

SWANTON MORLEY PARISH COUNCIL

A meeting of Swanton Morley Parish Council was held in Swanton Morley Village Hall on Wednesday 25th July 2018. The meeting commenced at 8.30pm.

Present: Mr R. Atterwill (Chairman), Mrs B. O’Dowd, Mr S. O’Dowd, Mr G. Curran, Mr S. Westbury, Mr J. Keen and Mr K. Tidman. Also in attendance were Mr S. Vincent (Neighbourhood Plan Consultant), Mrs F LeBon (Clerk) and one member of the public.

Matters Raised Under Time Allocated to the Public.

None raised.

The Meeting Went Into Session

1. To Accept Apologies for Absence

None received.

2. To Receive Declarations of Interest

None declared.

3. To Agree Finalised Neighbourhood Plan

Mr Atterwill proposed that the Parish Council should adopt the recommendation of the Neighbourhood Plan Steering Group, seconded by Mrs O’Dowd and carried. These are detailed below:

Policy (or page/para)	Examiner’s Response	Steering Group Response
Front cover and paragraph 1.5.1; 7.1 (time span of plan)	Delete reference to “2017 – 2037” and replace with “2016 – 2036” in both instances.	Accept 2016-2036
Page 24 – Objectives (specifically c and d) c) To preserve the character of the village, including the spatial balance between the rural and built environment, historical assets, character and ethos whilst improving design based on local vernacular styles d) To support new housing that meets the local needs, is affordable and made available to people from Swanton Morley first.	Replace the reference to “historical assets” in Objective (c) with “ <i>heritage assets</i> ”; Delete Objective (d).	Objective (c) accepted. The clerk is to check whether Breckland District Council now take a different view on Objective (d) now that there is a proposed policy on affordable housing being prioritised for local people?
Section 5	Replace paragraph numbers “7.1.1 – 7.5.3” in Section 5 with “5.1.1 – 5.5.3”	Accepted
Page 27	“The Breckland Local Plan Pre-submission document was published for	Accepted

	consultation purposes on 21 August 2017, with the consultation closing on 02 October 2017. It was submitted for Examination on 30 November 2017.”	
Page 30	Add the following sentences to paragraph 6.14: “Policy GEN 05 in the emerging Local Plan defines a settlement boundary for Swanton Morley which identifies the area which is acceptable, in principle, for further development. Outside of the settlement boundary the open countryside will be subject to a greater degree of protection. Policy 1 seeks to reinforce the approach in the Local Plan, whilst identifying those exceptions to the Policy which will be supported. Following Government advice in the NPPF (paragraph 53) inappropriate development of residential curtilages in the countryside will be resisted.”	Accepted
<p>Policy 1: Protecting the Identity of Swanton Morley Development will not be supported outside the built up area (settlement boundary), individually or cumulatively, if it would result in the coalescence between Swanton Morley and neighbouring towns and villages (in particular Dereham) or reducing the separate identity of Swanton Morley by:</p> <p>1) Reducing the openness and visual break between Swanton Morley and</p>	<p>Policy 1:</p> <p>Replace the first paragraph with the following:</p> <p><i>“Outside the defined settlement boundary development will not be supported unless it involves:</i></p> <p><i>i) Rural exception</i></p>	Accepted

<p>Dereham, or Increasing the intensification of development within existing curtilages that would lead to an increased sense of coalescence</p>	<p>sites;</p> <p>ii) Dwellings to meet the essential need for a rural worker;</p> <p>iii) Development involving the re-use of redundant or disused buildings.</p> <p>iv) Farm diversification, and</p> <p>v) Rural tourism related development .”</p> <p>Replace the numbered points with the following:</p> <p>“The development of residential curtilages in the countryside will be resisted where it would lead to significant change to the landscape character.”</p> <p>For clarity, an appropriate map showing the defined settlement boundary should accompany Policy 1 and delete Map 4.</p>	
<p>2: Growth in the Right Places: The primary focus of new residential growth in the Swanton Morley Neighbourhood Plan area will be within the three allocated housing sites identified on Map 5 as:</p> <ol style="list-style-type: none"> 1) LP(098)013; 2) LP(098)014; and 3) LP(098)016 	<p>Amend the Policy wording as follows:</p> <p>“The primary focus of new residential development in the Swanton Morley Neighbourhood Plan area will be within the three allocated</p>	<p>Subject to the results of the Sustainability Appraisal, the Steering Group agreed that Swanton Morley Parish Council will work with Breckland District Council to enable them to take a different view from the examiner and include sites 014 and 016 in this policy.</p>

<p>Planning applications for these three allocated residential sites will be supported where they comply with the other policies within the Swanton Morley Neighbourhood Plan and the requirement of other development plan policies.</p>	<p>housing sites identified on Map 5 as:</p> <p>1)LP(098)013;</p> <p>2)LP(098)014 and</p> <p>;and</p> <p>3)LP(098)016</p> <p>A planning application for this three allocated residential sites will be supported where it complies with the other policies..."</p>	
<p>3: Enabling Growth on Sites LP(098)014 and LP(098)016 Development on sites LP(098)014 and LP(098)016 is to be in conjunction with site LP(098)013, where proposals enable:</p> <ul style="list-style-type: none"> a) provision will be made within site LP(098)014 for a 'pick up and drop off' area with at least 40 car spaces and with a safe road crossing point located along Manns Lane as close to the school as is deemed safe by Norfolk County Council Highways Authority; b) Provision will be made within site LP(098)016 for a lay-by style parking facility, to accommodate at least six cars c) The northern border of site LP(098)016 will be screened by hedging and landscaping and with any new dwellings positioned along this border being a maximum height of 1.5 storeys; d) A continued vehicle, cycle and pedestrian access from Rectory Road to Manns Lane; and/or <p>Hoe Road East is widened to include provision for two way traffic with traffic calming</p>	<p>The Policy and its supporting text at paragraphs 6.43 – 6.59 should be deleted in their entirety.</p>	<p>The Steering Group was in agreement with the proposed policy from Breckland District Council, which will enable them to take a different view from the examiner. The proposed policy is as follows:</p> <p><i>Development on sites LP(098)014 and LP(098)016 is to be in conjunction with site LP(098)013, and :</i></p> <ul style="list-style-type: none"> <i>a. Site LP(098)014 will include provision within the site for around 40 park car spaces to serve the school with a safe road crossing point and local improvements of Manns Lane to be agreed with the Highways Authority;</i> <i>b. site LP(098)016 will be required to improve Hoe Road East to include provision for two-way traffic taking account of the requirements of the Cemetery on the north of the road to be agreed with the Highways Authority;</i> <i>c. the northern border of site LP(098)016 will be screened by hedging and landscaping and with any new dwellings positioned along this border being of a maximum height of 1.5 storeys;</i> <i>d. provision of a continuous vehicle, cycle and pedestrian access from Rectory Road to Manns Lane; and</i> <i>e. provision of a footpath and cycleway from Rectory Road to Manns Lane.</i>

<p>measures, a footpath and cyclepath from Rectory Road to Manns Lane.</p>		
<p>Policy 4: Housing for the Local Community (Local Lettings) Any new developments that incorporate an element of affordable housing to include, within the section 106 Agreement, up to 33% of the affordable housing will be made available to people on Breckland District Council’s Housing Register with a local connection to Swanton Morley, in perpetuity, using the following cascade criteria:</p> <ul style="list-style-type: none"> a) Residents of Swanton Morley parish for the last three years. b) Household who need to move to Swanton Morley parish to give or receive support from or to a close family or relatives who are residents of Swanton Morley. c) Former residents of Swanton Morley parish for at least 3 years of the last 6 years. d) People who work in Swanton Morley parish for three years. e) Other residents of Swanton Morley parish. f) Residents of the adjacent parishes Bylaugh, Elsing, Hoe and Worthing. g) Residents of Breckland District. <p>Any other person</p>	<p>The Policy and its supporting text at paragraphs 6.60 – 6.77, and related appendices 6 and 8 should be deleted in their entirety.</p>	<p><i>The Steering Group was in agreement with the proposed policy from Breckland District Council, which will enable them to take a different view from the examiner. Also agreement with the amendments to the Breckland District Council Housing Allocation Policy.</i></p> <p><i>Draft Neighbourhood Plan Policy</i></p> <p><i>In order to meet the housing needs of the parish, the plan seeks to ensure that eligible households with a local connection to the parish of Swanton Morley are given preference on first let in relation to up to 33% of new affordable housing for rent developed on the sites _____ being sites allocated by the neighbourhood plan over and above those already allocated by the local authority,</i></p> <p><i>A local connection is defined by one or more of the following;</i></p> <ul style="list-style-type: none"> • <i>Households containing one or more individuals who have resided within Swanton Morley parish for the last three years</i> • <i>Households who need to move to Swanton Morley Parish to give or receive support from or to a close family or relatives who are residents of Swanton Morley</i> • <i>Households where one or more member has been employed within the parish of Swanton Morley for three years</i> • <i>Former residents of Swanton Morley parish who have lived in the parish for at least 3 years of the past 6 years</i> <p><i>If at the time of letting there are no eligible household with a local connection, and/or the pool of eligible applicants with a local connection has been exhausted, allocations will be made in accordance with the local housing authority’s prevailing housing</i></p>

		<p><i>allocation policy and associated district-wide local connection criteria.</i></p> <p><i>The final percentage and mix of housing types will be determined by the local authority based on housing need in the area and taking into account any other relevant matters such as viability, deliverability and prevailing local and national policy. Matters of eligibility and priority will be determined in accordance with the prevailing housing allocations policy of the local housing authority.</i></p> <p>Draft Housing Allocations Policy (Breckland's Policy)</p> <p>6. Special Circumstances</p> <p>Allocations on specified sites in neighbourhood areas</p> <p><i>Across Breckland a number of local communities have proactively sought to develop 'neighbourhood plans'. These plans enable local communities to set a vision for the future of their local areas. Breckland Council is keen to support communities that adopt neighbourhood plans that set a positive vision for their local area.</i></p> <p><i>Matters relating to housing provision are often key considerations in the minds of local communities. This is especially the case in relation to affordable housing. In order to meet local housing needs, a number of communities are developing neighbourhood plans that seek to support additional sustainable housing growth, above and beyond that planned for by the local planning authority.</i></p> <p><i>Where a community adopts a neighbourhood plan that facilitates additional housing supply by allocating sites within their neighbourhood plan for housing over and above those sites already allocated by the local authority to meet the district wide need, Breckland Council may, in relation to a percentage of the affordable housing secured on those additional named and allocated sites, give preference to applicants with a local connection to the</i></p>
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<p>Policy 5: Affordable Housing on Exception Sites</p> <p>Development of affordable housing on an exception site may be permitted where it satisfies the requirements of Policy DC5 of the Core Strategy and Development Control Policies and the following additional requirements:</p> <p>a) Local support for the proposed site is given by the Swanton Morley Parish Council</p> <p>100% of dwellings will be allocated to those with a connection with Swanton Morley, in perpetuity, as defined in the cascade in the Swanton Morley Neighbourhood Plan Policy 4 Housing for the Local Community (Local Lettings)</p>	<p>Policy 5</p> <p>Amend the first paragraph as follows:</p> <p>“Development of affordable housing on an exception site may be permitted where it satisfies the requirements of relevant policies in Policy DC5 of the Core Strategy and Development Control Policies adopted local development plan and the following additional requirements:”</p> <p>Delete the first criterion a. and replace the second criterion with the following:</p> <p>“The allocation of dwellings should be to those in housing need and with a connection to the Parish of Swanton Morley in accordance with the following cascade criteria:</p> <p>a. Residents of Swanton Morley Parish for the previous three years;</p>	<p>Accepted</p>

	<p>b. Households with a local family connection;</p> <p>c. Former residents of Swanton Morley Parish including those who have had to leave the Parish due to a lack of suitable affordable housing;</p> <p>d. People with an employment connection to the Parish;</p> <p>e. Residents of adjacent parishes;</p> <p>f. Residents of Breckland District.”</p> <p>Delete paragraph 6.81 of the supporting text. [relates to support from Swanton Morley Parish Council]</p>	
<p>Policy 6: Delivery of Planning Obligations</p> <p>The Local Planning Authority and Swanton Morley Parish Council will work together on any proposed planning obligations to be committed under a section 106 agreement in the Swanton Morley Neighbourhood Area; to be consulted on ‘heads of terms’, specific situations and delivery requirements.</p> <p>Swanton Morley Parish Council will be a signatory on all section 106 agreements within the parish of Swanton Morley (relating to the delivery of open and recreational space and any additional community requested benefits) in addition to Breckland District Council and, where appropriate, Norfolk County Council</p>	<p>The Policy and its supporting text at paragraphs 6.86 – 6.101, and related Appendix 7 should be deleted in their entirety.</p>	<p>Further to the undertaking to review the Statement of Community Involvement, the Steering Group was in agreement with the proposed introductory wording and policy from Breckland District Council, which will enable them to take a different view from the examiner.</p> <p><i>The Localism Act 2011 has at its heart the desire to enable local communities the ability to have a say and get involved in how their villages and towns are administered to deliver their future aspirations.</i></p> <p><i>Local Planning Authorities, through planning obligations and conditions applied to the granting of planning permissions, can set requirements on a particular development to deliver with that development benefits and/or requirements to mitigate the impact of that development.</i></p> <p><i>The delivery of the planning obligations is usually through agreement of the interested parties who give their commitment by signing a legal contract called a ‘section 106 agreement’.</i></p> <p><i>It is recognised that Breckland District Council, as the Local Planning Authority, has a large number of section 106</i></p>

		<p><i>agreements to negotiate, agree and enforce across the district. In the opinion of Swanton Morley Parish Council, there are examples where they have entered into such agreements without a full understanding of the local situation or knowledge.</i></p> <p><i>Ensuring that Swanton Morley Parish Council is involved this assessment will ensure that the local infrastructure promised within the parish of Swanton Morley will be delivered and will encourage openness and transparency between the developer, the Breckland District Council and the local community.</i></p> <p><i>Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education; library provision, fire hydrant provision, open space etc....) through planning obligations (via a section 106 agreements and/or section 278 agreements) or Community Infrastructure Levy, if implemented; or use of planning conditions.</i></p> <p><i>As there is likely to be planning obligations identified as part of future development in Swanton Morley the Swanton Morley Parish Council would like to assist Breckland District Council to deliver the best outcomes for the residents of Swanton Morley. Applicants are advised that Swanton Morley Parish Council are likely to view positively the opportunity to be signatories to any S106 agreement to facilitate direct transfer from a Developer to the Parish Council of infrastructure such as open space.</i></p> <p><i>Encouragement for Developers to consult with Swanton Morley Parish Council for any local infrastructure assessments would enable a positive local approach with more detailed local knowledge being applied. It would also allow easier checking to ensure the obligations are being implemented in the manner expected by all parties with any deficiencies identified early in the delivery to aid corrective steps to be taken.</i></p> <p><i>Swanton Morley Parish Council would</i></p>
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<p>Policy 7: Local Green Space The Neighbourhood Plan designates the following three locations as Local Green Spaces (as shown on Map 8: Local Green Space) 1) Gray Drive 2) Thompson Close 3) Middleton Avenue Applications for development on the identified local green spaces, which would not adversely affect their function, as open green spaces, will not be permitted</p>	<p>Delete item 3, “; and 3) Middleton Avenue”.</p> <p>Amend the final sentence as follows: <i>“Applications for development on the identified local green spaces, which would adversely affect their function, and essential open character as of designated open Local Green Spaces will not be permitted unless very special circumstances can be demonstrated.”</i></p> <p>Map 8 will require amendment to delete the area adjacent to Middleton Avenue.</p>	<p>Breckland District Council has taken a different view on this policy and will allow Middleton Avenue to the identified as Local Green Space.</p>
<p>Policy 8: Protection of Local Open Space Proposals for development, which would result in the loss of part or all of an Area do Important Open Space, as defined in Table 3 [Areas of Important Open Space within Swanton Morley] and Local Maps in Appendix 3, will not be permitted unless it can be demonstrated that</p>	<p>The Policy title amended to <i>“Protection of Existing Open Space”</i></p> <p>The Policy should be amended as follows: <i>“Proposals for development, which</i></p>	<p>Accepted</p>

<p>the benefit to the local community outweighs the loss</p>	<p>would result in the loss of part or all of an Area of Important Existing Open Space, as defined in Table 3 [Areas of Important Open Space within Swanton Morley] and Location Maps in Appendix 3, will not be permitted unless it can be demonstrated...”:</p> <p>The following criteria should be added to the Policy:</p> <p>“a) An assessment has been undertaken which clearly shows the open space to be surplus to requirements; OR</p> <p>b) the loss resulting from the proposed development would be replaced by the equivalent provision in a suitable location; OR</p> <p>c) the development is for an alternative sports or recreation provision, the need for which clearly outweighs the loss of the existing open space”.</p> <p>Paragraph 6.129 amended as follows:</p> <p>“See the location maps in Appendix 3 for specific details and locations of each of the Areas of Important Existing Open Space listed with Table 3”</p>	
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	<p>Table 3 amended, replacing “Important” with “Existing” in the title and by deleting references to the following items;</p> <p>“School Playing Field; Mill Common; Burgh Common; Little Common; North Avenue Play Area; Edwards Close Play Area.”</p> <p>Appendix 3 will require amendment to delete maps of those sites which are not included in the revised list of Existing Open Spaces: Burgh Common, Little Common, Mill Common, School Playing Field, North Avenue Play Area and Edwards Close Play Area.</p>	
<p>Policy 9: Management of Open Space Where new developments provide elements of green infrastructure (such as open space, natural green space, recreational areas, allotments, community woodland and orchards) the Developer will be required to demonstrate an effective and sustainable management programme for them by having:</p> <ul style="list-style-type: none"> a) an effective transition to the Swanton Morley Parish Council ownership with suitable funding to cover projected future upkeep costs for at least the next ten years; or 	<p>The Policy and its supporting text at paragraphs 6.134 – 6.140 should be deleted in their entirety.</p>	<p>On the basis that policy 6 will cover this, the Steering Group accepted this policy can be deleted.</p>

<p>b) an effective transition to the Local Authority ownership; or an appropriate legally binding arrangement for management by an established management company with a viable and sustainable business case and operating model</p>		
<p>Policy 10 – Important Views The Neighbourhood Plan seeks to protect and enhance the views to the northeast from the top of Primrose Hill, from the Church of All Saints (Grade 1), from Town Street Bowling Green and northerly from Worthing Road as identified on Map 9.</p>	<p>Amend the Policy as follows:</p> <p>Delete the first paragraph and replace the second paragraph with the following:</p> <p><i>“All development proposals having a significant visual impact on those parts of the River Wensum Valley and Castle Farm Valley Floor within the Parish boundary must maintain and protect important views from the following public places identified on Map 9:</i></p> <ol style="list-style-type: none"> <i>1. Primrose Hill;</i> <i>2. The Churchyard;</i> <i>3. The Bowling Green and</i> <i>4. Worthing Road.”</i> <p>Amend Map 9, supporting the Policy, by delineating the areas of the River Wensum Valley and Castle Farm Valley Floor and identifying the extremities of the area within the Parish boundary to which the Policy will be</p>	<p>Accepted</p>

	applied by reference to the Worthing Road and Elsing Road	
<p>Policy 11: Accessibility and Biodiversity</p> <p>Where green infrastructure is provided as part of any new development it should aim to improve biodiversity and connections with existing open spaces in and around Swanton Morley.</p> <p>All new development should maximise opportunities to enhance connectivity and encourage the use of existing footpath and cycleway links to the wider parish and countryside</p>	<p>Amend the second paragraph as follows:</p> <p><i>“All new development should maximise opportunities to enhance connectivity <u>the existing local green infrastructure and, where possible, create network links to encourage the use of existing footpath and cycleway links to the wider parish and countryside.</u>”</i></p>	Accepted
<p>Policy 12: Design of Development</p> <p>New development, including infill development and residential extensions, should preserve and enhance the village of Swanton Morley and be in accordance with all the following criteria:</p> <ol style="list-style-type: none"> 1) Respecting and protecting local heritage assets and their settings whilst protecting natural assets, enhancing the natural environment and biodiversity; 2) Recognising and reinforcing the distinct local character in relation to height, scale, density, spacing, layout orientation, features and materials of buildings; 3) Provide a mix of house types and tenures, with an emphasis on local needs; first time buyers, starter homes and good quality accommodation for elderly people; 4) Designing housing proposals to reflect existing residential densities in the locality of the scheme; 5) Design of roads and parking areas within any site should minimise the 	<p>Amend the first sentence as follows:</p> <p><i>“New development, including infill development and residential extensions, should preserve and enhance <u>respect and, where possible, enhance the character of the village...</u>”</i></p> <p>Divide the first Criterion into two parts as follows:</p> <p><i>“1) Respecting and protecting local heritage assets and their settings;</i></p> <p><i>2) Protecting natural assets, enhancing the natural environment and biodiversity;”</i></p> <p>Amend Criterion 11 as follows:</p> <p><i>“New residential</i></p>	Accepted

<p>effects on pedestrians, in particular safeguarding children in areas where they walk or play, and avoid the opportunity for indiscriminate parking by residents and visitors and design in measures to avoid it;</p> <p>6) Incorporating adequate landscaping to mitigate the visual impact of the development and to ensure that proposals merge into the existing rural village context and respond to the wider countryside setting;</p> <p>7) Ensuring boundary treatments reflect the district local character in relation to materials, layout, height and design. In areas where there is no boundary treatment and gardens are unenclosed, new development should seek to replicate this openness;</p> <p>8) Landscape proposals should form an integral part of the site’s design, with particular trees and hedgerows retained unless their value is deemed low following surveys in accordance with established practice;</p> <p>9) Where sites contain or abut a watercourse or land drainage ditch, provision must be made for maintenance by ensuring appropriate access for clearing silt and controlling vegetation.</p> <p>10) Incorporation of appropriate methods of energy generation and conservation in all new builds;</p> <p>11) New development should provide sufficient external amenity space, refuse and recycling storage facilities.</p>	<p><i>development should provide <u>sufficient private external amenity space appropriate to the size and type of dwelling, and refuse and recycling storage facilities;</u></i></p> <p>Criterion 13 should be amended by the addition of the following at the end of the sentence:</p> <p><i><u>Where a need for mitigation is identified within the foul sewerage network, any foul drainage solution to be implemented prior to the development being occupied.</u></i></p> <p>There is an error in the first sentence of the Criterion which should be corrected:</p> <p><i><u>“..to undertaken a sewage capacity assessment.”</u></i></p> <p>Insert new paragraph following paragraph 6.176 as follows:</p> <p>“Swanton Morley Parish Council is the relevant authority for street lighting and for the footpath lights which it owns. Therefore Criterion 12 has been included in the Policy to ensure street lighting provided as part of new developments meets the Parish’s</p>	
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<p>12) Where street lighting is provided it should meet the configuration and standard of the parish; and</p> <p>All planning applications for developments of 10 or more dwellings and all commercial development to undertaken a sewage capacity assessment.</p>	<p>configuration and standard.”</p>	
<p>Policy 13: Parking Provision</p> <p>New residential developments must provide the following minimum of off-street car parking spaces per dwellings</p> <p>1 or 2 bedrooms – 2 spaces</p> <p>3 bedrooms – 3 spaces</p> <p>4 or more bedrooms – 4 spaces</p> <p>Accessible communal car parking areas of an equivalent provision will be considered as an acceptable alternative in appropriate locations</p>	<p>Policy 13</p> <p>Delete the Policy and its supporting text at paragraphs 6.182 – 6.190.</p>	<p>Accepted</p>
<p>Policy 14: Flooding</p> <p>Any new development (residential or commercial) or significant alteration to an existing building within the Swanton Morley area should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage; demonstrating that it would:</p> <ul style="list-style-type: none"> • Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources following, if necessary, the installation of appropriate mitigation measures. • Have a neutral or positive impact on surface water drainage; and • Any water drainage solution to be implemented prior to any occupation. <p>Proposals must demonstrate engagement with relevant agencies and seek to incorporate mitigation measures manage flood risk and to reduce surface water run-off to the development and wider area such</p>	<p>Amend the first paragraph as follows:</p> <p><i>“Any Proposals for new development of more than 1 hectare (residential or commercial) or significant alteration to an existing building within the Swanton Morley area should be accompanied by an appropriate flood risk assessment</i></p> <p>Insert “to” in the first sentence of paragraph 2 as follows:</p> <p><i>“...to incorporate appropriate mitigation measures to manage flood risk”.</i></p> <p>Delete bullet 3 in the first paragraph:</p> <p><i>“Any water drainage</i></p>	<p>Accepted</p>

<p>as:</p> <ul style="list-style-type: none"> • Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk); • Where appropriate undertake sequential and / or exceptional tests; • Locate any compatible development in areas at risk of flooding, considering the proposed vulnerability of land use; • Inclusion of appropriate allowance for climate change; • Inclusion of Sustainable Drainage Systems with and appropriate discharge location; • Priority use of source control Sustainable Drainage Systems such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other Sustainable Drainage Systems components which convey or store surface water can also be considered; • To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface run-off rate and run-off volumes within the development site boundary; and <p>Provide clear maintenance and management proposals of structures within the development, including Sustainable Drainage Systems elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.</p>	<p>solution to be implemented prior to any occupation.</p> <p>Delete bullet 2 in the second paragraph:</p> <p>“Where appropriate undertake sequential and/or exception tests;”</p> <p>Amend bullet 5 in the second paragraph as follows:</p> <p><u>“Inclusion of a Sustainable Drainage System (SuDS) with an appropriate discharge location, subject to feasibility</u></p>	
<p>Policy 15: Housing Mix</p>	<p>Replace the first</p>	<p>The Steering Group was in agreement</p>

<p>Development of ten or more dwellings must provide a mix of dwelling sizes in both market and affordable that fall within the following ranges:</p> <ul style="list-style-type: none"> • 1-bedroom dwellings: range 10% - 15% of all dwellings • 2-bedroom dwellings: range 25%-30% of all dwellings • 3-bedroom dwellings: range 30%-40% of all dwellings • 4-bedroom and larger dwellings: range 15%-20% of all dwellings <p>Dwellings that wish to provide a higher percentage of 1 and 2 bedroom dwellings in lieu of larger (3 plus bedroom dwellings) will be seen as acceptable.</p> <p>In instances where the proportion of a particular dwelling size does not reach an exact number, then the developer has the choice of whether the deliver the lower 'whole dwelling' figure or the higher 'whole dwelling' figure</p>	<p>sentence and bullet points of the Policy with the following:</p> <p><i>“New developments of more than 10 dwellings should provide a mix of dwelling sizes to meet local need, as evidenced by the latest published Strategic Housing Market Assessment.</i></p> <p>Delete paragraph 6.205.</p>	<p>with the proposed policy from Breckland District Council, which will enable them to take a different view from the examiner.</p> <p><i>New Developments of more than ten dwellings should (where supported by an appropriate evidence base as determined by the local authority) provide a mix of dwelling sizes, in both market and affordable, that fall broadly within the following specified mix.</i></p> <p><i>Mix:</i></p> <ul style="list-style-type: none"> • <i>1-bedroom dwellings: range 10% to 15% of all dwellings</i> • <i>2-bedroom dwellings: range 25% to 30% of all dwellings</i> • <i>3-bedroom dwellings: range 30% to 40% of all dwellings</i> • <i>4-bedroom and larger dwellings: range 15% to 20% of all dwellings</i> <p><i>Developments that wish to provide a higher percentage of 1 and 2 bedroom dwellings in lieu of larger (3 plus bedroom dwellings) will be welcomed. The final mix of housing types will be determined by the local authority based on appropriate up to date housing need evidence as determined by the local authority and taking into account other relevant matters such as viability, deliverability and prevailing local and national policy.</i></p>
<p>Policy 16: Broadband and Mobile Communications Enhancement of mobile communications and implementation of new 'superfast broadband' infrastructure that serves the Parish will be supported</p>	<p>No proposed changes</p>	<p>Accepted</p>
<p>Policy 17: Employment and Local Shops The Swanton Morley Neighbourhood Plan supports planning applications that seek the creation of employment opportunities in new small commercial and office units that fit within the surroundings, which are appropriate both in scale and environmental impact and new local shops that enhances and increases the range and type of</p>	<p>Amend the first part of the Policy to read as follows:</p> <p><i>“The Swanton Morley Neighbourhood Plan supports planning applications that seek the creation of employment opportunities in new</i></p>	<p>Accepted</p>

<p>shop. Where they comply with the other policies within the Swanton Morley Neighbourhood Plan and the requirements of other development plan policies</p>	<p><i>small commercial and office units that fit within the <u>are compatible with their immediate surroundings,...</u></i></p>	
<p>Policy 18: Additional Community Facilities Planning Applications relating to the provision of additional community facilities, especially parking near the school, additional recreational space, play space and sports facilities will be supported where they comply with the requirements of other policies within the Swanton Morley Neighbourhood Plan and the requirements of other development plans. The Swanton Morley Neighbourhood Plan seeks to ensure that additional provision of additional local facilities meets the growing local community needs</p>	<p>Amend the first paragraph by deleting the following: <i>“especially parking near the school,”</i> And by deleting the first occurrence of the word “additional” in the second sentence as follows: <i>“..to ensure that additional provision of additional local facilities...”</i></p>	<p>Accepted</p>
<p>Policy 19: Traffic Impact New development (of 10 or more residential dwellings and all commercial) proposals will be expected to quantify the level of traffic movements they are likely to generate and its cumulative effect with other developments in Swanton Morley and surrounding parishes. They will also be expected to assess the potential impact of this traffic and include appropriate and proportionate measures to mitigate any negative impacts on road safety, pedestrians, safe road crossings, cyclists, parking and congestion within Swanton Morley</p>	<p>Delete the first paragraph and amend the first part of the second paragraph as follows: <i>“New developments that generate a significant amount of traffic They will also be expected to assess the impact of traffic generated by the proposals and include appropriate and proportionate measures to mitigate any significant negative impacts on....”</i></p>	<p>The Steering Group was disappointed that the examiner chose to remove an important aspect from this policy which will make it measurable, but accepted the changes.</p>

4. To Consider Options for Progressing Neighbourhood Plan

Financial Year 2018/2019

It was agreed to proceed with the plan as agreed by the Neighbourhood Plan Steering Group. This was to extend the prescribed date beyond 27th July, to allow Mr Vincent to the make the changes to the plan, as agreed above. Breckland District Council will then go to consultation on the changes to their housing policy. Breckland District Council will arrange a consultation on the policies where they are prepared to take a different view, and these will then go to examination (to an examiner of the Parish Council's choosing). The plan can then go to referendum.

Mr Atterwill queried whether there would be any extra consultant charges as a result of the extra works incurred. Mr Vincent advised that if the process works, then there would be no extra charges. If the process does not work, then Abzag will put together a proposal for the Parish Council to consider.

Mr Curran proposed a vote of thanks to Mr Atterwill, Mr Vincent and the Clerk for the work put in to bring the Neighbourhood Plan to this point.

The meeting closed at 9pm

_____ (Chairman) _____ Date