a further 114MW of capacity currently under construction, awaiting commencement or subject to a live planning application total installed capacity may reach 172MW. Currently installed PV capacity in Breckland is equivalent to 15% of total operating capacity within Norfolk.
- 2.3.4. In 2019 the Parish Council declared a '**CLIMATE EMERGENCY**'. It is important that everyone plays their part in reducing the impact of climate change and work to decrease the production of greenhouse gases but not if that results in a negative environmental impact on Swanton Morley. Whilst the Parish Council is not keen to see local development of commercial renewable and low carbon energy schemes, they are realistic in knowing such schemes could come forward. If so, it would be the Parish Council's view that such schemes should be located in areas of least environmental and social impact.
- 2.3.5. Schemes that incorporate opportunities for biodiversity enhancements around solar arrays, the potential for complete restoration of the land and appropriate mitigation such as landscape buffers (trees and hedgerows)

where compatible in the context of Breckland's Landscape Character Assessment and Settlement Fringe Study will be considered more favourably.

2.3.6. Reference is made in the NPPF paragraph 165(a) & (b)- “To help increase the use and supply of renewable and low carbon energy and heat, plans should:

a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);

b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development;”

2.3.7. And NPPF paragraph 169 – “Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.”

2.3.8. Should such a scheme wind, solar or new technology come forward within the Parish it is appropriate that it should be located where its impact is limited on the landscape. Looking at the landscape assessment for the Swanton Morley area (Map 7) this would direct any such development to the west of Swanton Morley where the sensitivity is defined as “moderate”.

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



- 2.3.9. Whilst large scale facilities provide an opportunity for greater energy production (as well as potential enhancement to biodiversity), it is also of importance that they are carefully planned and screened to ensure any amenity and visual impacts are minimised.
- 2.3.10. Key planning considerations include the quality of agricultural land, the visual and landscape impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety, the impact of security infrastructure such as lights and fencing and the impact on the setting of heritage assets.
- 2.3.11. Whilst large scale ground-mounted PV solar farms developments can have a negative impact on the rural environment, particularly in undulating landscapes, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.
- 2.3.12. In recent years, new wind energy development in Norfolk has been driven by the favourable conditions offshore, and the potential for larger turbines producing higher amounts of energy. This trend is expected to continue, although should new onshore wind energy development be proposed then this would be supported subject to meeting the requirements of the SMNP Policy C.
- 2.3.13. In the future development of new technology could see the introduction of new forms of low carbon energy production which support our energy needs while reducing the impact on the climate. Any such new technology would be supported subject to meeting the policy requirements.
- 2.3.14. The red shaded area on Map A: Swanton Morley Areas of Least Sensitivity illustrates the area of least environmental and social impact. Whilst proposals are not encouraged, should proposals for solar or wind generation come forward this is the appropriate location area.

Map A: Swanton Morley Area of Least Sensitivity



Swanton Morley CP 



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2.3.15. **Ambition: Should proposals come forward for commercial renewable and low carbon energy schemes this policy seeks to provide guidance for such development, which should only be located in areas of least environmental and social impact.**

<p><b>NEW POLICY C: Commercial Scale Solar &amp; Wind Generation</b></p>	<p>Development of commercial ‘green energy’ production would be supported in the appropriate area, as shown on MAP A.</p> <p>Proposals for new renewable energy and low carbon development, subject to consideration of the impact of the development and whether this can be made acceptable, will be supported.</p> <p>Proposals will be considered having regard to the extent to which there are:-</p> <ol style="list-style-type: none"> <li>a. adverse impacts on the local landscape;</li> <li>b. designated and non- designated heritage assets assessed;</li> <li>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;</li> <li>d. an irreversible loss of the highest quality agricultural land;</li> <li>e. adverse impacts upon designated wildlife sites; nature conservation interests; and biodiversity;</li> <li>f. applications will be expected to demonstrate that any adverse impacts can be mitigated; and</li> </ol>
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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.

2.3.16. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (a), (b) and (c).

## 2.4. NEW POLICY D: STREETLIGHTS

- 2.4.1. NPPF paragraph 198(c) - limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- 2.4.2. The provision of streetlights within developments has become a matter of contention between Norfolk County Council, District Councils, Town and Parish Councils across Norfolk. Historically, Norfolk County Council has taken on the maintenance and upkeep of all streetlights provided through development. Following a change in policy in 2015 Norfolk County Council will now only take on any new streetlights that are required for highway safety.
- 2.4.3. Swanton Morley Parish Council would expect new development to provide streetlights beyond the Norfolk County Council highway requirement for highway safety lighting and in keeping with other areas of the village with streetlights.
- 2.4.4. Where streetlights are provided, either at the request of the Parish Council or a developer deciding to install, they should be to the standard defined within the Parish Council Policy. The current requirements are listed in Appendix A. For the most up to date specification requirements please visit the Parish Council website <https://www.swantonmorleypc.info> .



2.4.5. **Ambition:** This policy seeks to ensure provision of street-lighting accords with the Local Lighting Authority's (Swanton Morley Parish Council) standards, reduce the pollution impact on dark skies and encourage greater use of energy efficient infrastructure.

<b>NEW POLICY D: Provision of Street-lighting</b>	<p>Where streetlighting is provided by new development it should meet the following criteria:-</p> <ul style="list-style-type: none"><li>• accord with the specification defined in the adopted Swanton Morley Parish Council Streetlight Policy (or subsequent updates).</li><li>• low energy consumption;</li><li>• seek to minimise light pollution;</li><li>• designed to maintain highway safety;</li><li>• have the capability to be dimmed or switched off between certain hours (as set by the Parish Council); and</li><li>• if ownership is transferred to the Swanton Morley Parish Council should be accompanied with funding for maintenance and repairs (as set out in New Policy: Management of Community Assets) and calculated using the approved method.</li></ul>
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2.4.6. This policy contributes and supports Swanton Morley Neighbourhood Plan Objectives (b), (c), (e) and (f).



## Existing Policy Changes

### 2.5. POLICY 1: Protecting the Identity of Swanton Morley

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

2.5.2. 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.

2.5.3. 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.

2.5.4. This approach introduces the term 'Built Form' which it defines quite simply in Policy GEN 03: Built Form as....

***Built Form is defined as the closely grouped and visually well related residential, community, retail, and employment buildings of the main part of the settlement and land closely associated with them.***

2.5.5. The policy goes on to list seven key types of development that are excluded from being defined as 'built form' such as:-

- a. Any individual building or group of dispersed buildings or ribbon developments which are clearly detached from the main part of the settlement.
- b. Any ribbon development where the buildings relate more to the surrounding countryside than to the settlement.
- c. Existing commitments for residential, community, retail and employment use.

- d. Gardens, paddocks, and other undeveloped land on the edge of the settlement.
- e. Agricultural land, woodland, meadow, areas of water and natural habitats that penetrate the built form or sections of large residential curtilages where the character of the land primarily relates to the countryside.
- f. Farmyards and associated agricultural buildings on the edge of the settlement.
- g. Open space, outdoor sports and recreational spaces on the edge of the settlement.

2.5.6. Policy GEN 04: Development and the Built Form sets out that development within the built form will be permitted and all other land is defined as countryside. Development in the countryside is strictly controlled by a number of policies both within the Local Plan and National Planning Policy Framework (NPPF).



**Map 4: Swanton Morley Settlement Boundary**

2.5.7. To resolve this possible future problem it is proposed to insert additional wording into the existing policy to reference the current Swanton Morley settlement boundary. The proposed change to Policy 1 wording is shown in red below.

2.5.8. **Ambition of Policy 1: This policy seeks to maintain Swanton Morley as a distinct and separate village with its own identity.**

<b>POLICY 1: Protecting the Identity of Swanton Morley</b>	<p>Outside the defined settlement boundary (<b>as defined in Map 4 Swanton Morley Settlement Boundary</b>) development will not be supported unless it involves:</p> <ul style="list-style-type: none"><li>Rural exception sites;</li><li>Dwellings to meet the essential need for a rural worker;</li><li>Development involving the re-use of redundant or disused buildings;</li><li>Farm diversification; and</li><li>Rural tourism related development.</li></ul> <p>The development of residential curtilages in the countryside will be resisted where it would lead to significant change to the landscape character.</p>
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2.5.9. This policy contributes and supports Swanton Morley Neighbourhood Plan Objectives (b), (c) and (e).

2.6. Policy - LOCAL GREEN SPACE: Additional Designation

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

- **Gray Drive**
- **Thompson Close**
- **Middleton Avenue**

2.6.2. This protects each of these areas to ensure the amenity value is retained for the existing and future residents of Swanton Morley while providing facilities that support healthy lifestyles and general well-being.

2.6.3. Their status is to remain unchanged as designated Local Green Space. Each one is outlined in red on Map 8.

2.6.4. As part of Breckland District Council producing the new Local Plan Full Update new sites have been put forward for

**Map 8: Local Green Space**



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designation as Local Green Space and are identified in the Regulation 18 consultation Draft Local Plan Full Update Preferred Options June 2024 document as:-

- 018: Village Hall Playing Fields, Swanton Morley
- 019: Playing Field & Allotments, Manns Lane, Swanton Morley
- 020: Cricket Club, Hoe Road South, Swanton Morley

2.6.5. Therefore, these new four areas have now been included for designation as part of the Swanton Morley Neighbourhood Plan Review in addition to the existing three areas already designated as Local Green Space.

2.6.6. NPPF paragraphs 106 and 107 outlines how the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

2.6.7. The Local Green Space designation should only be used where the green space is:

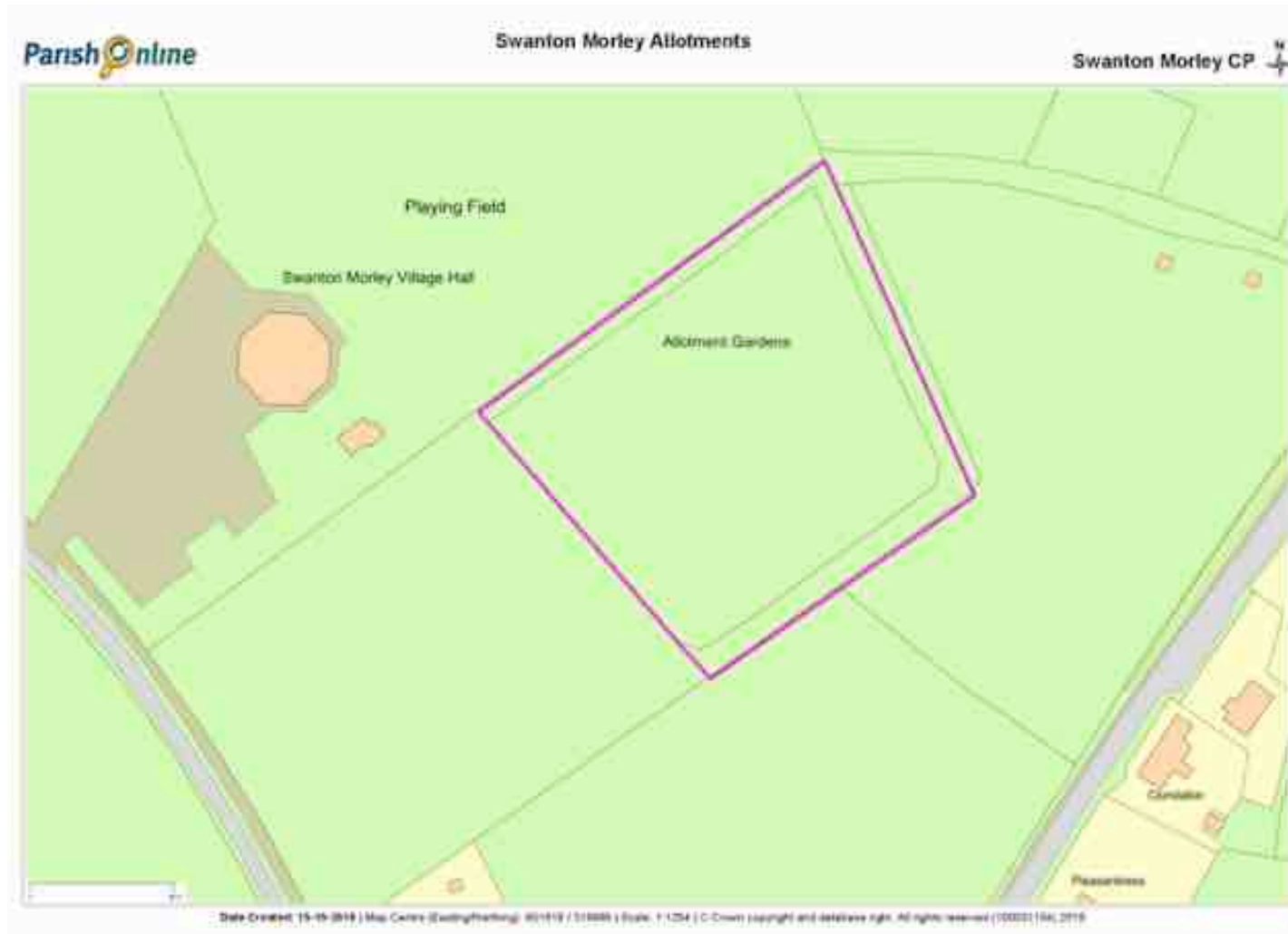
- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

2.6.8. Each of the new areas seeking designation as Local Green Space meet the above criteria to be designated as Local Green Space through the neighbourhood planning process. Each new proposed Local Green Space is illustrated below: -

MAP 8b: 4. Village Hall Playing Fields



Map 8c: 5. Allotments, Manns Lane, Swanton Morley



Map 8d: 6. Playing Field, Manns Lane, Swanton Morley





Map 8e: 7. Cricket Ground, Hoe Road South, Swanton Morley



2.6.9. **Ambition:** This policy seeks to provide special protection for key areas of green space through designation as ‘Local Green Space’, as defined in the National Planning Policy Framework paragraphs 106 and 107, which the local community has identified of particular importance to them.

<b>POLICY 7: Local Green Space</b>	<p>The Neighbourhood Plan has already designated the following three locations as Local Green Spaces (as shown on Map 8: Local Green Space) and these remain unchanged:-</p> <ol style="list-style-type: none"><li>1) Gray Drive;</li><li>2) Thompson Close; and</li><li>3) Middleton Avenue</li></ol> <p>The Neighbourhood Plan now seeks to designate the following three new locations also as Local Green Spaces (as shown on Maps 8b, 8c, 8d and 8e):-</p> <ol style="list-style-type: none"><li>4) Village Hall Playing Fields, Manns Lane;</li><li>5) Allotments, Manns Lane;</li><li>6) Playing field, Manns Lane; and</li><li>7) Cricket Ground, Hoe Road South.</li></ol> <p>Applications for development which would adversely affect the function and local character of designated Local Green Space will not be supported unless very special circumstances can be demonstrated.</p>
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2.6.10. Contributes to and supports Swanton Morley Neighbourhood Plan Objectives (c) and (h).

### 3. Breckland Local Plan

#### 3.1. Note (background information):

3.1.1. When the SMNP was originally drafted Breckland's Local Plan was still being undertaken and the Development Plan documents were:-

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

3.1.1.1. In November 2019 the Breckland Local Plan was adopted and subsequently updated in 2023. Therefore the Development Plan documents are now:-

- Breckland Local Plan 2019 (as updated 2023);
- Made Neighbourhood Plans (including the Swanton Morley Neighbourhood Plan); and
- Saved policies within the Thetford Area Action Plan 2012 and Site-Specific Policies and Proposals Plan 2012.



#### 3.2. Wider Spatial and Strategic Policy Context

3.2.1. It will be necessary to update section 5.2. **Wider Spatial and Strategic Policy Context** with the current position while also being mindful in the update whether there is still a requirement to reference Core Strategy and Development Control Policies for Breckland (December 2009), as this was relevant to the SMNP policies that remain unchanged as they were assessed against this key document at the time of examination.

3.2.2. Any changes to existing policies or new policies will be assessed against the current Development Plan documents as detailed above.

3.2.3. **Breckland Local Plan Policy HOU 01 – Development Requirements (Minimum)** sets out to meet Breckland District's future housing needs the Local Plan will provides for no less than 15,298 new homes between 2011 and 2036, an average of 612 dwellings per annum.

3.2.4. The distribution of the new homes required follows the settlement hierarchy outlined in **GEN 03 - Settlement Hierarchy** and defines the village of Swanton Morley as a Local Service Centre (LSC).

3.2.5. **Settlement Hierarchy:-**

- Key Settlements;
- Market Towns;
- Local Service Centres;
- Villages with Boundaries; and
- Villages without Boundaries

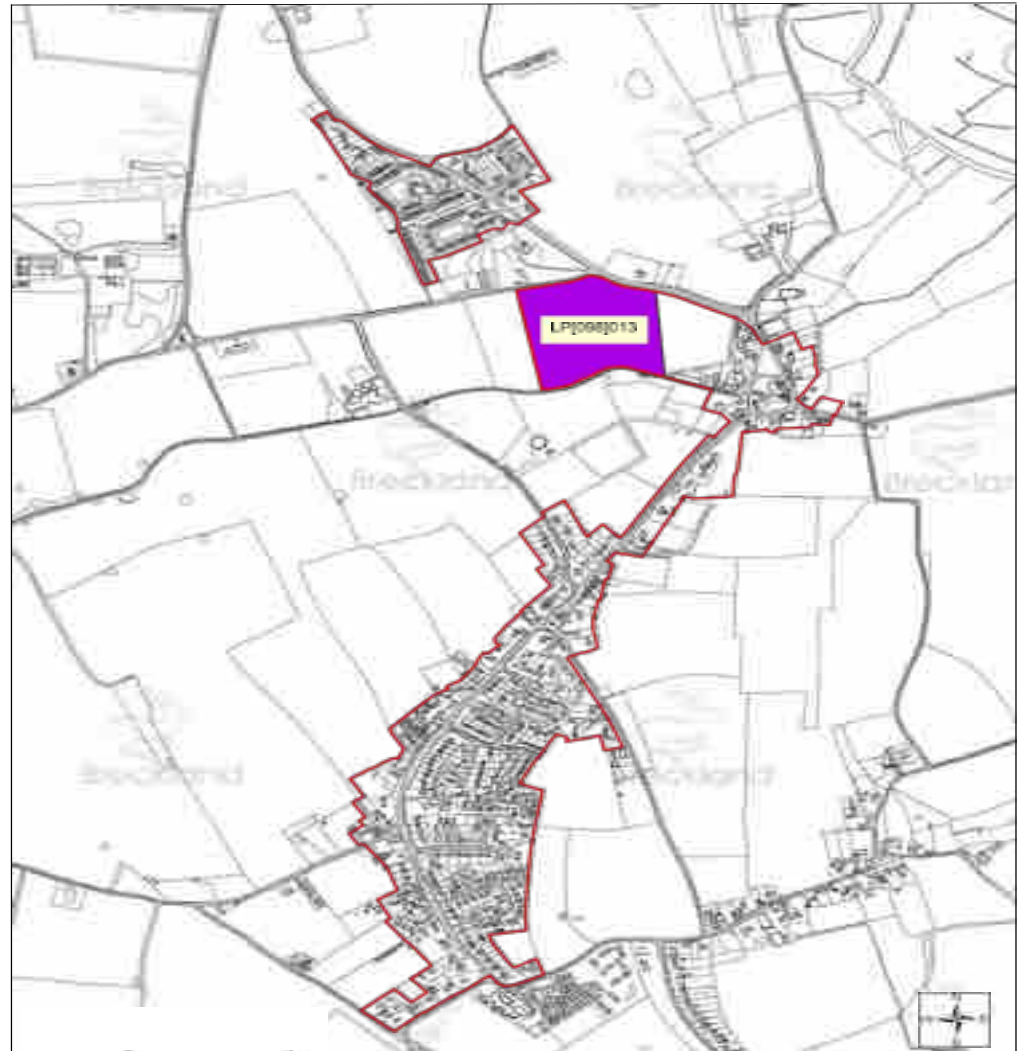
3.2.6. Swanton Morley is identified as a Local Service Centre through the locational strategy of the Settlement Hierarchy and it will see 10% growth through the Local Plan period to 2036, providing an additional 184 dwellings.

3.2.7. Of these 184 dwellings, there are currently 84 completions and 15 commitments with planning permission. The remaining 85 additional dwellings where allocated through the Breckland Local Plan at Land off Rectory Road (LP[098]013).

3.2.8. The Swanton Morley Neighbourhood Plan Policy 2: Growth in the Right Places has allocated three sites for residential development with a total of 205 dwellings, which includes the 85 dwellings on site LP[098]013.

### 3.3. Housing Allocation for Swanton Morley

- 3.3.1. Within the Breckland Local Plan the housing allocation for Swanton Morley is Land off Rectory Road (LP[098]013), as shown on Map 3,18.
- 3.3.2. The Swanton Morley Housing Allocation policy details is Land amounting to 4.9hectares is allocated for a residential development of at least 85 dwellings.
- 3.3.3. Development will be subject to compliance with adopted Development Plan
- 3.3.4. Development should have regard to the cumulative effects of the site alongside the 52 dwellings approved under the planning application 3PL/2014/0083/F.
- 3.3.5. Construction of this development has now been completed by Hopkins Homes.



**Breckland Local Plan Map 3.18 Summary of the Swanton Morley Allocation**

### 3.4. Breckland Local Plan Review

3.4.1. The Local Plan is also currently undergoing a review. Breckland DC have agreed to do a Full Update of the Local Plan which will roll forward the Local Plan period to 2046, including the allocation of new developments and reviewing other policies as necessary.

3.4.2. The Breckland Local Plan Full Update is part of the process of preparing a new Local Plan for Breckland. Until it is adopted the development plan for Breckland remains:

- Breckland Local Plan 2019 (as updated 2023)
- Made Neighbourhood Plans
- Saved policies within the Thetford Area Action Plan 2012 and Site-Specific Policies and Proposals Plan 2012.

3.4.3. The Regulation 18 consultation, a 6-week period of public consultation on the Full Update (emerging development strategy) for the Local Plan finished on 19th February 2024. The proposals included:-

- Alternative development strategy options.
- Settlement boundaries and the removal of settlement boundaries.
- Call for sites & site assessments and potential new development sites.

3.4.4. Through June and July 2024 the Draft Local Plan Full Update Preferred Options document was consulted on in a further Regulation 18 consultation. Swanton Morley Parish Council submitted a detailed response to the consultation highlighting many issues and concerns.

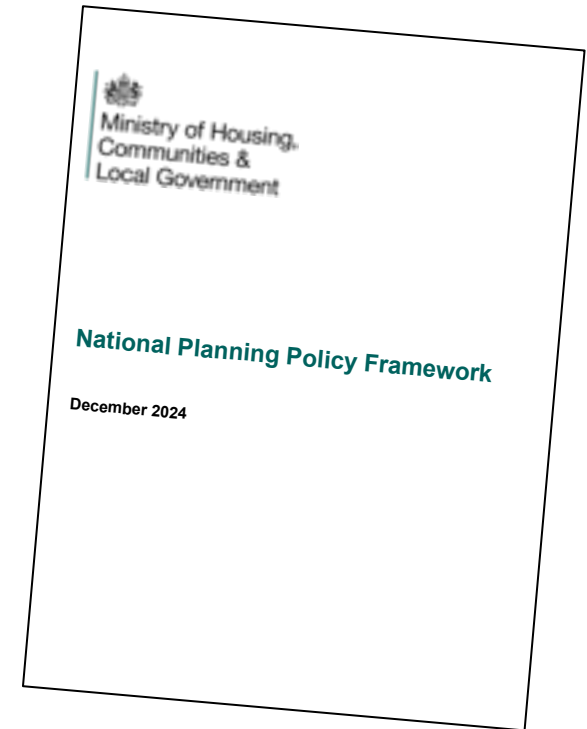
3.4.5. It was anticipated at the time that the Regulation 19 consultation would happen in January 2025, with the Draft Local Plan Full Update being adopted late in 2026. Following a change of Government, in July 2024, Target Housing Numbers were reintroduced. The impact of this will increase the Breckland annual housing need number from 625 to a Target Housing number of 903 per year, an increase of just under 45%. Breckland Council is now considering the implications of this change in national policy on the Local Plan, the need to allocate more sites for development and the timetable for production.



## 4. National Planning Policy Framework (NPPF)

4.1. When the SMNP was drafted to National Planning Policy Framework (NPPF) was still in its initial version, published in 2012. Since the adoption of the SMNP in 2019 there has been four further versions of the NPPF – in July 2021, September 2023, December 2023 and the latest version published in December 2024.

4.2. The NPPF references within the SMNP will be amended as detailed in the table below.



SMNP Reference	NPPF Paragraph	Comments or words	NPPF New Paragraph or Action Details
5.1.1 Page 25	none	Sustainable development.	No update required.
6.16 Page 30	53	....inappropriate development of residential curtilages in the countryside will be resisted.	Delete. Development of curtilage now part of the definition of

SMNP Reference	NPPF Paragraph	Comments or words	NPPF New Paragraph or Action Details
			Previously Development Land in the new NPPF.
6.76 Page 44	54	The delivery of rural exception sites is recognised as a mechanism to enable affordable housing to be delivered to reflect local needs. This view is supported by the National Planning Policy Framework (paragraph 54) which also suggests that, if necessary, it should be considered whether allowing some market housing would facilitate the provision of additional affordable housing to meet local needs.	New paragraph 82.
6.110 Page 52	76, 77 & 78	'Local Green Space', as defined in the National Planning Policy Framework paragraph 76, 77 and 78, which the local community has identified of particular importance to them.	Update the Ambition to refer to the new paragraphs 106, 107 and 108.
6.120 and Footnote 3 Page 55	76, 77 & 78	'Local Green Space' as per NPPF, defined in paragraph 76, 77 and 78.	Update the Footnote to reference the new paragraphs 106, 107 and 108.



SMNP Reference	NPPF Paragraph	Comments or words	NPPF New Paragraph or Action Details
6.144 Page 61	109	.....states that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes.	Update by changing 'system' to 'policies and decisions'.  New paragraph 187.
6.182 Page 70	28	.....states that neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places and public houses.	New paragraph 88.
6.190 Page 72	28	.....states that neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places and public houses.	New paragraph 187.
Glossary Sustainable Development Page 87	7	There are three dimensions to sustainable development as seen in paragraph 7 of the NPPF.	New paragraph 8.
Appendix 2 Page 90	77	Each Local Green Space tabled below (1, 2 and 3) meets the following Local Green Space designation criteria of the National Planning Policy Framework (NPPF) paragraph 77 and is:	New paragraph 107. Criteria remain the same.

## 5. General Text

### 5.1. Foreword

5.1.1. Text to be updated on page 3.

5.1.2. The Swanton Morley Neighbourhood Plan has now passed its examination and local residents have the final say at a local referendum. With a positive vote, highlighting the support of the community, the Swanton Morley Neighbourhood Plan will be 'made'

5.1.3. Suggested update ...

5.1.4. The Swanton Morley Neighbourhood Plan has passed its examination and local residents had the final say at a local referendum on Thursday 14<sup>th</sup> November 2019. The result was a positive vote, 84.5% voting 'YES' highlighting the support of the community. The Swanton Morley Neighbourhood Plan will be 'made' (adopted) ....

### 5.2. Executive Summary

5.2.1. Text to be update on page 7.

5.2.2. The Swanton Morley Neighbourhood Plan, if approved by local residents, will ...

5.2.3. Suggested update .....

5.2.4. The Swanton Morley Neighbourhood Plan, as approved by local residents, has ...

5.3. Text to be update on page 8.

5.3.1. The Examiner has decided that the Swanton Morley Neighbourhood Plan can move to the next stage - a local referendum. If approved by local residents, the Swanton Morley Neighbourhood Plan will be taken into account when planning decisions are made about our village in the future.

5.3.2. Suggested update .....

5.3.3. The referendum on Thursday 14<sup>th</sup> November 2019 achieved a positive outcome, 84.5% of residents voting 'YES'. The Swanton Morley Neighbourhood Plan was 'made' (adopted) and will now be taken into account when planning decisions are made about our village in the future.

#### 5.4. **Key Dates Through History (section 2.4)**

5.4.1. Suggest changing the last line of key dates.

5.4.2. 2015 Swanton Morley Neighbourhood Plan commences!

5.4.3. Suggested Update ...

5.4.4. 2019 Swanton Morley Neighbourhood Plan 'made' (adopted)

#### 5.5. **Referendum and Adoption (section 3.8)**

5.5.1. Text to be updated on page 22 paragraph 3.8.1.

5.5.2. ....will proceed to a local referendum in the Autumn of 2019 where the residents of Swanton Morley, who are registered voters, will be asked whether they want Breckland District Council to use the Swanton Morley Neighbourhood Plan when it determines planning applications in the parish of Swanton Morley (the Neighbourhood Plan Area).

5.5.3. Suggested update....

5.5.4. .... proceeded to a local referendum on Thursday 14<sup>th</sup> November 2019 where the residents of Swanton Morley, at that time were registered voters, were .....

5.6. Text to be updated on page 22( paragraph 3.8.2).

5.6.1. Provided a favourable response is received the Swanton Morley Neighbourhood Plan will....

5.6.2. Suggested update....

5.6.3. With a positive, 84.5% '**YES**' vote, the Swanton Morley Neighbourhood Plan has ....

## 5.7. **Section 6: Neighbourhood Plan Policies**

5.7.1. Paragraph 6.7 Text to be update on page 28.

5.7.2. All policies have been framed in the context of the National Planning Policy Framework and the Core Strategy.

5.7.3. Suggested update ....

5.7.4. All policies have been framed in the context of the National Planning Policy Framework and the Local Development Plan.

## 5.8. The following plans, documents and strategies support Policy

5.8.1. SMNP para. 6.22 / 6.40 / 6.57 / 6.73 / 6.80 / 6.90 / 6.112 / 6.122 / 6.141 / 6.150 / 6.164 / 6.173 / 6.187 / 6.195 / 6.209 / 6.219

5.8.2. Each policy section references supporting plans, documents and strategies which support the SMNP Policy.

### 5.8.3. The following plans, documents and strategies support Policy

5.8.4. Consideration will need to be given where a policy is changed and updated to delete the out-of-date documents and replace with the current suite of documents. This will only be necessary where the SMNP Policy is changed. Where a SMNP Policy remains unchanged it is appropriate that the list remains altered as these would have been the plans, documents and strategies which the SMNP Policy would have been assessed against at its examination.

5.8.5. Documents that may need deleting are:-

5.8.5.1. Core Strategy and Development Control Policies (Adopted 2009)

5.8.5.2. Breckland District Settlement Fringe: Landscape Assessment (July 2007)

5.8.5.3. New documents that may be included are .....

5.8.5.4. Breckland Local Plan 2019 (as updated 2023)

5.8.5.5. Breckland Local Plan Full Update Preferred Options: 2024

5.8.5.6. Central Norfolk Strategic Housing Market Assessment (CNSHMA) 2017

## 5.9. Table 1: Housing Development in Swanton Morley from 1950 to Present Day Table 1 on page 35

5.9.1. 2000's & 2010's – correct spelling of Raynor Drive to “Rayner”

- 5.9.2. This table details out housing development in Swanton Morley since 1950's.  
*Suggestion would be to add housing development for the 2020's to keep table up to date.*
- 5.9.3. Suggest adding the Housing Allocation of 205 made through the Breckland Local Plan Allocation and the Swanton Morley Neighbourhood Plan Housing Allocation.  
*Are there any other planning permissions granted to be added?*
- 5.10. Paragraph 6.61. Refers to Core Strategy and the requirement for 40% affordable housing – on page 42.  
*May need to be updated.*
- 5.11. Paragraph 6.77. Refers to DC5 of the Core Strategy and Development Control Policies – on page 45.  
*May need to be updated.*
- 5.12. 6.180. Refers to Core Strategy, through Policy DC10 and Local plan Preferred Directions policy E 05 Telecommunications – on page 70.  
*May require updating.*
- 5.13. Paragraph 6.201. Discusses the need and demand on local medical services – on page 74.  
Opportunity to show how demand has changed and if pressure on services are increasing, constant or have fall.  
*Require new statistics to be requested.*
- 5.14. 6.204. Talks about allotments – on page 75.  
Opportunity to show how demand has changed and if pressure on local allotments has changed since originally drafted in 2017.  
*Require new number on waiting list.*
- 5.15. **Appendix 1: Reference Documents and Resources**
- 5.16. Document list could be updated, where appropriate, and additional documents added – on Page 89.

## 6. Robertson Barracks

### 6.1. Background

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

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

6.1.3. The Army has based three different regiments here: -

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

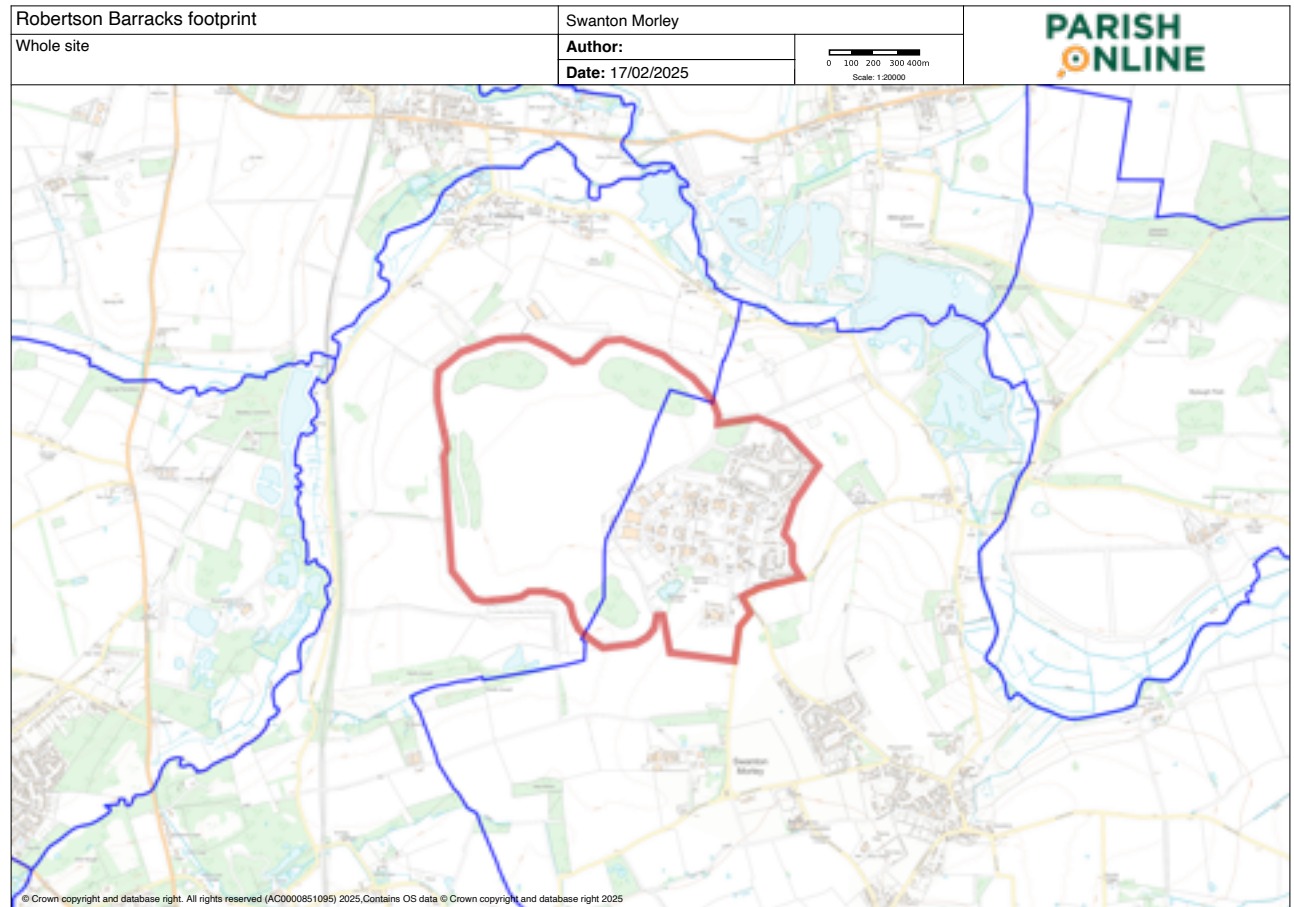


Cap badge of 1st The Queen's Dragoon Guards

## 6.2. Future of Robertson Barracks

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

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



**Map of Robertson Barracks & the Parish Boundary**

6.2.3. Whilst this is within the lifetime of the Swanton Morley Neighbourhood Plan it is extremely difficult to formulate any designated use for the site after the closure that will have any degree of likely implementation. The situation is further complicated as the Parish Boundary of Swanton Morley runs through the middle of the site, with the remainder of the site located within the Parish of Hoe and Worthing.



- 6.2.4. It is recognised that Robertson Barracks is a site of significant strategic importance to the village of Swanton Morley and the wider community as it contains 237 existing homes and a very diverse range of commercial technical buildings, hospitality buildings, accommodation blocks with sport and recreation facilities.
- 6.2.5. It is recognised that if Robertson Barracks closes it is not desirable for the site to be 'mothballed' for any length of time, as this would have a negative impact on the sustainability of local shops, businesses, school and public transport provision in the village.
- 6.2.6. With this in mind it is very important that as the closure date draws nearer the local community is actively engaged in the process of deciding and planning the future of the site. To this end Swanton Morley Parish Council, with the local community, will be proactive in its dealings with Breckland District Council, Norfolk County Council, Ministry of Defence and other strategic agencies to understand likely outcomes that emerge in the years prior to the scheduled closure and disposal of Robertson Barracks.
- 6.2.7. The site offers a great opportunity in terms of a good mix of housing provision for local people, with the commercial assets on the site could facilitate the creation of business and employment opportunities that will give a significant boost to the local economy. The development and retention of the existing houses and assets is to be encouraged.
- 6.2.8. The future use of the Robertson Barracks site will have to comply with the requirements of the NPPF, Local Area Plan and the Swanton Morley Neighbourhood Plan whilst meeting the local community's aspirations to see such an important part of Swanton Morley enhance the village and wider area.

### **6.3. Breckland Local Plan**

- 6.3.1. In the current Breckland Local Plan (adopted 2023) there is no mention of the future use of Robertson Barracks.

6.3.2. Breckland DC have decided to undertake a Full Update of the Local Plan which will roll forward the Local Plan period to 2046, including the allocation of new developments and reviewing other policies as necessary.

6.3.3. Through June and July 2024 the Draft Local Plan Full Update Preferred Options document was consulted on in a further Regulation 18 consultation and this included and a specific policy relating to Robertson Barracks.

6.3.4. Policy SDP 03 identifies the site as a possible future development strategic growth opportunity for mixed use development comprising housing, employment and community uses. The Breckland DC is working with the MOD in relation to the future use of this site. The policy sets out the approach to planning for the future of the site in the event MOD land and assets become available for redevelopment or change of use during the plan period.

#### **SDP 03: Robertson Barracks, Swanton Morley and Hoe/Worthing**

In the event that the Barracks becomes available for redevelopment or change of use, or are known to shortly become surplus to requirements, whether for the whole or part of the landholding in that area, the council will work with the promoters of the site and key statutory undertakers to undertake a feasibility assessment exploring potential future opportunities and uses appropriate to the site, having regard to the site's opportunities and constraints and wider impacts of the proposal will be carried out.

To be deliverable the site will need to show an exemplar design approach that:

- a. Establishes a deliverable integrated access and transportation strategy which emphasises sustainable accessibility and traffic restraint and allows for the effective management and mitigation of any the impact of vehicular traffic from the site on the local highway network as well as connectivity and permeability within and between the site and beyond, including north-south links with Swanton Morley, Dereham and the A47 and east to Norwich.
- b. Creates an inclusive, resilient, and safe community in which people of all ages have good access to high quality homes that meet housing needs the provision of area wide economic and social infrastructure and services, including (but not limited to) including local employment opportunities, local shops and community uses, education, primary health care, water supply, Broadband and power Supply.
- c. Protects and enhances green infrastructure assets, corridors, and open spaces.

- d. Achieves high quality, locally distinctive, energy efficient and flood resilient design which addresses identified risks from all sources of flooding and mitigates against potential sources of noise and air pollution.
- e. Demonstrates measures to address Nutrient Neutrality and Biodiversity Net Gain.

This evidence would then inform the next iteration of this Local Plan and/ or the next local plan review, and/or a masterplan, for the site to be prepared and a proposal to be submitted and considered in accordance with policies in this local plan.

A masterplan should be prepared in accordance with the statement of community involvement and shall have been through the agreed process of consultation and approved prior to the determination of any related planning application.

#### **6.4. Observations & Possible Outcomes**

- 6.4.1. This site is prime for redevelopment. Whilst residential would bring the greatest return it should also be recognised it could have other uses and easily to be converted and rebuilt to become either a prison and/or to house asylum seekers as a detention camp. As has been seen, at what was previously RAF Coltishall, with the building of HMP Bure and the temporary housing of asylum seekers (currently suspended).
- 6.4.2. There are constraints on the site for any development to overcome. The key one being the transport links and surrounding highway network.
- 6.4.3. It would seem to far away from Dereham and the A47 connectivity links to be promoted as a potential hospital site.
- 6.4.4. The MOD may reconsider its position prior to 2031 and becoming surplus. The Government has now commitment to increase defence spending by 2027 which could instigate a retention and need for the site.
- 6.4.5. To be acceptable for residential development it would be important to consider what key infrastructure requirement would be essential rather than desirable.

6.4.6. As a settlement it will not be integrated, in the medium term, with Swanton Morley and effectively always be separate. This is supported by the design approach (b) to ‘create an inclusive, resilient and safe community’ – separate – within Breckland proposed Policy SDP 03.

6.4.7. In the longer term a masterplan could seek to establish linkage and connectivity through further development along Worthing Road towards the northern parts of Swanton Morley, Primrose Lane and Grey Drive, which would bring another phase of housing growth.

6.4.8. Robertson Barracks is split in two by the Parish Boundary. The Swanton Morley Neighbourhood Plan policies would only apply to the area within Swanton Morley Parish (the Neighbourhood Area). As Swanton Morley would be hugely affected by any development it could be considered to redraw the Parish Boundary to bring all of the site within the Parish of Swanton Morley and extend the Neighbourhood Area accordingly.

#### Swanton Morley Parish Council Response to SDP 03 – July 2024

Should Robertson Barracks become surplus to the MOD requirements the Parish would welcome, although do have some concerns, the redevelopment of the site to residential use providing the necessary and appropriate infrastructure was delivered in a timely manner.

Key aspects required are:-

- Road network
- All utilities upgraded – water, sewerage, drainage, electric, broadband, etc....
- Safe pedestrian and cycle links to Swanton Morley
- Protection of heritage asset (Control Tower)
- Protection of Wensum Valley environment
- Phasing of development
- Construction Traffic Plan
- Protection and enhancement of local health, education and public transport services

**Appendix A: Parish Council Street Light Specification**

**Swanton Morley Parish Council  
Street Lighting Specification**

**Lantern Detail**

Supply & install new LED street lighting lantern head.

Urbis Axia 3.1, 8 LED lantern head, post top mounted, complete with 7 pin NEMA socket, & one part photo cell, 2.33Klm output, Neutral white LED colour. (AXIA 3.1 5267 8 OSLO SQUARE GAIN @600mA NW 740 230v 16.3watts).

Lantern to have 7 pin NEMA socket, complete with 1 part photo cell with a switching level of 35/18 lux. (Zodion SS3 or similar approved.)

Lantern head to be wired in black pvc/pvc 1.5mmsq 3 core flex,  
via a fused double pole isolator located in the base compartment of the lamp column.

Lantern to have manufacturer pre-set Dimming Profile: 60% output from Midnight to 05:30hrs applied at the factory  
Lantern Colour: RAL 7040 (Grey.)

**Column Detail**

Proposed 5m mounting height, galvanised tubular steel column.

Each lamp column to have a 230v single phase unmetered supply installed by developer.

Install new LED lantern head as per above specification.

## NOTES

All works to comply with Parish Council Specification for Street Lighting Works.

New column positions to be agreed with parish engineer prior to installation.

Typical column set back:

- Within footpath: Back off path.
- Within verge: 1.8m from the kerb edge.
- Where there is insufficient highway to accommodate a street lighting column, columns are to be mounted immediately behind the edge of the highway, are to be installed in an area approx. 750mm x 450mm deep which is to be dedicated as part of the highway.

All new street lights to be supplied by new unmetered service (direct connection to the local DNO / ICP electricity main):

New development site - developer responsibility to provide suitably positioned supply main at construction stage.

All electrical installation work to be carried out in accordance with the requirements of HEA, NICEIC and BS 7671 (IET Wiring Regulations).

Electrical Installation Certificates to be forwarded to the *Swanton Morley Parish Council Clerk*

Refer to Lighting Design Schedule for detailed apparatus specification.

All Luminaires should include a NEMA socket with one part photocell (on/off: 35/18).

## Updates to Specification

To ensure you have the most up to date specification requirements please visit the Parish Council website <https://www.swantonmorleypc.info> or contact the Parish Council Clerk at [parishcouncil@swantonmorley.org](mailto:parishcouncil@swantonmorley.org) .

**Appendix B: Response Form**

**Consultation Response Form  
Swanton Morley Neighbourhood Plan**



Please return your completed form by 5pm Friday 9<sup>th</sup> May 2025 to Swanton Morley Parish Council Office, Swanton Morley Village Hall, Manns Lane, Swanton Morley. NR20 4NP. Or email to: [parishcouncil@swantonmorley.org](mailto:parishcouncil@swantonmorley.org)

**Name:**

**Address:**

**Email Address:**

Policy A: Management of Community Infrastructure		
Policy A	Agree with the policy?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	<b>Yes or No</b>	
Policy B: Car Parking Provision & Electric Charging		
Policy B	Agree with the policy?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	<b>Yes or No</b>	
Policy C: Commercial Solar & Wind Generation of Electricity		
Policy C	Agree with new areas?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	<b>Yes or No</b>	
Policy D: Streetlights		
Policy D	Agree with new areas?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	<b>Yes or No</b>	

Policy 1: Protecting the Identify of Swanton Morley		
Policy 1	Agree with new areas?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	Yes or No	

Policy 7: Local Green Space Designation		
Policy 7	Agree with new areas?	Please state clearly and fully any comments or concerns below regarding the <b>designation of these new Local Green Spaces</b> . Please state what change(s) would help to resolve your concerns.
	Yes or No	

Updates & Corrections		
	Agree with the changes?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	Yes or No	

Overall, do you agree with the Policy changes and updates in the Swanton Morley Neighbourhood Plan? <small>2</small>	Yes or No	In your view are there any <b>omissions</b> from the Swanton Morley Neighbourhood Plan? (Please specify and, if necessary, please attach additional pages)
---	-----------------	---

**Thank you for your comments**

<b>Signature:</b>	<b>Date:</b>
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**DATA PROTECTION NOTICE:** Swanton Morley Parish Council takes your privacy very seriously and processes your personal data with your consent in compliance with data protection legislation. Any personal details you supply will solely be used for the purposes of correspondence relating to the Neighbourhood Plan. These details will be shared with the Local Authority, Breckland District Council, in order to carry out further statutory phases, which will involve your personal details and comments being made publicly available. Swanton Morley Parish Council, as detailed in their retention policy, will retain personal details. Please refer to Breckland District Council's own retention guidelines for how long they will retain your details. If you wish to discuss this any further, please don't hesitate to contact the Parish Clerk at: [parishcouncil@swantonmorley.org](mailto:parishcouncil@swantonmorley.org)



## Appendix C: Parish Council Modification Statement

### REGULATION 14 STATEMENT: NEIGHBOURHOOD PLAN MODIFICATION PROPOSAL

1. This statement is made by Swanton Morley Parish Council (“the Qualifying Body”) pursuant to Regulation 14 (a) (v) of the Neighbourhood Planning (General) Regulations as amended by the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 & 2017.
2. Regulation 14 (a) (v) applies to a proposal to modify an existing “made” neighbourhood development plan. Before submitting the modification proposal to the local planning authority it requires the qualifying body to publicise:

***“a statement setting out whether or not the qualifying body consider that the modification contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons why the qualifying body is of this opinion.”***

The Swanton Morley Neighbourhood Development Plan was made on 15<sup>th</sup> November 2019 and subsequently adopted by Breckland District Council on 6<sup>th</sup> December 2019. The Swanton Morley Neighbourhood Plan contains policies in relation to:-

- Keeping Swanton Morley a separate village, stopping it being swallowed up and becoming part of Dereham;
- Allocating two sites for residential homes;
- Provision of benefits and community facilities for the local community;
- Affordable Housing is made available to those with a connection to Swanton Morley;
- Bringing local accountability for delivery of planning obligations;
- Designates three areas as ‘Local Green Space’;
- Provides protection for our existing green space and the views loved by local residents;
- Improvement in accessibility and biodiversity;
- Building control policies to enhance and improve the design of any new homes built in Swanton Morley and ensures that new development does not cause flooding issues or increase flood risk;
- Supports improvements to broadband speeds and mobile signal strength;
- Supports for employment opportunities and local shops; and

- Seeks the mitigation and measures to reduce that impact of increasing traffic and its impact on road safety.
5. The Qualifying Body proposes to modify the existing made Swanton Morley Neighbourhood Plan to include:
- Update text and references in relation to the current updated National Planning Policy Framework (NPPF) and the adopted Breckland Local Plan.
  - Designate four additional new sites as Local Green Space:-
    - Village Hall Playing Fields, Manns Lane;
    - Allotments, Manns Lane;
    - Playing field, Manns Lane; and
    - Cricket Ground, Hoe Road South.
  - Update Policy 1 Protecting the Identify of Swanton Morley by retaining the Swanton Morley settlement boundary;
  - Introduce a new policy, Management of Community Infrastructure, to provide a sustainability and certainty;
  - A new policy, Car Parking Provision, seeking to ensure adequate off-road parking with electric charging points are available to residents, to seek to reduce pavement parking and prevent the mistakes of previous development whilst reducing greenhouse gases;
  - A new policy, Commercial Solar & Wind Generation of Electricity, seeking to guide the location of such schemes which should only be located in areas of least environmental and social impact, should such schemes come forward in the Parish; and
  - A new policy, Provision of Street-lighting, which seeks to ensure any provision of street-lighting accords standards, reduces the pollution impact on dark skies and encourages greater use of energy efficient infrastructure.
6. The Qualifying Body considers that the nature of the existing Swanton Morley Neighbourhood Plan is **unchanged** by the proposed changes and four new policies because the proposed modifications do **NOT** seek to:-
- change the intended outcome of the policies;
  - alter the plan period; or
  - allocate further land for development.



# Swanton Morley Neighbourhood Plan Review 2025

Swanton Morley Parish Council  
Swanton Morley Village Hall  
Manns Lane  
Swanton Morley NR20 4NP  
Telephone 01362 637166

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

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