

Swainsthorpe Consultation Statement

To accompany the Swainsthorpe Neighbourhood Plan
submission version, for examination

May 2026

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1. Introduction

Background and consultation requirements

- 1.1 The Swainsthorpe Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is part of the Government's current approach to planning. It draws on consultation and other evidence bases.
- 1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012. This document sets out the consultation process employed in the production of the Swainsthorpe Neighbourhood Plan. It also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.3 The Neighbourhood Plan Steering Group has endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, who have been engaged in the process.
- 1.4 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:
 - a. *contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - b. *explains how they were consulted;*
 - c. *summarises the main issues and concerns raised by the persons consulted; and*
 - d. *describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*¹

¹ <https://www.legislation.gov.uk/uksi/2012/637/part/5#commentary-key-886ff64494d5d26f8ad10b6ec068e545>

2. Community engagement stages

The recruitment of a Steering Group

- 2.1 The Neighbourhood Plan covers the civil parish of Swainsthorpe (Appendix X). A Steering Group of interested residents were formed to guide and produce the Plan. See Appendix 2 for Steering Group members.

Community engagement

- 2.2 The amended Neighbourhood Plan draws on three stages of community consultation:
1. **Consultation on key themes: drop-in event** (3pm-8pm on Monday, 25th November 2024, St Peter's Church). The purpose of the initial consultation event was to identify key issues and themes in the parish (see Appendix 3).
 2. **Swainsthorpe Household Survey** (February/March 2025). 96 households responded out of 160 total households (Census 2021) in Swainsthorpe, a 60% response rate. Results of the Household Survey are referred to throughout the Neighbourhood Plan as important evidence for policy development (see Appendix 4).
 3. **Pre-submission consultation on the draft Neighbourhood Plan, Regulation 14** (2nd December 2025 to 20th January 2026). Following approval from the Parish Council on 12th November 2025, the draft Neighbourhood Plan was published for pre-submission consultation (from 2nd December 2025 to 20th January 2026). It was sent to statutory agencies and available for residents to comment on. Consultation launched with an exhibition on 2nd December 2025, including the opportunity to complete consultation response forms. Subsequently, the documents and response forms were available at St Peter's Church and on the Parish Council website (see Appendix 5).
- 2.3 The following organisations were emailed with a link to the Pre-submission Neighbourhood Plan documents for comment:
- Active Norfolk
 - Anglian Water Services Ltd
 - Astill Planning
 - BT
 - CofE Diocese of Norwich
 - Community Action Norfolk
 - CTIL
 - Environment Agency
 - Equal Lives
 - Historic England
 - Homes England
 - Hyperoptic
 - ITS Technology
 - Marine Management Organisation
 - Mobile Operators Association
 - Mulbarton Parish Council

- National Gas
- National Grid
- National Highways
- Natural England
- NCC Historic Environment Service
- Network Rail
- Newton Flotman Parish Council
- Norfolk & Suffolk Gypsy Roma & Traveller Service
- Norfolk & Waveney Integrated Care Partnership
- Norfolk Business Board
- Norfolk Chamber of Commerce
- Norfolk Constabulary - Estates Department (HQ)
- Norfolk County Council
- Norfolk County Councillor
- Norfolk Geodiversity Partnership
- Norfolk Wildlife Trust
- Norwich International Airport Ltd.
- Shotesham Parish Council
- South Norfolk Council
- South Norfolk District Councillor
- Sports England East
- SSE Telecom
- Stoke Holy Cross Parish Council
- Swainsthorpe Parish Council
- Swardeston Parish Council
- Tetlow King
- The Bridge Plus
- UK Power Networks
- Water Management Alliance

2.4 To publicise the emerging Swainsthorpe Neighbourhood Plan, the Steering Group used:

- Leaflets – hand delivered to every residence
- Posters on noticeboards
- The Parish Council website Neighbourhood Plan page:
<https://www.swainsthorpepc.info/neighbourhood-plan>
- Facebook
- Updates to every Swainsthorpe Parish Council Meeting with the opportunity to take questions and discussion from all attendees
- Articles in Partnership Magazine - delivered to all residences
- Neighbourhood Plan presence at all community events

2.5 Prior to the Referendum, the Steering Group intend to write a short summary of the Neighbourhood Plan to be delivered within the community.

Environmental screenings

2.6 A Habitat Regulation Assessment (HRA) Screening and a Strategic Environmental Assessment (SEA) Screening were undertaken in January 2026. Consultation responses were received from the Environment Agency, Historic England and Natural England.

- 2.7 Based on the assessment undertaken in the SEA and HRA Screening Reports and the responses received from the consultation bodies, South Norfolk Council considers that it is unlikely that significant environmental effects and/or significant effects on European sites will arise from implementation of the Swainsthorpe Neighbourhood Plan, and therefore that a Strategic Environmental Assessment and Habitats Regulations Assessment are not required.

3. Conclusion

- 3.1 The programme of community engagement carried out during the production of the Swainsthorpe Neighbourhood Plan was appropriate for the size of the parish.
- 3.2 The comments received throughout and specifically in response to the consultation on 'Pre-submission draft Swainsthorpe Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework and the Greater Norwich Local Plan.

APPENDIX 1: Neighbourhood Plan Area

Appendix 1(a): Application letter to designate the Neighbourhood Area, 27th February 2024.

Nicola Ledain
Swainsthorpe Parish Council
c/o 17 Hunters Close
Blofield
Norwich
NR13 4LS

Richard Squires
Senior Community Planning Officer
South Norfolk Council
Broadland Business Park
Horizon Business Centre
Peachman Way
Norwich
NR7 0WF

27 February 2024

Dear Mr Squires

Swainsthorpe Village Neighbourhood Plan

Following various discussions, Swainsthorpe Parish Council at their meeting on Wednesday 13 September 2023 agreed to develop a Neighbourhood Plan for the Parish of Swainsthorpe. The Parish Council wishes to make application for the designation of a Neighbourhood Area and it is making this application on the basis that it is a relevant body for the purposes of Section 61G of the Town and Country Planning Act 1990. We will work within the requirements of the Neighbourhood Planning (general) Regulations 2012 in seeking to address the community's aspirations.

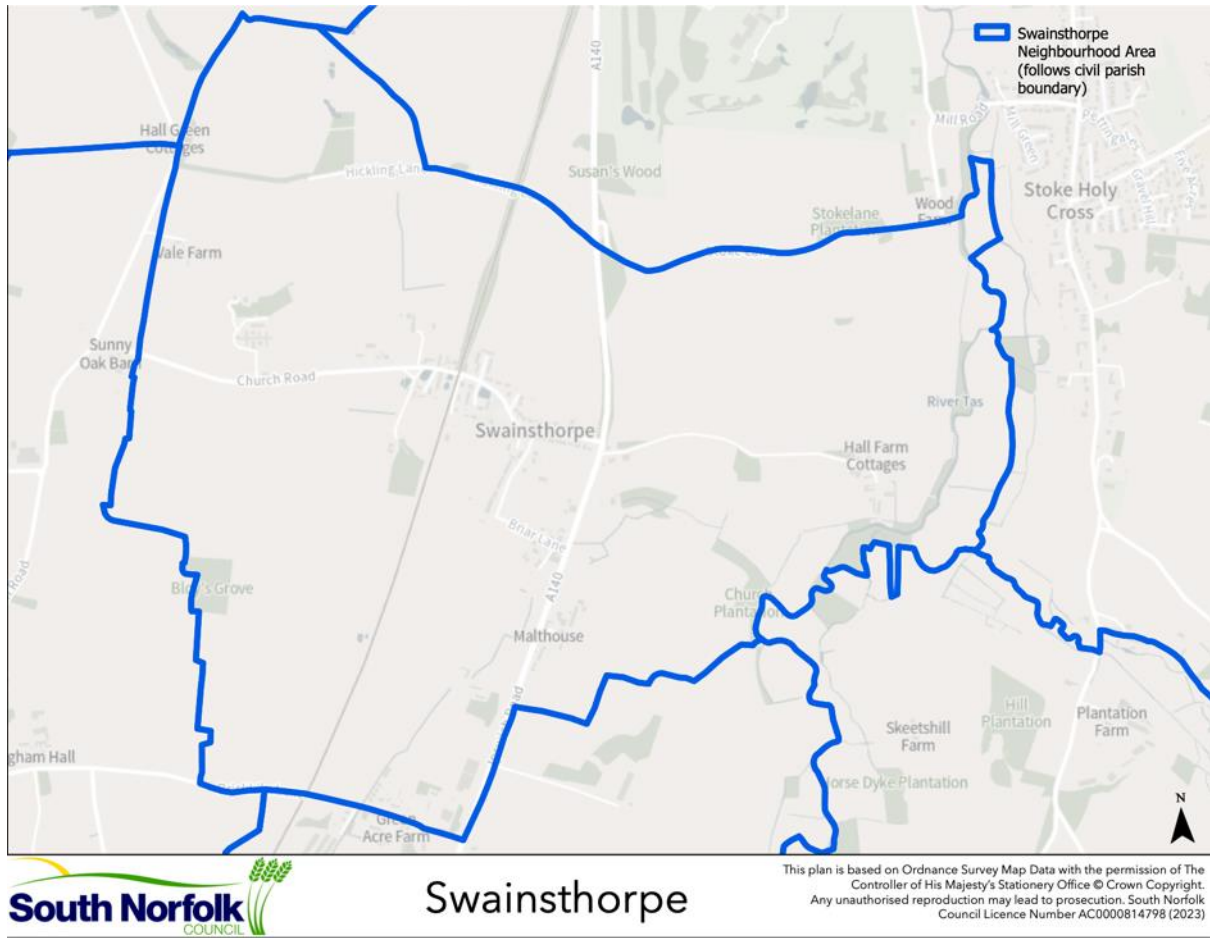
I enclose a map identifying the area to which the area relates, this being the entire civil parish of Swainsthorpe.

We look forward to your acceptance and to working with your department as we progress through the stages in developing our Neighbourhood Plan.

Yours Sincerely,

Nicola Ledain
Swainsthorpe Parish Council

Appendix 1(b): Map of the designated area – the civil parish of Swainsthorpe.



APPENDIX 2: Neighbourhood Plan Steering Group members

Appendix 2(a): Steering Group members

- **Elaine Parkinson**, Chair Swainsthorpe Neighbourhood Plan Steering Group
- **Andy Haggith**, Vice Chair Swainsthorpe Neighbourhood Plan Steering Group, Vice Chair Swainsthorpe Parish Council, Member Parochial Church Council
- **Margaret Robins**, Secretary of the Swainsthorpe Neighbourhood Plan Steering Group, Swainsthorpe Parish Councillor, Member Swainsthorpe Community Charity Trust
- **Geoff Curran**, Joint Treasurer of the Swainsthorpe Neighbourhood Plan Steering Group, Swainsthorpe Parish Councillor
- **Sheena Curran**, Joint Treasurer of the Swainsthorpe Neighbourhood Plan Steering Group, Member Swainsthorpe Community Charity Trust

- **Ros Callis**, local resident
- **Joe Casey**, Swainsthorpe Parish Councillor
- **Ann Chandler**, Chair Swainsthorpe Parish Council, Member Swainsthorpe Community Charity Trust
- **Maureen Chapman**, local resident of The Vale. Member The Vale Directors
- **Annette Cooper**, Swainsthorpe Parish Councillor
- **Nicki Craft**, Swainsthorpe Parish Councillor
- **Robin Parkinson**, Swainsthorpe Community Charity Trust
- **Susan Peters Corbett**, Member Parochial Church Council, Member Swainsthorpe Community Charity Trust
- **Gail Wilson**, local resident

Consultant Team:

- **Rachel Leggett**, Rachel Leggett & Associates, Independent Consultant
 - **Andrea Long**, Compasspoint Planning, Independent Consultant
 - **Emma Harrison**, Independent Consultant
-

APPENDIX 3: Drop-in event (November 2024)

Appendix 3(a): Results of the first Swainsthorpe Neighbourhood Plan consultation 3pm-8pm on Monday, 25th November 2024

About you

- 0-10 years old: 0
- 11-20 years old: 1
- 21-30 years old: 0
- 31-40 years old: 2
- 41-50 years old: 2
- 51-60 years old: 4
- 61-70 years old: 16
- 71-80 years old: 16
- 81+ years old: 6
- TOTAL: 47

- Swainsthorpe resident: 48
- Work in Swainsthorpe: 2
- None of the above, just interested: 0

Category	What is special about Swainsthorpe? Post-it note comments
Heritage	<ul style="list-style-type: none"> • Nice and worthy heritage assets. • No modern developments.
Community	<ul style="list-style-type: none"> • Lovely community. • Great community feel. • Friendly village. • Rural community spirit. • Lovely village. • Good community. • Friendly people and lots of community events to meet up. • Christmas Eve on the green. • International Women's Day. It brings people from all over Norfolk, Suffolk and Surrey to see our fabulous little village. • Friendly village community. • Community Spirit. • Community.
Location and access to Norwich	<ul style="list-style-type: none"> • Lovely village and great community in the countryside but close to the city. • Rural community with excellent, good neighbourliness and spirit. Good access to city and main arterial routes. • Great access to Norwich whilst maintaining a rural village location, defined boundaries give a sense of community. • Convenient for Norwich and major routes.

	<ul style="list-style-type: none"> • Good access to Norwich whilst keeping a rural feel. • Close to Norwich. • Easy Road access into Norwich as no urban sprawl South of Norwich. • Good public transport (bus) to get to Norwich.
Access to the countryside, walks and views	<ul style="list-style-type: none"> • Easy access to countryside. • Rural views, lovely countryside, great walks. • Access to walks from doorstep. • Good walks. • Foot paths and those locked off by developers, Ben Burgess. • Welly wanging. • Access to the countryside. • Countryside all around with good foot paths add permitted access. • Rural Views. • Rural walks and views.
Limited services	<ul style="list-style-type: none"> • Limited services (no shop, school or such like).
Quiet and peaceful	<ul style="list-style-type: none"> • Quiet. • Peaceful. • Peace and quiet.
Low crime	<ul style="list-style-type: none"> • Low crime. • Safe.
Wildlife	<ul style="list-style-type: none"> • Wildlife. • Wildlife.
ACTION	Steering group to revisit vision.

Category	What are the big planning issues for Swainsthorpe? Post-it note comments
Church Road	<ul style="list-style-type: none"> • Will houses be built in the fields north of church Road? • What will happen now to the field backing Church Road? Now it is not a Ben Burgess depot?
Positive comments about green projects	<ul style="list-style-type: none"> • Adapting to climate change by making the correct decisions to help strive for a greener future. • Supporting green projects. • I can't understand why people are so against solar panels. It is much better than a nuclear station or needing to continue to get gas from abroad. • I don't see a lot of problems as regards pylons, it is good to enable greener energy for the country.
Negative comments about green infrastructure/energy projects	<ul style="list-style-type: none"> • Pylons will be intrusive and affect the local wildlife and views as well as farmland. Solar farms expanding and taking up farmland. • Pylons, solar panel farm, electric battery storage. • Too many pylons, not good for our health. • Too much electrical projects, Pylons, battery storage. No consideration of people's views and concerns. • Far too many projects going on, solar farm, battery storage and other electrical site. All in our lovely village. • Pylons. • Pylons, solar farm, battery farm. Overdevelopment of above. We need good consideration on support to village. • Battery storage, Solar farms effects on wildlife and rural views and access. • Pylons, solar farms, battery storage. • Green projects and battery farms – safety. • No consideration for wildlife, fertile land being used. Safety issues with the battery storage.
Traffic, speeding and rat run	<ul style="list-style-type: none"> • Increased traffic using us as a rat run • Traffic. • Rat runs. • Speeding, Adverse effect on population and wildlife. • Connecting road to Mulbarton under threats of heavy traffic from rat run to A140. • Increased road traffic.
Becoming a suburb of Norwich	<ul style="list-style-type: none"> • I worry about ending up being joined to Norwich as a suburb. • Joining up with Norwich.
Industrialisation	<ul style="list-style-type: none"> • Impending industrialization around the edges.
Misc	<ul style="list-style-type: none"> • Uneducated advocates fighting for the wrong causes.
ACTION	Steering group to revisit vision and ensure that planning issues are addressed in the Neighbourhood Plan where possible

Comments on the draft Vision

Post-it note comments

- Stricter speed restrictions.
- Certified pathways pavements on at least one side of Church Lane.
- Norfolk County Council to be more aware of village problems.
- We don't want a NIMBY community.
- Keep the village as it is for South Norfolk should be for our village and stop all the building going on.
- How to limit projects when backed by Government?
- Implement speed reduction on A140.
- Concern regarding traffic through village in relation to lack of footpaths for pedestrians.
- Environmental infrastructure projects are very important for the greater good.
- Cycle highway to Norwich.
- Incentives for new energy. Lower price for residents.
- Maintenance of church view from the road.
- Remain the same.
- Keep the community spirit.
- We need to leave options open for innovative designs.
- Swainsthorpe to continue being a safe place to live.
- Retain its unique status.
- Can't wait to hear the bells ringing at Saint Peters.
- Keep as it is with more consideration for wildlife and local community. I agree with this too.
- Cycle path is very important.

ACTION: Steering group to revisit vision.

HOUSING

Swainsthorpe has not been allocated any housing in the Greater Norwich Local Plan.

Do you think there is a need for new housing in Swainsthorpe?

- YES: 5 dots.
- MAY BE: 5 dots.
- NO: 19 dots.

If yes, what type of housing should there be to meet local needs?

Post-it note comments

- Self-build plots large gardens
- Small scale affordable homes only.
- It would be good to offer more social housing.
- Small developments with good design are OK, but mass cheap building would destroy the character.
- Off grid. Eco housing should be a priority.
- Infill edge of village.
- Keep wildlife in mind. Keep established trees. Sustainably built. Large plots, small number.
- Housing that fits in with the character of present.
- Incentivize young people and diverse people.
- Only eco housing.
- Infill or small developments.

- Everyone needs a home instead of hundreds of houses in any one village. Fewer houses, which would revitalise a village and not swamp it.
- If new houses built, just one or two scattered, not a huge housing estate.

ACTION: Consider policy on type and tenure of infill.

Category	GOOD DESIGN: What does good design mean for Swainsthorpe? E.g. distinctive, 'in-keeping', modern architecture, easy to move around, public spaces, coherent pattern of development, safe, inclusive? Post-it note comments
Materials	<ul style="list-style-type: none"> • Organic using materials from our area.
Eco design and energy efficiency	<ul style="list-style-type: none"> • Modern eco homes. • Mixture of styles but must be eco. • Architecture sympathetic in existing housing with emphasis on eco. • Reduce fossil fuel to heat houses. • Better insulation.
Connections	<ul style="list-style-type: none"> • Good active travel routes, walk, cycle and public transport. • Coherent linked.
No large development	<ul style="list-style-type: none"> • No large or medium sized developments. Houses in keeping with village as it is. • No large developments.
Density	<ul style="list-style-type: none"> • Space between houses.
Village	<ul style="list-style-type: none"> • Distinct village designs.
Parking	<ul style="list-style-type: none"> • Enough parking.
In-keeping, sympathetic	<ul style="list-style-type: none"> • In keeping with the village as is now. • In keeping with the village feel. • Design only in keeping with the village. We don't want our village turning into a town. Thank you. • Architecturally sympathetic to the village. Does not impact the visual appearance of the village. • If houses are to be constructed, they need to be in keeping with the village. • Designed in keeping with existing buildings and a rural landscape.
	<ul style="list-style-type: none"> • Don't agree with the in keeping mindset. All places evolve designs too. Modern architecture. Will be a historic asset in the future.
Misc	<ul style="list-style-type: none"> • Timeless nostalgic old warm fuzzy feeling.
ACTION	<ul style="list-style-type: none"> • Feed into the Design Code for Swainsthorpe.

Category	COMMUNITY: What do we want for Swainsthorpe? e.g. community facilities, social spaces, more allotments Post-it note comments
Extension to the church	<ul style="list-style-type: none"> • Extension to the church to include a meeting room, toilets and a kitchen. • An extension on the side of the church giving us an independent village hall.

	<ul style="list-style-type: none"> • Extension of community centre and parking. • Extend church to have a village hall community centre. • Church extension. • Extend the church for village events. Proper WC. • A village hall with parking. • Get the extension to the church for meetings and events. Church extension with toilets so there is a functioning extension hub to the village. • Extend church community centre.
Allotments	<ul style="list-style-type: none"> • Children's allotments.
Events	<ul style="list-style-type: none"> • More village events please.
Shops	<ul style="list-style-type: none"> • Shop. • A local shop. Similar so you can get local, produce eggs, etc. • Local shop. Farm shop.
Parking	<ul style="list-style-type: none"> • A public parking space which can be used for events. The new garden area would have been ideal. Or the allotments could swap there. • Better parking near the village hall/church.
Access to the Vale	<ul style="list-style-type: none"> • A safe road to walk along through the Vale end of the village. • Pavement from the Vale to the bus stop.
Cycle path	<ul style="list-style-type: none"> • Bike path to Norwich.
Sports facilities	<ul style="list-style-type: none"> • Skate Park. • Basketball court.
Train station	<ul style="list-style-type: none"> • Train station.
Pool	<ul style="list-style-type: none"> • Community's sauna, spa, pool.
Activities for children	<ul style="list-style-type: none"> • Opportunities for children and young people to be creative. And express themselves safely. • A safe place for children to grow and thrive.
Facilities for elderly	<ul style="list-style-type: none"> • Community facilities for the elderly and lonely.
Misc	<ul style="list-style-type: none"> • There are folk in the village who worked their socks off. But it does not matter how hard they try. There will always those that are not interested, you can take a horse to water but can't make it drink.
ACTION	Consider policy community facilities and amenities.

Category	BUSINESS & EMPLOYMENT: What do we want for Swainsthorpe? e.g. new businesses, expanding businesses, types of businesses, home working, change of use Post-it note comments
Negative comments	<ul style="list-style-type: none"> • We have no facilities therefore no development thanks. Keep us a village. • No industrial buildings. • No industrial units. • Nothing industrial. • No large business units. • No industrial. • No industrial units.
Better internet	<ul style="list-style-type: none"> • Better Internet. • Better Internet.

	<ul style="list-style-type: none"> • Better Internet for homeworking. • To get better Internet connections to encourage homeworking and new small businesses. • Fibre optic cabling. • Fibre opportunities for small local community based businesses.
Shop/ coffee shop	<ul style="list-style-type: none"> • Shop. Coffee shop. • Shop. • The farm shop as originally planned in the lock ups at the pub.
Communal space	<ul style="list-style-type: none"> • Community canteen. • Social hub for those working from home. • Small business hub.
Misc	<ul style="list-style-type: none"> • Now that the defibrillator is in place perhaps people would like. I? as required.
ACTION	Consider policy on support for existing businesses.

Category	ACCESS IN THE PARISH: What do we want for Swainsthorpe? e.g. footpaths, cycleways, traffic, parking, crossing points Post-it note comments
Cycle track on A140	<ul style="list-style-type: none"> • Cycle track or footpath from Ipswich road through to the road that goes to Caister. There is a track on other side of A140 that comes. • Protect cycle and walking routes to Norwich. And further to Long Stratton.
Cycleway to Norwich	<ul style="list-style-type: none"> • Cycleway to Norwich. • Norwich cycle path.
Speeding	<ul style="list-style-type: none"> • Speed reduction scheme. •
Footpath and access to the Vale	<ul style="list-style-type: none"> • More footpaths, especially to the Vale. • Safety concern. A footpath from the Vale to village is created. • Very dangerous walking along road, especially at night. Youngsters who live in the Vale with no transport. • A pathway to the Vale. Speed limit to extend to the Vale. 30mph. • More footpaths, especially from the village to the Vale. • Footpath improvements around the village to the Vale. • No speed limit to the Vale and beyond. • Safe footpath to the Vale and to the village.
Crossing of A140	<ul style="list-style-type: none"> • Safe crossings on Main road.
More footpaths	<ul style="list-style-type: none"> • More footpaths. • Keep footpaths as footpaths. Not horses. • Footpaths. • Increase the footpaths to encourage walking and appreciation of the local area.
Maintenan- ce of footpaths	<ul style="list-style-type: none"> • Footpaths and bridleways to be accessible all year. • Regular maintenance of footpaths by parish council. Norfolk won't do it, so we need to. • Better maintenance of footpaths.
Dog areas	<ul style="list-style-type: none"> • More areas for dogs.

	<ul style="list-style-type: none"> • More dog walking areas.
Pavements	<ul style="list-style-type: none"> • Level foot paths for toddlers. Pushchairs and wheelchairs. • Better pavements off road.
A140 crossing	<ul style="list-style-type: none"> • Better crossing of A140 regarding traffic speed. • Better crossing of A140. Traffic speed. • Safer crossing on the A140 near the bus stop.
Decrease speed on A140	<ul style="list-style-type: none"> • Decrease the speed limit on the A140 to 40mph. This to be accompanied with better and bigger road markings and signage. • Reduce speed on A140 • Speed limits 40mph on A140. • Speed reduction from 50mph to 40mph on the A140. • 40mph on A140 through the village section.
Access to and from A140	<ul style="list-style-type: none"> • Maybe the introduction of an improved filter lane for turning right from the A140 into the village. • Easier access onto the A140 and a 40mph speed limit.
Parking	<ul style="list-style-type: none"> • Better parking for church/community centre.
Misc	<ul style="list-style-type: none"> • Absolutely vulnerable.
ACTION	Consider policies on road safety, footpaths and access.

Category	ENVIRONMENT & WILDLIFE: What do we want for Swainsthorpe? e.g. biodiversity, green corridors, areas for protection, important views, localised flooding, woodland
Protect countryside, walks and views	<ul style="list-style-type: none"> • Protect views, footpaths, wildlife and farmland • Protect our walks and views, leave our fields alone, look after our wildlife, keep our footpaths open. • Protect our walks in the immediate vicinity. This is essential for many and our mental health. • Keep the country walks open, people need to be respectful and clean up dog mess. • Protection of wildlife, fields, trees, hedgerows, views, walks and bridleways • Protect the views across the field from the A140 to the church. • Protect all the views in and around the village. • Keep the country walks open. • Natural areas protected. • Protect the green belt.
Dog mess	<ul style="list-style-type: none"> • Please clean up after your dog!! • People need to be respectful and clean up dog mess.
No more solar and battery farms	<ul style="list-style-type: none"> • No more solar farms or battery farms.
Water quality	<ul style="list-style-type: none"> • Protect water quality going into the Tas (catchment area).
Floodplain	<ul style="list-style-type: none"> • Care where floodplains exist.
Wildlife	<ul style="list-style-type: none"> • Look after wildlife. • Consideration for wildlife.

	<ul style="list-style-type: none"> • Protect the wildlife, the trees, bushes, etc where habitats are based.
Keep fields for farming	<ul style="list-style-type: none"> • Keep the fields for farming. • Keep fields for farming. • Protection of fertile land.
Trees and woodland	<ul style="list-style-type: none"> • Keep trees safe. Maintain woodland. Encourage rewilding. Wildlife community protects for gardens. • Community orchard with bees. • Protection of trees and hedges. • Tree planting scheme • Maintain the existing trees and fields.
Misc	<ul style="list-style-type: none"> • Community pig to fatten every year.
ACTION	Consider policies on protection of green spaces, important views, wildlife, trees and planting

LOCAL GREEN SPACES

What areas should the Neighbourhood Plan designate as Local Green Spaces?

- Big problem all night light pollution.
- Outside lights = £2000 fine.
- Established community garden.
- Protect park for children.
- Ensure local walks are accessible to all where possible.
- Protect all our green spaces as they are, and to protect them.
- We need to protect all our green spaces to encourage biodiversity.
- Interpretation for circular walk around Swainsthorpe.
- The Jubilee Garden, the land next to the recycling centre. The park. And play park.
- All green spaces need to be protected as they are valuable to the residents well-being.

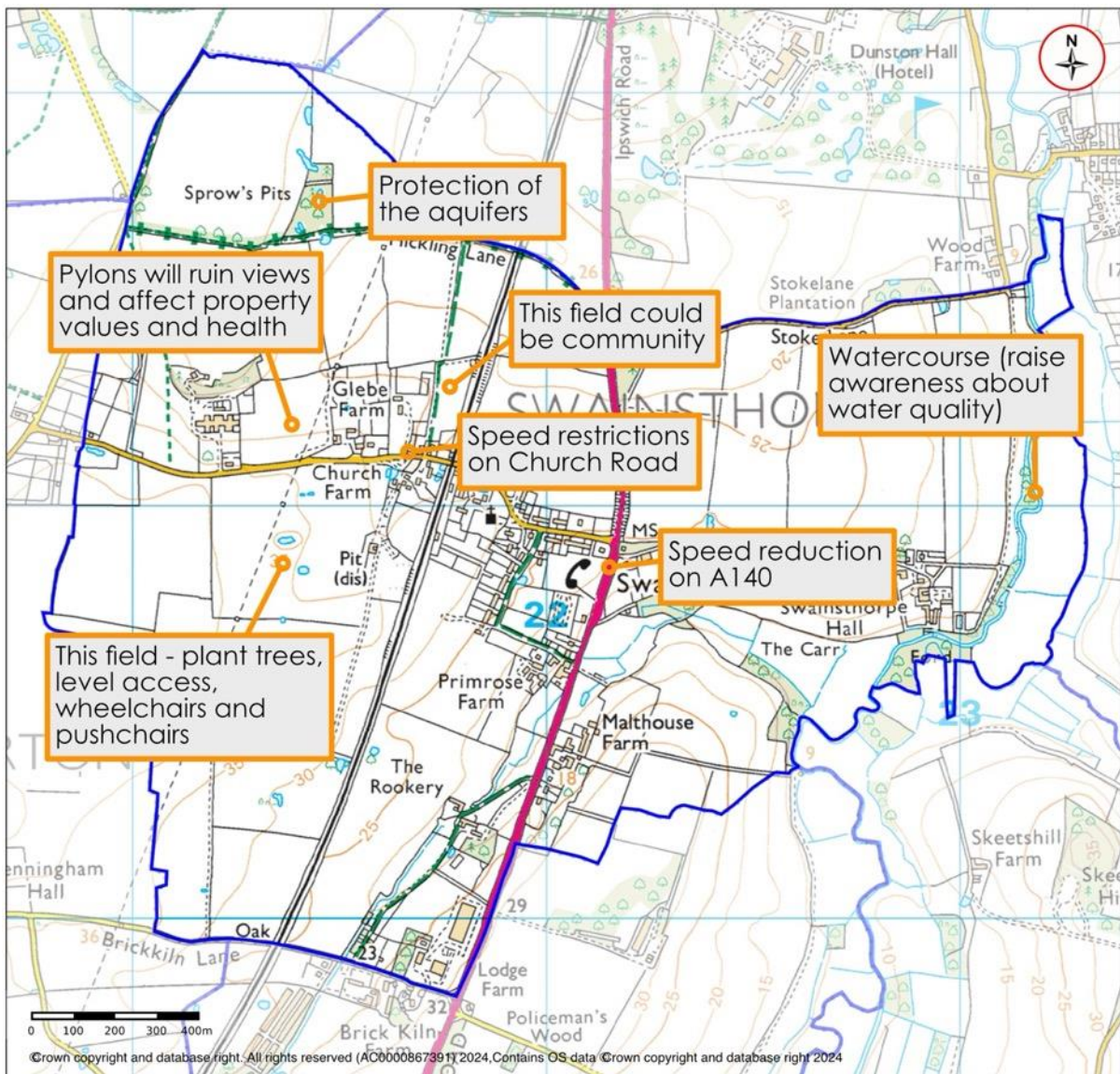
ACTION: Steering group to draw up list of potential Local Green Spaces for protection.

ANY OTHER COMMENTS?

- Dog poo on field walks and paths. Please be responsible and bag it. Bin it.
- Keep the village as a village not as an estate.
- It would be great to get a proper warm meeting room and loo in Saint Peters Community Centre.
- Moved here for more peace, quiet, rural community, for our physical and mental health. Keep it that way.
- Any plan needs to be reviewed at least every five years.
- Plan needs to take account of climate change.
- Avoid sprawling housing estates.
- If it is green and keep it green.

FLAGS IN MAP

Use a flag to add any other issues, EG important green spaces, views, areas of flooding, etc.



FURTHER CORRESPONDENCE

Dear Sir/Madam

Thank you for the opportunity to comment on this plan. I wholeheartedly endorse its aims and visions but believe it could go a bit further in our direction.

I wrote to you and South Norfolk Council in 2020 on this subject but didn't even get the courtesy of an acknowledgement. Please see attached letters.

My specific comment and suggestion on the GNLCWIP is that the Horsford to Harford Route should be extended by the addition of a bridge over the A47 at Harford to connect the route to Mangreen as shown in the Google Earth image below. The line marked in green is in an existing lane that is no longer in use since it was cut by the A47. It therefore provides an excellent safe path/cycle route that would allow people from Swainsthorpe, Mulbarton, Swardeston and Wreningham and even further afield to access the Horsford to Harford route without using a main road. The minor roads around these villages are all good for cycling already so for the cost of a bridge over the A47 a great number of people could access the whole of Greater Norwich safely and easily.

Kind regards

Dear Sir/Madam

Subject Proposal for Cycle Route connecting Swainsthorpe to Hall Road, Norwich

As a resident of Swainsthorpe I like to cycle as much as possible, however the roads to Norwich are too busy and dangerous and must perform use my car. Whilst walking in Mangreen I noted that there is an old road that used to connect Mangreen Lane to Short Road that connects to the Park and Ride car park. This road was cut when the A47 Southern Bypass was built and is now disused but remains in relatively good condition and is perfectly usable for pedestrians and cyclists.

I propose that a pedestrian/cycle bridge be built to span the A47 and reconnect the two halves of this old road. In addition, a cycle route should be established from the Low Road junction on the B1113 along the north west side of B1113 to the junction with the A140. There is an existing path here that would take very little to upgrade it to a cycle track. This would allow cyclists to link up to existing cycle routes on the A140 and Hall Road into Norwich.

I attach a Google Earth image with the proposed route marked in green running from Swardeston Lane along an existing bridleway to Mangreen and then across the A47 to join Short Lane and thence along the B1113 to the A140 junction at Harford Bridge. If this cycle route were to be built it would serve Mulbarton and Swardeston as well as Swainsthorpe and villages further afield. It would also allow cyclists from the south and east of Norwich to reach the countryside safely and easily rather than using the busy and unsafe A140 or B1113.

I hope this suggestion will be given serious consideration.

APPENDIX 4: Household Survey (February/March 2025)

Appendix 4(a): Poster for the Swainsthorpe Household Survey.



Appendix 4(b): Summary of the results of the Neighbourhood Plan Household Survey.

NOTE: The full report includes all the raw data.

96 households responded out of 160 total households (Census 2021) in Swainsthorpe a 60% response rate.

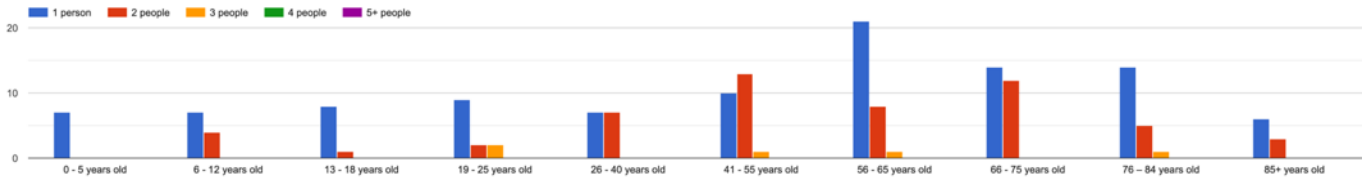
Word clouds are created through putting the raw data into <http://chatgpt.com> and are used where appropriate in drawing key themes and words from the data.

ABOUT YOUR HOUSEHOLD

(Question 1) **How old are the people in your household?** (please tick ✓ the number of people in each age group)

Summary of the data: Similar profile of population across ages, compared to the census data breakdown (see page 24 of the Data Profile).

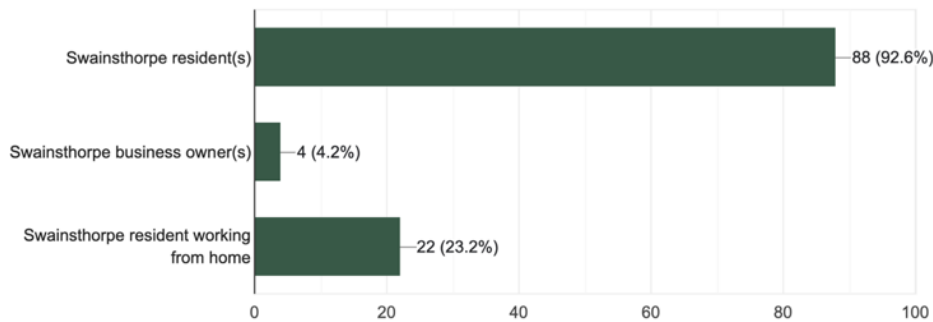
Action: Continue to promote the work of the Neighbourhood Plan to whole community.



(Question 2) **Please tell us about the people in your household.** (please tick ✓ all that apply)

Summary of the data: The majority of the respondents are Swainsthorpe residents. Almost a quarter of respondents work from home.

Action: Consider policy implications from high level of home working.



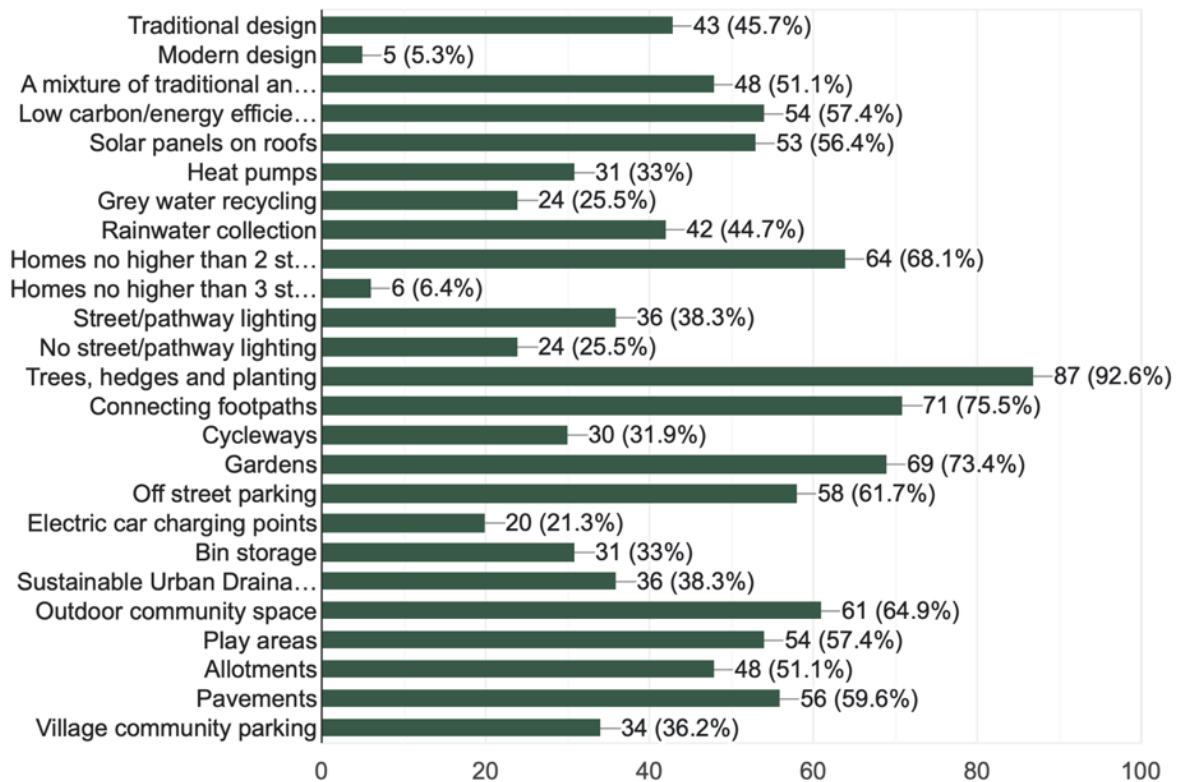
DESIGN

(Question 3) **What makes Swainsthorpe distinct/special?**

Summary of the data: Respondents put forward a range of ideas for what makes Swainsthorpe special. Most mentioned are the following:

- The closeness to Norwich/locality
- Quiet/peaceful
- Access to the countryside and green space
- Community spirit/friendly
- Small village
- Public transport
- Unspoilt

Action: Revisit vision for checking. Ensure that these themes are reflected in policy.



(Question 5) **Are there any other design features that should be included?**

Summary of the data: Other design feature ideas include road sign, materials, speeding and traffic mitigation measured, seating, traffic lights, on-street parking.
Action: Feed preferences and ideas into Swainsthorpe Design Codes and Guidance.

(Question 6) **How can we make the area in the centre of Swainsthorpe better?**

Summary of the data: Responses included the following

- Speed restrictions
- Parking
- Shop
- Better facilities
- Village hall
- Reducing traffic
- Footpath
- Covered seating area
- Play equipment
- Planting
- Street lights/no street lights

Action: Feed into Swainsthorpe Design Codes and Guidance, and a possible policy on the village centre.

Summary of the data: Suggested ideas include

- Allotment land next to the church
- Car wash/vehicle sales & garage on A140
- Change use of Hickling Lane to Bridleway/Pedestrian only
- Convert the Jubilee garden to allotments
- Footpath to Hickling Lane land beside it between railway could be developed as all access area e.g. wheelchair tree planting wild flower meadow
- Land at the end of Station Close. Bungalow/industrial unit on Church Road next to the railway crossing
- Land south on the A140
- Land to the north of Church Road
- The garage area in Station Close area behind the bungalows bordering on the fields

Action: Consider opportunity sites policy.

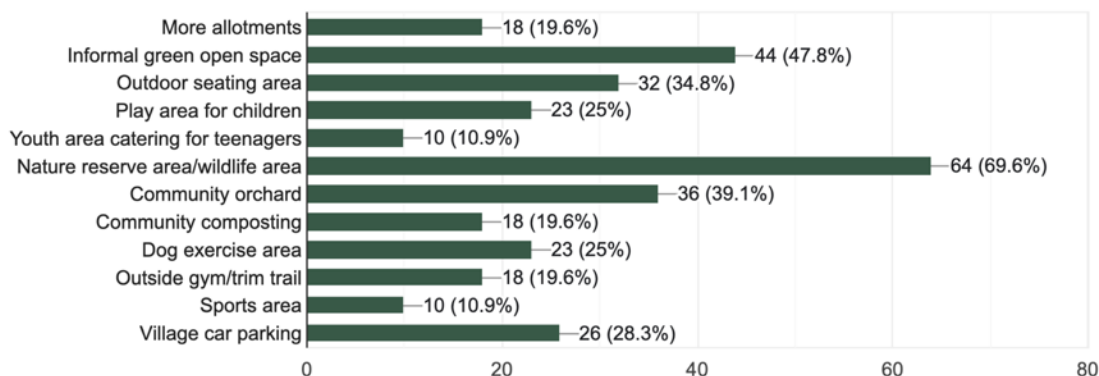
COMMUNITY

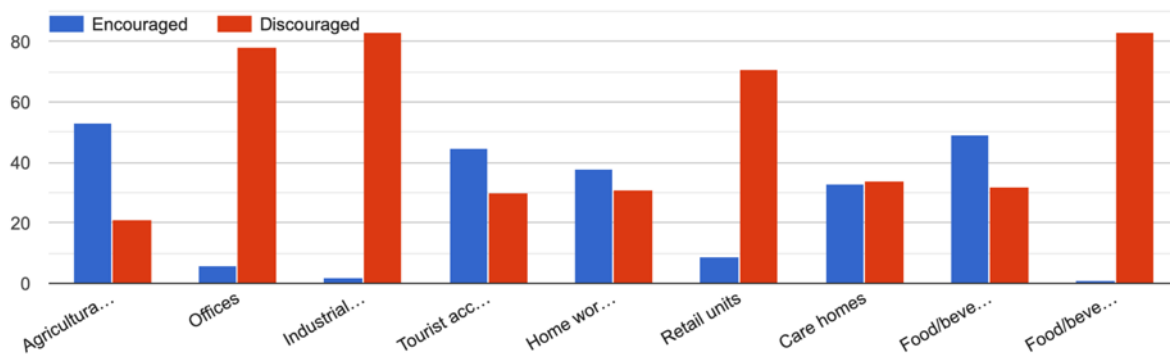
(Question 9) **If some new outdoor open space is available for the community, what would you like to see it used for?** (please tick ✓ one or more boxes)

Summary of the data: In order of support

- Nature reserve area/wildlife area (69.6%)
- Informal green open space (47.8%)
- Community orchard (39.1%)
- Outdoor seating area (34.8%)
- Village car parking (28.3%)
- Play area for children (25%)
- Dog exercise area (25%)
- More allotments (19.6%)
- Community composting (19.6%)
- Outside gym/trim trail (19.6%)
- Youth area catering for teenagers (10.9%)
- Sports area (10.9%)

Action: Feed into policy/project on new outdoor open space.





NATURAL ENVIRONMENT

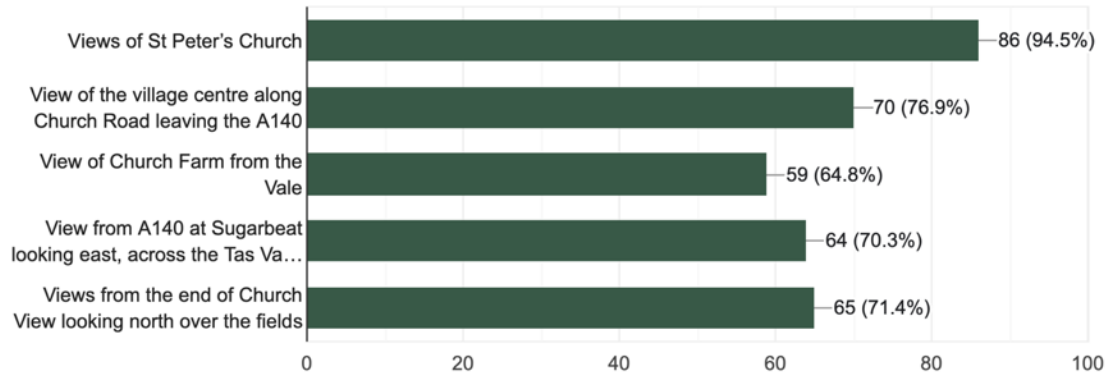
(Question 12) **Which views in the parish do you think we should try to retain and enhance?** (please tick ✓ one or more boxes)

Summary of the data: Respondents support all suggested views. Greatest support is for views of St. Peter's Church.

Other ideas include

- Briar Lane looking east towards the Tas Valley
- Hickling Lane as it reaches Gowthorpe Lane, then look south towards The Vale
- Rural views from footpaths and along Church Road from village towards Gowthorpe Lane
- View from A140 across field to the church
- View from The Rookery looking north to the village
- View from The Vale to Vale Farm
- View going out of the village along Stoke lane
- View looking north across the fields towards Dunston along Church Road
- View of the small village green as you drive to Mulbarton from railway crossing
- View over Village Green looking towards church
- View to the Vale from the end of the drive of the Vale
- View towards railway from Millennium Green
- Views across the Tas Valley from the road leading to Hall Farm
- Views from 66 Church Road overlooking the barn development opposite
- Views from back of houses on both sides of Church Road (area on Church Road, from A140 up to Briar Lane entrance)
- Views over fields from Brick Kiln Lane - although solar panels are going here

Action: Feed into possible policy on important local views.



(Question 13) **Please describe any important wildlife areas/corridors in Swainsthorpe.**

Summary of the data: Respondents suggested the following areas

- Bridleway from Church Road to Hickling Lane
- Church yard
- Copse at junction with Stoke Road on A140
- Corridor from A140 to Hall Farm
- Field behind houses on Church Road
- Fields next to Vale
- Hedgerows and trees
- Hickling Lane
- Ponds
- Railway embankment
- Sprow's Pit
- The Common (along A140) through to Brick Kiln Lane
- Vale
- Vineyard

Action: Feed into possible policy on biodiversity/natural features/wildlife areas/corridors.

Summary of the data: Respondents suggested the following ideas

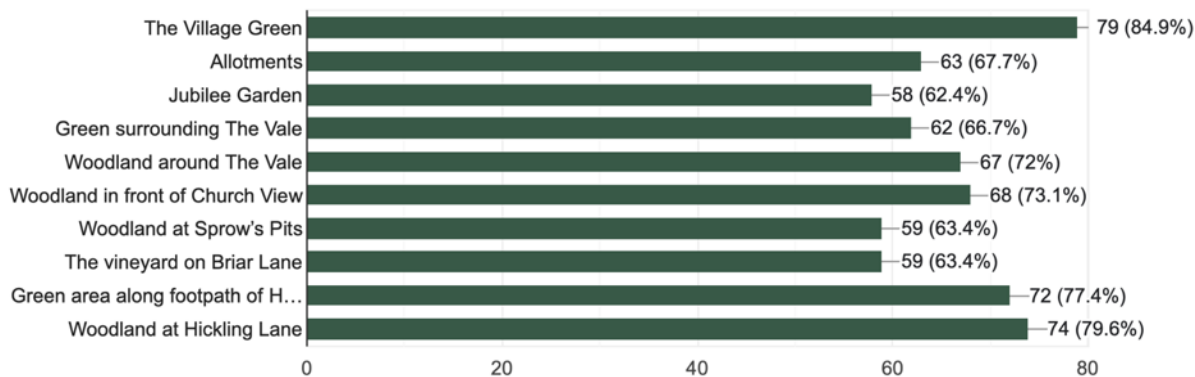
- A140 to Hall Farm and through to Stoke Holy Cross
- Access to the River Tas from behind Malthouse Farm along beside Swainsthorpe Hall to Stoke Lane
- Along track to 43 Church Rd to Brick Kiln Lane
- Back of Malthouse farm to the River Tas
- Between Brick Kiln Lane and the village centre west or the railway line
- Church Road to Mulbarton
- Community orchard at Bloy's Grove (if that's still planned?) from Church Road to Brick Kiln Lane
- Footpath behind Station Close to Hickling Lane
- Footpath/cycle path from track by Old School House on A140/Swainsthorpe Hall area to Stoke Road thereby cutting out the A140
- Hickling Lane
- More circular walks
- Re-instate the path around the 'Ben Turner' field.
- Reinstate the walk around the fields from Church View.
- Safe footpath to The Vale and beyond
- south heading for Florden Road at Mulbarton, taking you across the fields to Bracon Ash
- South of Church Road opposite the Vale
- Swainsthorpe to Stoke Holy Cross
- Way to the clothes bank from the train line
- West side of A140 from junction with Briar Lane to bridleway at The Rookery

Action: Feed into possible policy on rights of way/connections/access.

(Question 16) **Through the Neighbourhood Plan we can protect green areas of particular community importance. These are called Local Green Spaces. These need to be close to the community, special and not an extensive area of land. What green spaces should we try to protect (smaller than a field)?** (please tick ✓)

Summary of the data: Support for all areas suggested to be protected as Local Green Space. Some further private spaces suggested.

Action: Feed into possible policy on Local Green Spaces.



(Question 17) **In the light of a changing climate, should the following be encouraged/discouraged in the parish?**

Summary of the data: Respondents want to encourage and discourage the following.

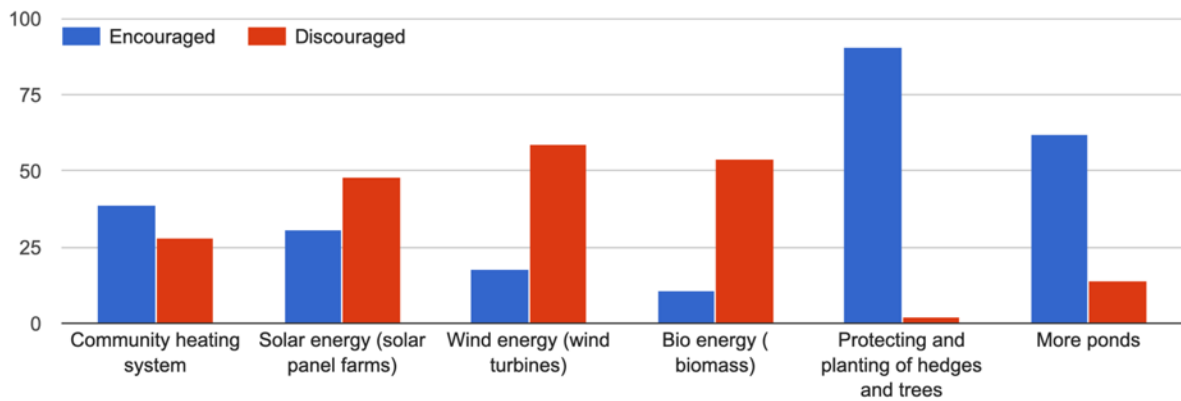
Encouraged

- Protecting and planting of hedges and trees (91 encouraged, compared to 2 discouraged)
- More ponds (62 encouraged, compared to 14 discouraged)
- Community heating system (39 encouraged, compared to 28 discouraged)

Discouraged

- Wind energy (wind turbines) (59 discouraged, compared to 18 encouraged)
- Bio energy (biomass) (54 discouraged, compared to 11 encouraged)
- Solar energy (solar panel farms) (48 discouraged, compared to 31 encouraged)

Action: Feed into possible policy on climate change/renewable energy.



(Question 18) **There are number of energy projects proposed for Swainsthorpe and surrounding area, e.g. solar farm (200 acres), overhead pylons, battery storage units, underground electric cables. How can we make the best of such projects for the community?**

Summary of the data: Respondents came up with the following ideas

- Compensation for residents
- Contribute to village projects
- Footpaths
- Improve biodiversity around sites
- Limited impact on access
- Monument
- Screening with hedges and trees
- Subsidised electricity

Action: Feed into possible policy/project regarding the impact mitigation of energy projects.

(Question 19) **Any other comments**

Summary of the data: Mostly a repeat of other comments.

APPENDIX 5: Pre-submission consultation on the draft Neighbourhood Plan (December 2025 to January 2026)

Appendix 5(a): Flyer/poster for pre-submission consultation.

Comment on the draft

Swainsthorpe Neighbourhood Plan

2026-2046

The **Swainsthorpe Neighbourhood Plan** is being created by the local community to help shape the future of the parish. It will guide any new development, what it should look like, and how important local features such as green spaces and community facilities are protected and improved. The Parish Council is now inviting residents to have their say on the draft Plan.

This is your opportunity to influence how Swainsthorpe evolves in the years ahead. Comment with a cuppa.

The draft Neighbourhood Plan is accompanied by a **Design Codes and Guidance** document, which will shape any future development in Swainsthorpe.

Drop-in exhibition
Tuesday, 2nd December 2025, 3pm to 8pm,
 at St Peter's Church, Swainsthorpe Community Centre

Read a copy of the Plan
 From 2nd December 2025 to 20th January 2026 read a physical copy of the Neighbourhood Plan at St Peter's Church, or online at www.swainsthorpepc.info/neighbourhood-plan

After this consultation, the Neighbourhood Plan will be revised and submitted to South Norfolk Council for independent examination and then local referendum. If voted for it will become part of the statutory development plan for the area.

Consultation closes for comments on 20th January 2026.

Get code takes you to a copy of the Neighbourhood Plan online

Appendix 5(b): Non-designated Heritage Assets letter and Local Green Spaces

Letter to be used by Steering Group Members for their allocated NDHA's

Address of sender

Name & address of NDHA owner

Date

Dear

I am visiting/ writing to you to let you know that your property has been identified for mention in the Swainsthorpe Neighbourhood Plan as a potential non-designated heritage asset.

The Neighbourhood Plan is a community led document that outlines the development of the village over the next 20 years. A steering group is leading the process assisted by experienced consultants. The Parish Council is responsible for the preparation of the final document, which is subject to consultation by all residents before being approved by South Norfolk District Council. Thereafter, the Neighbourhood Plan will be considered in all local planning decisions in the future. More information is on the Parish Council website.

Being designated **does not mean that your property will have any restrictions** (like a listed building) it is just of historical /architectural interest within the context of the village setting. We would like your permission to include your property as a non-designated heritage asset.

If you agree, there would be a photograph and these are the headings used to describe your property:

Property Name, Location /Address, Age, Rarity, Architectural & artistic interest, Group Value, Archaeological interest, Historic interest and Landmark status.

Your property may not fulfil all these requirements and the description will be completed by using historical village records.

If you are happy to be included, you may like to help with filling in the narrative and a photograph of your choosing.

Please can you let me know if you are in agreement for your property to be included, or if you would like further information by contacting me or email:

swainsthorpe.np@gmail.com

I look forward to hearing from you

Signature

Member of Swainsthorpe Neighbourhood Plan Steering Group

Contact details

Regarding Local Green Spaces, no letter was sent as all the relevant representatives were on the Neighbourhood Plan Steering Group:

1. Village Green - Chair of the Swainsthorpe Community Charity Trust (who own the land) & other members of the Trust
2. Millennium Green - Common Land
3. Jubilee Gardens - c/o Parish Council, Parish Council Chair and Counsellors
4. Churchyard - members of the Parochial Church Council
5. The Vale - Member of The Vale Management Committee.

Appendix 5(c): Consultation response form (also online).

Swainsthorpe Neighbourhood Plan

DRAFT Neighbourhood Plan CONSULTATION RESPONSE FORM

Consultation period: 2nd December 2025 to 20th January 2026.

The Swainsthorpe Neighbourhood Plan is a planning policy document written by the community to guide future development in the area until 2046. The Steering Group want to know your views on the draft Plan.

Please use this form to comment on the draft Neighbourhood Plan, or comment online at www.swainsthorpepc.info/neighbourhood-plan, so we can make amendments before submitting it for examination.

PLEASE NOTE: This is a formal stage of consultation on the Neighbourhood Plan before it is submitted to South Norfolk Council. Comments received will be reported in a Consultation Statement which will be submitted alongside the Plan, and which will include your organisation (if applicable) and comments. The Consultation Statement will be publicly available online.

On submission of the Neighbourhood Plan, Swainsthorpe Parish Council is required to share personal details of those that have commented on the document to South Norfolk Council so that they can discharge their legal duties in relation to publicising the submission of the Plan, in accordance with the Neighbourhood Planning (General) Regulations. By submitting a consultation response at this stage, you authorise Swainsthorpe Parish Council to legally collect and share your data in this manner. You can view the Parish Council's Privacy Policy on the website.

BY 20th January 2026, please deliver your form to the letter box in St Peter's Church porch, email swainsthorpeplan@gmail.com, or complete this form online at www.swainsthorpepc.info/neighbourhood-plan

Name	
Email address (or postal address)	
Organisation name (if appropriate)	

DEVELOPMENT AND DESIGN policies	
SWS1: Design (including the supplementary document: Design Guidance and Codes document)	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
SWS2: New development	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

ACCESS policy	
SWS3: Connections and rights of way	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

ENVIRONMENT policies	
SWS4: Heritage	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

SWS5: Green spaces	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
<i>Comments</i>				
SWS6: Biodiversity	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
<i>Comments</i>				
SWS7: Flood risk	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
<i>Comments</i>				
SWS8: Important views	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
<i>Comments</i>				

SWS9: Mitigating the impacts of major energy projects	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

COMMUNITY policies	
SWS10: Community facilities	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

SWS11: Centre of the village	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

<p>OVERALL, do you</p> <input type="checkbox"/> Agree with the draft Neighbourhood Plan <input type="checkbox"/> Disagree with the draft Neighbourhood Plan
<p><i>Any further comments about the draft Neighbourhood Plan</i></p>





Please note, if you have any further comments, you are welcome to add another page, or email swainsthorpeplan@gmail.com. **THANK YOU.**

Appendix 5(d): Log of all comments and responses to pre-submission consultation (Regulation 14) on the Swainsthorpe Neighbourhood Plan

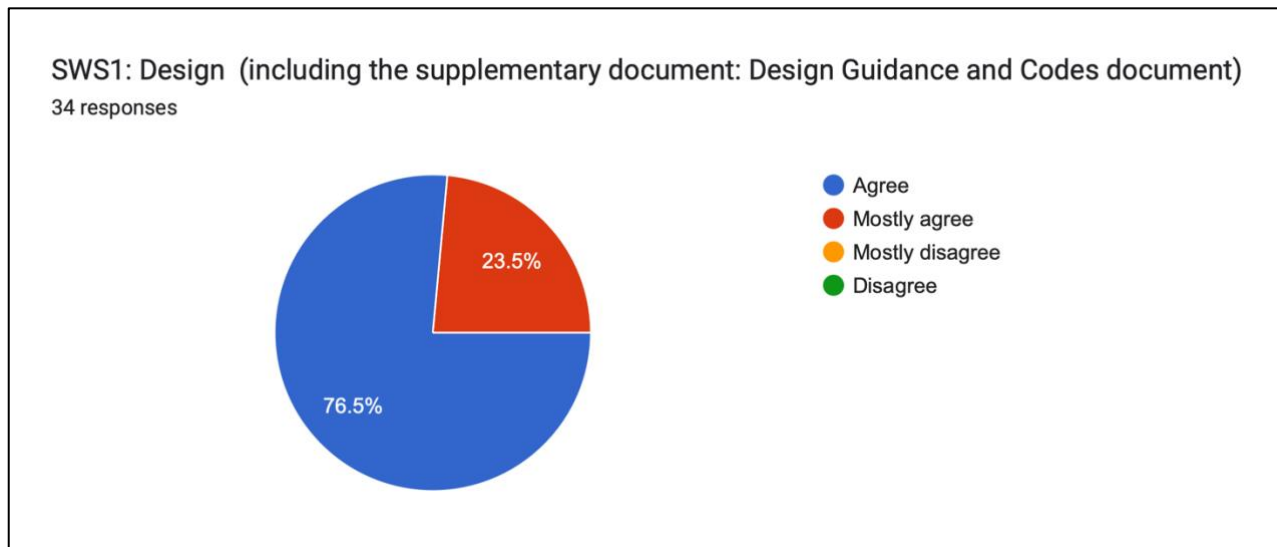
Swainsthorpe NEIGHBOURHOOD PLAN

Log of all comments and responses to Pre-submission Consultation (Regulation 14)

Table code

	Supportive comment or no change to the Plan
	Change to map or supporting text
	Change to policy/text.
	Change made

The pie charts in the document show the results of those that completed the Consultation Response Forms (paper and online combined).



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Suggested Response	Action
1	South Norfolk Council	Policy SWS1: Design (pp.25-26)	<p>This policy is quite lengthy and wordy – we would recommend making it more concise and making reference to the accompanying Design Guide and Codes, where necessary, rather than duplicating the guidelines. This will aid clarity for decision makers.</p> <p>a: Layout – there is some overlap and duplication here with point (d), regarding preservation of views of the countryside, as well as policy SWS8. It refers to '<i>visual connections to the surrounding landscape and long views out of the settlement</i>'. Rather than leaving this as a generic statement, are any such important views captured within Policy SWS8 and, if so, should reference be made to these here?</p> <p>b: Building line – we would suggest referring to this as the existing 'informal' or 'general' building line, as a straight building line would create quite an urban (rather than rural) character.</p> <p>c: Scale – we would suggest that the wording is amended where it states '<i>...except where they have noise cancelling benefits such as when facing a road such as the A140</i>'. We would not wish to see blank elevations facing the A140. At the design phase of development, measures can be taken to meet environmental health requirements. For example, windows can be triple-glazed or houses set back etc.</p>	<p>Comments noted.</p> <p>Can review the policy for duplication but also make better reference to Design Codes</p>	<p>Review and amend accordingly √</p>

					Action
			<p>d. Landscaping and views - views of the church are mentioned – as above, this could usefully cross reference to p53-55 where views are identified. Should this element of the policy in fact mention all views, not just those of the church? Or should it specifically focus on how the views of the church contribute to its heritage setting (the assessment of heritage setting being different to landscape views)? The heritage setting of the church is also referred to in para 9.4 (p64) and Policy SWS11(a).</p> <p>f. Parking - parking may need to be in front of ground floor windows, in certain instances. These could always be toilet or kitchen windows, for example. Secure by Design advises on having ground floor windows overlooking parking spaces.</p> <p>h. Design features and materials – <i>'rooflines should have a rhythmic pattern of chimney'</i> – we would suggest this is a more urban characteristic (e.g. terraces or suburban semi-detached properties) rather than a typical, more informal rural/village streetscene. It also conflicts with (e) which states <i>'development should ensure that there is diversity and variety in scale and bulk informed by the building types of the surrounding context'</i>.</p>		
2	South Norfolk Council	Design Guidance and Codes	<p>p28 - the earliest part of the present church (the tower) is C12 not c900. Norman not Saxon.</p> <p>p33 - Swainsthorpe Hall is C17th and not Tudor.</p>	Noted. The text can be amended to refer to the Saxon origins of the church .	AECOM amended

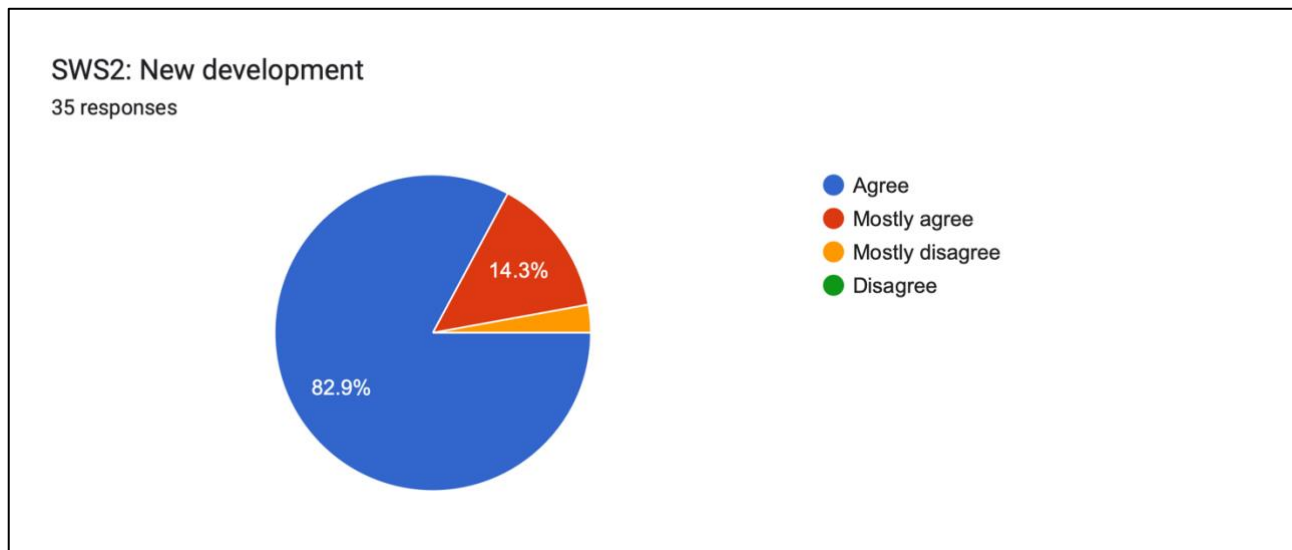
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Suggested Response	Action
			<p>p41 – BF2.6: we would suggest '<i>informal or general building line</i>', otherwise this will be taken literally,</p> <p>p44 - BF5.4: courtyard parking may be suitable (e.g. a development based around a farm courtyard in layout). Ground floor windows should overlook parking spaces – this is a requirement of Secure by Design in order to provide surveillance.</p> <p>p46 - DE 1.2: this is not consistent with general rural character – encouraging uniformity will result in quite an urban character.</p> <p>p47 – we would suggest cat slide dormer rather than shed dormer. A shed dormer would be bigger, but not traditional, so not ideal, except on chalet bungalow designs.</p> <p>p47 - the image of the slate-tiled roof looks as though it is displaying grey cement pantiles? Are there any flint buildings apart from the church? We would discourage the use of flint (except in garden walls etc.) as it is not a common material for dwellings in South Norfolk.</p>	Swainsthorpe Hall is from 1570 according to local historical information	
3	NHS Norfolk & Waveney - Strategic Estates	SWS1	Policy SW1 (Design) – Design should follow the latest building regulations for accessible and adaptable homes. Design should also be used to prevent damp and mould, which can exacerbate or create respiratory	Comments noted. The purpose of the policy is to achieve high quality external design and	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Suggested Response	Action
			<p>issues leading to increased healthcare appointments in Primary Care and in some instances acute care depending on the demographics of the residents. This could also lead to increased demand on ambulance services for conveyances to hospital.</p> <p>Preventing damp and mould can also have a positive effect on people's mental health reducing anxiety and depression.</p>	any new homes would need to comply with the relevant building regulation in force at the time.	
4	Individual 16	SWS1	I'm not averse to parking being in front of buildings provided it's tastefully designed.	Comments noted. It is accepted that parking may need to occur in front of new dwellings in some instances. See SNC comment at 1 above	No change
5	Individual 17	SWS1	Not sure parking can be prescribed as 'behind building line'.	Comments noted. It is accepted that parking may need to occur in front of new dwellings in some instances. See SNC comment at 1 above	No change
6	Individual 18	SWS1	Regarding frontage of buildings, surely a tasteful porch would be allowed.	Comments noted. The policy would not prevent well designed porches. See also SNC comment at 1 above.	No change
7	Individual 33	SWS1	Needs to be in keeping with the other properties.	Noted. Existing character is an	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Suggested Response	Action
				important element of design.	
8	Individual 34	SWS1	I am happy with the contents of SWS1: Design.	Support welcomed	No change
9	Norfolk Fire and Rescue Service	SWS1	<p>Due to the risk of fire spread Policy SWS1: Design should make clear that any purpose-built structure to house refuse or recycling bins should not be built next to residential houses.</p> <p>Policy SWS1(F) (Parking) of the Local Plan should have regard to the need for Fire appliance access to all areas of developments as this is vital for emergency response and should be in compliance with Building Regulations 2010 (Part B5 as supported by Secretary of State Guidance 'Approved Document B').</p> <p>Where residential properties (dwellinghouses) are located more than 45 meters away (furthest point of floorplan) from the closest fire appliance access location British Standard 9991 directs that domestic sprinklers should be installed in accordance with British Standard 9251 and this will allow a maximum access distance of 90 metres to the furthest point of the floorplan in dwellinghouses with no floor more than 4.5 metres above ground. This is reduced to 75 metres where a floor is over 4.5 metres above ground. Norfolk Fire & Rescue Service would expect developers to adhere to the access distances given above or prove comparable safety of occupants should they wish to deviate from these.</p>	<p>Noted – A refence can be included either as a footnote to the policy or in the supporting text.</p> <p>This is covered by Building Regulations and therefore does not need to be covered in the policy.</p>	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Suggested Response	Action
10	Norfolk Wildlife Trust	SWS1	<p>Policy SWS1: Design</p> <p>Climate change is one of the most significant and fastest growing threats to society and there is a need for an emphasis on designing for net zero. In addition, the area is defined by the Environment Agency as suffering from serious water stress. There is huge potential of neighbourhood planning to add to, and reinforce, climate change policy at a local level. We note in the Design Code at DE4.1 that 'All new development must demonstrate that it is responding to climate change and reducing its carbon dependency.' Although we support the wording, we recommend that it is strengthened from just reducing its carbon dependency, to meet the highest standards of energy efficiency. Reference should also be made regarding the need to adopt the measures (wherever practicable) illustrated in Figure 40 of the Design Code.</p> <p>New development should also as a minimum, meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. However, particularly as the region is in a water-stressed area, we recommend setting a higher standard of water efficiency, looking at all options including rainwater harvesting and greywater systems.</p> <p>The Hadleigh NP includes the following wording in their 'Low Carbon Development' Policy which may be useful and adapted accordingly: 'Proposals for new development, including the construction of new buildings and the redevelopment</p>	Comments noted. Policy/text can be amended accordingly	Amend Policy SWS1 accordingly √

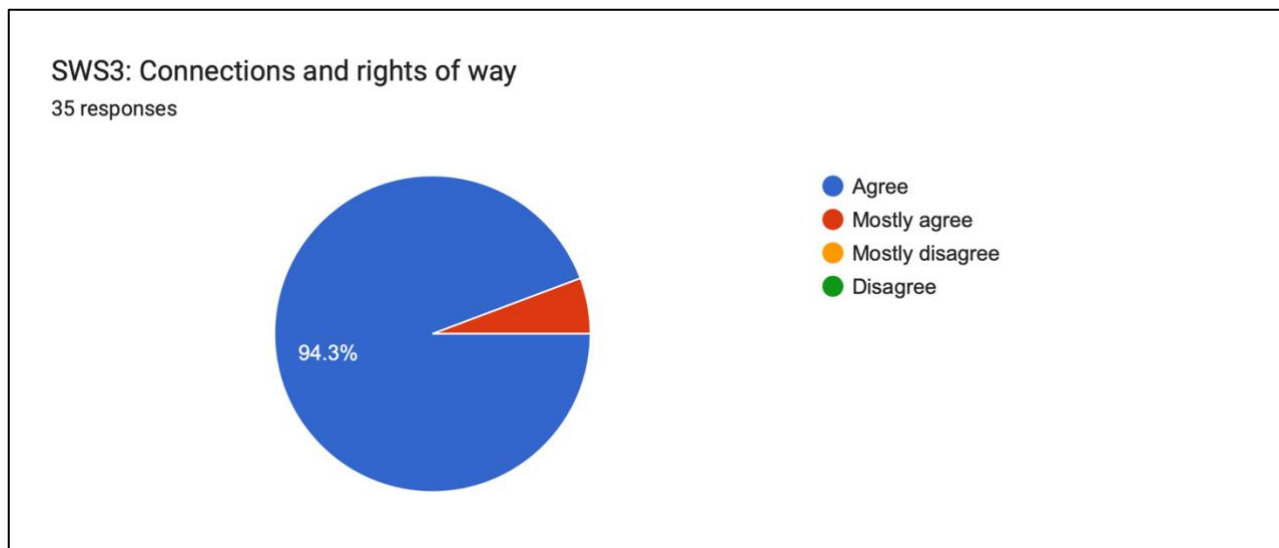
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Suggested Response	Action
			<p>and refurbishment of existing building stock, are encouraged to exceed the requirements in Policy LP23 (Sustainable Construction and Design) of the Babergh and Mid Suffolk Joint Local Plan Part 1 (2023) and achieve the best possible levels of energy efficiency. Passivhaus / Zero Carbon is considered to represent the optimum response.'</p> <p>In order to create environmentally resilient places, nature should be at the heart of design and therefore we recommend that this is also reflected within the policy wording.</p>		



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
11	South Norfolk Council	Policy SWS2: New development (p28)	<p>The second paragraph specifies that new housing development over the plan period should be located in the defined settlement limits. The plan period extends to 2046, which is beyond the current Greater Norwich Local Plan and South Norfolk Village Clusters Housing Allocations Plan end date of 2038. A review of the Greater Norwich Local Plan is currently commencing, whereby new sites to meet the housing need for the Greater Norwich area will need to be identified. Whilst it is too early to ascertain where these sites will be located, the policy should acknowledge the fact that there may be allocations made, outside the current settlement limit, through the replacement GNLP.</p> <p>In addition, as worded, the policy does not take account of GNLP Policy 7.5, which allows the development of up to three, windfall self/custom-build dwellings adjacent to the settlement limit during the Plan period. It is considered that Policy SWS2 should reflect this in order to meet the basic conditions.</p>	<p>Comments noted. Wording can be amended to reflect the adopted self-build policy.</p> <p>In terms of defined settlement limits wording can be added to clarify that it will be the settlement limits in force at the time of any application.</p>	Amend accordingly√
12	South Norfolk Council	Para 7.5 (p31)	There is a comma missing between wheelchairs and pushchairs in the second from last bullet point.	Noted. This will be corrected	Amend accordingly√
13	South Norfolk Council	Para 7.8 (p32)	'push chairs' should be one word.	Noted. This will be corrected.	Amend accordingly√
14	South Norfolk Council	Para 6.14 (p26)	The second sentence within this paragraph appears to be incomplete. The Village Clusters Housing Allocations Plan is now at the Public	Noted. This can be amended accordingly and an update on the	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			Hearing stage of its examination. Just to note that it would be prudent to ensure that any significant progress in the VCHAP is updated in the Regulation 15 version of the Neighbourhood Plan. In the final sentence, ' <i>delivery</i> ' should be ' <i>deliver</i> '.	position with the VCHAP included.	
15	South Norfolk Council	Para 6.16 (p27)	In the final sentence, ' <i>is community spirit</i> ' should be ' <i>its community spirit</i> '.	Noted. This will be corrected.	Amend accordingly√
16	Individual 17	SW2	^? Solar panels requirement ...	Noted	No change
17	Individual 23	SW2	It is important that the narrowness of the village and surrounding roads is acknowledged in the document, as it is.	Noted. This is referred to in paragraph 6.16	No change
18	Individual 24	SW2	All new developments to reflect Swainsthorpe's rural heritage and be designed with sustainability in mind.	Noted. The policies of the plan seek to achieve this	No change
19	Individual 33	SW2	Swainsthorpe is a small village and does not have the capacity to accommodate new developments. Any new developments would most likely have adverse effects on the existing properties.	Noted. This is consistent with the position the plan is taking	No change
20	Individual 34	SW2	I would not wish to see business developments in the village.	Noted. The key is scale and use . It may be appropriate for some small scale uses	No change
21	Norfolk Fire And Rescue Service	SWS2	Norfolk Fire and Rescue Service Neighbourhood Plan Comments Housing developments as set out in Neighbourhood Plans can potentially change the risk profile for the area and increase attendance times to incidents.	Comments noted. Appropriate reference can be made in the supporting text, together with	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Increases in population place additional demand on fire and rescue resources, both in terms of the need for additional capital investment in new facilities and vehicles and funding for additional equipment based on increased risks. This also impacts revenue budgets for firefighters, officers, and support staff. NFRS dynamically reallocates resources across the county to meet changes in risk and demand.</p> <p>To ensure that NFRS can respond appropriately to the increased risks and demand - Policy SWS2 (New Developments) and / or the supporting text should make it clear that developers will be asked to contribute to fire service vehicles, equipment, facilities and response provision through s106 agreements, where this meets the legal tests set out in the Community Infrastructure Levy Regulations.</p> <p>The capability and availability of water resources to fight fires is also a key consideration for the Service. The provision of public fire hydrants on residential developments is not covered by Building Regulations 2010 (Part B5 as supported by Secretary of State Guidance 'Approved Document B'). Developers are expected to make provision for fire hydrants to adequately protect a development site for fire-fighting purposes.</p>	reference to other services.	



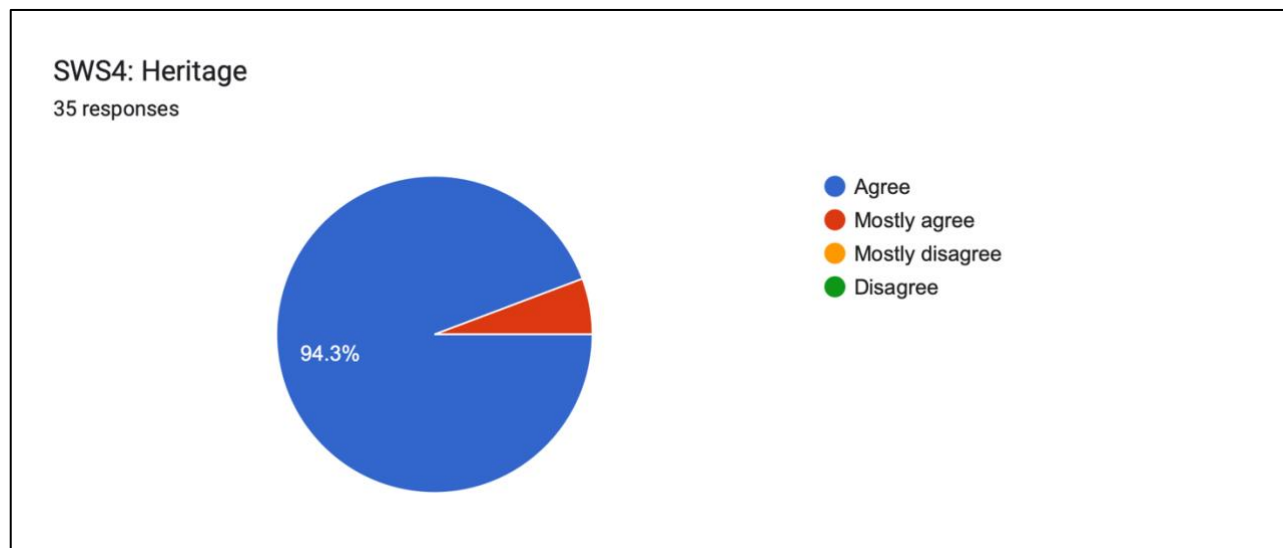
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
22	South Norfolk Council	Policy SWS3: Connections and Rights of Way (p32)	The first sentence of the first paragraph is making a statement but it is not written as a policy requirement. In any case, it would not be considered proportionate or sustainable to include a generic requirement that existing Public Rights of Way not only 'must' be protected, but also enhanced. The rest of the first paragraph is written in planning policy terms and seems to take a more proportionate view but it is unclear where it states ' <i>...must preferably be retained...</i> '. Also, how is ' <i>strong community support</i> ' to be demonstrated and how do you define ' <i>strong</i> '? This element is unclear and would seem to introduce a new procedural element into the development management process, which planning policy cannot do.	Noted. The policy wording will be amended to address these points.	Amend accordingly✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>We would therefore suggest the following –</p> <ul style="list-style-type: none"> • that the first sentence is deleted; • that the second sentence is amended to state ‘<i>should</i>’ instead of ‘<i>must preferably</i>’ and, • that rather than requiring a demonstration of community support, the policy instead includes a condition that any re-routing is demonstrated to be the only viable option. You could also perhaps specify that the amenity qualities of re-routed sections should not be any lesser than the qualities of the original. <p>The third paragraph is again too disproportionate and stringent in its wording. Not all development proposals will have discernible impacts on the local footpath network. Factors such as the scale of the proposal, it’s location and proximity to existing footpaths will have implications for whether this is a justified requirement or not. We would also recommend replacing ‘<i>must</i>’ with ‘<i>should</i>’, as it is unreasonable to expect improvements to PRow with every development proposal.</p> <p>Again, within the final paragraph, we would recommend that the requirement is made more proportionate by amending the initial wording so that it states ‘<i>New residential developments, as appropriate to their scale, nature and location...</i>’.</p>		
23	NHS Norfolk & Waveney - Strategic Estates	SWS3	<p>Policy SWS3 (Connections and Rights of Way): This policy aims to improve and enhance public rights of way, making the parish safer and more accessible for pedestrians and cyclists, contributing to the health and well-being of residents. Active Travel should be a key component of the policy.</p>	<p>Support noted.</p> <p>Reference to active travel</p>	<p>Amend accordingly √</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
				can be included	
24	Individual 9	SWS3	New footpaths are essential and will be a priority for the PC.	Support noted.	No change
25	Individual 13	SWS3	Hickling Lane should perhaps revert to a bridleway rather than BOAT.	Noted. However the mechanism for this lies outside of the NP process and would be best progressed with NCC PROW Officers	No change
26	Individual 18	SWS3	I'm glad enhancement of existing routes and creation of new routes includes horse riders.	Support noted	No change
27	Individual 23	SWS3	I worry words like "unavoidably" (para 2) and "reasonably possible" (final para) are hostages to fortune. Perhaps consider whether "reasonably" at least could be taken out?	Unavoidably, is a stronger wording and is more commonly used in this context.	No change
28	Individual 24	SWS3	Safeguard rights of way. Improve footpaths in the village and lower speed limit to 20mph in centre of village. Improved pedestrian crossing of A140.	Noted. However speed limits are outside	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
				of the scope of the NP	
29	Individual 33	SWS3	These rights of way allow us to walk and enjoy living in such a lovely village, they are important to the wellbeing of the village residents.	Support noted	No change
30	Individual 35	SWS3	Very important and should link to other parishes and longer routes e.g. to Norwich or Wymondham.	Support noted. This could be a joint project with surrounding parishes to create longer routes	No change
31	Norfolk Wildlife Trust	SWS3	<p>Policy SWS3: Connections and Rights of Way</p> <p>We encourage the provision of a network of green walking and cycling routes which will help to reduce carbon emissions, support nature's recovery, increase biodiversity, provide habitats for wildlife and improve habitat connectivity, whilst also providing health benefits for people. Green Infrastructure (GI) can be sensitively incorporated into the design and layout of such routes.</p> <p>We note the policy wording, 'Where new pedestrian or cycle routes or crossings are to be provided, they should be safe, accessible and suitable for all users.' We recommend that this is changed to address the above considerations and suggest the following wording or similar:</p>	Noted. Amend accordingly	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			'Where new pedestrian or cycle routes or crossings are to be provided, they should be safe, accessible and suitable for all users. Opportunities should be sought to incorporate green infrastructure into new pedestrian/cycle routes, for example, trees, shrubs, rain gardens, swales etc. as appropriate.'		

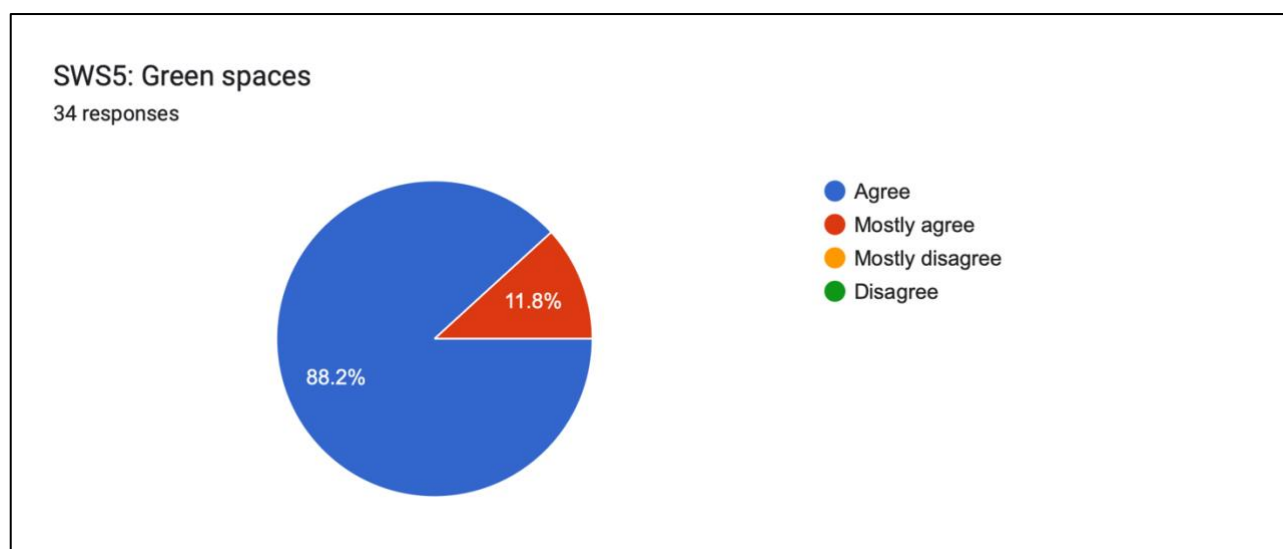


Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
32	South Norfolk Council	Appendix D:	It might be quite useful to have NDHA / local list map here rather than needing to cross reference?	Figure 16 can be repeated in	Repeat Figure 16 n

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
		Justification of Non-designated Heritage Assets (pp.77-88)	<p>p79 – Turnpike milestone for Norwich and Scole turnpike. Dates to c.1800. The milestone in Newton Flotman has just been listed for group value with the bridge: MNF63908 - Norfolk Heritage Explorer</p> <p>p82 – Yew Tree Cottages: these appear as typical C19th Tudor-inspired estate cottages and probably replaced the earlier cottages mentioned (comparing maps), rather than reusing existing buildings. Fish scale slate also fairly typical of C19th estate cottages (probably built at same time as Dunston Hall – mid to late C19th).</p> <p>p86 – Historic Environment Record refers to a timber framed barn on the site: MNF14129 - Norfolk Heritage Explorer.</p> <p>p87 - The Barn: this dates from earlier than 1890 – probably early to mid C19th. Tithe barns generally don't date later than that period (it is on the 1840 tithe map).</p>	<p>the Appendix for ease.</p> <p>Noted</p> <p>Noted. Amend accordingly</p> <p>Noted. Amend accordingly</p> <p>Noted amend accordingly</p> <p>Noted amend accordingly</p>	Appendix D and amend individual NDHA notations accordingly √
33	Historic England	Heritage - general	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of your Neighbourhood Plan.</p> <p>We welcome the production of the neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time. We are, however, pleased to see Swainsthorpe's rich and varied historic environment feature throughout your plan via your Vision, Objectives and Policies.</p>	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>We refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For any specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Norfolk County Council.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>		
34	Norfolk County Council – Norfolk Historic Environment Record	Heritage	<p>Thanks for consulting us about the above Swainsthorpe draft neighbourhood plan.</p> <p>Although the historic buildings are well accounted for in the draft plan, the buried archaeological remains are barely mentioned. There are cropmarks surrounding the village and recent works on the Bloys Grove Solar Farm to the southwest of the village have returned significant results, although investigations to the north of the village generally have not. As such I would strongly recommend consulting the county Historic Environment Record for further details.</p>	Noted. Agree reference to buried archaeological remains could be included as requested	Amend accordingly √

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
35	Individual 24	SWS4	The PC to monitor closely all activities of EDF etc to preserve the rural nature of Swainsthorpe. Value our church building in particular.	Noted.	No change

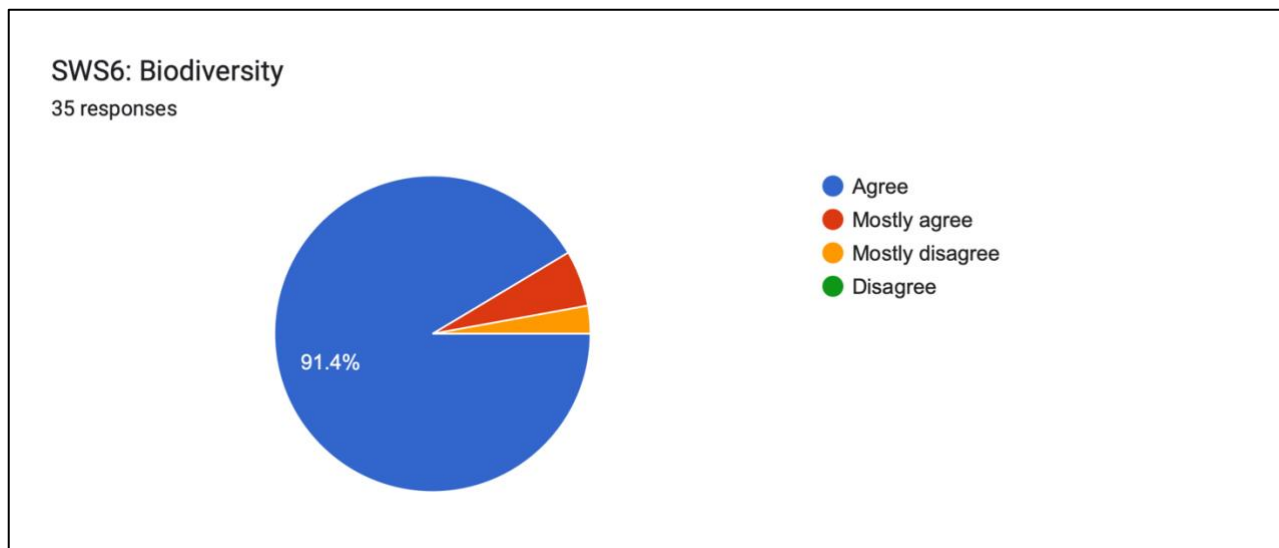


Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
36	South Norfolk Council	Policy SWS5: Green	South Norfolk Council is the owner of LGS 3 'Jubilee Garden'. As landowner, the Council is not aware of having being consulted on the proposal to include this site as an LGS within the Neighbourhood Plan,	Comments noted. Consultation with landowners of LGS is undertaken at R14	No change✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
		Spaces (p39)	prior to the Reg. 14 stage, and we have therefore passed this proposal on to the Assets team of South Norfolk Council, who may respond separately.	stage and therefore a response from the Assets team is still awaited. However the space is considered to meet the criteria and is to be retained.	
37	NHS Norfolk & Waveney - Strategic Estates	SWS5	Policy SWS5 (Green Spaces): This policy designates several local green spaces and supports the creation of new green spaces, which are essential for recreational activities and mental health. This will support people to be more active.	Support noted	No change
38	Individual 14	SWS5	Identify areas of common land & soon to be marginal land to plant with an aim to increase biodiversity	Support noted	No change
39	Individual 15	SWS5	Managing green space like green belts would be tricky?	This relates to their management in a planning context i.e. the LGS will be treated in planning terms as though they were green belt which is one of the highest levels of protection from development. This does not relate to their day to day management and maintenance.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
40	Individual 18	SWS5	The creation of a village hall should be planned so it does not reduce green space in village centre.	Comments noted. It is acknowledged that such a proposal would need careful consideration in terms of heritage and environmental impacts.	No change
41	Individual 23	SWS5	Good to see firm support for further new green spaces (that comply with the plan). "consistent" s/be "managed consistently", perhaps	This is taken from the NPPF	No change
42	Individual 24	SWS5	Preserve and enhance all green spaces in the village. Tree warden?	This refers to the planning context rather than the management of spaces	No change
43	Individual 29	SWS5	Agree with all listed but would like to see the area behind the post box protected as well.	Noted. Extend LGS 1 to include the other side of the verge at Church Close	Amend LGS1 mapping
44	Individual 33	SWS5	All green spaces need to be protected including the small green space between Church Close and the gravel drive that runs up near to the entrance of the church. If we were to lose that it would very much spoil the lovely view on the approach into Swainsthorpe.	Noted. LGS 1 delineation will be extended accordingly	As above
45	Individual 34	SWS5	I feel it important to keep and maintain all the green spaces we have.	Comments noted	No change
46	Norfolk County Council – Major	SWS5	Major and Estate Development	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
	and Estate Development		3.1. No objection to the 5 green space allocation proposed.		
47	Norfolk County Council – Local Lead Flood Agency	SWS5	LLFA Review of Local Green Spaces (LGS) The document proposes 5 no. Local Green Spaces which are identified in Policy ENV2: Green Space and Figure 17. It is understood that designation of LGSs provides a level of protection against development. The LLFA do not normally comment in LGSs unless they are/are proposed to be part of a SuDS or contribute to current surface water management/land drainage. If it is believed that a designated LGS forms part of a SuDS or contributes to current surface water management/land drainage, this should be appropriately evidenced within the submitted Neighbourhood Plan. The LLFA have no comments to make on the proposed LGSs in the plan.	Noted. The reference should be to Policy SWS5 not ENV2. However supportive comments are noted.	No change
48	Norfolk Wildlife Trust	SWS5	Policy SWS5: Green Spaces Green spaces offer numerous benefits; providing important habitats for wildlife, acting as natural wildlife corridors, aiding drainage which in turn reduces flooding, acting as a carbon sink, purifying air, contributing to biodiversity whilst providing vibrant spaces and health benefits. As designation provides a strong level of protection for these spaces, we support the listed Local Green Spaces. We also support the intention to support new green spaces.	Support noted	No change



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
49	South Norfolk Council	Policy SWS6: Biodiversity (pp. 45-46)	<p>The third paragraph has similar issues to those explored in the comments on SWS3, above. The term '<i>development proposals</i>' could mean anything from a porch extension to a development of several properties and therefore needs clarifying and making more proportionate in terms of the requirements. Small scale development such as home extensions, loft conversions etc. are exempt from BNG requirements.</p> <p>In fact, it is not really clear how paragraphs three and four relate to the requirements of BNG. Developers are required to deliver a minimum 10%</p>	<p>Noted. Text relating to the BNG exemptions to be included and additional wording around proportionality</p> <p>The LNRS map will be added to provide some clarity.</p>	Amend accordingly✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>net gain as a result of development, which would incorporate any measures to offset any loss or harm to biodiversity on the site. In addition, paragraph four is not written particularly clearly and (in the final sentence) appears to pre-determine the outcome of applications.</p> <p>In the final paragraph, again the term 'all new development' has been used. Development involving a new conservatory (for example) cannot be required to connect existing landscape features, nor enhance existing road verges. There is a question of proportionality, proximity and the impact of the development in question on these particular features. Enhancements to road verges can only be made a requirement of development where new roads are built or existing roads enhanced. It is likely more suited to a community project and perhaps should be captured in the list within paragraph 5.10 (p21).</p> <p>The policy states '<i>Where biodiversity net gain is to be delivered via off-site habitat creation, this should preferably be delivered elsewhere in the parish and targeted at the proposed woodland opportunity areas and wildlife corridors (figures 22 and 23)</i>'. However, it is not clear from looking at these figures as to where the opportunity areas are. Could there be an explicit category on the maps?</p>		

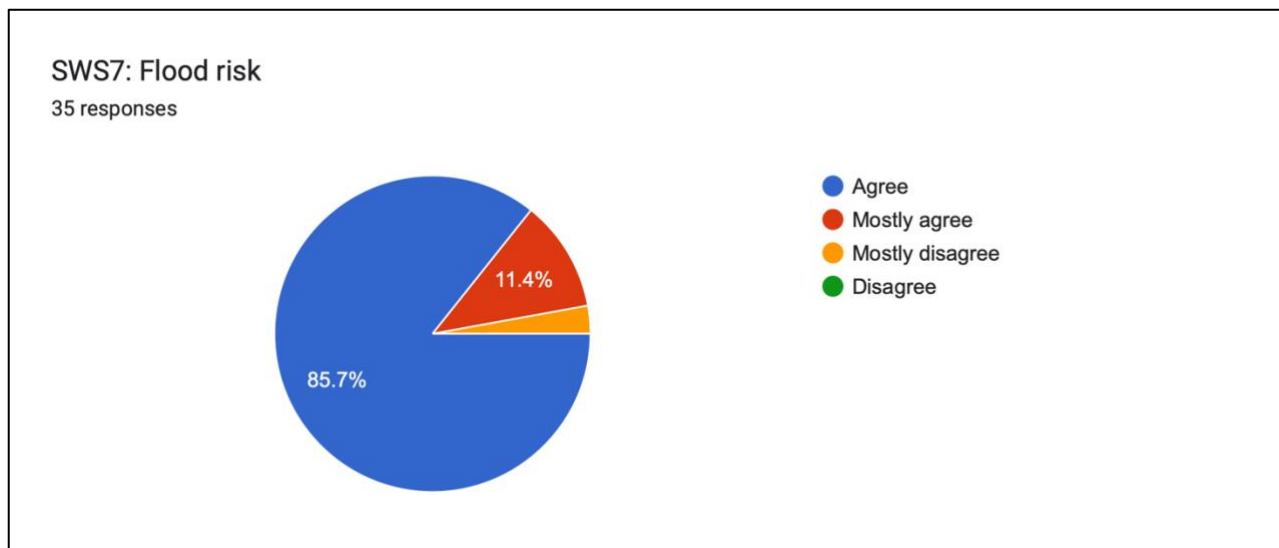
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
50	Norfolk County Council Strategic Planning	Paragraph 8.20	In Paragraph 8.20 under the Biodiversity Net Gain section, the first two sentences state "A minimum of 10 per cent gain in biodiversity will be required either on-site or via enhancement elsewhere within the parish. BNG is mandatory for almost all types of development including housing, commercial development, minor development and from late 2025 also to Nationally Significant Infrastructure Projects (NSIPs)...". As set out in the Environmental Improvement Plan 2025 the mandatory requirement for BNG will come into play in May 2026 for NSIPS covered by the Planning Act 2008. It would be worth updating this paragraph.	Noted. Reference to NSIPs to be updated	Amend accordingly √
51	Individual 14	SWS6	Extend existing hedge from Glebe Farm to Vale	Noted. This could be a future area for enhancement	No change
52	Individual 18	SWS6	The energy infrastructure developments are currently causing light pollution, hopefully temporary, but the parish should work with the companies to keep site lighting minimal, ground facing and warm toned. At the moment it is harsh and disturbs nocturnal wildlife.	Comments noted. The Plan's policy can only be enacted once the Plan is made and sadly the current development is not covered . The Parish Council regularly liaises with the developer.	No change
53	Individual 23	SWS6	A suitably firm final para on P45, which I fully support.	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
54	Individual 24	SWS6	Group to monitor or record biodiversity in surroundings? Continue to preserve conservation area in churchyard.	The Parochial Church Council already manages the areas for the benefit of wildlife.	No change
55	Individual 35	SWS6	Strongly agree that the Plan protects and promotes biodiversity.	Support noted	No change
56	Norfolk Wildlife Trust	SWS6	<p>Policy SWS6: Biodiversity</p> <p>We note in the supporting text that reference is given to blocks of deciduous woodland Priority Habitat.</p> <p>However, we recommend that the following is also included in section 8.16:</p> <ul style="list-style-type: none"> • Good quality semi-improved grassland Priority Habitat • Roadside Nature Reserve (RNR13) This is noted in the citation as having Pyramidal Orchid on it. (This RNR is along the A140, Ipswich Road and Norfolk County Council oversee RNR's.) RNR's are important for scarce and unusual plants, and they act as wildlife corridors for many species, proving invaluable for nature recovery. • The River Tas and surrounding riparian zone. <p>We note in S8.34, pg. 51 that one of the key characteristics of the Tas Rural River Valley include:</p> <ul style="list-style-type: none"> • 'River alternately visible and hidden marked by sparse waterside vegetation including reed filled ditches and narrow woodland belts. The flat, wide, green valley floor is a distinctive feature. • Upper tributary valleys of great ecological richness and importance... 	<p>Comments noted</p> <p>Amend accordingly</p>	Amend accordingly✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>The NPPF requires the planning system to contribute to and enhance the natural and local environment.</p> <p>To ensure robust protection for the natural environment and in light of the above, we strongly recommend that the first sentence also includes explicit protection for Roadside Nature Reserves and the valuable habitat of the River Tas, for example (or similar):</p> <p>'Proposals for new development will be expected to protect and enhance existing ecological networks, wildlife corridors, priority habitats and species, including the River Tas, Roadside Nature Reserves and other sites of high biodiversity value such as the ecologically rich upper tributary valleys'.</p> <p>Buffer zones around protected sites are crucial for minimizing negative impacts and therefore we recommend the following additional wording:</p> <p>'Buffer zones should be implemented around sensitive wildlife sites and sites of high biodiversity value, as appropriate, to protect them from any adverse impacts from development.'</p> <p>We welcome and support the wording regarding wildlife corridors.</p> <p>We recommend that the Local Nature Recovery Strategy (LNRS) is also referenced. Opportunities</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>and priorities for nature restoration within the Neighbourhood Plan boundary should also be in line with priorities identified by the Norfolk Local Nature Recovery Strategy (LNRS). The State of Nature report highlights the significant historical losses that have occurred across the UK and safeguarding what remains of our natural heritage is a vital cornerstone in nature's future recovery.</p> <p>Given the pressures facing biodiversity, we recommend an ambition of 20% Biodiversity Net Gain should be encouraged to provide greater confidence in genuine gains for biodiversity and ensure the successful recovery of nature in Norfolk. We therefore welcome the aspiration towards 20%BNG.</p> <p>We support the wording to enhance existing road verges as these have important ecological value. (Including at GS1.5 of the Design Code.)</p> <p>Due to the known adverse impacts on nocturnal wildlife from light pollution, we welcome the wording in clause g of the Design Policy that 'All external lighting should be kept minimal, at low level and at low intensity', and the wording in this policy that 'development should provide bat, owl and bird boxes and bat friendly lighting to maintaining foraging routes.'</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>However, to ensure robust protection for all nocturnal wildlife, we recommend the addition of the following policy wording, or similar: 'Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats¹: Where lighting cannot be avoided altogether in proposals then it must be designed to avoid light spill onto wildlife roosts, foraging habitat, and commuting routes for bats, birds, and other species.' ¹GN08 Bats and Artificial Lighting</p> <p>We advocate the addition of green roofs/walls to buildings and structures where appropriate as they provide many benefits: increasing biodiversity, reducing run-off, improving air quality and improving thermal performance by providing shading and insulation which contributes to greater energy efficiency.</p> <p>We therefore recommend the following additional wording (or similar): 'Opportunities should be sought for the addition of green roofs and/or green walls, particularly on any new community buildings, and these should be supported where possible.'</p>		



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
57	South Norfolk Council	Policy SWS7: Flood risk (p49)	We would suggest that it could be useful for the policy to include a requirement that SUDs features have a natural rather than engineered appearance.	Noted. Agree to include such wording	Amend accordingly ✓
58	Environment Agency	SWS7	<p>Thank you for your consultation on the Swainsthorpe Neighbourhood Plan. We have had to prioritise our limited resources and must focus on influencing plans where the environmental risks and opportunities are highest.</p> <p>For the purposes of neighbourhood planning, we have assessed those authorities who have “up to date” local plans (plans adopted within the previous 5 years) as being of lower risk, and those authorities who have older plans</p>	Comments noted. The GNLPP which is the local plan covering the parish has been adopted in the last 5 years.	Amend accordingly ✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>(adopted more than 5 years ago) as being at greater risk. We aim to reduce flood risk and protect and enhance the water environment, and with consideration to the key environmental constraints within our remit, we have then tailored our approach to reviewing each neighbourhood plan accordingly. We note the Greater Norwich Local Plan was adopted in 2024.</p> <p>We have identified important environmental constraints within our matrix for currently screening neighbourhood plans that affect this Neighbourhood Plan Area. We are, therefore, providing you with the following advice which identifies opportunities for you to strengthen the Plan and enhance the scope of environmental Objectives considered.</p> <p>Water Resources</p> <p>Although the Neighbourhood Plan does not currently allocate sites for development, we recommend the Plan includes a Policy that captures the important emerging issue of Water Resources in the event of any in-fill development coming forward during the plan period, not yet allocated. The following text should assist you.</p> <p>Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers,</p>	<p>It is not permitted for NPs to impose higher environmental standards than those set out in Local Plans or Building Regulations e.g. water usage</p> <p>This wording would bring the NP into conflict with the adopted LP.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>groundwater and habitats from groundwater abstraction. We recommend you check the capacity of available water supplies with the water company, in line with the 2024 Water Resources Management Plan. The Local Planning Authority's Water Cycle Study and Local Plan may indicate constraints in water supply and provide recommendations for phasing of development to tie in with new alternative strategic supplies.</p> <p>New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the Building Regulations &c. (Amendment) Regulations 2015. However, a higher standard of water efficiency (e.g. 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. We recommend reviewing the Shared Standards in Water Efficiency for Local Plans document, which provides guidance and local evidence to help make a case that more stringent water efficiency policies are justified, feasible and viable. Using the water efficiency calculator in Part G of the Building Regulations enables you to calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 l/p/d requirement. We recommend all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Developments that require their own abstraction where it will exceed 20 cubic metres per day from a surface water source (river, stream) or from underground strata (via borehole or well) will require an abstraction licence under the terms of the Water Resources Act 1991. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. The relevant abstraction licencing strategy for your area provides information on water availability and licencing policy at Abstraction licencing strategies (CAMS process) - GOV.UK (www.gov.uk).</p> <p>Flood Risk</p> <p>Policy SWS7: Flood risk states that “new development should be directed away from areas of the parish at highest risk of flooding from surface water (whether existing or future)”. It should be noted that there are also areas of fluvial flood risk within the Neighbourhood Plan Area. In particular, the boundary extends into areas of Flood Zones 2 and 3 associated with the designated main River Tas. Allocation of any sites and any windfall development delivered through the Plan period should take account of all sources of flooding and follow the sequential approach to development, as set out in the National Planning Policy Framework and the Planning Practice Guidance: Flood Risk and Coastal Change. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of</p>	<p>Suggested wording in relation to all sources of flooding can be accommodate din the supporting text</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>flooding. The strategic flood risk assessment will provide the basis for applying this test.</p> <p>We welcome the requirement for new development to use Sustainable Drainage Systems (SuDS). Developers should reviewed the National standards for sustainable drainage systems - GOV.UK for advice on how to design, maintain and operate SuDS.</p> <p>Published Joint Guidance on Neighbourhood Planning</p> <p>We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning.</p>	<p>Support noted</p> <p>Noted</p>	
59	Water Management Alliance (Norfolk Rivers Drainage Board)	Policy SWS7: Floodrisk	Thank you for consulting the Norfolk Rivers Internal Drainage Board on the Draft Swainsthorpe Neighbourhood Plan. Swainsthorpe falls partially within the Internal Drainage District (IDD) of the Norfolk Rivers Internal Drainage Board (IDB) and therefore the Board's Byelaws apply to any development within or directly affecting the Board's area.	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>The principal function of the IDB is to provide flood protection within the Board's area. Certain watercourses within the IDD receive maintenance by the Board. The maintenance of a watercourse by the IDB is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD. Main Rivers within the IDB are regulated by the Environment Agency. Therefore, I recommend that an applicant proposing a discharge or any other works affecting a main river to contact the Environment Agency. The area outside the Board's' IDD falls within the Board's watershed catchment (meaning water from the site will eventually enter the IDD). The Board will comment on planning for all major developments (10 or more properties) within the IDD watershed that are likely to discharge surface water into a watercourse within the IDD. Under certain circumstances, some major developments outside the IDD boundary may also be regulated by the Board's byelaws.</p> <p>I am pleased to note the inclusion of policy SWS7: Flood Risk, addressing the requirement for development to be directed away from areas identified as being at most risk of flooding from surface water, and stating that developments should be required to use SuDS to achieve lower than greenfield runoff rates. I also welcome the reference to the Internal Drainage Board's regulation within section 8.31.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>We request that the Board is consulted as any planning application comes forward relating to any development within the Board's IDD or with the potential to affect it. For any development site, we recommend that a drainage strategy is supplied which has been considered in line with the Planning Practice Guidance SuDS discharge location hierarchy.</p> <p>Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.</p> <p>The Board may seek to comment on any sites for development which we would consider may impact the Board's area. The Board may or may not choose to comment on site allocations if and when more information is presented.</p> <p>In order to avoid conflict between the planning process and the Board's regulatory regimes and consenting processes where developments are proposed within or partially within a Board's IDD, please be aware of the following:</p> <p>Byelaw 3 - Discharge of Surface Water into the Board's District</p> <ul style="list-style-type: none"> • If a development proposes to dispose of surface water via infiltration, we would recommend that the proposed 		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.</p> <ul style="list-style-type: none"> • If (following testing) a strategy wholly reliant on infiltration is not viable and/or a development proposes to discharge surface water to a watercourse, the proposed development will require consent in line with the Board's byelaws (specifically Byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (available at https://www.wlma.org.uk/uploads/WMA Table of Charges and Fees.pdf). • If a development proposes to discharge surface water to a sewer, I recommend that you satisfy yourselves that this proposal is in line with the drainage hierarchy (as per best practice) and is viable in this location. <p>Byelaw 3 - Discharge of Treated Foul Water into the Board's District</p> <ul style="list-style-type: none"> • If a development proposes to discharge treated foul water to a watercourse, this proposal will require land drainage consent in line with the Board's byelaws (specifically Byelaw 3). <p>Byelaw 10 - Work's within 9m of Board Maintained Watercourse/s</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<ul style="list-style-type: none"> • Should any development include works within 9 metres of a Board maintained watercourse, consent would be required to relax Byelaw 10 (no obstructions within 9 metres of the edge of drainage or flood risk management infrastructure). <p>Section 23 of the Land Drainage Act (1991) and Byelaw 4- Alterations Proposed to a Watercourse</p> <ul style="list-style-type: none"> • Should any development include works to alter a Board maintained watercourse, consent will be required under the Land Drainage Act 1991 (and Byelaw 4). • Should and works be proposed to alter a riparian watercourse, consent would be required under Section 23 of the Land Drainage Act 1991 (and Byelaw 4). <p>For developments outside a Board's IDD but within its watershed catchment, where surface water discharges have the potential to indirectly affect the Board's IDD, we would offer the following advice:</p> <ul style="list-style-type: none"> • If it is proposed that a site disposes of surface water via infiltration, we recommend that the viability of this proposal is evidenced. As such we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency. • If it is proposed to discharge surface water to a watercourse within the watershed catchment of the 		

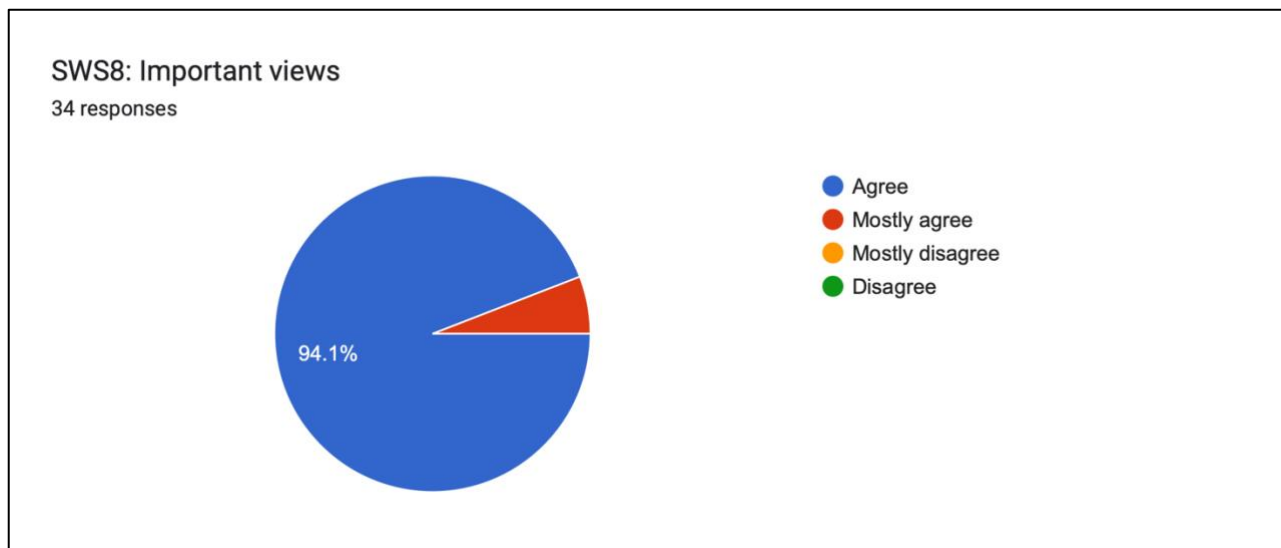
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Board's IDD, we request that this discharge is facilitated in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.</p> <p>The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per the National Planning Policy Framework). For further information regarding the Board's involvement in the planning process please see our Planning and Byelaw Strategy, available online.</p> <p>If you require any further information or would like to discuss the Board's regulation in more detail, please do not hesitate to contact us.</p>		
60	Norfolk County Council – Local Lead Flood Agency	SWS7	<p>The LLFA welcomes that the Swainsthorpe Neighbourhood Plan 2026 - 2046 Regulation 14 Version Pre-submission DRAFT for consultation December 2025 and its 11 no. proposed policies make reference to the need for developments to consider and mitigate against flood risk from various sources including surface water and fluvial flooding whilst also give consideration to sustainability and the implications of climate change. However, we note that no references have made in the Regulation 14 document to the consideration</p>	Comments noted Agree to include references to flooding from groundwater in Policy SWS7 – it does not need to be repeated in other policies	Amend accordingly✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>of flooding from groundwater. Policy SWS1: Design, Policy SWS5: Green Spaces, Policy SWS6: Biodiversity, Policy SWS7: Flood Risk, Policy SWS9: Mitigation the Impacts of major energy projects and Policy SWS11: Centre of the Village, and their supporting text, are identified as being of the most relevance to matters for consideration by the LLFA.</p> <p>The LLFA particularly welcomes the inclusion of Policy SWS7: Flood Risk within the Regulation 14 document which specifically relates to the need for new developments to consider and mitigate against flood risk, along with highlighting the need and wider benefits of the inclusion of Sustainable Drainage Systems (SuDS) within development proposals, along with welcoming further references made to these matters within other policies including Policy SWS1: Design Policy SWS6: Biodiversity and Policy SWS11: Centre of the Villages.</p> <p>Furthermore, the LLFA welcomes references made in the document to the need for developments to take into account guidance from organisations such as NCC LLFA and the relevant IDB relating to flood risk including references to 'Norfolk County Council LLFA Statutory Consultee for Planning: Guidance Document within the Neighbourhood Plan (the most relevant updated version depending on the timeframe for the preparation and adoption of the final Neighbourhood Plan document) regarding surface water risk and drainage for</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>any allocated sites or areas of proposed development, available from the "Information for developers" section of the Norfolk County Council website.</p> <p>The LLFA welcome references to the Swainsthorpe Neighbourhood Plan Regulation 14 Document complimenting Strategic Policies included those within the Greater Norwich Local Plan (GNLP) and the National Planning Policy Framework (NPPF).</p> <p>The LLFA are not aware of AW DG5 records within the Parish of Swainsthorpe, however, this will need to be confirmed with/by Anglian Water.</p> <p>4.6. According to LLFA datasets (extending from 2011 to present day) we have 1 no. record of internal flooding and 3 no. records of external/anecdotal flooding in the Parish of Swainsthorpe. The LLFA highlight the importance of considering surface water, groundwater and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area. We note that all external flood events are deemed anecdotal and have not been subject to an investigation by the LLFA.</p> <p>According to Environment Agency datasets, there are areas of localised surface water flooding (ponding), as well as surface water flowpaths present within the Parish of Swainsthorpe.</p> <p>Our records also indicate that there are a number of ordinary watercourses present within the Parish of Swains Thorpe, some within the Norfolk Rivers IDB area, along with an EA main River (River Tas) situated to the east of the</p>		

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			<p>parish. It is also noted that the majority of the parish lies within Flood Zone 1, apart from an area to the east associated with the River Tas which falls within Flood Zone 3. The LLFA welcome that flood risk mapping (Figures 24, 25, 26 and 27) has been included in the neighbourhood plan document. The LLFA recommend that mapping be provided for all sources of flooding, with any mapping covering the entirety of the Neighbourhood Plan Area. Information on this and associated tools/reference documents can be found at:</p> <ul style="list-style-type: none"> • GOV.UK – Flood map for planning • GOV.UK – Check your long term flood risk • Norfolk County Council (NCC) – Flood and Water Management Policies <p>Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document</p>		
61	Norfolk Wildlife Trust	SWS7	<p>Policy SWS7: Flood Risk</p> <p>Sustainable Urban Drainage Systems (SuDS) are extremely important in reducing flood risk, reducing pollution locally, increasing biodiversity and when used effectively can provide habitat connectivity.</p> <p>We therefore support the policy wording that 'All new development, including minor development, is required to use appropriate sustainable drainage systems.. and biodiversity benefits.'</p>	Support noted	No change
62	NHS Norfolk & Waveney - Strategic Estates	SWS7	<p>Policy SWS7 (Flood Risk): This policy indirectly impacts healthcare. The policy seeks to direct housing development away from areas at the highest risk of</p>	Support noted	No change

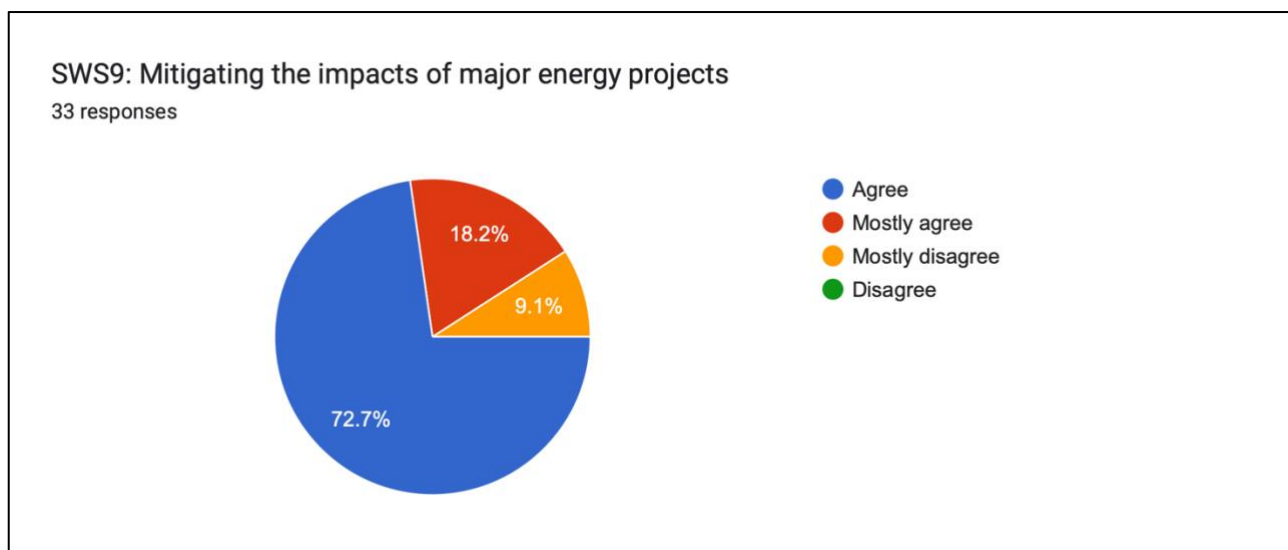
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			flooding. This can have beneficial effects on anxiety, depression and general mental health of residents.		
63	Individual 24	SWS7	The centre of Swainsthorpe is in an elevated position & therefore less at risk than perhaps the area around Swainsthorpe Hall & the river Tas. Not any significant risk.	Comments noted	No change
64	Individual 33	SWS7	Concerns about loss of land and flood plains. Any new developments could impact homes and businesses.	Noted. The NP (and LP) do not identify Swainsthorpe as a location for new development	No change
65	Individual 34	SWS7	It would help our road if the drains and ditches were kept clear, as we have numerous areas along the route that regularly flood due to heavy rain e.g. the corner near The Birches for one.	Comments noted. This is a matter for NCC Highways and the appropriate landowners.	No change



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
66	South Norfolk Council	Policy SWS8: Landscape Character and Important Public Local Views (p56)	<p>View 1: It appears that that the view being described is becoming less obvious due to the growth of the local vegetation; a quick review on Google indicates that the illustrative image in the Neighbourhood Plan might be out-of-date. If the intention is to retain the open view, then the policy might not be feasible for this view.</p> <p>View 4: The illustration for this appears to show new woodland planting in the field. If so, the view required to be safeguarded is likely to disappear within the next ten years or so (and therefore within the Neighbourhood Plan period).</p>	<p>Noted. It is considered that this photograph is adequate for this as the vegetation may well change.</p> <p>It is anticipated that this view will remain as the woodland is to be managed</p>	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
67	Norfolk County Council Strategic Planning	Views Map Figure 30	As a general point, Figure 30: Important Public Local Views could be clearer the quality is not great when zooming in on the PDF.	Noted. Map to be reviewed	Review Map ✓
68	Individual 3	SWS8	Road speed on Church Road needs to cut to 20 from 30	Noted. However speeding is not an issue within the scope of the NP	No change
69	Individual 11	SWS8	I am afraid this all comes too late. Much of the landscape character has been damaged by the number & size of developments to service the green energy movement.	Comments noted. It is acknowledged that the current energy developments have preceded the development of the Plan	No change
70	Individual 12	SWS8	Strongly agree that Hickling Lane should be downgraded from a BOAT to a bridleway.	Noted. This is a matter for NCC Public Rights of Way	No change
71	Individual 15	SWS8	All worth preserving.	Support noted	No change
72	Individual 18	SWS8	The views are important.	Support noted	No change
73	Individual 24	SWS8	So very important, especially the view of St Peter's across the fields from the A140. Bridleways, rural paths should be preserved. View of St Peter's on entering village from A140 especially attractive.	Support noted. This View is covered by the existing suite of proposed views	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
74	Individual 33	SWS8	Need to be protected for the well being of the residents. Especially as Swainsthorpe is baring the brunt of green energy projects!	Comments noted	No change



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
75	South Norfolk Council	Para 8.48 - 8.53 (page 59-60)	Paragraph 8.48: The South Norfolk Landscape Susceptibility SPD does not address biodiversity, construction traffic, or associated noise. Its scope is limited to assessing South	Noted	Amend accordingly√

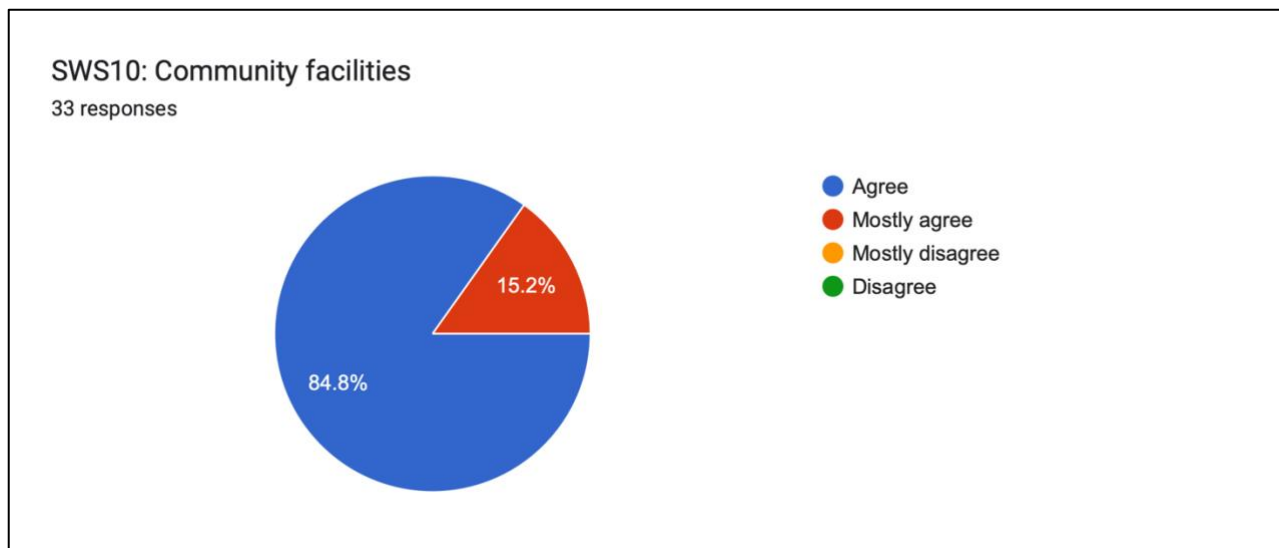
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Norfolk's landscape susceptibility to the specified energy developments and does not consider other issues such as biodiversity, construction impacts, or noise.</p> <p>Paragraph 8.52: The SPD has since been updated following public consultation and now includes additional assessments for larger-scale solar (50MW+) and large-scale battery storage (1ha+).</p> <p>Paragraph 8.53: The draft SPD is scheduled for Cabinet, for adoption, on 12 January 2026, followed by Full Council on 9 February 2026.</p> <p>It is recommended that the phrase '<i>both in terms of landscape and biodiversity</i>' be removed from the end of this paragraph, as the SPD does not consider biodiversity. Such matters will be addressed through the planning application process.</p>	<p>Noted – update accordingly</p> <p>Noted. The paragraph can be reworded to make it clear what the SPD covers but also retain those elements as important issues to be considered in any applications</p>	
76	South Norfolk Council	Policy SWS9: Mitigating the impacts of energy projects (p61)	<p>The policy/supporting text should make it explicit that it does not relate to Nationally Significant Infrastructure Projects (NSIPs) as this is 'excluded development' in relation to neighbourhood planning. See section 61K of <u>Schedule 9 of the Localism Act 2011</u>.</p> <p>Suggest adding, '...in accordance with national policy' at the end of the final paragraph.</p>	Noted. This will be made more explicit	Amend accordingly✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
77	Norfolk County Council Strategic Planning	SWS9	Regarding Policy SWS9 - Mitigating the impacts of energy projects, the policy is supported in principle, however, reference to Biodiversity Net Gain (BNG) should be taken out as this matter is covered in existing legislation (the Environmental Act 2021) for appropriate applications determined under the Town and Country Planning Act application; and as mentioned above will soon (May 2026) be a mandatory requirement for all Nationally Significant Infrastructure Projects (NSIP) scale development. For clarity at the start of Policy SWS9, the wording could indicate that all future energy and infrastructure projects including extensions to existing projects should have regard to "the impact on the neighbourhood area....." 2.6 In practice it is not certain whether there is likely to be any further major infrastructure and energy projects in the area; although as suggested above there could be extension works to existing projects e.g. substations nearby.	Comments noted See responses above on this policy	No change
78	Individual 11	SWS9	See SWS8 above - the damage has been done + is irreparable. *FPC Bess on Electrical Infrastructure guide is wrongly coloured.	Noted. It is accepted that the current developments precede the introduction of the NP	No change
79	Individual 14	SWS9	Can we as a village put on urgently some TPOs. Would it be possible to see the existing wildlife fencing outlined on s larger plan to include existing solar farm.	TPO identification lies outside of the NP process, however the PC can apply to SNC	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
				for them to be served.	
80	Individual 15	SWS9	Our footpaths are already in trouble.	Noted. The NP policies seek to retain existing paths	No change
81	Individual 16	SWS9	Energy projects should 'blend in' with the local environment and not be stark.	Noted. The NP policy seeks to achieve this for any future developments	No change
82	Individual 17	SWS9	Battery storage by Hickling Lane an eyesore!	Noted	No change
83	Individual 18	SWS9	We should not give weight to benefits associated with (solar farms) and their contribution to a net zero future. They are not sustainable - the mining overseas, the panel short life span and lack of recyclability at the end means that they require too much overall industrialisation to contribute to global net zero. Solar should be on carparks and warehouse roofs - not farmland.	Noted. The installation of solar panels on industrial, farm buildings and car parks is supported. However this would not generate the required levels of energy and applications for ground based solar will still be submitted	No change
84	Individual 19	SWS9	Fully agree, however would add that the existing (now enhanced pylons) produce a significant power hum which	Noted. The current	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			has significant negative impact on neighbouring properties. Operational noise ongoing has not been recorded by the developer or planning authority.	development lies outside of the NP scope however the issue of noise can be explored in the policy	
85	Individual 24	SWS9	Difficult not to be a NIMBY when village seems to be encircled by major energy projects but entreat PC to fight vigorously for best outcomes in terms of aesthetics.	Support noted	No change
86	Individual 33	SWS9	The green energy projects are damaging the road surfaces and fracturing our mains water pipes. Not what I would call environmentally friendly.	Noted. The current development lies outside of the NP process	No change
87	Individual 35	SWS9	Companies/organisations involved must be held to account to ensure they completely discharge their duties in respect of their impact of developments.	Noted. The discharge and implementation of conditions is a function of SNC, however the PC can draw their attention to matters if a breach occurs.	No change
88	Norfolk Wildlife Trust	SWS9	Policy SWS9: Mitigating the impacts of energy projects In S3.11 we note that 'Whilst wishing to support green energy, many residents are concerned about the effects on the village during construction, the potential loss of food production and the effects on wildlife and eco-systems...'	Noted. Amend accordingly	Amend accordingly✓

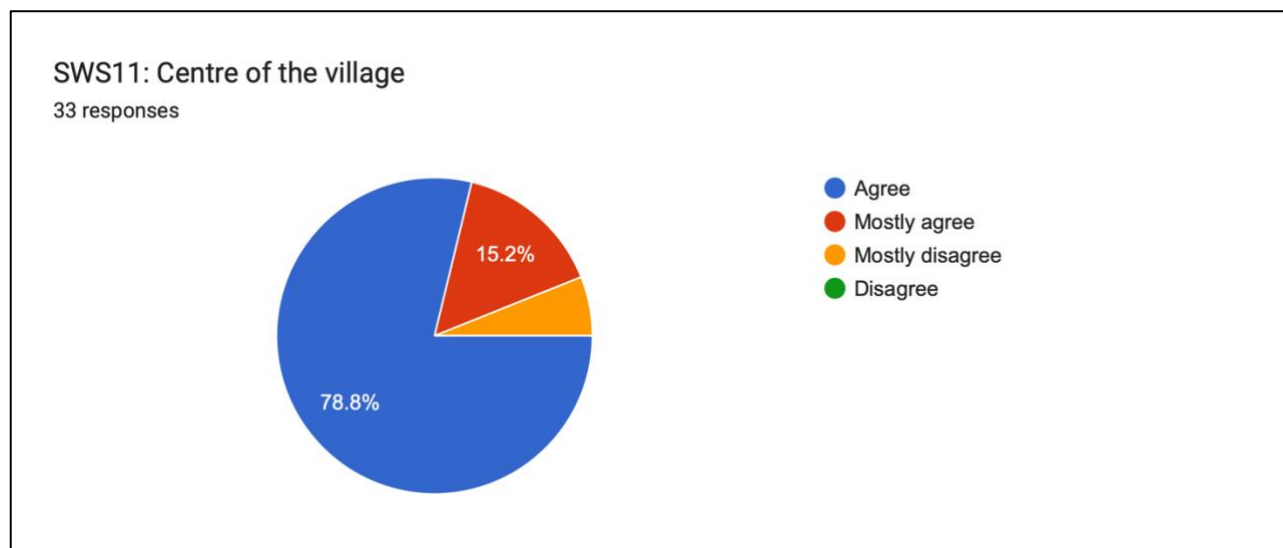
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Regarding potential effects on wildlife from energy projects, we recommend some additional policy wording to reflect the following:</p> <p>All energy projects should seek to avoid/minimise any adverse impacts on the natural environment.</p> <p>Regarding solar farms, we recommend that high-value conservation sites, including designated sites should be avoided. The Local Nature Recovery Strategy (LNRS) should also be used to inform site selection. Once a site is selected and approved, opportunities to enhance local biodiversity should be maximised with existing ecological features retained. Appropriate species-rich buffers (at least 15m wide) should be used around the margins of solar farms and these buffers should be maintained as dark corridors for wildlife.</p>		



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
89	South Norfolk Council	Policy SWS10: Community facilities (p64)	How does paragraph 2 of the policy relate to Policy DM 3.16 'Improving the level of community facilities' of SNC's Development Management Policies? The latter states that change of use will only be permitted where it can be demonstrated the use is no longer viable or ' <i>adequate other facilities already exist within a reasonable distance to meet local needs</i> '. SWS10, however, substitutes the latter for ' <i>where an improved or equivalent facility can be located elsewhere in the parish</i> ', which is arguably a weaker stance.	Noted. Some concerns over this wording as what is a reasonable distance? If the Parish were to lose one of its existing facilities as a meeting place would the fact there is one in Newton Flotman	No change

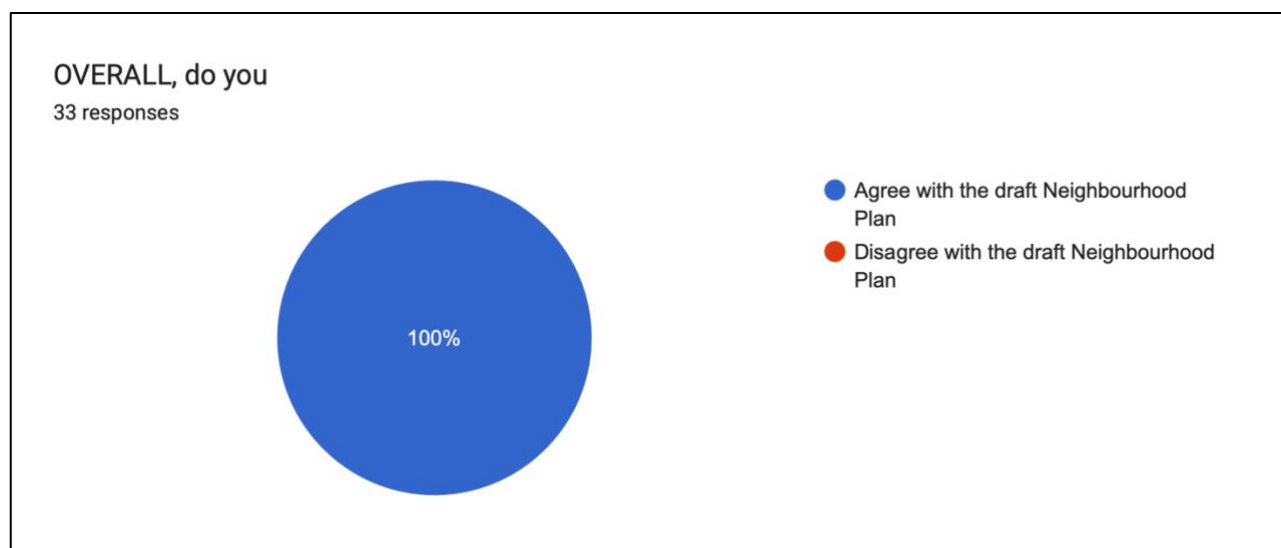
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
				mean that this could be granted? This would not be acceptable and so the wording is not accepted.	
90	NHS Norfolk & Waveney - Strategic Estates	SWS10	<p>Policy SWS10 (Community Facilities): This policy seeks to protect existing community facilities and supports the development of new ones, ensuring that the community has access to essential services and social spaces.</p> <p>The plan does not provide specific details on primary care capacity and infrastructure needs due to no GP practice or health facility being present in the boundary of this neighbourhood plan. However, it emphasises the importance of maintaining and enhancing community facilities and green spaces, which indirectly support residents' health_.</p>	<p>Support noted</p> <p>These are located outside of the Neighbourhood Area</p>	No change
91	Individual 18	SWS10	Not sure how a village hall can be created with off-street parking without reducing either church views or allotments.	Noted. Such a proposal would need to consider environmental and heritage impacts carefully	No change
92	Individual 24	SWS10	Sadly lacking at present. Would like to see community bus, as main road at some distance from	Noted. However the provision of bus services lies outside	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			main road bus, or existing bus service to serve village up to The Vale.	of the scope of the NP	
93	Individual 33	SWS10	The Church I believe should continue to be used for community activities. Or else it will become redundant and we could lose it.	Noted	No change



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
94	South Norfolk Council	SWS11: Centre of the Village (p65)	There is some duplication between subsections of policy SWS11 and other policies within the Plan (particularly Policy SWS1). Should this be more specific?	Comments noted . However on review of this and other comments it is proposed to remove this policy as it is an aspiration not a firm proposal.	Remove policy ✓
95	Individual 18	SWS11	I'm concerned about plans for a carpark in the village centre. Ugly and no space to put it without spoiling the village centre.	Noted. On reviewing comments on this Policy it is proposed to remove it from the NP.	Remove policy ✓
96	Individual 23	SWS11	Any community/village hall will be best placed outside the centre of the village.	Noted. See response on this policy above	No change
97	Individual 24	SWS11	The village signpost & green area is very attractive. Extension to church to provide a warm space for meetings etc. Car parking an issue but happy to see allotments moved to provide space. Reduce speed to 20mph.	Support noted. However speeding lies outside of the scope of the NP	No change
98	Individual 29	SWS11	May I share my concerns for a proposed village hall separated from the church - St Peters is our proudest asset and has been the centre of the community for over 800 years. The idea to convert it to a joint place of worship / community space was a very good one. It still remains the undisputed centre of our village and we all benefit. I presume this brings in some much needed extra income to help with the maintenance and preservation of this magnificent building. Moving activities to another site, could result in the church	Comments noted. After reviewing this and other comments on this policy it is proposed to remove this policy.	Remove policy ✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			being moth balled and allowed to slip into rack and ruin. If there was the cash for such a project, I for one would be far more in favour of it being spent improving the church itself, eg extending for a kitchen / meeting room and permanent toilets. I am also not in favour of any car parking as a few cars parked along the road once a month hardly qualifies as a mild inconvenience let alone a big problem that needs a resolution.		
99	Individual 33	SWS11	We have a lovely village centre and thank you to those who maintain it.	Noted	No change




Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
100	NHS Norfolk & Waveney - Strategic Estates	General	<p><u>Introduction</u></p> <p>Thank you for consulting the Norfolk and Waveney Integrated Care System (ICS) strategic estates workstream on the neighbourhood development plan. The following comments are on behalf of the Norfolk and Waveney ICS, incorporating Norfolk & Waveney Integrated Care Board (ICB), Norfolk Community Health and Care (NCHC), Norfolk & Norwich University Hospital NHS Foundation Trust, and Norfolk and Suffolk NHS Foundation Trust.</p> <p><u>Existing Healthcare Position Proximate to the Proposed Development Plan Area</u></p> <p>The local Primary Care Networks (PCN) that cover the health needs of the Swainsthorpe Neighbourhood area residents is the South Norfolk Hip. This network is a group of GP practices that work together, and with wider health and care providers, to deliver a wider range of services to the local population.</p> <p>Alongside the service providers listed in the introduction, and in terms of physical infrastructure local to Acle residents, Acle is located within the catchment area of the following GP practices: The Humbleyard practice: Mulbarton, Newton Flotman Surgery and Old Mill & Millgates Practice. The nearest Dental surgery is located in Mulbarton as is the nearest pharmacy. In respect of community health services these are located further North in Norwich or South of Swainsthorpe in Long Stratton.</p>	Comments noted	No change

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			<p>Mental Health services can also be found in the Long Stratton health centre and Mulbarton as clinics.</p> <p><u>Review and Assessment of the Proposed Development Plan</u> The Plan sets out the parish vision, objectives, and policies across a number of key themes which sums up the communities aim for the future.</p> <p>Swainsthorpe is not expected to see large growth in regard to housing (55 dwellings in the South Norfolk Village Clusters Housing Allocations Plan) and what is allocated is mainly designated to Newton Flotman which is falls under a single village cluster with Swainsthorpe. There is no GP practice or health facility within the settlement boundary.</p>		
101	NHS Norfolk & Waveney - Strategic Estates	General	<p>Suggested Additions (requested wording)</p> <p>Primary Care Facilities: Include a policy that addresses the need for primary care facilities for the residents of Swainsthorpe. This could involve collaborating with local health authorities to ensure that residents have access to nearby essential health services. The Policy should also state support from the parish for the use of CIL and/or S106 developer contributions towards nearby healthcare infrastructure as and when required, to ensure sustainable healthcare provision for the neighbourhood boundary residents.</p> <p>Health Impact Assessments: The Neighbourhood plan could also introduce a requirement for health impact</p>	<p>Comments noted.</p> <p>The NP can only have policy or text which related to the Neighbourhood Area. It is also not a function of the NP to distribute CIL.</p>	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>assessments as per the local plan guidance for new developments to ensure that they contribute positively to the health and well-being of residents.</p> <p>Active Travel Infrastructure: Strengthen policies related to active travel by including specific targets for the development of walking and cycling infrastructure, such as the number of new footpaths or cycle paths to be created, with appropriate wayfinding and access to recreational activities.</p>	<p>Noted. This would repeat Local Plan policy and therefore is already covered.</p> <p>This is very hard to do in practice as it would require activity outside of the Neighbourhood Area</p>	
102	NHS Norfolk & Waveney - Strategic Estates	General	<p>Conclusion</p> <p>The Swainsthorpe Neighbourhood Plan demonstrates commitment to supporting the health and wellbeing of its residents through policies on design, green spaces, active travel, and community facilities. While the area is not expected to experience significant housing growth and does not host a GP practice or health facility within its boundary, the plan's emphasis should be on accessible & adaptable design, enhancement of public rights of way, and protection of green spaces which will contribute positively to both physical and mental health outcomes.</p> <p>However, to ensure sustainable healthcare provision for current and future residents, it is recommended that the plan specifically addresses the need for sustainable local primary care facilities and should consider supporting the</p>	<p>The NP can include some text in respect of support for primary health care in the parish chapter however it is not appropriate for a NP policy</p>	<p>Amend paragraph 3.10 accordingly✓</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>use of developer contributions via CIL and/or S106 to support nearby healthcare infrastructure.</p> <p>By adopting the suggested additions, the Swainsthorpe Neighbourhood Plan can better align with local health priorities and ensure that the evolving needs of the community are met in a sustainable manner.</p>		
103	Network Rail	General	<p>Thank you for consulting Network Rail (NR) on the Swainsthorpe Neighbourhood Plan.</p> <p>NR notes that an operational railway line runs through the parish of Swainsthorpe. This includes a public level crossing on Church Road and a disused railway station within the parish boundary.</p> <p>The Church Road level crossing is a Public Highway Automatic Half Barrier (AHB) crossing with the following characteristics:</p> <ul style="list-style-type: none"> • Location: Church Road, Swainsthorpe (OS Grid Reference: X: 621778, Y: 301104) • Usage: approximately 917 vehicles and 65 pedestrians/cyclists per day • Collective risk rating: 3 (Very High), serving both passenger and freight trains • Line speed: 100 mph, with an average of 91 trains per day 	<p>Comments noted.</p> <p>It is appropriate to include a reference to the impacts of development on the crossing as suggested.</p>	<p>Amend supporting text to SWS2 accordingly √</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			 <p data-bbox="703 703 1547 775"><i>Image 1: Map of Swainsthorpe showing Church Road Level Crossing</i></p> <p data-bbox="703 810 1541 1058">Given the existing risk profile of the level crossing, NR considers it essential that any development proposals within the parish that are located near the operational railway or associated infrastructure, or which may result in increased use of the Church Road level crossing (including vehicular, pedestrian, or cycle movements), are subject to early engagement and consultation with NR.</p> <p data-bbox="703 1093 1541 1302">In particular, NR requests that the Town Planning team is consulted on any proposals that may affect the operational railway, railway land, or railway infrastructure, or that could impact the safety, operation, or usage of the Church Road level crossing. Consultation should be directed to townplanninganglia@networkrail.co.uk.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			NR welcomes continued engagement on the Neighbourhood Plan and thanks the Council for the opportunity to comment.		
104	National Highways	General	<p>Thank you for consulting National Highways on the above mentioned Neighbourhood Plan.</p> <p>National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).</p> <p>It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.</p> <p>Notwithstanding the above comments, we have reviewed the document and note that the details set out within the document are unlikely to have a severe impact on the operation of the trunk road and we offer No Comment.</p>	Comments noted	No change
105	Natural England	General	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood</p>	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p> <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>affected by the plan before determining whether a Strategic Environmental Assessment is necessary. Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.</p> <p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p>		
106	National Gas (Avison Young)	General	<p>Swainsthorpe Neighbourhood Plan Regulation 14 Consultation November 2025 – January 2026 Representations on behalf of National Gas Transmission Central Square Forth Street Newcastle upon Tyne NE1 3PJ T: +44 (0)191 261 2361 F: +44 (0)191 269 0076 avisonyoung.co.uk National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Gas Transmission National Gas Transmission owns and operates the high-pressure gas transmission system across</p>	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p>National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • https://www.nationalgas.com/land-and-assets/network-route-maps <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p> <p>Distribution Networks</p> <p>Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Further Advice</p> <p>Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included.</p>		

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107	Norfolk County Council (Public Health)	General	"Thank you for consulting Norfolk County Council Public Health regarding Swainsthorpe's Neighbourhood Plan. The Health in Neighbourhood Plans guidance can support communities to embed health in their plans and includes examples of good practice. If you have any specific questions, please do not hesitate to contact us at phplanning@norfolk.gov.uk .	Comments noted	No change
108	Individual 11	General	I applaud the work & endeavour that has resulted in this excellent plan. I do fear for its efficacy, given Central Government proposed possible planning reforms & its determination to push ahead with infrastructure projects in support of its green energy strategy.	Comments noted	No change
109	Individual 12	General	Very comprehensive and well thought out.	Support noted	No change
110	Individual 15	General	Wonderful work!	Support noted	No change
111	Individual 23	General	The Steering Group has my admiration and gratitude for this work!	Support noted	No change
112	Individual 28	General	Thanks to the Neighbourhood Plan team who worked on this.	Support noted	No change
113	Individual 33	General	On the whole I do agree with the Neighbourhood Plan.	Support noted	No change
114	Norfolk County Council – Local Lead Flood Agency	General	Allocation of Sites We would expect that the Neighbourhood Planning Process provide a robust assessment of the risk of flooding, from all sources, when allocating sites. It is not evident to the LLFA that this has been undertaken in respect of any site allocations (however it is noted that no housing is being allocated within the document). If a risk of flooding is identified then a sequential test, and exception test where required, should be undertaken. This would be in line with Planning Practice Guidance to ensure that new	Noted. However no site allocations are proposed in this plan	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			development is steered to the lowest areas of flood risk. However, any allocated sites will also still be required to provide a flood risk assessment and / or drainage strategy through the development management planning process.		

Other chapters

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
115	South Norfolk Council	Section 2, 'Local planning policy' (p8)	Given that work is now commencing on a review of the Greater Norwich Local Plan and that this updated, strategic Local Plan will be adopted within the Neighbourhood Plan period (which looks beyond that of the current GNLP), it would be useful to add a paragraph noting the fact. The updated GNLP will be looking to make further housing allocations across Broadland, Norwich and South Norfolk to meet the additional need for housing derived from the methodology within the most recent NPPF.	This section can be updated as appropriate	Amend accordingly √
116	Norfolk County Council Strategic Planning	Chapter 2	As the qualifying body may be aware on 16 December 2025 the Ministry of Housing Communities & Local Government (MHCLG) launched its consultation of the proposed reforms to the National Planning Policy Framework (NPPF) and	Comments noted. The NP will make reference to the most up to date local and national policy	Update accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>other changes to the planning system. This is still live and the deadline for this consultation is the 10 March 2026. This may have implications to the submission version of the Neighbourhood Plan (NP). For example, supporting text may need to be altered throughout where NPPF paragraph numbers have been quoted if a new version of the NPPF is published before the NP has reached examination.</p> <p>The Greater Norwich Local Plan (GNLP) is currently undergoing initial work on reviewing the plan. This is worth mentioning in Para 2.4 under subheading Local planning policy.</p>	available at the time of writing	
117	South Norfolk Council	'Community Projects', Para 5.10 (pp. 21-22)	<p>It is positive to see that residents' concerns have been acknowledged and translated into proposed projects within the Neighbourhood Plan. At present, these projects are presented as a list but as Community Planning Projects Officer, I would be happy to assist in developing these into a detailed project action plan. This would include information such as key actions to get the project started, potential funding options and key stakeholders. This could be incorporated into the Neighbourhood Plan or produced as a standalone document to support the effective delivery of these projects.</p>	Support welcomed.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
118	South Norfolk Council	Objective 1 & Para 6.2 (pages 19 & 23)	Objective 1 states, 'To support very limited infill development...'. Although this isn't policy wording, it does set quite a high constraint on future development in the parish and could be viewed as not planning positively for the future. At the end of the last sentence of paragraph 6.2 (p23), we suggest that the word 'considered' is added, i.e. ' <i>...increase the likelihood that proposed development in Swainsthorpe will be <u>considered</u> acceptable</i> '.	Noted. However this is not inconsistent with the position of Swainsthorpe in the current settlement hierarchy Agree to reword	No change Amend accordingly √
119	South Norfolk Council	Para 6.4 (p23)	In the first sentence, should 'well designed place' read 'well designed places'?	Agreed . Amend accordingly	Amend accordingly √
120	South Norfolk Council	Para 6.10 (p24)	Just to note that this paragraph will need updating as the SPD and the Neighbourhood Plan progresses.	Noted. This will be updated as appropriate	Amend accordingly √
121	Norfolk County Council Strategic Planning	Chapter 10 Implementation and Monitoring	It is noted that in Chapter 10 – Implementation and monitoring reference is made to planning obligations in Para 10.2. We suggest referring to the Norfolk County Council Planning Obligation Standards in the supporting text here also- Planning obligations - Norfolk County Council.	Agreed – this can be added	Amend accordingly √