

SAHM TONEY NEIGHBOURHOOD **DEVELOPMENT PLAN**

2019 – 2036



REGULATION 14 PRE-SUBMISSION

PUBLICATION

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Figure 1: Our village - Saham Wood looking east from Hills Road





Figure 2: Our village – Broom Hall parkland looking south-west from Richmond Road



Figure 3: Our village – St. George's Church seen from the south on Richmond Road and The Old Bell Inn, Bell Lane

i. THE NEIGHBOURHOOD PLAN STEERING COMMITTEE

The following people comprise the steering committee for the preparation of this Neighbourhood Plan and its accompanying documents, and the organisation of consultation events, etc.

Preparation of the Plan	Approval of the work
Chris Blow, Parishioner, Work Group leader	Brian Hinkins, Chair, Saham Toney Parish Council
Andrew Walmsley, Parishioner, Work Group member	Nick Creek, Deputy Chair Saham Toney Parish Council
Brian Mitchell, Saham Heritage, Work Group member	Martin Bohn, Parish Councillor
Chris Darge, Parishioner, Work Group member	Roger Harrold, Parish Councillor
Trevor Bunce, Work Group member	Treasurer
	Mrs Jill Glenn, Clerk to the Parish Council



ii. ACKNOWLEDGMENTS

Thanks are due to all villagers, organisations and others who by participating in various consultations and events have helped shape this Plan.

In addition, we particularly thank:

- Our main consultant Rachel Hogger, of Modicum Planning, for her comprehensive review of our documents, her incisive comments and her constructive support and advice, all of which have helped us strengthen the Plan and give it a sounder basis;
- Ann Skippers, who carried out a comprehensive health check of the Plan and its supporting documents and gave us very good advice;
- Lucy Batchelor-Wylam, who prepared a village character assessment for us, and helped us prepare a village design guide, both of which inform and support the core focus of this plan;
- Susan Heinrich, the Neighbourhood Planning Co-ordinator at Breckland Council, for helping to steer us through the whole process;
- James Mann, Jemma Marsh and Sarah Robertson, from the Breckland Council Policy Group, for their help and advice in understanding the many nuances of the Breckland Local Plan;
- Jo Beech and Charlotte Simpson at AECOM who carried out independent site assessments for us;
- Mrs. Shelley Mitchell, whose home-made biscuits fuelled the weekly Work Group meetings.



Figure 4: Our village – 19th century cottages on Richmond Road and Bristow's Tower Mill, Ovington Road, seen from the east

1. FOREWORD

On behalf of Saham Toney Parish Council and the Neighbourhood Plan Steering Group welcome to the Saham Toney Neighbourhood Plan, which deals with land development in the parish over the period up to 2036.

While some may not want any changes to Saham Toney, development is nothing new. At various times our predecessors faced similar challenges. What they perhaps thought to be too modern, we now consider to be picturesque and worth preserving. So Saham Toney will continue to adapt and develop, and the purpose of this Neighbourhood Plan is to give us all the chance to influence and shape how that happens.



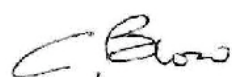
On behalf of the Parish Council and residents of Saham Toney I would like to thank those who have worked so hard in the production of the Neighbourhood Plan and the wider community for their ideas and participation which have shaped and determined the vision, objectives and policies that will help determine the future of the parish.



Councillor Brian W Hinkins

Former Chairman, Saham Toney Parish Council

On behalf of the small group of parishioners who have written this Plan, we hope it addresses the issues that matter to villagers, while at the same time supporting the need for our village to develop in order to continue to thrive. This Plan very much supports the principle of the right development in the right places, and conversely seeks to avoid the wrong type of developments in the wrong places. We hope the Plan's policies make clear how both of those objectives may be achieved in a way that fairly and objectively balances the aspirations of landowners and developers with the views of parishioners; and that they set out a clear and practical set of criteria that may be readily implemented by those responsible for deciding planning matters.



Chris Blow

Work Group Leader, Saham Toney Neighbourhood Plan Steering Committee

Note 1: If viewing this document on screen you can navigate to any section by Ctrl+ Click to follow its link in the Contents list.

Note 2: In all parts of this Plan the term "emerging Local Plan" indicates the consultation version published by Breckland Council on 18 February 2019.

2. INTRODUCTION TO THE PLAN

2.1 The purpose of preparing this Neighbourhood Plan is to give the Parish formal legal influence over the use of land, and especially over applications for development. It seeks to exert that influence in a positive, sustainable manner that the Parish Council and the local community deems most appropriate, whilst complying and conforming with strategic national and district planning policy.

2.2 This Plan positively supports development. In the case of residential housing, it does that by allocating sites and by exceeding the Local Planning Authority's minimum allocation as set out in the emerging Local Plan.

2.3 Neighbourhood planning was introduced by the Localism Act of 2011 and the Neighbourhood Planning (General) Regulations of 2012 which dictate that a Neighbourhood Plan must define policies for the development and use of land. It is only a plan's policies (see Section 6) that carry legal weight when



planning applications are considered. Other sections of this plan are intended to support, justify and provide a context for the policies.

2.4 This Plan is divided into eight sections, each having a specific purpose as part of a unified whole with a logical flow, as follows:

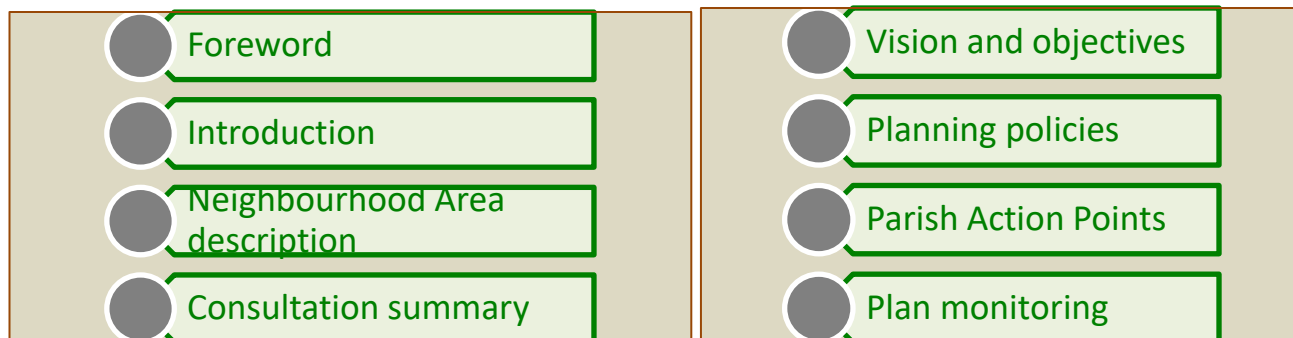


Figure 5: The Plan sections

2.5 This Neighbourhood Plan has been prepared in accordance with the stipulated formal process. That process is summarised in a simplified flowchart together with some explanatory text on the Plan website at www.stnp2036.org.

The principal stages dictated by the Neighbourhood Planning (General) Regulations 2012 (as amended) following the designation of a Neighbourhood Plan are shown in the chart below:

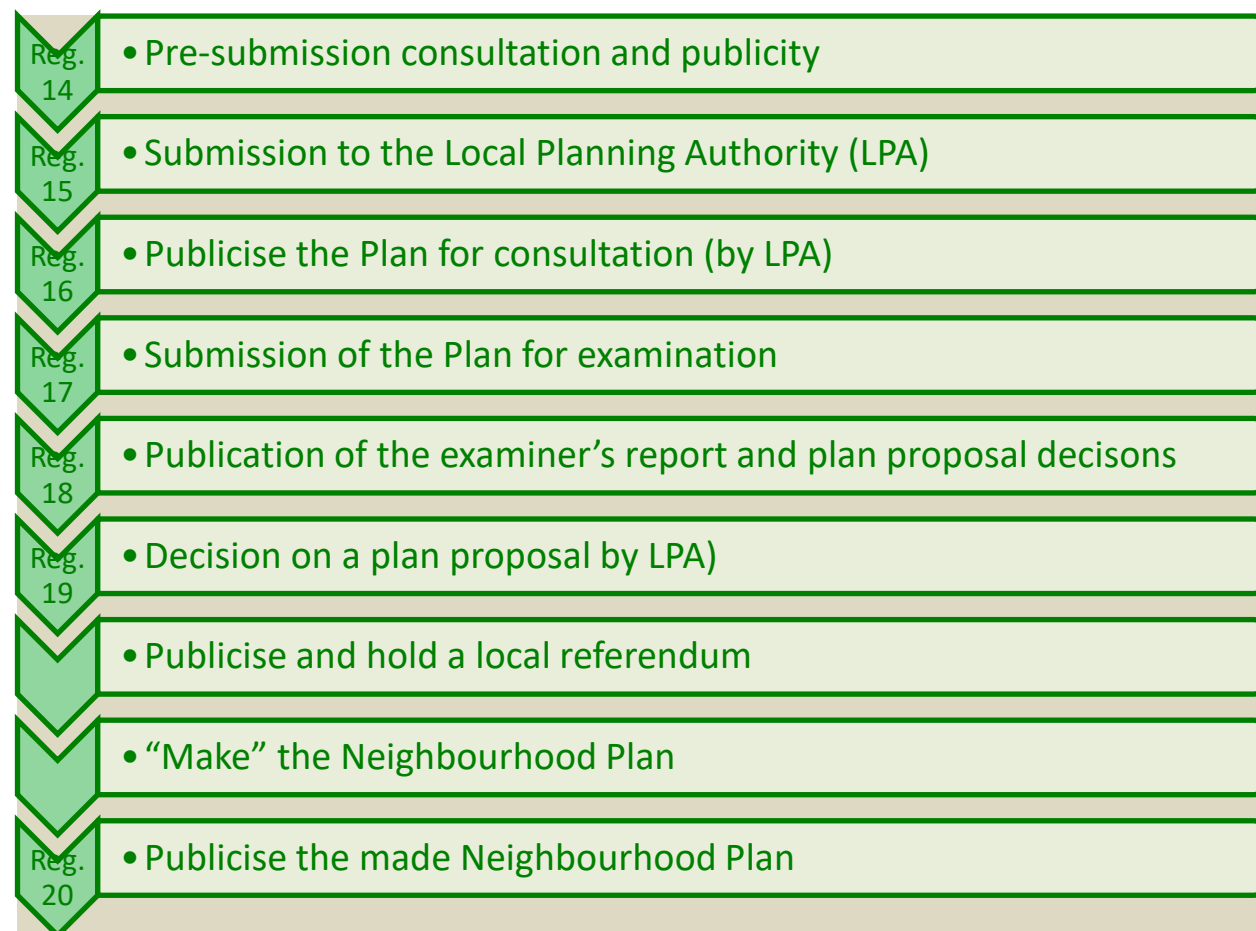


Figure 6: Stages in the preparation of a Neighbourhood Plan



2.6 A Neighbourhood Plan must comply with criteria known as basic conditions. A separate document, the Basic Conditions Statement, will be provided at the submission for the Regulation 15 stage to demonstrate this compliance. Schedule 4B, paragraph 8 (2) of the Town and Country Planning Act 1990 (amended by Schedule 10 paragraph 8 (2) of the Localism Act) sets out a series of requirements that Neighbourhood Plans must meet. A draft Plan meets the basic conditions if:

- i. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Plan (see section 4 of the Act);
- ii. The making of the Plan contributes to the achievement of sustainable development (See the Saham Toney Neighbourhood Development Plan Sustainability Appraisal for demonstration of compliance in this respect);
- iii. The making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area (see section 6 of the Act));
- iv. The making of the Plan does not breach and is otherwise compatible with EU obligations (see section 8 of the Act); and Prescribed conditions are met in relation to the Plan and prescribed matters have been complied with in connection with the proposal for the Plan (see section 3 of the Act).
- v. The making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

2.7 A Neighbourhood Plan must be developed in consultation with everyone who lives, works or carries out business in the Neighbourhood Area and with a range of statutory bodies. Documented proof of that consultation forms part of the final (Regulation 15) submission of the Plan. A separate document, the Consultation Statement will be provided for this purpose. In addition to the statutory requirements a number of local organisations who carry out activities in the parish and other bodies have been consulted in advance of the Regulation 14 pre-submission. A brief summary of the consultation process to date is given in Section 4 of this Plan.



Figure 7: Our village – Parker's Primary School, Pound Hill and Page's Farm House, Page's Lane

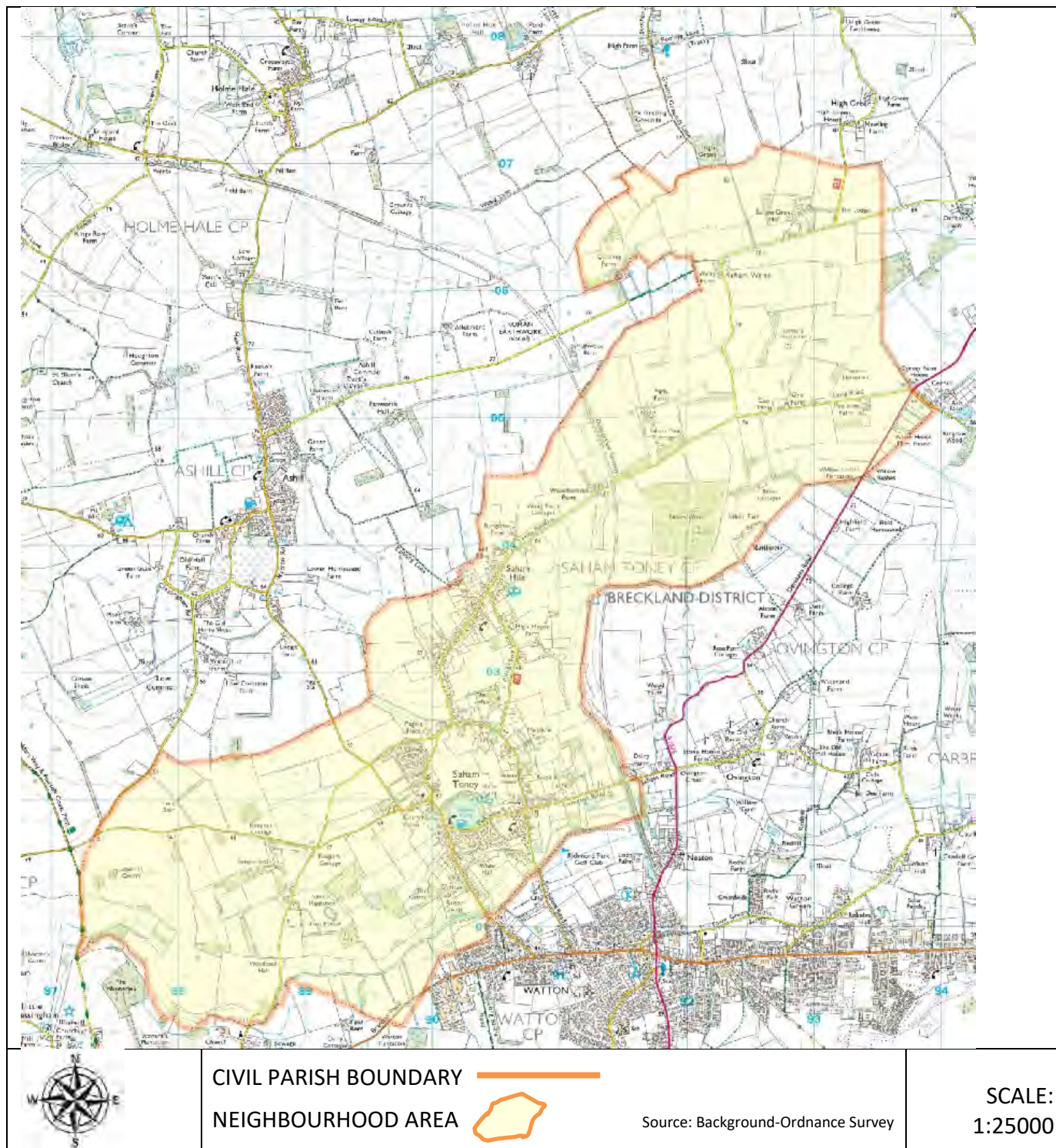




3. THE NEIGHBOURHOOD AREA: SAHAM TONEY PARISH

This section gives a brief overview of the area covered by the Plan. It also notes issues that arise from the location and character of the parish.

3.1 The area to which this Plan applies is defined by the Saham Toney parish boundary, and is shown on Map A. It has an area of 16.51 km² (6.37 square miles), and is very largely an open rural landscape.



MAP A: SAHAM TONEY NEIGHBOURHOOD PLAN AREA



3.2 Saham Toney is a village and a civil parish in the county of Norfolk, roughly centrally located within Breckland District. The parish comprises not only the village of Saham Toney, but also Saham Hills, which has its own distinct history and character, together with a number of small hamlets, including Saham Waite. The majority of land in the parish is open farmland or parkland. Photographs showing general views of the neighbourhood area can be found throughout this plan. Facts and figures about the Parish can be found in section 3.16.

3.3 The village of Saham Toney derives the first part of its name from the old English meaning "village by the lake", referring to Saham Mere, a 12-acre body of water dating back at least 12,000 years. The second part of the village's name derives from the fact that the land was owned by Roger de Toney, a descendant of William the Conqueror's standard-bearer, who was awarded the Capital Manor in Saham by King John in 1199.

3.4 The layout of dwellings generally follows the roads, mainly in the central area around the Mere, and radiating outwards towards Watton to the south, Swaffham and Dereham to the north, Cressingham to the west and Ovington to the east. For most of the parish's history housing was set out in a ribbon pattern in single lines of development with a few small clusters of up to about 30 houses each added over time since the late 1960's.

3.5 Breckland's adopted Core Strategy and Development Control Policies Development Plan Document designates Saham Toney as one of 14 "Local Service Centres", where "Local Service Centres" are those that contain adequate services and facilities to meet the day-to-day requirements of existing residents. In recognition of the fact that Saham Toney lacks key services and facilities, including a shop or a post office, the emerging Local Plan (currently at examination) identifies Saham Toney as a "Village with Boundary".

3.6 During examination of the emerging Local Plan Breckland Council published a housing topic paper setting out how new housing will be allocated to each Village with Boundary under Policy HOU 04. In the case of Saham Toney a minimum of 33 new dwellings are allocated, but that has yet to be confirmed by examination.

Issue 3.6.1: There is a lack of certainty about likely levels of development in the Neighbourhood Area. This is addressed by allocating sites in this Plan: see Policies 2F to 2Q.

3.7 Saham Toney has a significantly higher proportion of older adults than Breckland, Norfolk, the East of England or England as a whole. It has correspondingly fewer young adults and children. It also has a considerably higher proportion of larger, owner-occupied homes than those 3 comparison areas.

Issue 3.7.1: The Neighbourhood Area's demographics differ significantly from those of Breckland taken as a whole. The 2011 census (as updated in January 2013) estimated the parish of Saham Toney to have a population of 1507 people in 731 households (including 52 empty dwellings). Of those, 440, or 29.2%, were aged sixty-five or over, and 192, or 12.7%, were aged 75 or over. The comparative averages for the Breckland District were 21.6% and 10.2% respectively, and nationally were 16.3% and 7.8% respectively. 223, or 13.8%, were children aged 16 or under, a lower proportion than either Breckland District or nationally (18.8% and 20.1% respectively). As a result, there is a concern that Parish-specific housing needs may not be properly considered by applicants when housing proposals come forward. Specifically, evidence (Figure 9, an estate agent's survey included in the Saham Toney Parish Housing Needs Assessment, May 2019, and a review the size of houses committed or completed under planning



applications since 1 April 2011) indicates there is a lack of smaller housing for older residents to downsize, and for younger people seeking a home of their own, particularly one that is within their means. See Policy 2E and its supporting text for more information and the approach adopted to this.

3.8 Saham Toney relies substantially on local and regional facilities, with neighbouring Watton being of particular importance, providing a medical practice, dental practice and veterinary facilities, pharmacies, banks, a supermarket, food and general stores, post office, newsagents, garages, restaurants, other retail outlets, a library, sports and social facilities, and a weekly market. Watton also provides secondary education although not for sixth formers, who must travel elsewhere in Norfolk. Access to Watton is reasonable for car owners, but less so for those who rely on public transport, while there is only one paved route for pedestrians (along most of Richmond Road, mostly only on the east side of that road). Further afield Dereham, Swaffham, Thetford offer a wider range of services and facilities. The nearest rail services are at Thetford, Downham Market, Brandon, Attleborough, King's Lynn, Diss, Wymondham or Norwich. Major hospitals within the region are available only in Norwich, Kings Lynn or Cambridge.

Issue 3.8.1: The availability of services and facilities and access to them. See Policy 1 and its supporting text for further discussion of this issue, and for the approach adopted to address it.

3.9 Both the parish and village of Saham Toney have a distinctly rural character, which in part at least determines the social character of the area. It has a gently undulating land form, tributary streams, arable and pasture farmland and small blocks of farm woodland. The land immediately surrounding the village is predominantly pasture, enclosed by hedgerows with some areas of wet woodland, including the willow and poplar vegetation fringing Saham Mere. The south-west area is an enclosed parkland landscape of pasture, small woodland blocks, and tree lined watercourses. To the north and both east and west the landscape is more typically an open arable landscape forming the transition with a higher plateau landscape. The Saham Toney Parish Landscape Assessment, parts One to Three, January 2019, defines the landscape sensitivities of the Neighbourhood Area with regard to further expansion and outlines how development shall take landscape impact into account. The assessment also stresses the important function of the landscape in creating the distinct rural setting of Saham Toney and the necessity of maintaining separation from Watton to maintain that setting.

Issue 3.9.1: The need to maintain a physical gap between Saham Toney and Watton. See Policy 5 and its supporting text and evidence base for more information and the approach adopted to address this.

Issue 3.9.2: The overall sensitivity of the area's landscape to development. See Policies 7A and 7B and their supporting text and evidence base for more information and the approach adopted to address this.

3.10 The Neighbourhood Area has a range of building styles, layouts, densities and materials, resulting from its gradual development over many centuries. This makes it somewhat difficult to define particular characteristics as typical, but nevertheless different parts of the Area have distinct forms that are worthy of preserving

Issue 3.10.1: The importance attached to the different styles, layouts, densities and materials of the Parish and development that in general protects and enhances this unique character. See Policies 3A and 3B and their supporting text for further discussion of this issue, and for the approach adopted to address it, in conjunction with the Saham Toney Village Design Guide.

3.11 Saham Toney has a long history of settlement. Archaeology UK's ARCHI database identifies more than 400 sites of registered archaeological interest within ten kilometres of Saham Toney. 152 of these



lie within the parish of Saham Toney itself (Source: Norfolk Heritage Explorer records), including the site of a Roman camp at Woodcock Hall, an Iron Age settlement site, a cemetery and other sites from Anglo-Saxon times, and the site of a monastery at Saham Hills. Further detail about the area's historic environment can be found in The Saham Toney Heritage Asset Register, which forms part of Policy 6.

Issue 3.11.1: There is concern that development may adversely affect the area's historic environment. See Policy 6 and its supporting text and evidence base for further discussion of this issue, and for the approach adopted to address it.

3.12 Readers seeking a much more exhaustive and entertaining description of Saham Toney's history are referred to "A History of Saham Toney", published as part of the series "Capturing our Wayland Heritage" by the Wayland Partnership Development Trust in 2011. Additionally, a document explaining the development history of the village: "Background Information for An Historic Area Assessment: How Saham Toney Has Been Shaped Through History" can be found on the website for this Plan at www.stnp2036.org.

3.13 Saham Toney is referred to in the Domesday Book, at the time of which it comprised fifty-three households. There are eleven listed buildings and two scheduled monuments in the Neighbourhood Area. In addition, there are a number of other buildings of particular interest which it can be said form part of the historic fabric of the parish. A detailed list of those buildings, and the historical and archaeological sites and finds in the area, can be found in the Saham Toney Heritage Asset Register, which forms part of Policy 6 of this Plan.

Issue3.13.1: Potential development impact to the area's historic environment. See Policies 3A and 6 and their supporting text and evidence bases for further discussion of this issue, and for the approaches adopted to address it.

3.14 There is considerable wildlife in the neighbourhood area and its landscape in general provides a habitat for some rare and threatened species. The parish is a major contributor to the Wayland "Growing Together" project and this has led to the creation of an area of wild meadow directly adjacent to the children's play area and the Community Centre. A community orchard has been created on part of the village sports field. But generally, there is limited open space for public use.

Issue3.14.1: Preservation of green spaces, green infrastructure and wildlife habitats. See Policies 7C, 7D, 7E and 7F and their supporting text and evidence bases for further discussion of this issue, and for the approach adopted to address it.

3.15 Various parts of the Neighbourhood Area regularly experience local flooding. A variety of factors contribute to this: the relatively high level of the water table in the area; the inability of underground drainage pipes to cope when rainfall is prolonged and/or intense; reliance on drainage ditches that are poorly maintained, overflowing water courses; run-off from land higher in the catchment area, and increases in hard paved areas not accompanied by drainage system improvements. Photos showing examples of flooding are given as part of the evidence base for Policy 8.

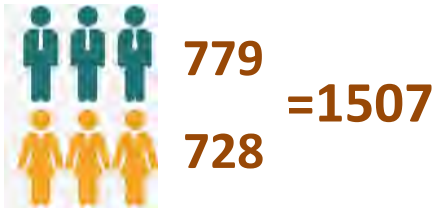
Issue 3.15.1: Residents' concerns about flooding of their properties. See Policy 8 and its supporting text and evidence base for further discussion of this issue, and for the approach adopted to address it.



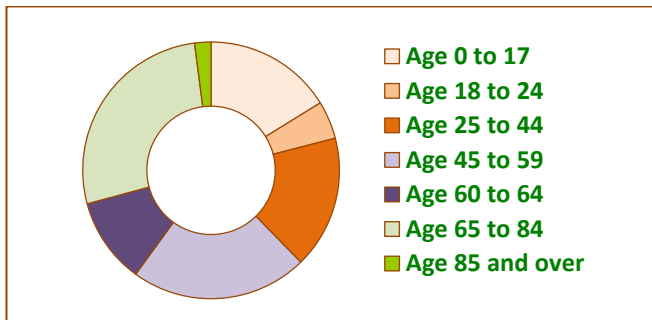
Saham Toney At A Glance

From 2011 census unless noted

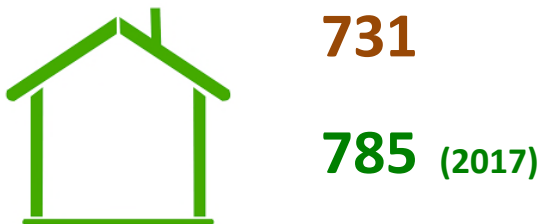
Total Population



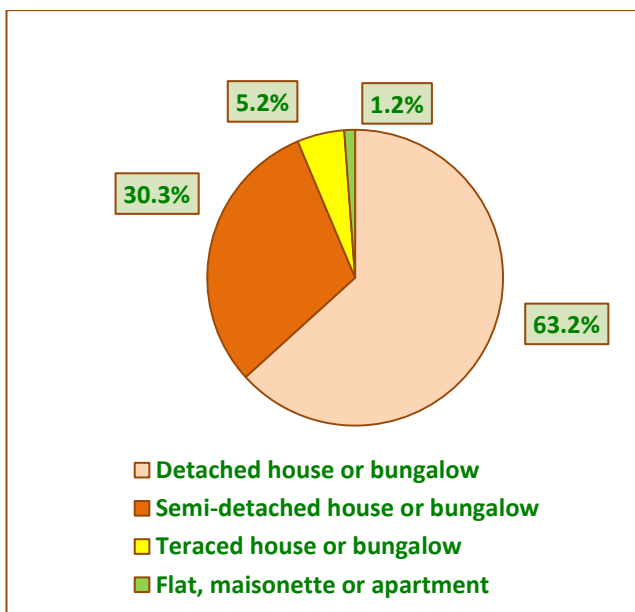
Age Structure



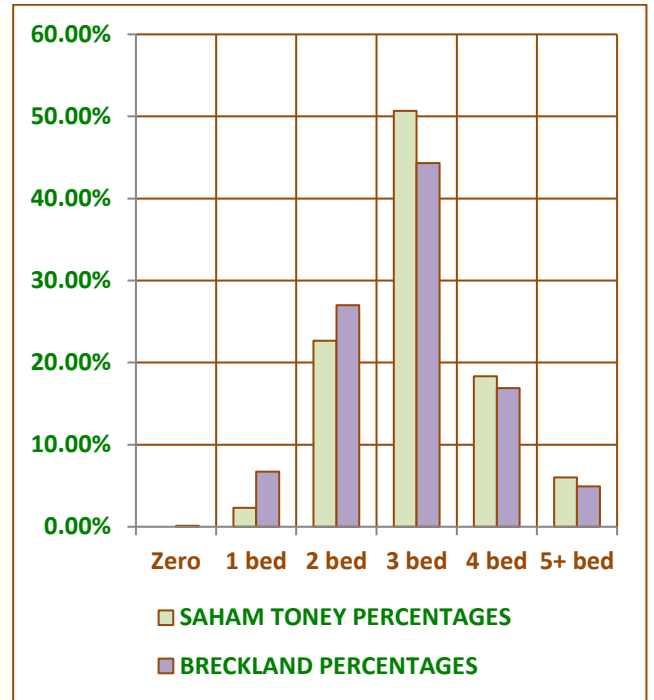
Number of Households



Type of Home



Size of Home



Ages by Comparison with Breckland

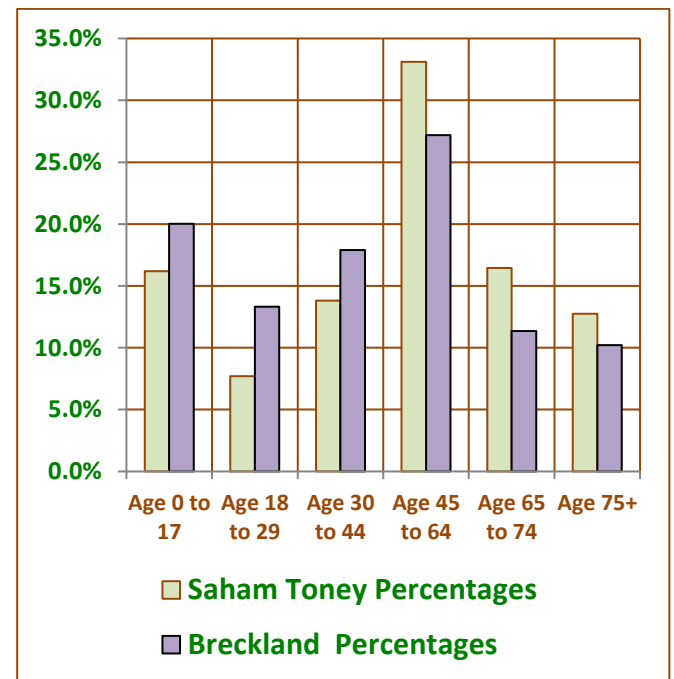


Figure 8: Saham Toney statistics





4. CONSULTATION SUMMARY

4.1 Full details of all consultations carried out during the preparation of this Plan will be given in the Saham Toney Neighbourhood Development Plan Consultation Statement which will be part of the Regulation 15 submission at a later stage.

4.2 In summary, to date the following consultations with the local community, the Local Planning Authority and others have taken place:

- a. Questionnaire 1 to residents by post July 2015;
- b. Questionnaire 2 to residents by post October 2016;
- c. Questionnaire 3 hand delivered to local businesses and organisations late 2016;
- d. Information stand and opinion gathering at the village fete July 2016;
- e. Regular updates in the parish magazine, the Saham Saga and at monthly Parish Council meetings;
- f. Exhibition of the first draft version of the plan, February 2017;
- g. Informal review of the draft Plan by Breckland Council planning department, February 2017;
- h. Information display about the second draft version of the Plan at the village fete July 2017;
- i. Informal review of the updated draft Plan by Breckland Council planning department, July 2017;
- j. Consultation letters to parishioners whose homes and/or land is directly affected by Plan policies;
- k. Consultation letters to stakeholders outside the Neighbourhood Area inviting their informal review of relevant policies;
- l. Presentation to villagers about the third draft version of the Plan, December 2017;
- m. Consultant's review of the Plan, December 2017;
- n. Presentation and discussion of the draft Plan with Breckland Council planning department, January 2018;
- o. Regulation 14 pre-submission consultation 22 March - 29 April 2018. 40 parishioner comments, responses from 9 statutory and non-statutory consultees and 77 comments by Breckland Council have been reviewed and addressed and this Plan updated accordingly where appropriate;
- p. Examiner's "health check" of the Regulation 14 pre-submission Plan and its 14 associated evidence volumes, May 2018;
- q. Examiner's review of Breckland Council's comments on the Regulation pre-submission Plan, May 2018;
- r. Landscape consultant's review of communal views May 2018;
- s. Presentation to villagers about plans to allocate sites in the Plan, and to engage a consultant to undertake a village character assessment and prepare a design guide, August 2018;
- t. Questionnaire for villagers at the village harvest fun day, September 2018;
- u. Presentation to villagers to update them about the status of allocating sites in the Plan and on emerging landscape policies, December 2019;
- v. Informal discussions with proposers of potential sites, November 2018 – June 2019;
- w. Consultant's reviews of the Plan, January 2019 and June 2019;
- x. Village presentation and exhibition about site allocations, July 2019.





5. VISION STATEMENT AND OBJECTIVES



5.1 The Vision

To preserve and enhance Saham Toney's distinct and tranquil rural character whilst ensuring village life is peaceful and fulfilling for all residents. This will be achieved through a process of gradual and sustainable development of a scale having regard to, and consistent with, the Neighbourhood Area's development constraints, and appropriate to its place in the Breckland settlement hierarchy, spread over the plan period; and by protecting the area's richness of landscape, history, wildlife and community.

5.1.1 Sustainable development in Saham Toney means:

- a. Achieving an appropriate balance between social, economic and environmental elements so that both current and future residents can enjoy a good quality of life;
- b. Providing new homes via developments that individually and cumulatively comply with the allocation and scale defined in in this Neighbourhood Plan, while at the same time taking full account of the Neighbourhood Area's development constraints;
- c. Encouraging the appropriate growth of local businesses;
- d. Ensuring local infrastructure has the capacity to accommodate the level of growth;
- e. Supporting the enhancement of community facilities to meet the needs of a growing local population.

5.2 Objectives

A review of responses to preliminary consultation surveys identified the main concerns and issues that underpin this Plan, which in turn identified the following principle objectives:

5.2.1 Housing objectives

H1: To support Breckland Council's policies relating to a Village with Boundary, per Saham Toney's classification in the emerging Local Plan.

H2: To support developments of a scale having regard to the Neighbourhood Area's development constraints, in suitable and sustainable locations within or immediately adjacent to the settlement boundary.



H3: To promote a gradual and sustainable pace of development over the entire plan period¹.

5.2.2 Environmental objectives

E1: To protect and enhance the local environment, green infrastructure and open spaces, ancient woodland, veteran trees, hedgerows and trees, and wildlife.

E2: To maintain the physical separation of Saham Toney from Watton.

E3: To preserve and enhance the village's landscape, character and historical assets.

E4: To protect agricultural land from non-sustainable development.

E5: To ensure developments do not cause flood or sewage out-spill problems, either to the development sites or to surrounding properties and infrastructure.

5.2.3 Community objectives

C1: To maintain and enhance the village's community facilities and improve access to them.

5.2.4 Economic objectives

EC1: To support and encourage appropriate levels of development of rural businesses.

6. EXISTING PLANNING POLICY CONTEXT TO THE PLAN



6.1 USE OF THE POLICIES

6.1.1 The Policies (denoted in bordered, yellow-shaded text boxes) set out what must be taken into account by landowners, developers and others when making planning applications within the Neighbourhood Plan Area, by Saham Toney Parish Council and other consultees when commenting on those applications, by Breckland Council when determining the applications and deciding whether or not to grant planning permission, and by inspectors appointed to consider any planning appeals. The policies form part of the Development Plan in accordance with which planning applications must be decided unless material considerations indicate otherwise. The supporting text given after each policy provides policy implementation guidance, justification for the policy and the key facts relating it. A series of evidence bases provide more detailed justification of certain policies.

6.1.2 Where a map is referenced in the wording of a policy, that map forms part of the policy. The maps included in the Plan are listed in the table of contents of this document.

¹ It is recognised a Plan cannot dictate the pace of development; hence this objective has not been carried forward into the policies; but it remains an aspiration and is therefore included in the vision and objectives. Site allocation policies includes expected delivery periods



6.2 CONSULTATION WITH THE PARISH COUNCIL - ASPIRATION

Saham Toney Parish Council is a statutory consultee for all planning applications in the Neighbourhood Area and seeks to make well informed representations to Breckland Council. In order to do so it would benefit from the voluntary and provision of information that is in addition to that formally required by Breckland Council with an application. As the qualifying body for this Neighbourhood Plan the Parish Council may also be best placed to give advice on the applicability and interpretation of its policies to particular applications in the context of local conditions. Additionally, paragraphs 39-46 of the National Planning Policy Framework support a process of engagement before and during the determination of planning applications. Breckland Council's Statement of Community Involvement notes "Local people are often the best source of information about their local area and better decisions can be made by tapping into this wealth of knowledge" and "Developers are encouraged to consult neighbours, the appropriate Parish Council and other local amenity bodies before submitting their application". For these reasons it is highly recommended that developers consult informally with the Parish Council before and during the application process. Where proposals are sustainable, it is expected that such consultation will be mutually beneficial. Although the Parish Council will not speculate on Breckland Council's likely planning decision it will be able to give its opinion on a proposal's compliance with the policies of this Plan and may be able to give an indication (but not a guarantee) of its support. It is anticipated that this approach may avoid abortive expense on a developer's part for inappropriate applications and facilitate a more robust level of Parish Council support for appropriate ones.

In addition to documents required by Breckland Council with a planning application the Parish Council may request developers to submit other information, on a voluntary basis, to assist with its review of proposals.



Figure 9: Our village – Sports field and sports & social club, Page's Lane

6.3 THE BRECKLAND LOCAL PLANNING CONTEXT

6.3.1 As defined in the Breckland Local Development Scheme, the adopted Breckland Local Development Framework comprises the following documents:

- Norfolk Minerals and Waste Development Management Policies (2011)
- Norfolk Minerals Site Specific Allocations DPD (2013)
- Norfolk Waste Site Specific Allocations DPD (2013)



- Core Strategy and Development Control Policies DPD (2009)
- Site Specific Policies and Proposals DPD (2012)
- Thetford Area Action Plan (2012)
- Saved Policies of the Breckland District Local Plan 1999

6.3.2 Breckland Council is preparing an updated Local Plan intended to run from 2011 to 2036. The latest version is the Council's Regulation 19 submission, published for post-examination consultation on 18 February 2019 included proposed amendments made following examination hearings that were held between April and June 2018, and subsequently during September 2018. As of August 2019, Breckland Council provisionally anticipates its Local Plan will be adopted in November 2019.

6.3.3 There are a number of differences between the adopted Local Development Framework and the emerging Local Plan: the two most important as they relate to the Neighbourhood Area are:

- a. Saham Toney is defined as a "Local Service Centre" in the adopted Local Development Framework, but as a "Village with Boundary" in the emerging Local Plan;
- b. In the adopted Local Development Framework Saham Toney is allocated zero additional dwellings over the plan period to 2026, whereas in the emerging Local Plan Saham Toney is provisionally allocated a minimum of 33 new dwellings between the date of adoption of the Local Plan and 2036.

6.3.4 Providing there is no significant slippage in the emerging Local Plan's adoption date, it is planned that this Neighbourhood Plan will be "made" after that date. Hence while this Plan has general conformity with the strategic policies of the Local Development Framework as required by the basic conditions, it is also in conformity with the emerging Local Plan and gives greater weight to its policies where they differ from those of the adopted development framework. Full details will be given in the Saham Toney Neighbourhood Development Plan Basic Conditions Statement, that will accompany the Regulation 15 submission of this Plan.

6.3.4 Section 2 of the emerging Local Plan deals with sustainable development and reiterates the requirements of the National Planning Policy Framework in this respect. Paragraph 2.2 explains that the emerging Local Plan interprets national policy with regard to the rural nature of the district and the aspirations of the local community. Paragraph 2.4 states an objective that sustainable development shall "...reflect the vision and aspirations of local communities, reflecting local circumstances."

6.3.5 A detailed review of how the Neighbourhood Plan policies support and satisfy the need for sustainability can be found in the Saham Toney Neighbourhood Plan Sustainability Statement, which forms an evidence base to this plan.

6.3.6 Classification as a Village with Boundary means in Breckland Council's view Saham Toney is able to support sustainable development but only to a limited extent. This fact is reflected in the emerging Local Plan as follows:

- a. Strategic objective 4 of the emerging Local Plan recognises "...the need for **small scale** and appropriate development in rural areas..." while concentrating development" in the strategic urban expansions of Attleborough and Thetford and where services and facilities can be supported within or adjacent to the market towns of Dereham, Swaffham and Watton and the Local Service Centres.";



- b. Policy GEN 1 states as one of its sustainable development principles support will be given to help "...rural communities adapt and **grow proportionately**...";
- c. Main modifications MM15 and MM162 to Policy HOU 02 set out a housing target of **33 additional dwellings in Saham Toney** between the date the Local Plan is approved and 2036;
- d. Paragraph 3.10 explains that the Policy HOU 02 target housing allocation to rural settlements with boundaries is "...commensurate with (their) position in the development hierarchy..." and "...**applies up to a cumulative limit of development for each village**...";
- e. Paragraph 3.17 states there are "...limited opportunities..." for development in rural areas...", and Main Modification 18 to Policy HOU 04 reflects that by the wording of criteria relating to the scale of development: "... is immediately adjacent to the settlement boundary...and **the development is of an appropriate scale and design to the settlement**.";
- f. Paragraph 3.18, in the reasoned justification for Policy HOU 04, states "...the level of new development permitted in settlements defined in the policy **will be restricted**..."

6.3.7 Policy HOU 04 of the emerging Local Plan dictates that development shall "avoid coalescence of settlements".

6.3.8 The Neighbourhood Plan seeks to build on the approach of the emerging Local Plan by providing Parish-specific policies to ensure the Breckland-wide policies can be applied appropriately at the neighbourhood level. As such, the policies of this Plan seek to:

- a. Ensure development is consistent with the infrastructure and services available in the Neighbourhood Area (Policy 1);
- b. Set an appropriate level of development via site allocations (Policy 2A);
- c. Allocate sites for residential development that have been independently assessed as suitable and have therefore been demonstrated to be sustainable (Policies 2F to 2Q) with support for other residential development within and outside the settlement boundary (Policies 2B and 2C);
- d. Define measures to assist those with local connections to gain access to affordable housing (Policy 2D);
- e. Define a housing mix that meets the Neighbourhood Area's housing needs (Policy 2E);
- f. Provide guidance on design considerations intended to maintain local distinctiveness (Policies 3A to 3E);
- g. Expand on the limited criteria included in the emerging Local Plan specific to rural settlements for business and tourist related development and community facilities (Policy 4);
- h. Define and protect specific areas at risk of coalescence with the neighbouring market town of Watton (Policy 5);
- i. Define specific heritage assets to be safeguarded (Policy 6);
- j. Set out how the landscape character of the Neighbourhood Area will be preserved and where possible enhanced (Policies 7A and 7B);
- k. Define how local green spaces, biodiversity and habitats, green infrastructure and trees and hedges will be given special measures of protection (Policies 7C to 7F); and
- l. Define local criteria to alleviate flood risk (Policy 8).





7. THE POLICIES

Yellow shaded boxes indicate Policy wording. Maps referred to in a Policy's text form part of that Policy.

The Policies are to be read and used in conjunction with their supporting text. For those reviewing this Plan in advance of it being made, examining it, or hearing planning appeals which require reference to the policies of this Plan, for certain policies more detailed evidence is provided in separate documents which are referenced in the Policy supporting text.

POLICY 1: SERVICES, FACILITIES & INFRASTRUCTURE

P1.1 Development proposals will be supported where there is, (or is provided as part of the proposal) sufficient social infrastructure capacity (including education, community facilities, healthcare, public transport, shops, businesses, employment, leisure and open space) available to support and meet all the necessary requirements arising from a proposed development.

P1.2 In assessing this capacity, consideration must be given to how accessible social infrastructure is with a preference given to sustainable modes of transport (i.e. walking, cycling and public transport) over non-sustainable driving routes.

P1.3 New or improved walking or cycling infrastructure will be supported provided, where applicable, residential amenity of adjacent properties is maintained and the safe flow of traffic on the highway network is maintained.

Supporting Text - Implementation

T1.1 Acceptable availability of services and facilities shall be assessed taking into account all available modes of transport, but with a hierarchy of preference as follows:

- 1) Walking;
- 2) Cycling;
- 3) Driving.

T1.2 Consideration shall be given to mobility needs.

T1.3 Development will be expected to contribute in a proportionate manner towards improving local services and infrastructure (such as transport, education, library provision, fire hydrant provision and open space, etc.) in accordance with Local Plan policy.

T1.4 Services and facilities shall be taken to include:

- a) Community facilities;
- b) Schools;
- c) Healthcare;



- d) Public transport;
- e) Shops and businesses (such as banks, vets, petrol stations, etc.);
- f) Employment;
- g) Leisure facilities; and
- h) Recreational spaces.

Supporting Text - Key Facts

T1.5 With regard to the availability of services and facilities, in its evidence base for the Local Plan, Breckland Council recognises a need to ensure "Issues around rural isolation, inaccessibility to services and reliance on the private car are not exacerbated by new development." It is therefore necessary to take account of the lack of services and facilities in the Neighbourhood Area when considering the level and location of new development.

T1.6 In deciding Saham Toney's position in the settlement hierarchy as defined in the emerging Local Plan, Breckland Council considered five categories of services and facilities, as given in the list below, together with an outline of the availability of each category to residents of the Neighbourhood Area:

- a. Public Transport - the level of public transport access within the village, the frequency of services and the possibility to reach a higher order settlement in normal working hours:
One bus service operates a route through Saham Toney, at hourly intervals during working hours. There are 3 bus stops in either direction as indicated on Evidence Map 1, which shows the area that is within the preferred maximum walking distance of 800m. Outside of that area potential development sites shall generally be considered as lacking acceptable access to public transport;
- b. Community facility - this can include a number of different facilities such as a village hall, public house, restaurant or café:
The Neighbourhood Area's community facilities are listed in Policy 4. These are generally located in the Saham Toney part of the settlement, with few in Saham Hills.
- c. Employment - the level of employment available within a village, including whether there is a business park and also the size of the businesses within the settlement:
There are limited employment opportunities within the Neighbourhood Area. As listed by the Institute of Directors there are 41 businesses in the Neighbourhood Area, of which only 7 have dedicated premises, the remainder being operated from the owner's homes, and therefore unlikely to offer employment opportunities for others.
- d. Shop/Post Office:
There are no shops or post office in the Neighbourhood Area. The nearest shops are in Watton. Evidence Map 1 shows the area within 2000m walking distance of those shops. There is also a full post office in Watton. While potential development sites need not be considered as lacking reasonable access on foot to shops / post office if outside the 2000m radius, it shall be recognised that residents of those developments would most likely use a car or public transport to access those shops; as would many older people living within the 2000m radius. The consequent reliance on journeys by car or public transport reinforces the need to ensure that constraints on local road capacity and safety, and on pedestrian movements, are fully respected.
- e. Schools:



Saham Toney has a primary school with capacity for 100 pupils, that is within the preferred walking distance of 2000m from all areas within or adjacent to the settlement boundary. Its only constraint is the availability of places. The nearest secondary school is in Watton. Evidence Map 1 shows that with the exception of the area south of Saham Mere, all of the Neighbourhood Area is more than the preferred walking distance of 2000m from the secondary school. However, there is a bus that operates once a day in each direction at school times. Serving both Saham Toney and Saham Hills.

T1.7 Additionally, when implementing Policy 1 it shall be taken into account that:

- a) There are a limited number of pedestrian pavements along highways in the Neighbourhood Area, as shown on Evidence Map 1;
- b) The rural road network and limited public transport provision in the Neighbourhood Area combine to impose both capacity and safety constraints.

T1.8 The Government accepts the guide "Providing for Journeys on Foot" published by the Chartered Institution of Highways and Transportation in 2000, as a recognised source of information on this topic, and it categorises walking distances as follows:

	Town centres (m)	Commuting, school, sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred maximum	800	2000	1200

T1.9 A more recent study "How Far Do People Walk", by the WYG Group, July 2015, concludes that when considering walking distances for planning purposes the following should be taken into account:

- a) Where walking is the main mode of travel: not more than 1950m; and
- b) Walking to a bus stop: not more than 800m.

T1.10 Based on consideration of the two references given above for the purposes of this Plan, the following guidelines are applied:

- a) Where walking is the main mode of travel: not more than 2000m; and
- b) Walking to a bus stop: not more than 800m.

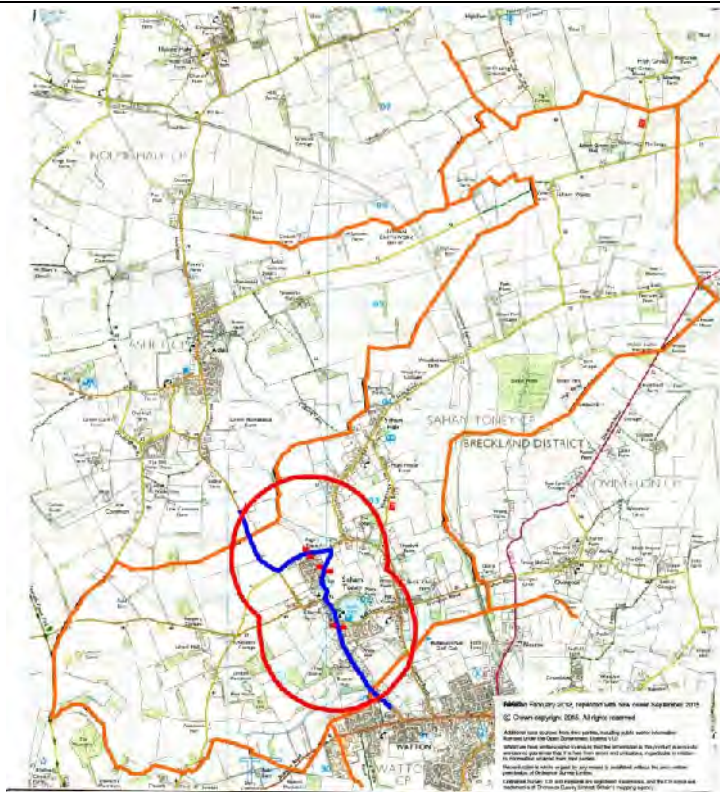
T1.11 The distances stated in T1.10 are not intended as limits. Much of the Neighbourhood Area lies outside these limits when considering access to services and facilities, and furthermore lacks footpath access to them. "Planning for Walking" by CIHT, 2015, "Most people will only walk if their destination is less than a mile away." This does not imply that those living further away do not use the services and facilities: they will still do so but would clearly be more likely to use other forms of transport to do so; and it is this that should be taken into account. This is further recognised in the Local Plan which notes "travel by car will still be an essential option for many people living in remote rural areas."

T1.12 There are no classified roads in the Neighbourhood Area: all are narrow rural roads with little or no opportunity for widening other than the potential addition of passing places.

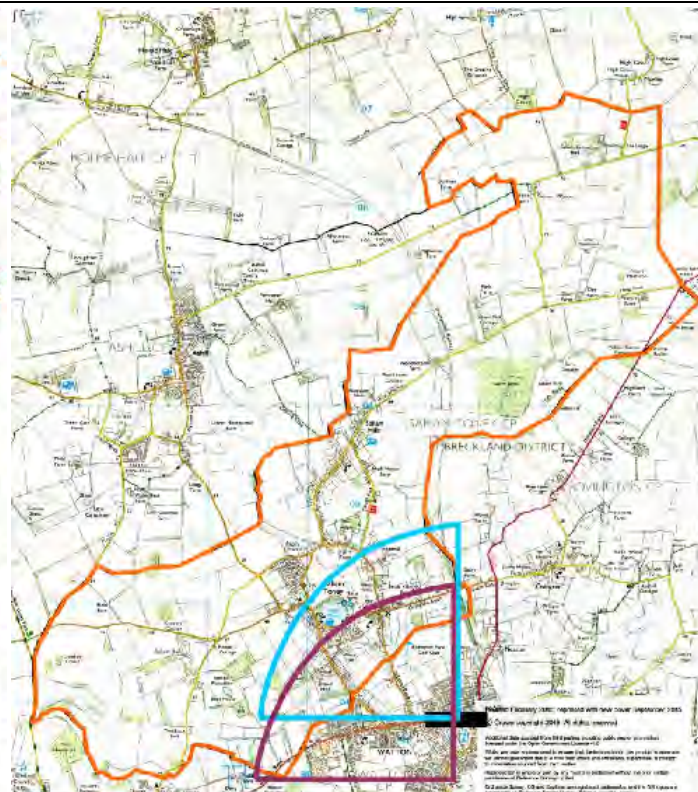


T1.13 Insofar as planning permission may be required for the range of such facilities that may come forward in the Plan period, P1.3 sets out a positive context for their determination. In assessing the suitability of proposals that require planning permission the policy sets out the importance of safeguarding the residential amenities of residential properties that may be affected, and the integrity and safety of the wider highway network.





(A) Access to bus route



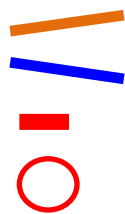
(B) Access to shops and secondary school



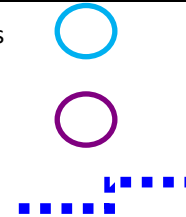
(C) Highway footpaths



Parish boundary
 Bus route
 Bus stop
 800m radius from bus stops



2km radius from shops and services
 2km radius from secondary school
 Highway footpath



Scale:
 Each grid square measures 1 km
 Background map source:
 Ordnance Survey

EVIDENCE MAP 1: ACCESS TO SERVICES & FACILITIES



POLICY 2A: RESIDENTIAL HOUSING ALLOCATION

P2A.1 This Plan provides for 83 new homes up to 2036 through the allocation of sites, with an indicative delivery as follows (number of dwellings per site shown in brackets):

- a) Years 1 to 5: STNP2 (4), STNP9 (3) and STNP16 (12);
- b) Years 6 to 9: STNP1 (10), STNP4 (13) and STNP6 (5);
- c) Years 10 to 13: STNP5 (12) and STNP13 (5);
- d) Years 14 to 17: STNP7 (8), STNP14 (5) and STNP15 (6).

P2A.2 Eleven sites are allocated in this Plan (through Policies 2F to 2Q) for residential development; located as shown on Policy Map 2A.

Supporting Text - Implementation:

T2A.1 Sites STNP1, STNP2, STNP9, STNP13, STNP14 and STNP15 are expected to deliver 33 dwellings in total and thereby satisfy the minimum housing target for Saham Toney (33 dwellings) set by the emerging Local Plan. The sites that are additional to that minimum housing target for Saham Toney are STNP4, STNP5, STNP6, STNP7 and STNP16, which are expected a total of 50 dwellings.

T2A.2 With regard to the Neighbourhood Area's development constraints, in line with Saham Toney's classification as a Village with Boundary in the Breckland spatial development strategy and settlement hierarchy, the level of new residential development permitted will be managed and controlled, within the number allocated in this Plan.

Supporting Text - Key Facts:

T2A.3 The number of new homes to be provided through the allocation of sites exceeds the Saham Toney housing target set by the emerging Local Plan for two principal reasons:

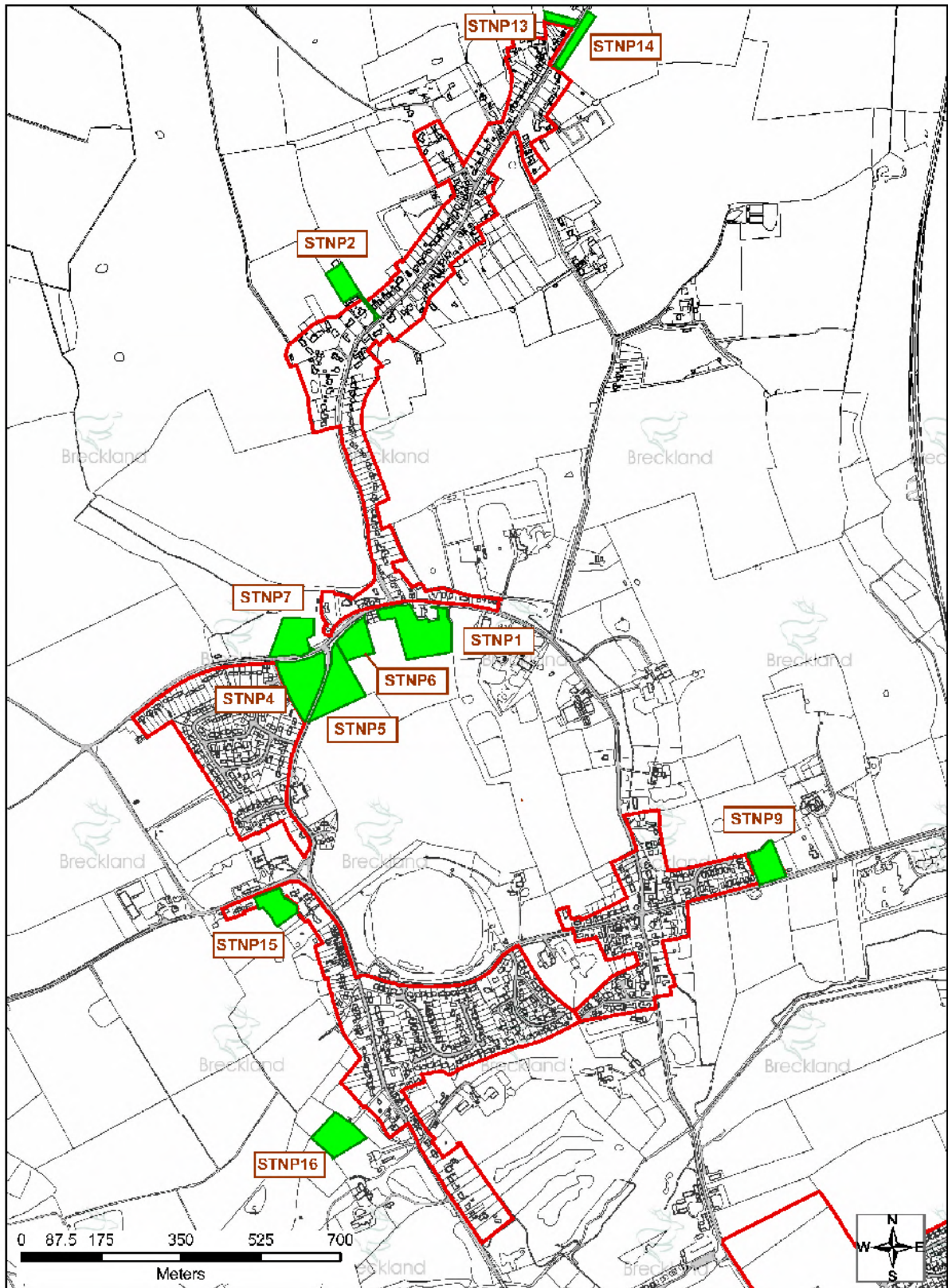
- a) The sites allocated have been shown to be sustainable and suitable for development by a robust and objective site assessment and selection process, as described in the evidence base for this policy; and
- b) It serves to "future-proof" this Plan against any increase in national or district housing requirements that may arise during the life of this Plan due to changing circumstances.

EVIDENCE BASE:

Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019

Saham Toney Neighbourhood Development Plan Site Selection Report, August 2019





Allocated site



Settlement boundary

Background: Breckland Council
under license 100019535

Scale
As scale
bar

POLICY MAP 2A: SITE ALLOCATION LOCATIONS



POLICY 2B: RESIDENTIAL DEVELOPMENT WITHIN THE SETTLEMENT BOUNDARY

P2B.1 Within the settlement boundary, sensitively designed residential development of a scale consistent with the Neighbourhood Area's place within the Breckland settlement hierarchy will in principle be supported where:

- a. It is in an area of low landscape sensitivity, or where it is in an area of medium or high landscape sensitivity measures are implemented to mitigate harm to the landscape, as set out in Policy 7A;
- b. The scheme does not detract from the character and appearance of the immediately surrounding area and has a density that complies with the guidelines set out in Policy 3B; and
- c. In respect to infill development; proposals do not have the potential for loss of amenity of neighbouring properties; through loss of privacy, overshadowing, loss of daylight, visual intrusion by a building or structure, loss of car parking, loss of mature vegetation or landscape screening and excessive additional traffic resulting from the development.

Supporting Text - Implementation:

T2B.1 With regard to the Neighbourhood Area's sustainable development principles, in line with the Breckland Spatial Development Strategy and Settlement Hierarchy, and Saham Toney's classification as a "Village with Boundary" in that hierarchy, the level of new residential development permitted will be managed and controlled.

T2B.2 Although infill development is not entirely ruled out within the settlement boundary it shall comply with other criteria for development thus located and in addition shall not cause unacceptable effects on the residential amenity of neighbouring occupants, and it shall provide adequate levels of residential amenity for future occupants.

T2B.3 Development proposals within the settlement boundary shall only be supported if they comply with all other relevant national, Local and Neighbourhood Plan policies, and critically, on a criteria-based assessment, do not contravene the Neighbourhood Area's sustainable development principles, as set out in Policy 1. This approach is supported by Breckland Council's Locational Strategy, Level & Location of Growth and Rural Areas, July 2016.

T2B.4 Development will be expected to contribute in a proportionate manner towards improving local services and infrastructure (such as transport, education, library provision, fire hydrant provision and open space, etc.) in accordance with Local Plan policy.

Supporting Text - Key Facts:

T2B.5 Section 2.52 of the emerging Local Plan notes that further development within settlement boundaries is "acceptable in principle". This caveat must be taken to mean such development is not acceptable in all cases without question, and therefore policy 2B is justified in defining reasonable criteria to be used to decide such proposals, including their scale. This approach is supported by Breckland Council's document Locational Strategy, Level and Location of Growth and Rural Areas, July 2016, which states "It should be noted that any land that has been included within the boundary line



does not have an automatic guarantee of approval of planning permission" and further notes that not all sites within the settlement boundary will be suitable for development since other material considerations including highways and access, landscape, flood risk, biodiversity and impact on built heritage remain as part of the assessment process.

T2B.6 Section 3.17 of the emerging Local Plan confirms that "inside of the settlement boundaries of the existing rural settlements there are limited (development) opportunities". Given this fact, which certainly applies to Saham Toney, it is reasonable and justified for Policy 2B to apply acceptance criteria to such development.



Figure 10: Our village – Part of the land within the settlement boundary, looking south along Richmond Road from the church tower

POLICY 2C: RESIDENTIAL DEVELOPMENT OUTSIDE THE SETTLEMENT BOUNDARY

P2C.1 Outside the settlement boundary the following residential developments will be supported:

- a. Residential site allocations as set out in this Plan: Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16;
- b. Small scale affordable housing on rural exception sites, for people with a Saham Toney connection; where the proposed dwellings are consistent with identified needs;
- c. Other types of residential development that need to be located in the countryside (e.g. essential housing for a rural worker), or otherwise appropriate in countryside locations.

P2C.2 In exceptional circumstances, where it becomes evident the policies in the Neighbourhood Plan are failing to satisfactorily deliver the housing target set in Policy HOU 04 of the emerging Local Plan,



other residential development proposals will be considered immediately adjacent to the settlement boundary where these adhere to all relevant policies of the Development Plan.

P2C.3 In circumstances described in P2C.2, proposals for brownfield site proposals outside the settlement boundary will be looked on favourably in preference to otherwise equivalent greenfield sites, where development will improve the visual appearance of the site and where the proposal includes measures to remove any form of public nuisance arising or that previously arose from the pre-existing use of the site.

Supporting Text - Implementation:

T2C.1 Providing the sites allocated in this Plan satisfactorily maintain the delivery of new homes as set out in Policy 2A, the only other proposals that will be supported shall be:

- a) The conversion to residential use of buildings in the countryside in accordance with emerging Local Plan policy HOU 12;
- b) Agricultural worker exceptions in accordance with emerging Local Plan Policy HOU 13;
- c) Rural exception sites in accordance with emerging Local Plan Policy HOU 14; and
- d) Isolated dwellings in the countryside that meet one or all of the criteria set out in the National Planning Policy Framework paragraph 79.

T2C.2 The hierarchy² of site types that will be supported shall be as follows:

- a) Firstly, the allocated sites set out in Policies 2G to 2Q; then
- b) Only if it is not possible to maintain satisfactory delivery of the minimum number of dwellings set out in the emerging Local Plan (33), other proposals that comply with Policy HOU 04 of the emerging Local Plan may be considered, up to the limit of new dwellings defined by the emerging Local Plan. In doing so brownfield sites shall be given preference over greenfield sites.

T2C.3 When assessing development of brownfield sites the definition of a brownfield site shall be taken as that given in the glossary of the emerging Local Plan, but with the addition of sites on which there are redundant agricultural buildings (subject to their evaluation against heritage considerations) and which are no longer used for agricultural purposes; and with the exclusion of both residential gardens and sites which are considered as in-fill.

T2C.4 Planning applications shall include the documentation specified in Policy HOU 04 of the emerging Local Plan.

T2C.5 Residential replacement, extension and alteration in any part of the Neighbourhood Area shall be assessed in accordance with Policy HOU 11 of the emerging Local Plan.

T2C.6 The location of allocated sites is shown on Policy Map 2A.

Supporting Text - Key Facts:

² Not including the exceptions set out in P2C.1 (a) to (d)



T2C.7 Sites assessed but not allocated in this Plan have been determined to be unsuitable for development, and thus support will not be given to any development proposals that may come forward for those sites.

T2C.8 For any other sites not falling under the criteria of Policies HOU 12, 13 or 14 of the emerging Local Plan, support will be appropriate only if the minimum housing allocation for the Neighbourhood Area, as set by housing target specified in criterion P2A.1 of Policy 2A, cannot be met by sites allocated in this Plan.

T2C.9 Sites allocated in this Plan have undergone a rigorous process of assessment, including expert review of any potential issues relating to the highways network, flood risk and surface water and sewerage management. On this basis the number of new dwellings allocated has been allowed to exceed the housing target specified in criterion P2A.1 of Policy 2A. Since any other proposal will not undergo an equivalent level of assessment, sites that may be substituted for allocated sites are permitted only up to the point at which the housing target specified in Policy HOU 04 of the emerging Local Plan is satisfied (i.e. not to the total level arising from all allocated sites).

EVIDENCE BASE:

Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019

Saham Toney Neighbourhood Development Plan Site Selection Report, August 2019

POLICY 2D: AFFORDABLE HOUSING

P2D.1 Affordable housing provided as part of the development of additional sites shall be made available by preference to people on Breckland Council's Housing Register with a local connection to the Parish of Saham Toney, in perpetuity, using the following hierarchy of priority:

- a) Households with one or more individuals who have resided in Saham Toney Parish for the last three years;
- b) Households that need to move to the Parish of Saham Toney to give or receive support from or to close family or relatives who are residents of the Parish;
- c) Former residents of the Parish of Saham Toney who lived in the Parish for at least three of the last six years;
- d) Households in which one or more members have worked in the Parish of Saham Toney for at least three years;
- e) Other residents of the Parish of Saham Toney.

P2D.2 Where no-one with a local connection to the Parish of Saham Toney takes up available affordable housing in the Parish, and/or the pool of eligible applicants has been exhausted, prioritisation of other candidates will be at the discretion of the Local Housing Authority.

Supporting Text - Implementation:



T2D.1 Affordable housing will be allocated by the Local Housing Authority using a "local lettings" policy. When a property is allocated by this means the cascading criteria of P2D.1 shall be applied. Local connection will be considered where a site is additional to the Local Plan housing supply (as defined in the supporting text to Policy 2A). Therefore, a person on the Breckland Housing Register who has a local connection to Saham Toney will be prioritised above a person without such local connection, even if the identified need of the latter person is higher on the Housing Register.

T2D.2 The Local Lettings policy will apply only to affordable rent tenure properties, and not to intermediate tenure options such as shared ownership or discounted market housing. Nevertheless, in the latter cases developers should be encouraged to advertise properties locally first.

T2D.3 Notwithstanding local connections, national legislation regarding housing priority shall be observed.

T2D.4 Affordable housing will be developed in accordance with emerging Local Plan policy HOU 07 or any future update to that policy.

Supporting Text - Key Facts:

T2D.5 This Plan facilitates additional housing by allocating sites over and above the minimum level set in the emerging Local Plan and therefore qualifies for the provision of affordable housing to be let on a preferential basis to those with a local connection to the Parish, as set out in Breckland Council's housing allocations policy. Therefore, in order to meet Parish housing needs Policy 2D seeks to ensure eligible households with a local connection to Saham Toney are given preference on first and subsequent lets in relation to affordable housing for rent.

T2D.6 Housing Register data provided by Breckland Council, March 2019 shows:

- a. There are a total of 1128 people on the register;
- b. 32 people have expressed a preference to be housed in Saham Toney, of whom 1 currently lives in Saham Toney;
- c. 7 of those registered have a Saham Toney address.

T2D.7 The lack of housing that is affordable for local people, as evidenced by the Saham Toney Housing Needs Assessment 2019, denies young people and families with a local connection the opportunity to live in the village where they grew up.

T2D.8 The provision of affordable homes for rent is one means to maintain and improve Saham Toney's sustainability.

T2D.9 This Neighbourhood Plan delivers the District requirement for affordable housing while maintaining the flexibility necessary to meet the specific local requirements needed within the proposed housing allocations.

EVIDENCE BASE:

Saham Toney Parish Housing Needs Assessment, May 2019



POLICY 2E: HOUSING MIX

P2E.1 Residential development proposals shall include a housing mix and tenure which respond to local housing need having particular regard to the demographic characteristics of the Parish of Saham Toney, and as set out in the Saham Toney Housing Needs Assessment, May 2019. The following overall needs have been identified and shall be addressed in development proposals:

- a. Housing specifically designed for the older adults, suitable for independent living, in accordance with Lifetime Home Standards;
- b. More one, two and three-bedroom homes for parishioners who wish to downsize but to continue to live in the Neighbourhood Area, and others;
- c. A higher proportion of one and two-bedroom starter homes for first time buyers, and others;
- d. Social and affordable housing for those who cannot afford market prices.

P2E.2 Standards shall meet those set out in emerging Local Plan Policy HOU 10, or any future update to that policy.

Supporting Text - Implementation:

T2E.1 The specific housing needs of the Neighbourhood shall be given full consideration as they differ significantly from those of Breckland as a whole.

T2E.2 In the absence of a more up to date assessment of equivalent detail, that given in the Saham Toney Housing Needs Assessment, May2019, shall be used as the basis for determining housing needs in the Neighbourhood Area.

T2E.3 The following definitions shall apply:

- i. Affordable Housing: As the most up to date definition in the National Planning Policy Framework and Planning Practice Guidance;
- ii. Starter homes shall be as defined in Planning Practice Guidance.

Supporting Text - Key Facts:

T2E.4 It is important for community diversity and social cohesion that the Neighbourhood Area's aging population is balanced by a proportionate number of younger people and families. For new housing to contribute to that process it must address the clear need for smaller, more affordable homes in the Neighbourhood Area.

T2E.5 Policy 2E is driven by the following overall considerations:

a) The results of the 2011 census show that Saham Toney has considerably fewer children and young adults than four comparison areas of Breckland, Norfolk, the East of England or England as a whole. Conversely it has significantly more middle-aged and older people. This is shown on Chart 2E1:



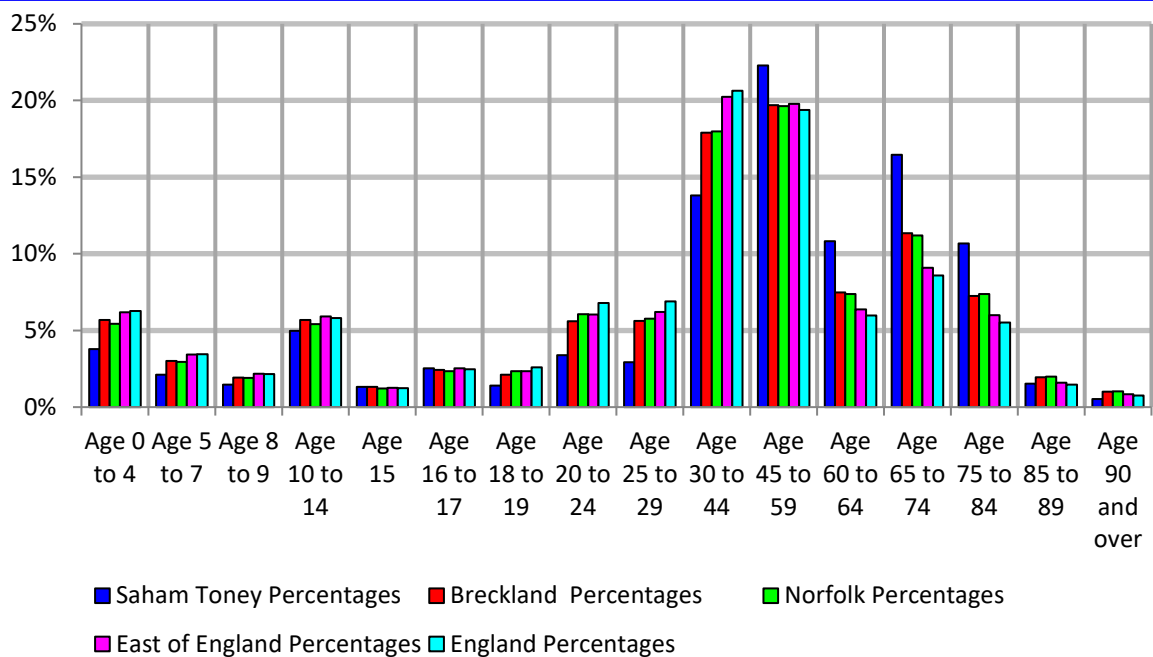


Chart 2E1: Age Demographics

b) Saham Toney has more larger dwellings than the four comparison areas and fewer smaller dwellings, as shown on Chart 2E2:

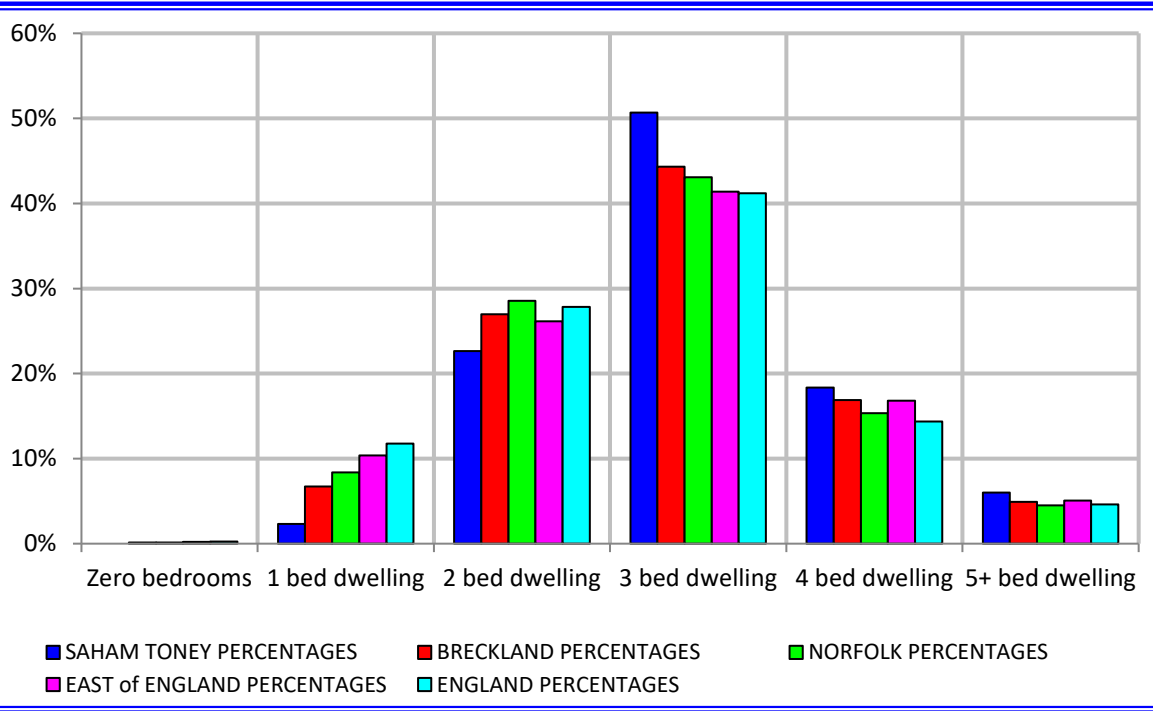


Chart 2E2: Dwelling Size Demographics

c) Dwelling types in Saham Toney differ considerably from those in the four comparison areas, as shown on Chart 2E3:



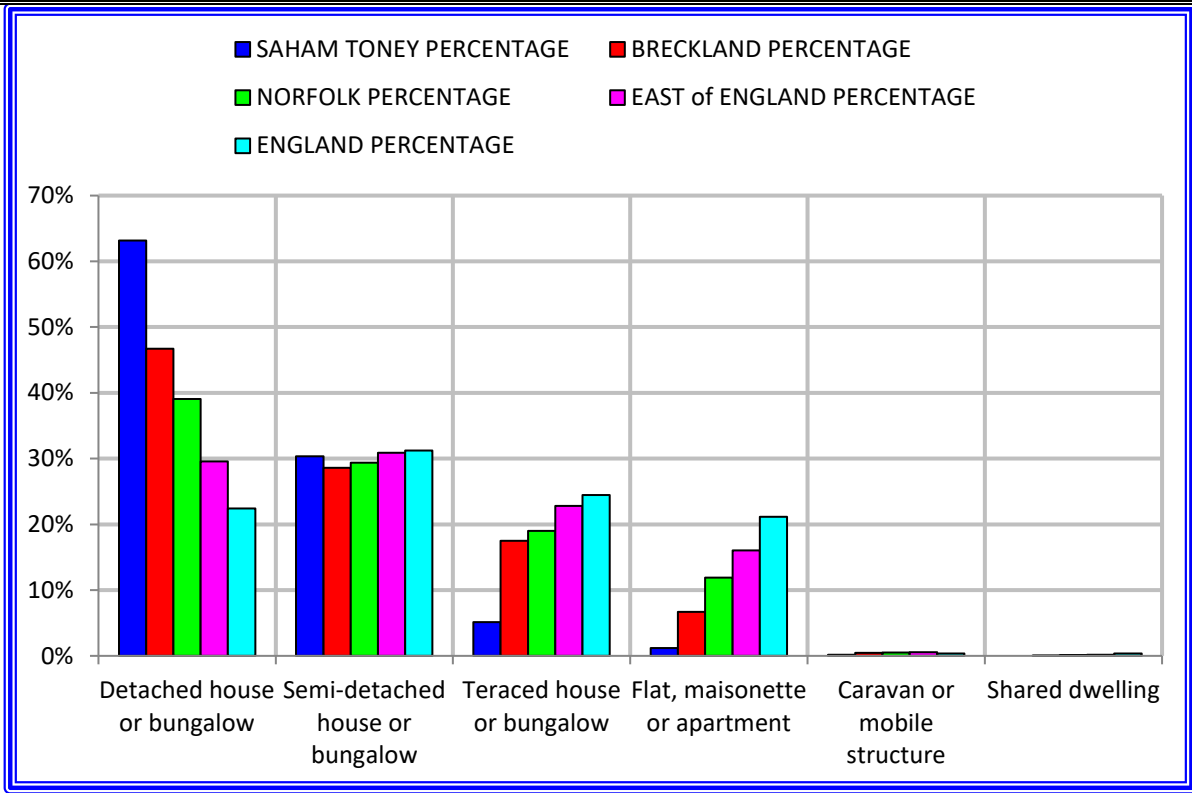


Chart 2E3: Dwelling Type Demographics

d) Housing tenure in Saham Toney differs significantly from that in the four comparison areas, as shown on Chart 2E4:

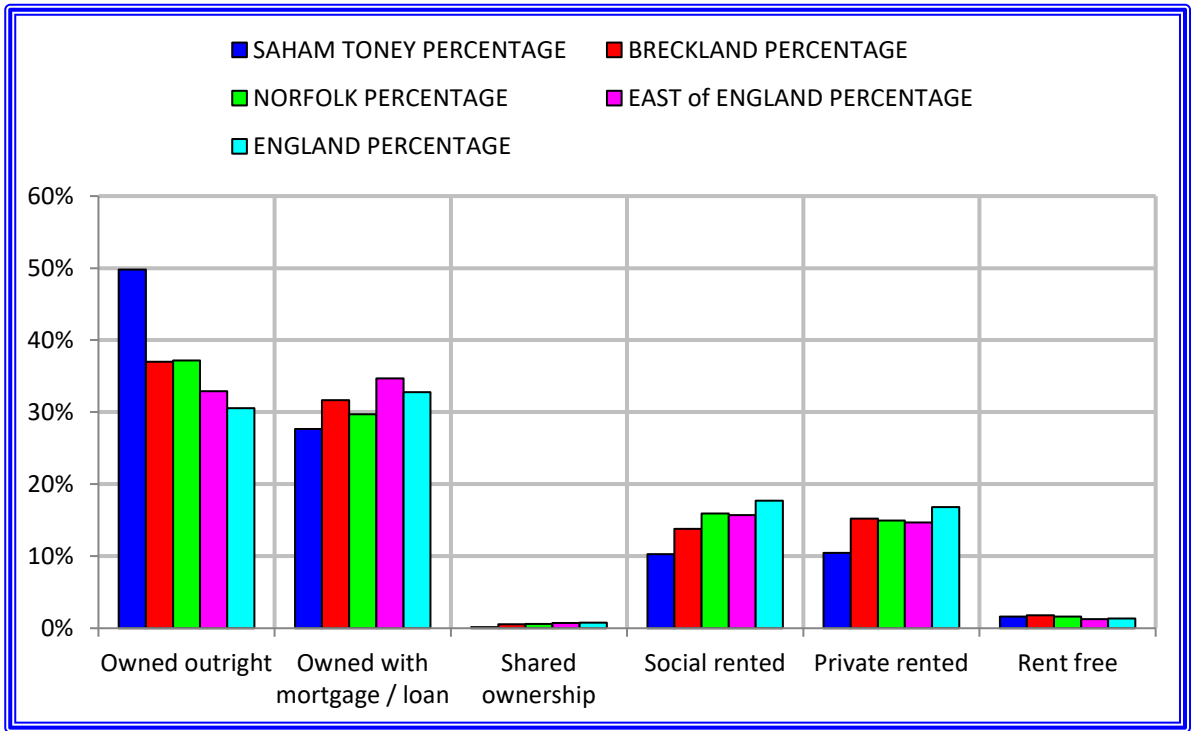


Chart 2E4: Housing Tenure Demographics

e) Saham Toney has a preponderance of 2 person households, much more so than Breckland, and correspondingly less 1, 3 and 4 and above person households, as shown on Chart 2E5:



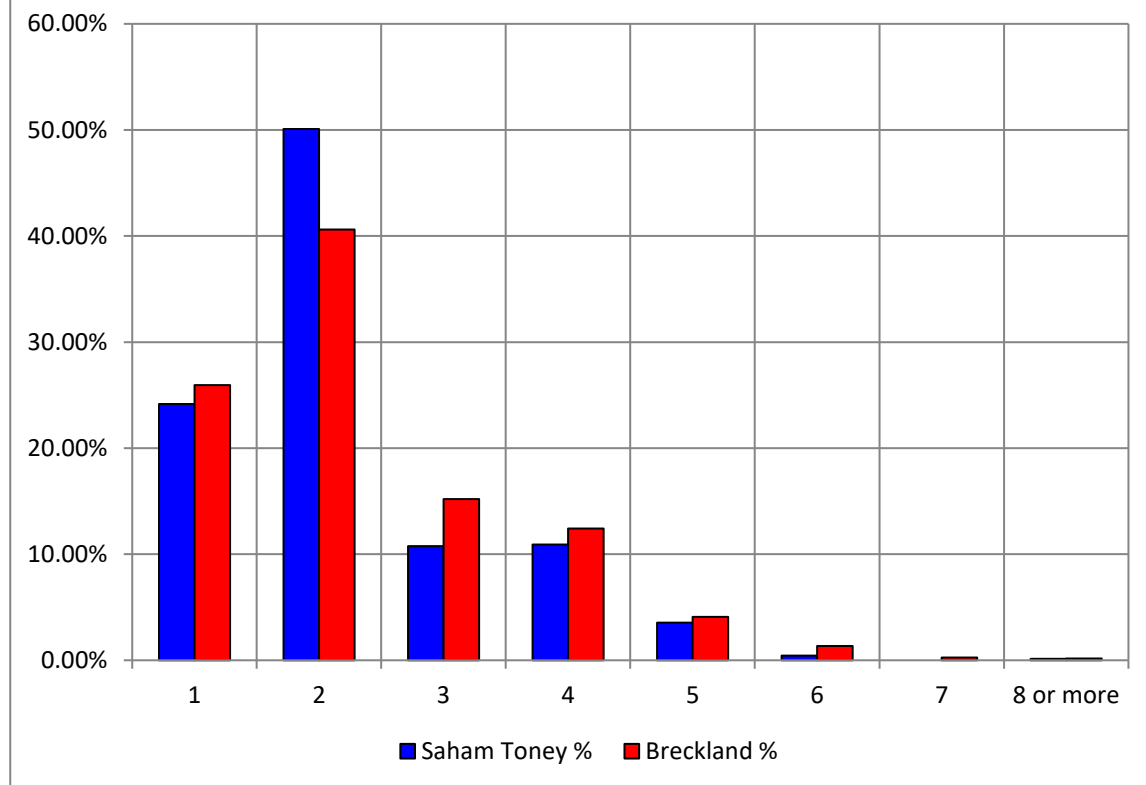


Chart 2E5: No of Persons per Household

T2E.6 Given the statistical data, it is clear that the housing needs of the Neighbourhood Area cannot be based on an assessment of Breckland district as a whole. New housing must cater specifically for the Neighbourhood Area's needs, which are more fully documented in Evidence Base Volume 2.

T2E.7 Housing Register data provided by Breckland Council, March 2019 shows:

- a. There are a total of 1128 people on the register;
- b. 5 houses were available in Saham Toney during 2018;
- c. 8 of those registered have a Saham Toney address. They express preferences for home size as follows:
 - i. One bed-room: 4;
 - ii. Two bed-rooms: 3;
 - iii. Three bed-rooms: 1;
 - iv. Four+ bed-rooms: none.
- d. Additionally, there are another 40 people registered who have indicated a preference to live in the Parish. They express preferences for home size as follows:
 - v. One bed-room: 12;
 - vi. Two bed-rooms: 19;
 - vii. Three bed-rooms: 7;
 - viii. Four+ bed-rooms: 2;

Overall, it can be seen that home size preferences are as follows:

- ix. One bed-room: 33.3%;
- x. Two bed-rooms: approximately 46%;
- xi. Three bed-rooms: 16.7%;



xii. Four+ bed-rooms: 4%;

This data clearly supports a housing mix policy that targets primarily smaller homes.

T2E.8 The Neighbourhood Area has an ageing population that in general terms is living in larger properties which they own, either outright or with some form of loan. This lack means both that older residents who wish to downsize their properties but remain in the Area find it difficult to do so; and young adults and families have very limited choice of the type or size of home likely to be within their means.

T2E.9 Although Breckland has a general need for larger properties (reference: The Central Norfolk Strategic Housing Market Assessment, 2017), the fact that Saham Toney has a proportionally greater number of existing houses with 3 or more bedrooms, combined with an aging population, indicates that any need for 3, 4 or 5 bedroom homes is likely to be satisfied by natural events - i.e. existing houses coming onto the market as older residents pass on.

T2E.10 This policy draws upon section 5 of the National Planning Policy Framework, and reflects community aspirations for all new housing developments to particularly address the needs of younger parishioners.

T2E.11 Housing completion data for the Neighbourhood Area shows that single-storey properties, the preferred form of housing for many older, retired people, and smaller dwellings for first-time buyers, are not being provided in sufficient numbers.

T2E.12 The Lifetime Homes Standard sets out principles that should be implicit in good housing design. Good design, in this context, is considered to be design that maximizes utility, independence and quality of life, while not compromising other design issues such as aesthetics or cost effectiveness. Housing that is designed to the Lifetime Homes Standard will be convenient for most occupants, including some (but not all) wheelchair users and disabled visitors, without the necessity for substantial alterations.

T2E.13 Policy 2E is supported by the results of an estate agent survey conducted in February 2018, and updated in February 2019, the full results of which are given in the evidence base to this Policy.

EVIDENCE BASE:

Saham Toney Parish Housing Needs Assessment, May 2019

POLICY 2F: COMMON CRITERIA FOR ALLOCATED SITES

P2F.1 Sites that will deliver less than 10 dwellings are expected to deliver smaller homes of 3 bedrooms or less, in line with local needs identified in the Saham Toney Housing Needs Assessment, May 2019.

P2F.2 For sites that will deliver 10 or more dwellings, the dwellings shall be of a size commensurate with the needs identified in the Saham Toney Housing Needs Assessment, May 2019, providing a mix and choice of houses, with a majority having 3 or less bedrooms.



P2F.3 Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system.

P2F.4 A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site.

P2F.5 Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas.

P2F.6 Each dwelling shall have off-road parking in accordance with the guidance given in Appendix 2 of the emerging Local Plan and the most up to date version of Norfolk County Council's document "Parking Standards for Norfolk".

P2F.7 Development shall include positive measures commensurate with the site size to enhance green infrastructure.

Supporting Text - Implementation:

T2F.1 A comprehensive site assessment and selection process has been followed to establish the suitability of sites to be allocated. That included detailed discussions with the landowners or their agents.

T2F.2 Planning applications for allocated sites shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground.

Supporting Text - Key Facts:

T2F.3 Prior to allocation in this Plan, sites have gone through a rigorous process of screening and review as follows:

- a) A comprehensive assessment of the overall suitability for development of 16 sites put forward in response to a call for sites that ran from 17 August till 18 October 2018, undertaken by AECOM, who were appointed by the Ministry of Housing, Communities and Local Government. The AECOM assessment report was approved by the Ministry and published in May 2019 and also considered assessment of two sites identified in planning applications undecided at the time of the assessments;
- b) For each site put forward, specialist review by the Norfolk County Council Highways department and the Lead Local Flood Authority to assess potential impact on highway access and safety and flood risk and surface water management;
- c) For each site put forward, specialist review by the Statutory Water Authority (Anglian Water), to assess potential impact on water supply, water recycling centre capacity, the sewerage network and asset encroachment.

The results of the above assessments are included in the Evidence Base to this Policy.

T2F.4 Based on the assessments outlined above, all sites deemed potentially suitable as a result of T2F.3 (a), (b) and (c), following a process of constraint conditioning (a review of constraints to establish if they may be mitigated by existing evidence, or by appropriate measures included as conditions to an allocation policy) were subject to a site selection process; the results of which are given in the Evidence Base to this policy. The selection process adopted is summarised in Chart 2F.



T2F.5 Sites assessed but not allocated in this Plan have been determined to be unsuitable for development, and thus support will not be given to any development proposals that may come forward for those sites.

T2F.6 The Saham Toney Housing Needs Assessment, May 2019, identifies a need for one, two and three-bedroom residential properties, in contrast to there being a surfeit of larger properties.

T2F.9 The provision of a satisfactory ecological appraisal with a planning application for this site was identified by the Site Assessment Report prepared by AECOM, June 2019.

T2C.11 Sites allocated in this Plan have undergone a rigorous process of assessment, including expert review of any potential issues relating to the highways network, flood risk and surface water and sewerage management. On this basis the number of new dwellings allocated has been allowed to exceed the housing target specified in the emerging Local Plan. Since any other proposal will not undergo an equivalent level of assessment, sites that may be substituted for allocated sites are permitted only up to the point at which housing target specified in the emerging Local Plan is satisfied (i.e. 33 dwellings, not to the total level arising from all allocated sites).

EVIDENCE BASE:

Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019

Saham Toney Neighbourhood Development Plan Site Selection Report, August 2019

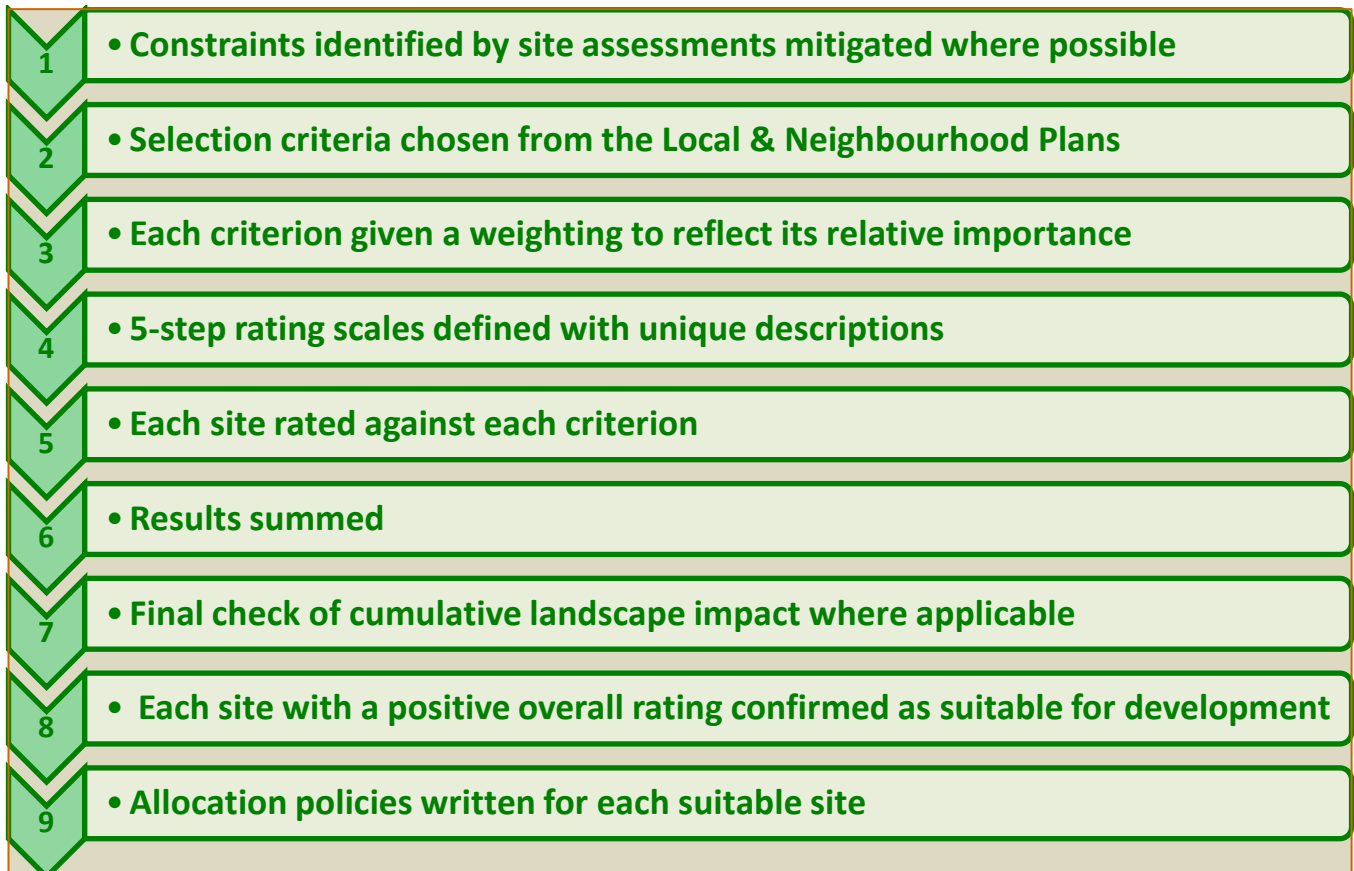


Chart 2F: Site Selection Process



POLICY 2G: SITE ALLOCATION STNP1: GRANGE FARM, CHEQUERS LANE

P2G.1 Land amounting to approximately 1.06 hectares is allocated as Site STNP1 for the provision of a maximum of 10 new dwellings on predominantly brownfield land at Grange Farm, Chequer's Lane. Of the total area, approximately 0.08 hectares is set aside for the provision of flood risk attenuation measures, a footpath linking the site to Page's Lane and landscaping only. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2G;
- b) Single storey dwellings are expected on this site; two storey dwellings may be acceptable if built form is sympathetic to houses on opposite side of Chequers Lane and it is demonstrated through a Landscape and Visual Impact Assessment (see h. below) that the built form will be sensitive to the open landscape setting found in this location;
- c) Safe access to and from the site shall be provided by a single access road at the east end of the site, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway. Site layout shall be such as to preclude future access to land south or west of the site boundary, other than for agricultural purposes;
- d) A pedestrian footpath shall be provided from the highway access point to link with the existing public footpath on Page's Lane to the west of the site;
- e) A Flood Risk Assessment shall be submitted, describing the means of surface water drainage; including details of how surface and storm water will be managed on-site to safeguard dwellings and their residents, site access and egress, and the ground water environment, and to ensure no increase in off-site surface water flood risk;
- f) A bio-retention area or infiltration area shall be provided in the area of the site's greatest risk of surface water flooding, with a minimum length / area that calculations demonstrate to be adequate to prevent flood risk to properties and/or off-site;
- g) Development shall avoid areas at risk of surface water flood or drainage risk;
- h) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located. The assessment shall take account of cumulative impact with other sites allocated in close proximity to this site.;
- i) A Ground Contamination Risk Assessment shall be provided with the planning application, based on a full intrusive ground investigation, and shall set out in detail all measures required to eliminate identified risks;
- j) Development shall be screened as part of a suitable landscaping scheme.

P2G.2 This site is expected to be developed between 2025 and 2028.

P2G.3 This site is required to deliver no fewer than 2 affordable homes.

Supporting Text - Implementation:



T2G.1 A comprehensive site assessment and selection process has been followed to establish this site's suitability to be an allocated site. To date, detailed discussions with the landowners via their agent, has not resulted in full agreement to all the criteria for its development. As a result, in accordance with the National Planning Policy Framework definition of deliverable, since it cannot yet be considered deliverable, it the site's expected development is not set during the first five years of the Plan. This may be reconsidered if full agreement on this Policy and the common policy 2F is reached with the owners or a future developer.

T2G.2 Should a developer purchase this site in advance of a planning application, that will be done in full knowledge and understanding of the criteria specified in this allocation policy. Therefore, under no circumstances shall viability be accepted as a reason to vary those criteria.

Supporting Text - Key Facts:

T2G.3 The site as proposed via the Call for Sites (August-October 2018) was assessed as having the potential to result in coalescence of settlement clusters. The site boundary was adjusted accordingly from that originally proposed, that being justified by the findings of the Saham Toney Parish Landscape Character Assessment; but the site area remains as proposed.

T2G.4 Limiting new dwellings on this site to single-storey recognises the high visual sensitivity of the area in which the site is located, as identified in the Saham Toney Parish Landscape Assessment, January 2019.

T2G.5 Conditions relating to highway access and footpath provision arise from the Local Highway Authority's site assessment and its response to the previously withdrawn planning application for the site 3PL/2015/1430/F.

T2G.6 The northern part of the site is subject to surface water flood risk which justifies the drainage and flood mitigation measures required by the policy, as does the finding of the Site Assessment Report prepared by AECOM, June 2019, in this respect.

T2G.7 The site's location in an area of moderate-high combined landscape sensitivity results in the requirement for a detailed Landscape and Visual Impact Assessment to be provided with a planning application for this site to demonstrate the proposal is acceptable in terms of its landscape impact. The requirement for a Landscape and Visual Impact Assessment is further justified that four other sites are allocated in close proximity to this one, and the cumulative impact of all five requires careful consideration.

T2G.8 Some of the existing farm buildings on the site contain asbestos. A preliminary contamination risk assessment carried out as part of a previous application for the site 3PL/2015/1430/F recommended that a full intrusive ground survey be undertaken and a report prepared including a mitigation strategy, prior to development of this site.

T2G.9 The Site Assessment Report prepared by AECOM, June 2019 identified a utilities power line near the entrance to the site and overhead cables crossing the site that require mitigation prior to development of the site and hence measures to address these constraints shall be identified in a planning application.

T2G.10 The site is allocated for 10 dwellings and shall therefore provide affordable housing at least to the level defined in the emerging Local Plan (25%).

EVIDENCE BASE:



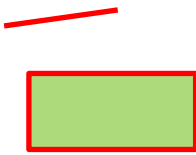
Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019

Saham Toney Neighbourhood Development Plan Site Selection Report, July 2019

Saham Toney Parish Landscape Character Assessment, Parts One and Two, January 2019



Allocated site boundary
Additional area for flood risk attenuation measures, a footpath and landscaping only



Scale

POLICY MAP 2G: STNP1 SITE LOCATION PLAN



POLICY 2H: SITE ALLOCATION STNP2: DISUSED PIGGERY, OFF HILLS ROAD

P2H.1 Land amounting to approximately 0.50 hectares is allocated as Site STNP2 for the provision of a maximum of 4 new dwellings on brownfield land at the Croft Piggery, Hills Road. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2H;
- b) The dwellings shall be single storey;
- c) Safe access to and from the site shall be provided by a single access road joining Hills Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- d) Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;
- e) The existing trees and hedges on the west and east boundaries of the site shall be retained;

P2H.2 This site is expected to be developed between 2020 and 2024.

P2H.3 This site is not required to deliver affordable homes.

Supporting Text - Implementation:

T2H.1 A comprehensive site assessment and selection process has been followed to establish this site's suitability to be an allocated site. That included detailed discussions with the landowner, who has agreed to all the criteria for its development.

T2H.2 Should a developer purchase this site in advance of a planning application, that will be done in full knowledge and understanding of the criteria specified in this allocation policy. Therefore, under no circumstances shall viability be accepted as a reason to vary those criteria.

T2H.3 This site is not subject to surface water flood risk and hence the sustainable drainage system for it, as required by common policy 2F, may be of a simple form, such as an underground holding tank, or drainage crates.

T2H.4 This policy and the common criteria of Policy 2F have been fully agreed with the site owner, and hence in accordance with the National Planning Policy Framework, this site is considered deliverable.

Supporting Text - Key Facts:

T2H.5 Although based on total site area density is low, the site configuration is such that only approximately half of the total area is available for housing, the remainder being for access. Hence the actual housing density is around 16 dwellings per hectare.

T2H.3 Limiting new dwellings on this site to single-storey recognises the fact that development would be somewhat out of keeping with the character of the area in which the site is located, as identified in the Site Assessment Report, AECOM, June 2019. The replacement of farm buildings with single-storey dwellings is most likely to ensure compliance with Policy 7A: Landscape Character Preservation and Enhancement.



T2H.4 Conditions relating to highway access and footpath provision arise from the Local Highway Authority’s site assessment and its response to the previously withdrawn planning application for the site 3PL/2015/0009/F.

T2H.5 Some of the existing farm buildings on the site may contain asbestos. That and the former use of the site justify that a full intrusive ground survey be undertaken and a report prepared including a mitigation strategy, prior to development of this site.

T2H.6 The Site Assessment Report prepared by AECOM, June 2019 identified a high voltage power line running across the site and a low voltage power line adjacent to the existing entrance to the site that require mitigation prior to development of the site and hence measures to address these constraints shall be identified in a planning application.

EVIDENCE BASE:

Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019

Saham Toney Neighbourhood Development Plan Site Selection Report, August 2019



Allocated site boundary



Scale

POLICY MAP 2H: STNP2 SITE LOCATION PLAN



POLICY 2I: SITE ALLOCATION STNP4: LAND AT THE JUNCTION OF POUND HILL AND PAGE'S LANE

P2I.1 Land amounting to approximately 0.81 hectares is allocated as Site STNP4 for the provision of a maximum of 13 new dwellings on greenfield land to the west of Pound Hill, adjacent to its junction with Page's Lane. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2I;
- b) Safe access to and from the site shall be provided onto Page's Lane, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- c) A professional transport impact report including a traffic survey of the use of the junction between Pound Hill and Richmond Road shall be provided that demonstrates vehicular use of that junction will remain at an acceptable level following development of the site;
- d) A Flood Risk Assessment shall be submitted, describing the means of surface water drainage; including details of how surface and storm water will be managed on-site to safeguard dwellings and their residents, site access and egress, and the ground water environment, and to ensure no increase in off-site surface water flood risk;
- e) Development shall avoid areas at risk of surface water flood or drainage risk;
- f) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located. The assessment shall take account of cumulative impact with other sites allocated in close proximity to this site. In particular site layout and landscaping shall be such that site retains a publicly open vista north-west from Pound Hill towards land beyond Page's Lane;
- g) The existing trees and hedges on the site boundaries shall be retained, or replaced by alternate planting that is demonstrated to improve the landscape;
- h) Site layout and landscaping shall be such as to have no detrimental impact on the setting of Page's Place. A Heritage Statement shall be submitted to demonstrate this.

P2I.2 This site is expected to be developed between 2025 and 2028.

P2I.3 This site is required to deliver a minimum of 3 affordable homes.

Supporting Text - Implementation:

T2I.1 A comprehensive site assessment and selection process has been followed to establish this site's suitability to be an allocated site. To date, detailed discussions with the landowners via their agent, has not resulted in full agreement to all the criteria for its development. As a result, in accordance with the National Planning Policy Framework definition of deliverable, since it cannot yet be considered deliverable, the site's expected development is not set during the first five years of the Plan. This may be reconsidered if full agreement on this Policy and the common policy 2F is reached with the owners or a future developer.

T2I.2 Should a developer purchase this site in advance of a planning application that will be done in full knowledge and understanding of the criteria specified in this allocation policy. Therefore, under no circumstances shall viability be accepted as a reason to vary those criteria.



T21.3 The site is located in a particularly sensitive area with regards to landscape and it is of critical importance that a development proposal only be permitted on condition of providing firm evidence of how site layout and design satisfactorily mitigates such impact.

Supporting Text - Key Facts:

T21.4 The site forms part of a group of 4 adjacent sites (STNP4, 5, 6 and 7) that were proposed via the Call for Sites (August-October 2018). The Local Highway Authority's assessment of those four sites concluded that due to highways constraints the number of dwellings proposed must be reduced to a maximum total of 25. That constraint was mitigated by phasing development of the four sites concerned and the inclusion of a requirement to submit a transport impact report at planning application stage, but only to an extent (maximum number of houses on sites STNP4-7 = 38) that avoided unacceptable landscape impact, as explained in the Site Selection Report.

T21.5 Conditions relating to highway access arise from site assessment carried out by the Local Highway Authority. Access to and from Page's Lane, rather than Pound Hill is dictated (a) because there is existing filed access there; (b) to offset concern by the Local Highway Authority as to increased traffic at the junction of Pound Hill and Richmond Road.

T2H.6 Part of the site is subject to surface water flood risk which justifies the drainage and flood mitigation measures required by the policy.

T21.7 The site's location in an area of moderate-high combined landscape sensitivity results in the requirement for a detailed Landscape and Visual Impact Assessment to be provided with a planning application for this site to demonstrate the proposal is acceptable in terms of its landscape impact and to identify and justify appropriate impact mitigation measures. The site is located in an area of high visual sensitivity, as identified in the Saham Toney Parish Landscape Assessment, January 2019. As part of the Site Selection Report, August 2019, its cumulative landscape impact was reviewed and shown to be marginal but acceptable if appropriate site layout and landscaping measures are adopted. This results in the particular criteria given in P21.1 (f). The requirement for a Landscape and Visual Impact Assessment is further justified that four other sites are allocated in close proximity to this one, and the cumulative impact of all five requires careful consideration.

T21.8 Site layout and design shall be such as to respect and preserve Key View 3 (From Hills Road south towards Page's Place and beyond), and where possible to enhance that view.

T21.9 Retention of boundary trees and hedges, or their replacement with alternate natural planting is a measure justified by the landscape sensitivity of the site.

T21.11 Parts of the site form the setting to Page's Place, a Grade II listed building to the north of the site and so measures to respect and conserve that setting are required.

T21.11 The Site Assessment Report prepared by AECOM, June 2019 identified a high voltage power line running along the boundary between the western field and Pound Hill that requires mitigation prior to development of the site and hence measures to address this constraint shall be identified in a planning application.

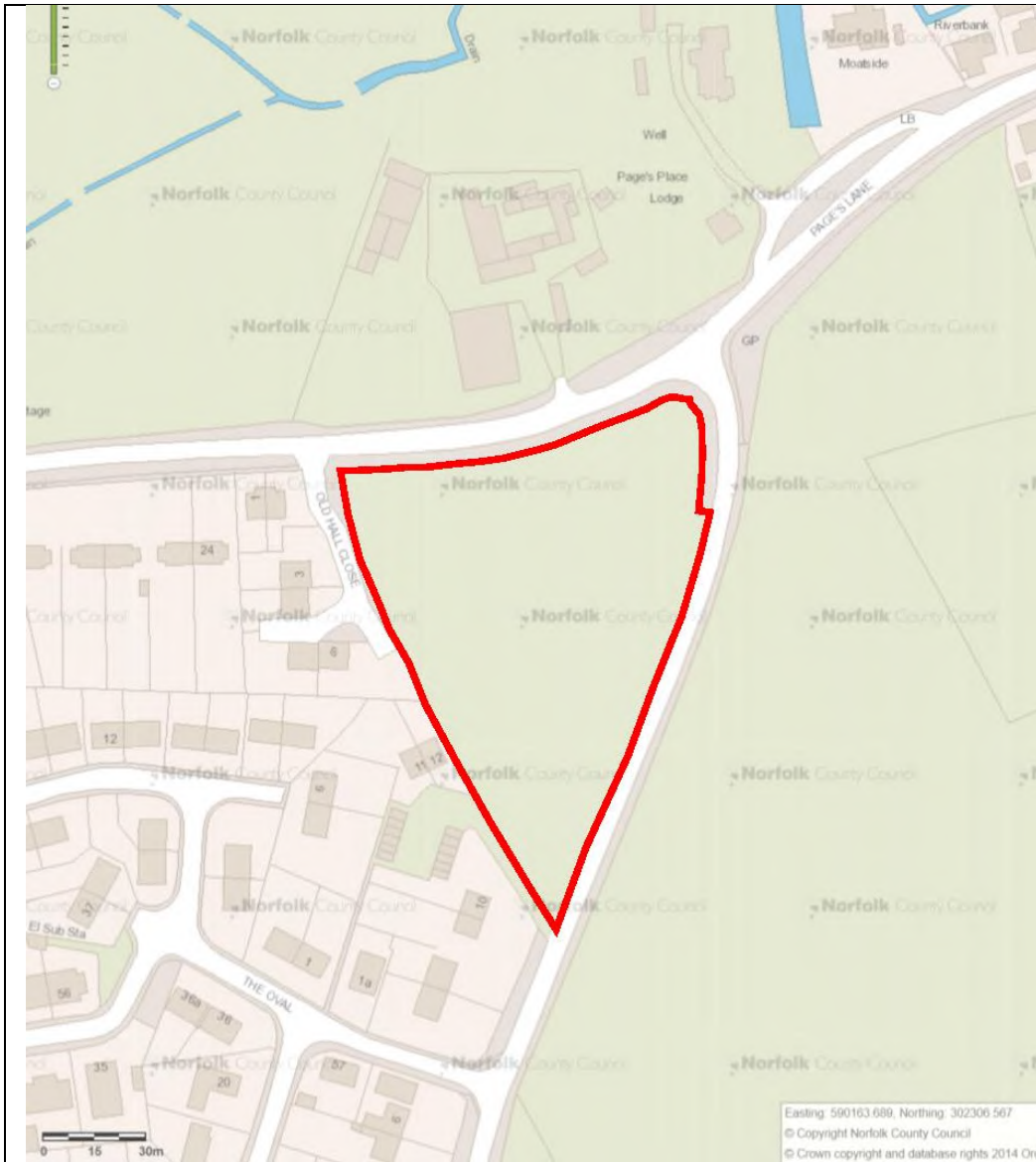
T21.12 The site is allocated for greater than 10 dwellings and shall therefore provide affordable housing at least to the level defined in the emerging Local Plan (25%).



EVIDENCE BASE:

Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019

Saham Toney Neighbourhood Development Plan Site Selection Report, August 2019



Allocated site boundary



Scale

POLICY MAP 21: STNP4 SITE LOCATION PLAN



POLICY 2J: SITE ALLOCATION STNP5: LAND TO THE EAST OF POUND HILL

P2J.1 Land amounting to approximately 1.01 hectares is allocated as Site STNP5 for the provision of a maximum of 12 new dwellings on greenfield land to the west of Pound Hill, adjacent to its junction with Page's Lane. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2J and shall include an area as indicated, in which there shall be no above-ground development;
- b) Single storey dwellings are expected on this site; two storey dwellings may be acceptable if it is demonstrated through a Landscape and Visual Impact Assessment (see g. below) that the built form will be sensitive to the open landscape setting found in this location;
- c) Safe access to and from the site shall be provided onto Pound Hill, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- d) A professional transport impact report including a traffic survey of the use of the junction between Pound Hill and Richmond Road shall be provided that demonstrates vehicular use of that junction will remain at an acceptable level following development of the site;
- e) A Flood Risk Assessment shall be submitted, describing the means of surface water drainage; including details of how surface and storm water will be managed on-site to safeguard dwellings and their residents, site access and egress, and the ground water environment, and to ensure no increase in off-site surface water flood risk;
- f) Development shall avoid areas at risk of surface water flood or drainage risk;
- g) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located. The assessment shall take account of cumulative impact with other sites allocated in close proximity to this site. In particular site layout and landscaping shall be such that site preserves the Key View from Pound Hill towards Saham Mere and beyond;
- h) The existing trees and hedges on the site boundaries shall be retained, or replaced by alternate planting that is demonstrated to improve the landscape;

P2J.2 This site is expected to be developed between 2029 and 2032.

P2J.3 This site is required to deliver a minimum of 3 affordable homes.

Supporting Text - Implementation:

T2J.1 A comprehensive site assessment and selection process has been followed to establish this site's suitability to be an allocated site. To date, detailed discussions with the landowners via their agent, has not resulted in full agreement to all the criteria for its development. As a result, in accordance with the National Planning Policy Framework definition of deliverable, since it cannot yet be considered deliverable, the site's expected development is not set during the first five years of the Plan. This may be reconsidered if full agreement on this Policy and the common policy 2F is reached with the owners or a future developer.



T2J.2 Should a developer purchase this site in advance of a planning application that will be done in full knowledge and understanding of the criteria specified in this allocation policy. Therefore, under no circumstances shall viability be accepted as a reason to vary those criteria.

T2J.3 The site is located in a particularly sensitive area with regards to landscape and it is of critical importance that a development proposal only be permitted on condition of providing firm evidence of how site layout and design satisfactorily mitigates such impact. The criterion requiring single-storey dwellings recognises the landscape sensitivity of the site.

Supporting Text - Key Facts:

T2J.4 The site forms part of a group of 4 adjacent sites (STNP4, 5, 6 and 7) that were proposed via the Call for Sites (August-October 2018). The Local Highway Authority's assessment of those four sites concluded that due to highways constraints the number of dwellings proposed must be reduced to a maximum total of 25. That constraint was mitigated by phasing development of the four sites concerned and the inclusion of a requirement to submit a transport impact report at planning application stage, but only to an extent (maximum number of houses on sites STNP4-7 = 38) that avoided unacceptable landscape impact, as explained in the Site Selection Report.

T2J.5 Part of the site is subject to surface water flood risk which justifies the drainage and flood mitigation measures required by the policy.

T2J.6 The site's location in an area of moderate-high combined landscape sensitivity results in the requirement for a detailed Landscape and Visual Impact Assessment to be provided with a planning application for this site to demonstrate the proposal is acceptable in terms of its landscape impact and to identify and justify appropriate impact mitigation measures. The site is located in an area of high visual sensitivity, as identified in the Saham Toney Parish Landscape Assessment, January 2019. As part of the Site Selection Report, August 2019, its cumulative landscape impact was reviewed and shown to be marginal but acceptable if appropriate site layout and landscaping measures are adopted. This results in the particular criteria given in P2J.1 (a), (b) and (g). Preservation of a Key View is justified by the Saham Toney Parish Landscape Character Assessment Part Three, Key Views Assessment, January 2019. The requirement for a Landscape and Visual Impact Assessment is further justified that four other sites are allocated in close proximity to this one, and the cumulative impact of all five requires careful consideration.

T2J.7 Retention of boundary trees and hedges, or their replacement with alternate natural planting is a measure justified by the landscape sensitivity of the site.

T2J.8 The site is allocated for greater than 10 dwellings and shall therefore provide affordable housing at least to the level defined in the emerging Local Plan (25%).

EVIDENCE BASE:

Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019

Saham Toney Neighbourhood Development Plan Site Selection Report, August 2019

Saham Toney Parish Landscape Assessment, Parts One to Three, January 2019





	<p>Allocated site boundary</p> <p>Area of no above-ground development</p>	<p>Scale</p>
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POLICY MAP 2J: STNP5 SITE LOCATION PLAN

POLICY 2K: SITE ALLOCATION STNP6: LAND AT THE JUNCTION OF POUND HILL AND PAGE'S LANE

P2K.1 Land amounting to approximately 0.46 hectares is allocated as Site STNP6 for the provision of a maximum of 5 new dwellings on greenfield land to the east of Pound Hill, adjacent to its junction with Page’s Lane. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2K;
- b) Safe access to and from the site shall be provided onto Page’s Lane, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- c) A professional transport impact report including a traffic survey of the use of the junction between Pound Hill and Richmond Road shall be provided that demonstrates vehicular use of that junction will remain at an acceptable level following development of the site;
- d) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping



preserves, and is sympathetic to the landscape character of the area in which the site is located. The assessment shall take account of cumulative impact with other sites allocated in close proximity to this site. In particular site layout and landscaping shall be such that site retains and preserves the Key View from Hills Lane towards Page's Place and beyond to St George's Church;

- e) A Flood Risk Assessment shall be submitted, describing the means of surface water drainage; including details of how surface and storm water will be managed on-site to safeguard dwellings and their residents, site access and egress, and the ground water environment, and to ensure no increase in off-site surface water flood risk;
- f) Development shall avoid areas at risk of surface water flood or drainage risk;
- g) The existing trees and hedges on the site boundaries shall be retained, or replaced by alternate planting that is demonstrated to improve the landscape, and natural screening of the site from Page's Lane and Pound Hill shall be enhanced;
- h) Site layout and landscaping shall be such as to have no detrimental impact on the setting of Page's Place. A Heritage Statement shall be submitted to demonstrate this.

P2K.2 This site is expected to be developed between 2025 and 2028.

P2K.3 This site is not required to deliver affordable homes.

Supporting Text - Implementation:

T2K.1 A comprehensive site assessment and selection process has been followed to establish this site's suitability to be an allocated site. To date, detailed discussions with the landowners via their agent, has not resulted in full agreement to all the criteria for its development. As a result, in accordance with the National Planning Policy Framework definition of deliverable, since it cannot yet be considered deliverable, the site's expected development is not set during the first five years of the Plan. This may be reconsidered if full agreement on this Policy and the common policy 2F is reached with the owners or a future developer.

T2K.2 Should a developer purchase this site in advance of a planning application that will be done in full knowledge and understanding of the criteria specified in this allocation policy. Therefore, under no circumstances shall viability be accepted as a reason to vary those criteria.

T2K.3 The site is located in a particularly sensitive area with regards to landscape and it is of critical importance that a development proposal only be permitted on condition of providing firm evidence of how site layout and design satisfactorily mitigates such impact.

Supporting Text - Key Facts:

T2K.4 The site forms part of a group of 4 adjacent sites (STNP4, 5, 6 and 7) that were proposed via the Call for Sites (August-October 2018). The Local Highway Authority's assessment of those four sites concluded that due to highways constraints the number of dwellings proposed must be reduced to a maximum total of 25. That constraint was mitigated by phasing development of the four sites concerned and the inclusion of a requirement to submit a transport impact report at planning application stage, but only to an extent (maximum number of houses on sites STNP4-7 = 38) that avoided unacceptable landscape impact, as explained in the Site Selection Report.



T2K.5 Conditions relating to highway access arise from site assessment carried out by the Local Highway Authority. Access to and from Page's Lane, rather than Pound Hill is dictated (a) because there is existing filed access there; (b) to offset concern by the Local Highway Authority as to increased traffic at the junction of Pound Hill and Richmond Road.

T2K.6 Part of the site is subject to surface water flood risk which justifies the drainage and flood mitigation measures required by the policy.

T2K.7 The site's location in an area of moderate-high combined landscape sensitivity results in the requirement for a detailed Landscape and Visual Impact Assessment to be provided with a planning application for this site to demonstrate the proposal is acceptable in terms of its landscape impact and to identify and justify appropriate impact mitigation measures. The site is located in an area of high visual sensitivity, as identified in the Saham Toney Parish Landscape Assessment, January 2019. As part of the Site Selection Report, August 2019, its cumulative landscape impact was reviewed and shown to be marginal but acceptable if appropriate site layout and landscaping measures are adopted. This results in the particular criteria given in P2K.1 (d). The requirement for a Landscape and Visual Impact Assessment is further justified that four other sites are allocated in close proximity to this one, and the cumulative impact of all five requires careful consideration.

T2K.8 Site layout and design shall be such as to respect and preserve Key View 3 (From Hills Road south towards Page's Place and beyond), and where possible to enhance that view, as justified by the Saham Toney Parish Landscape Character Assessment Part Three, Key Views Assessment, January 2019.

T2K.9 Part of the site is subject to surface water flood risk which justifies the drainage and flood mitigation measures required by the policy, as does the finding of the Site Assessment Report prepared by AECOM, June 2019, in this respect.

T2K.10 Retention of boundary trees and hedges, or their replacement with alternate natural planting is a measure justified by the landscape sensitivity of the site.

T2K.11 The site forms the setting to Page's Place, a Grade II listed building to the north of the site and so measures to respect and conserve that setting are required.

T2K.12 The Site Assessment Report prepared by AECOM, June 2019 identified the following infrastructure within or adjacent to the combined site and hence measures to address these constraints shall be identified in a planning application:

- a) A small sub-station adjacent to the site at the junction of Pound Hill (east) and Page's Lane;
- b) A gas pipeline adjacent to the site under the highway verge to Page's Lane;
- c) A high voltage power line running across the field to the east at the junction of Pound Hill and Page's Lane;

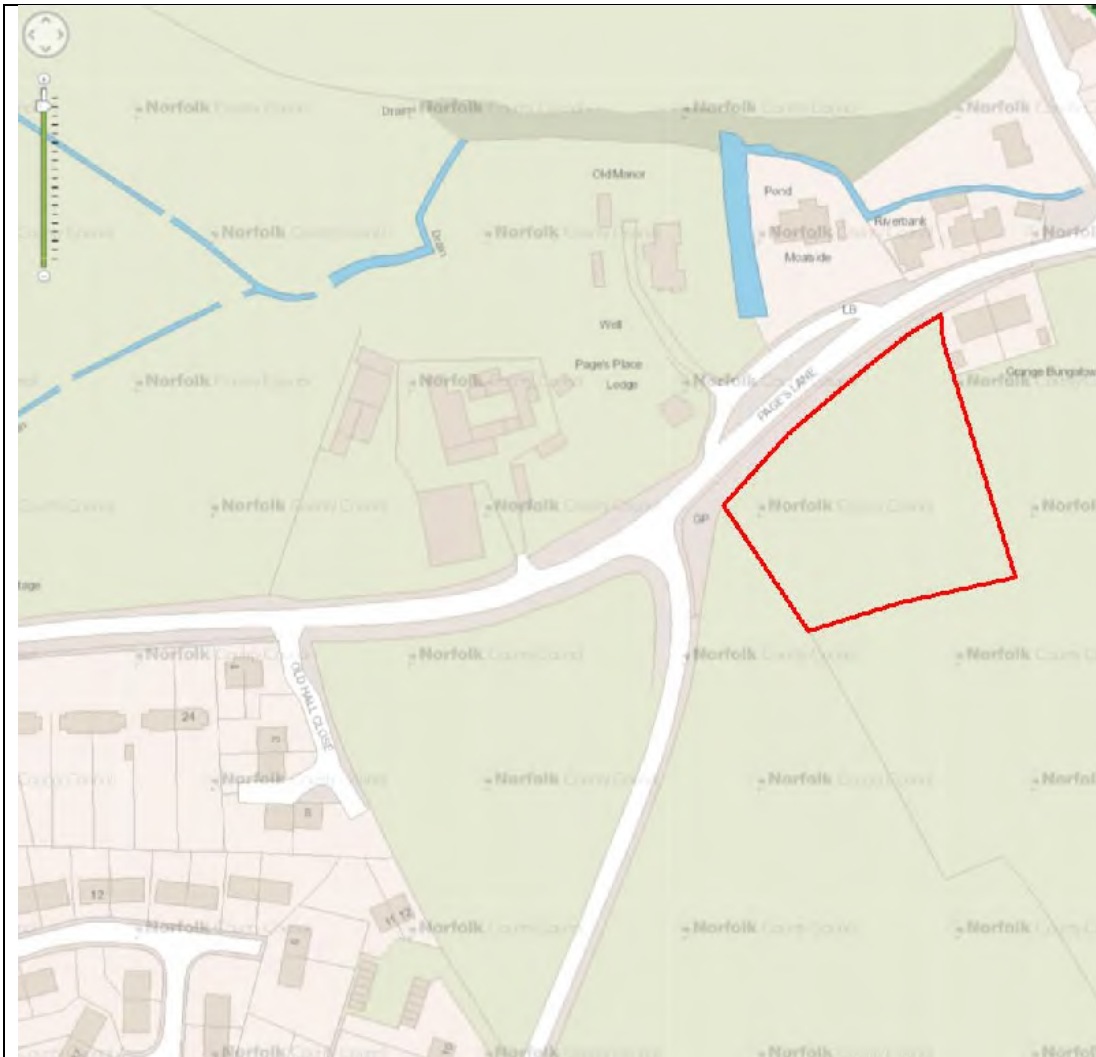
EVIDENCE BASE:


Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019

Saham Toney Neighbourhood Development Plan Site Selection Report, August 2019

Saham Toney Parish Landscape Assessment, Parts One to Three, January 2019





	Allocated site boundary 	Scale
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POLICY MAP 2K: STNP6 SITE LOCATION PLAN

POLICY 2L: SITE ALLOCATION STNP7: PAGE'S FARM

P2L.1 Land amounting to approximately 0.54 hectares is allocated as Site STNP7 for the provision of a maximum of 8 new dwellings on predominantly brownfield land at Page's Farm, Page's Lane. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2L;
- b) Safe access to and from the site shall be provided by a single access road onto Page's Lane, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;



- c) A professional transport impact report including a traffic survey of the use of the junction between Pound Hill and Richmond Road shall be provided that demonstrates vehicular use of that junction will remain at an acceptable level following development of the site;
- d) Provision shall be made to widen Page's Lane to an extent agreed with the Local Highway Authority from the most western point at which the site adjoins the highway east to the junction of Page's Lane and Pound Hill;
- e) A pedestrian footpath shall be provided along the full length of the widened section of highway;
- f) A Flood Risk Assessment shall be submitted, describing the means of surface water drainage; including details of how surface and storm water will be managed on-site to safeguard dwellings and their residents, site access and egress, and the ground water environment, and to ensure no increase in off-site surface water flood risk;
- g) Development shall avoid areas at risk of surface water flood or drainage risk;
- h) A bio-retention area or infiltration area shall be provided in the area of the site's greatest risk of surface water flooding, with a minimum length / area that calculations demonstrate to be adequate to prevent flood risk to properties and/or off-site;
- i) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located. The assessment shall take account of cumulative impact with other sites allocated in close proximity to this site;
- j) The contribution of the site area to the setting of Key View 3 is enhanced;
- k) A Ground Contamination Risk Assessment shall be provided with the planning application, based on a full intrusive ground investigation, and shall set out in detail all measures required to eliminate identified risks;
- l) The brownfield site shall be entirely cleared and all decontamination measures identified by the risk assessment shall be implemented;
- m) The existing boundary trees and hedges shall be retained, or replaced with alternate natural planting that enhances the landscape;
- n) Site layout and landscaping shall be such as to have no detrimental impact on the setting of Page's Place. A Heritage Statement shall be submitted to demonstrate this;

P2L.2 This site is expected to be developed between 2033 and 2036.

P2L.3 This site is not required to deliver affordable homes.

Supporting Text - Implementation:

T2L.1 A comprehensive site assessment and selection process has been followed to establish this site's suitability to be an allocated site. To date, detailed discussions with the landowners via their agent, has not resulted in full agreement to all the criteria for its development. As a result, in accordance with the National Planning Policy Framework definition of deliverable, since it cannot yet be considered deliverable, the site's expected development is not set during the first five years of the Plan. This may be reconsidered if full agreement on this Policy and the common policy 2F is reached with the owners or a future developer.



T2L.2 Should a developer purchase this site in advance of a planning application that will be done in full knowledge and understanding of the criteria specified in this allocation policy. Therefore, under no circumstances shall viability be accepted as a reason to vary those criteria.

T2L.3 The site is located in a particularly sensitive area with regards to landscape and it is of critical importance that a development proposal only be permitted on condition of providing firm evidence of how site layout and design satisfactorily mitigates such impact.

Supporting Text - Key Facts:

T2L.4 Site density is in part dictated by the fact that parts of the site are subject to surface water flooding and therefore not available for housing development.

T2L.4 The site forms part of a group of 4 adjacent sites (STNP4, 5, 6 and 7) that were proposed via the Call for Sites (August-October 2018). The Local Highway Authority's assessment of those four sites concluded that due to highways constraints the number of dwellings proposed must be reduced to a maximum total of 25. That constraint was mitigated by phasing development of the four sites concerned and the inclusion of a requirement to submit a transport impact report at planning application stage, but only to an extent (maximum number of houses on sites STNP4-7 = 38) that avoided unacceptable landscape impact, as explained in the Site Selection Report.

T2L.5 Local highway widening and footpath provision is required to ensure highway and pedestrian safety.

T2L.6 Part of the site is subject to surface water flood risk which justifies the drainage and flood mitigation measures required by the policy, as does the finding of the Site Assessment Report prepared by AECOM, April 2019, in this respect.

T2L.7 The site's location in an area of moderate-high combined landscape sensitivity results in the requirement for a detailed Landscape and Visual Impact Assessment to be provided with a planning application for this site to demonstrate the proposal is acceptable in terms of its landscape impact and to identify and justify appropriate impact mitigation measures. The site is located in an area of high visual sensitivity, as identified in the Saham Toney Parish Landscape Assessment, January 2019. The requirement for a Landscape and Visual Impact Assessment is further justified that four other sites are allocated in close proximity to this one, and the cumulative impact of all five requires careful consideration.

T2L.8 Site layout and design shall be such as to respect and preserve Key View 3 (From Hills Road south towards Page's Place and beyond), and where possible to enhance that view. Preservation of a Key View is justified by the Saham Toney Parish Landscape Character Assessment Part Three, Key Views Assessment, January 2019.

T2L.9 Retention of boundary trees and hedges, or their replacement with alternate natural planting is a measure justified by the landscape sensitivity of the site.

T2L.10 Some of the existing farm buildings on the site contain asbestos, and the site's agricultural use mat have resulted in other contamination. Therefore, a full intrusive ground survey must be undertaken and a report prepared including a mitigation strategy, prior to development of this site.

T2L.11 The Site Assessment Report prepared by AECOM, June 2019 identified a low voltage power line above the hedge between the site and Page's Lane that requires mitigation prior to development of the site and hence measures to address this constraint shall be identified in a planning application.



T2L.12 The site is close to Page's Place, a Grade II listed building, and so measures to respect and conserve the setting of that building are required.

EVIDENCE BASE:

Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019

Saham Toney Neighbourhood Development Plan Site Selection Report, August 2019

Saham Toney Parish Landscape Assessment, Parts One to Three, January 2019



Allocated site boundary



Scale

POLICY MAP 2L: STNP7 SITE LOCATION PLAN



POLICY 2M: SITE ALLOCATION STNP9: OVINGTON ROAD

P2M.1 Land amounting to approximately 0.445 hectares is allocated as Site STNP9 for the provision of a maximum of 3 new dwellings on greenfield land on Ovington Road to the east of Mill View.

Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2M;
- b) Dwelling heights shall respect adjoining property;
- c) The site is expected to deliver a mix of 2 to 4-bedroom dwellings
- d) Safe access to and from the site shall be provided by means of two private driveways (one shared) each with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- e) A pedestrian footpath shall be provided along the site frontage on Ovington Road;
- f) A Flood Risk Assessment shall be submitted, describing the means of surface water drainage; including details of how surface and storm water will be managed on-site to safeguard dwellings and their residents, site access and egress, and the ground water environment, and to ensure no increase in off-site surface water flood risk;
- g) Development shall avoid areas at risk of surface water flood or drainage risk;
- h) The surface water drainage system shall be designed with supporting calculations to demonstrate that no additional flood risk is created to adjoining property or land;
- i) The existing trees and hedges on the north and east boundaries of the site shall be retained, improved and enhanced where possible;
- j) Site layout and landscaping shall be such as to have no detrimental impact on the setting of Brick Kiln Farmhouse. A Heritage Statement shall be submitted to demonstrate that;
- k) Development shall include positive measures to enhance green infrastructure.

P2M.2 This site is expected to be developed between 2020 and 2024.

P2M.3 This site is not required to deliver affordable homes.

Supporting Text - Implementation:

T2M.1 A comprehensive site assessment and selection process has been followed to establish this site's suitability to be an allocated site. That included detailed discussions with the landowners via their developer, who has agreed to all the criteria for its development.

T2M.2 Should a developer purchase this site in advance of a planning application that will be done in full knowledge and understanding of the criteria specified in this allocation policy. Therefore, under no circumstances shall viability be accepted as a reason to vary those criteria.

T2M.3 This policy and the common criteria of Policy 2F have been fully agreed with the site owner, and hence in accordance with the National Planning Policy Framework, this site is considered deliverable.

Supporting Text - Key Facts:



T2M.4 Requiring new dwellings on this site to blend in with the street scene recognises that the neighbouring property to the east is two-storey, but those to the west only single storey.

T2M.5 Conditions relating to highway access and footpath provision arise from pre-application discussions and correspondence between the site proposer and the Local Highway Authority (details given in the Site Selection Report).

T2M.6 The north-eastern part of the site is subject to surface water flood risk which justifies the drainage and flood mitigation measures required by the policy, as does the finding of the Site Assessment Report prepared by AECOM, June 2019, in this respect.

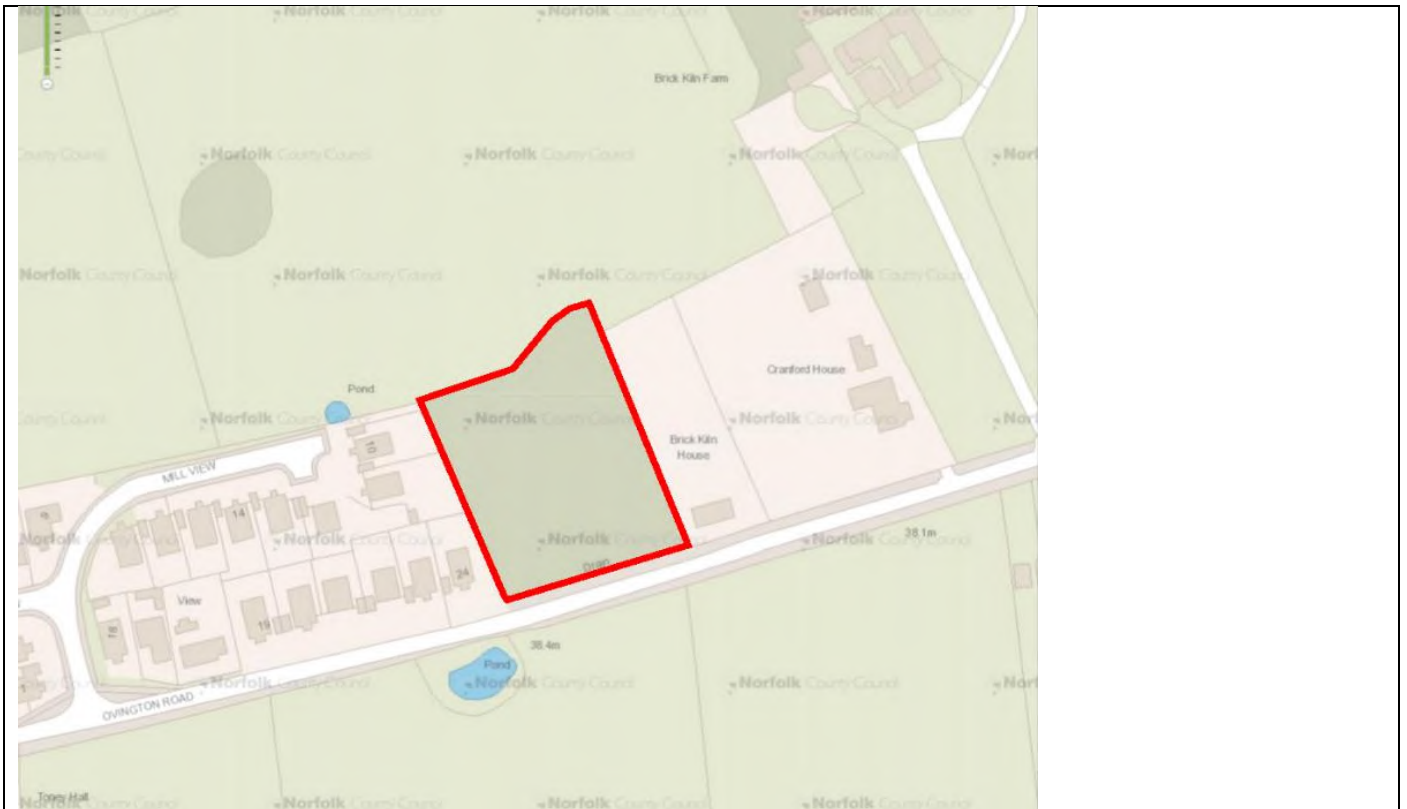
T2M.7 The Site Assessment Report prepared by AECOM, June 2019 identified a high voltage power line running across the site that require mitigations prior to development of the site and hence measures to address this constraint shall be identified in a planning application.

T2M.8 The site is close to Brick Kiln Farmhouse, a Grade II listed building, and so measures to respect and conserve the setting of that building are required.

EVIDENCE BASE:

Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019

Saham Toney Neighbourhood Development Plan Site Selection Report, July 2019



	<p>Allocated site boundary </p>	<p>Scale</p>
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POLICY MAP 2M: STNP9 SITE LOCATION PLAN



POLICY 2N: SITE ALLOCATION STNP13: HILL FARM

P2N.1 Land amounting to approximately 0.20 hectares is allocated as Site STNP13 for the provision of a maximum of 5 new dwellings on greenfield land at Hill Farm, Hill's Road. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2N;
- b) Safe access to and from the site shall be provided by a single access road onto Hills Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- c) Hills Road shall be widened locally to the site to provide passing place(s) to the satisfaction of the Local Highway Authority;

P2N.2 Development planning shall pay particular attention to the avoidance of any amenity issues from the adjacent working farm.

P2N.3 This site is expected to be developed between 2029 and 2032.

P2N.4 This site is not required to deliver affordable homes.

Supporting Text - Implementation:

T2N.1 A comprehensive site assessment and selection process has been followed to establish this site's suitability to be an allocated site. That included detailed discussions with the landowner, who has agreed to all the criteria for its development.

T2N.2 Should a developer purchase this site in advance of a planning application that will be done in full knowledge and understanding of the criteria specified in this allocation policy. Therefore, under no circumstances shall viability be accepted as a reason to vary those criteria.

T2N.3 This policy and the common criteria of Policy 2F have been fully agreed with the site owner, and hence in accordance with the National Planning Policy Framework, this site is considered deliverable.

Supporting Text - Key Facts:

T2N.4 The requirement to provide local passing place(s) addresses the narrow width of the highway adjacent to the site.

T2N.5 The site is adjacent to a working farm and hence especial care is needed to ensure amenity issues do not arise.

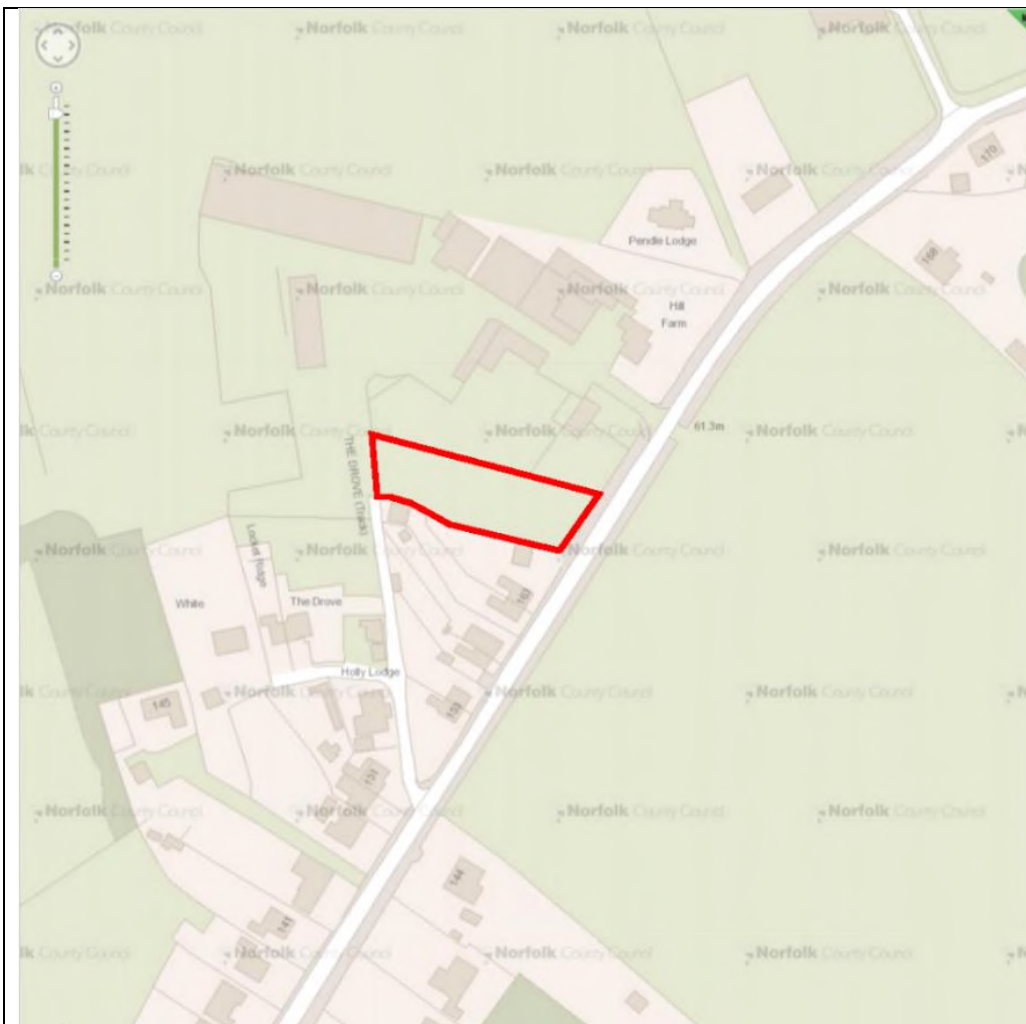
T2N.6 The Site Assessment Report prepared by AECOM, July 2019 identified a low voltage power line along the site's boundary with Hills Road that requires mitigation prior to development of the site and hence measures to address this constraint shall be identified in a planning application.

EVIDENCE BASE:

Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019

Saham Toney Neighbourhood Development Plan Site Selection Report, August 2019





Allocated site boundary



Scale

POLICY MAP 2N: STNP13 LOCATION PLAN

POLICY 20: SITE ALLOCATION STNP14: CROFT FIELD

P20.1 Land amounting to approximately 0.30 hectares is allocated as Site STNP14 for the provision of a maximum of 5 new dwellings on greenfield land at Croft Field, Hills Road. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 20;
- b) Dwelling mix will meet the local needs identified in the Saham Toney Housing Needs Assessment, May 2019, and in no case shall exceed three bedrooms;
- c) Safe access to and from the site shall be provided by a single access road onto Hills Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- d) Hills Road shall be widened locally to the site to provide passing place(s) to the satisfaction of the Local Highway Authority;



- e) Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;
- f) A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;
- g) Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;
- h) A Ground Contamination Risk Assessment shall be provided with the planning application, based on a full intrusive ground investigation, and shall set out in detail all measures required to eliminate identified risks;
- i) The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground;
- j) Each dwelling shall have off-road parking commensurate with its number of bedrooms;
- k) Development shall include positive measures to enhance green infrastructure.

P20.2 This site is expected to be developed between 2033 and 2036.

P20.3 This site is not required to deliver affordable homes.

Supporting Text - Implementation:

T20.1 A comprehensive site assessment and selection process has been followed to establish this site's suitability to be an allocated site. That included detailed discussions with the landowner, who has agreed to all the criteria for its development.

T20.2 Should a developer purchase this site in advance of a planning application that will be done in full knowledge and understanding of the criteria specified in this allocation policy. Therefore, under no circumstances shall viability be accepted as a reason to vary those criteria.

T20.3 This policy and the common criteria of Policy 2F have been fully agreed with the site owner, and hence in accordance with the National Planning Policy Framework, this site is considered deliverable.

Supporting Text - Key Facts:

T20.4 The requirement to provide local passing place(s) addresses the narrow width of the highway adjacent to the site.

T20.5 The site is part of a working farm and may have been polluted with fertilisers or other materials. Therefore, a full intrusive ground survey shall be undertaken and a report prepared including a mitigation strategy, prior to development of this site.

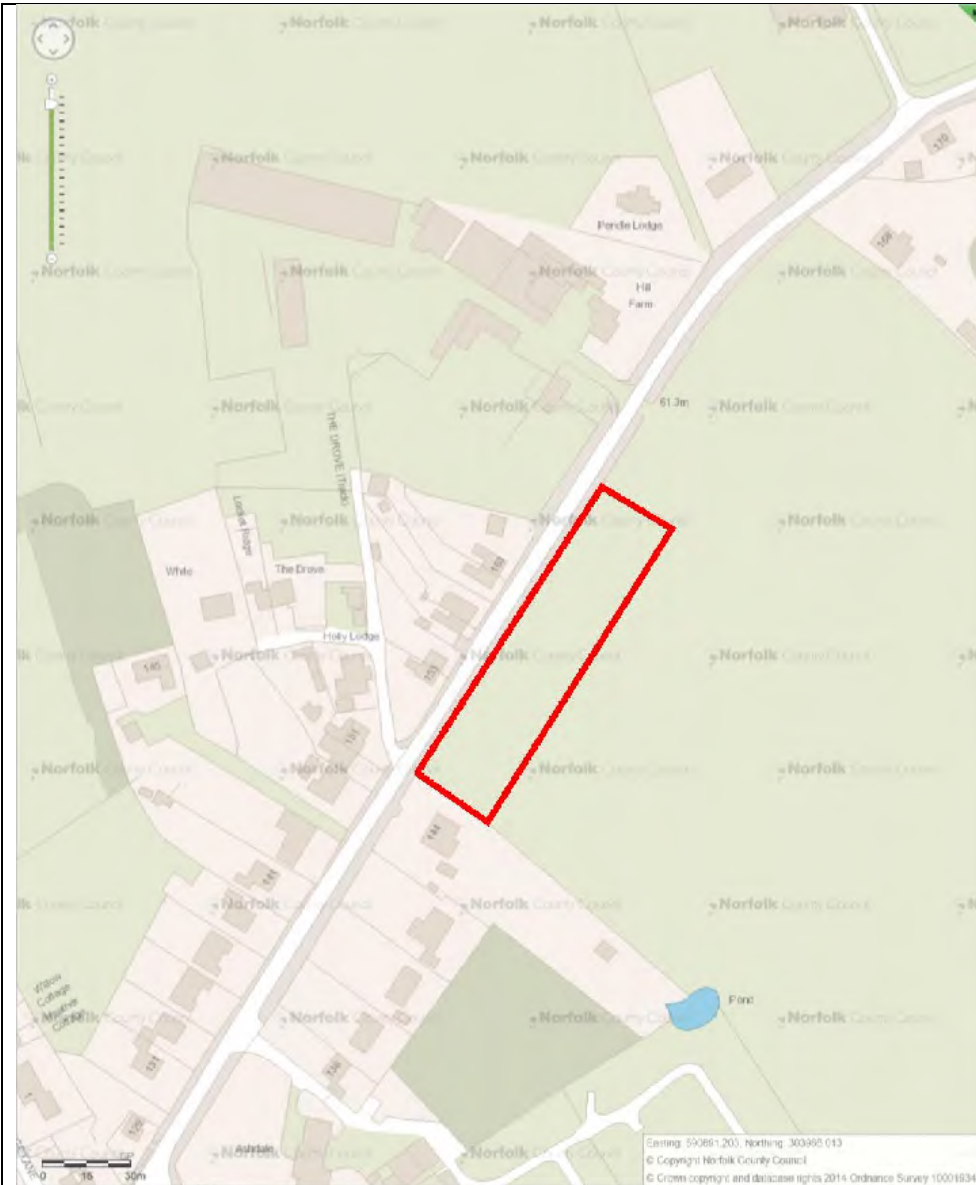
T20.6 The Site Assessment Report prepared by AECOM, June 2019 identified telephone lines running along the site's boundary with Hills Road that require mitigation prior to development of the site and hence any necessary measures to address this constraint shall be identified in a planning application.


EVIDENCE BASE:

Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019

Saham Toney Neighbourhood Development Plan Site Selection Report, August 2019





	<p>Allocated site boundary </p>	<p>Scale</p>
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POLICY MAP 20: STNP14 SITE LOCATION PLAN

POLICY 2P: SITE ALLOCATION STNP15: 8 RICHMOND ROAD

P2P.1 Land amounting to approximately 0.40 hectares is allocated as Site STNP15 for the provision of a maximum of 6 new dwellings on land at 8 Richmond Road. Proposals shall comply with the following criteria:

- a. The site boundary shall be as shown on Policy Map 2P;
- b. Safe access to and from the site shall be provided to and from Richmond Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;



- c. The proposal shall demonstrate satisfactory measures for any impact on the heritage setting of St. George's Church. A Heritage Statement shall be submitted to this effect;
- d. The existing trees and hedges on the west and east boundaries of the site shall be retained;
- e. Development shall include satisfactory measures to protect the amenity of neighbouring properties.

P2P.2 As part of the development, the existing residential property will be demolished.

P2P.3 This site is expected to be developed between 2033 and 2036.

P2P.4 This site is not required to deliver affordable homes.

Supporting Text - Implementation:

T2P.1 A comprehensive site assessment and selection process has been followed to establish this site's suitability to be an allocated site. That included detailed discussions with the landowner, who has agreed to all the criteria for its development.

T2P.2 Should a developer purchase this site in advance of a planning application, that will be done in full knowledge and understanding of the criteria specified in this allocation policy. Therefore, under no circumstances shall viability be accepted as a reason to vary those criteria.

T2P.3 This policy and the common criteria of Policy 2F have been fully agreed with the site owner, and hence in accordance with the National Planning Policy Framework, this site is considered deliverable.

T2P.4 Part of the site is within the settlement boundary.

Supporting Text - Key Facts:

T2P.5 Conditions relating to highway access visibility splays arise from the Local Highway Authority's site assessment. To achieve a satisfactory splay towards the east, site access will need to be close to the western boundary of the site.

T2P.6 The need to consider potential impact on the setting of St. George's Church was identified by the Site Assessment Report prepared by AECOM, June 2019.

T2P.7 The Site Assessment Report prepared by AECOM, June 2019 identified a power cable and a telecommunications cable running above the site that require mitigation prior to development of the site and hence measures to address these constraints shall be identified in a planning application.

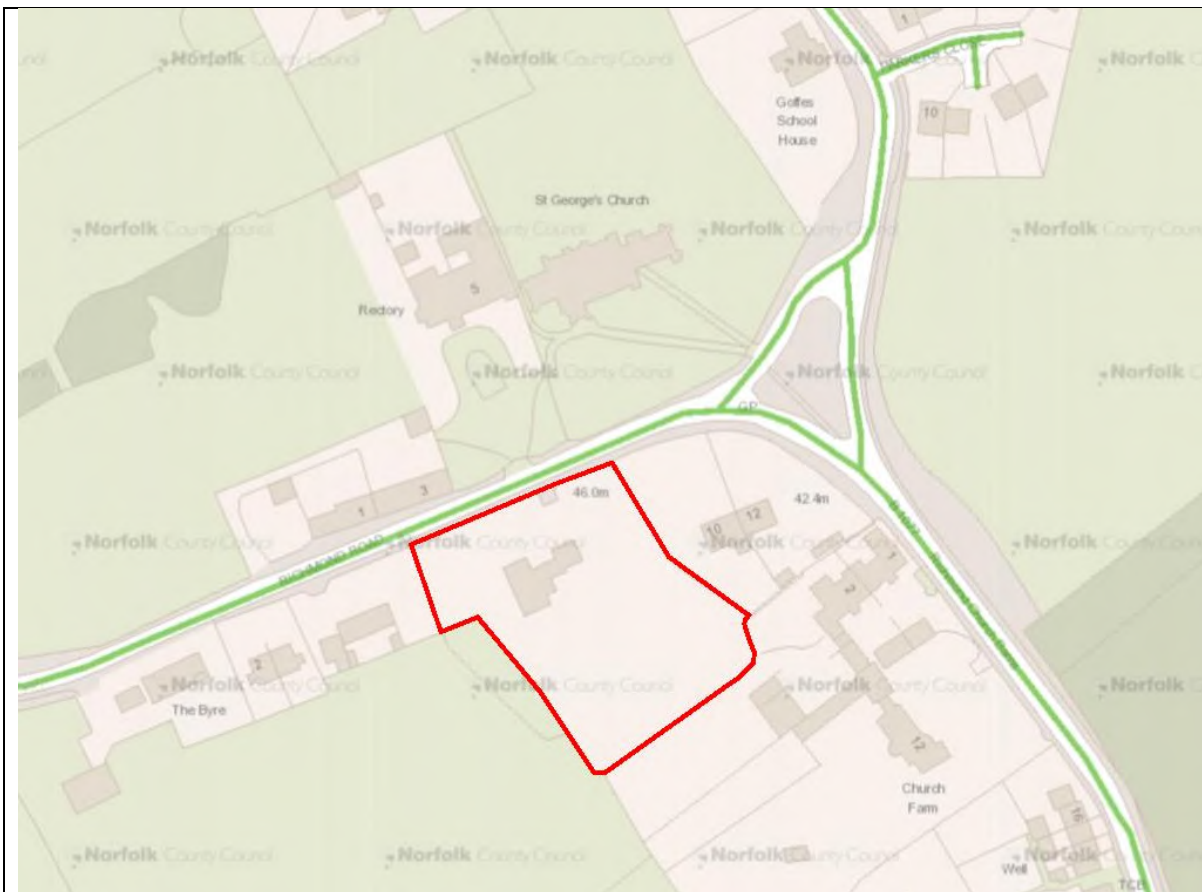
T2P.8 The need to take measures to safeguard the amenity of neighbouring properties was identified by the Site Assessment Report prepared by AECOM, June 2019.

EVIDENCE BASE:

Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019

Saham Toney Neighbourhood Development Plan Site Selection Report, August 2019





Allocated site boundary



Scale

POLICY MAP 2P: STNP15 SITE LOCATION PLAN

POLICY 2Q: SITE ALLOCATION STNP16: RICHMOND HALL

P2P.1 Land amounting to approximately 0.65 hectares is allocated as Site STNP16 for the provision of a maximum of 12 new dwellings on greenfield land at Richmond Hall, Richmond Lane. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2P;
- b) The land shown on Policy Map 2P is safeguarded in perpetuity as future publicly accessible amenity land;
- c) As part of the planning consent, provision is made by the applicant for the future management and maintenance of the future publicly accessible amenity land;
- d) The site will be developed in conjunction with the immediately adjacent site which has outline permission (Ref. 3PL/2018/0563/O);
- e) Safe access to and from the site shall be provided by via the adjacent permitted site, to which highways conditions apply;
- f) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping



of a combined and coherent scheme for the site in conjunction with the adjacent permitted site, preserves, and is sympathetic to the landscape character of the area in which the site is located;

g) The existing trees and hedges on the site shall be retained;

P2P.2 This site is expected to be developed between 2019 and 2024.

P2P.3 This site is required to deliver not fewer than four affordable homes in combination with the adjacent permitted site.

Supporting Text - Implementation:

T2P.1 A comprehensive site assessment and selection process has been followed to establish this site's suitability to be an allocated site. That included detailed discussions with the landowner, who has agreed to all the criteria for its development.

T2P.2 Should a developer purchase this site in advance of a planning application that will be done in full knowledge and understanding of the criteria specified in this allocation policy. Therefore, under no circumstances shall viability be accepted as a reason to vary those criteria.

T2P.3 This policy and the common criteria of Policy 2F have been fully agreed with the site owner, and hence in accordance with the National Planning Policy Framework, this site is considered deliverable.

T2P.4 Conditions relating to highway access and footpath provision shall be common with those for existing planning permission 3PL/2018/0563/O for an immediately adjacent site (in the same ownership).

T2P.5 An independent master-planning study for this site and the adjacent permitted site will be carried out by AECOM prior to the Regulation 15 submission of this Plan. Optimisation of a common scheme for the two sites may result in some adjustment of the boundary for this site.

Supporting Text - Key Facts:

T2P.6 The review of the site's potential landscape impact set out in the Site Selection Report results in the requirement for a detailed Landscape and Visual Impact Assessment to be provided with a planning application for this site to demonstrate the proposal is acceptable in terms of its landscape impact, particularly with regard to the character of the area in which the site is located. Given that the site layout will be established in combination with the adjacent permitted site the Landscape and Visual Impact Assessment will take account of the combined scheme, even if development is phased.

T2P.7 While there is the potential for landscape impact as highlighted by earlier refusal of planning application 3PL/2015/0976/O and the dismissal of appeal APP/F2605/W/17/3174259, there is also good potential for appropriate mitigation of that impact. Such mitigation may be identified by a LVIA so it is an essential measure. Before the Reg. 15 submission AECOM will be undertaking a master planning study of the site which will consider at least two layout options and will provide indicative site layouts for each, that may be used to guide future development of the site. It is also noted that those earlier decisions related to development of 35 dwellings rather than 12 as put forward by the policy.

T2P.8 The provision of publicly accessible amenity land was offered as a benefit of allocating this site via the proposal made in response to the call for sites, August – October 2018. Site assessment and selection took account of that proposal in concluding the site should be allocated, and hence delivery of that amenity land is a fundamental condition of the site's allocation.



T2P.9 The Site Assessment Report prepared by AECOM, June 2019 identified power and telephone lines along the boundary of the site that may require mitigation prior to development of the site and hence any necessary measures to address these constraints shall be identified in a planning application.

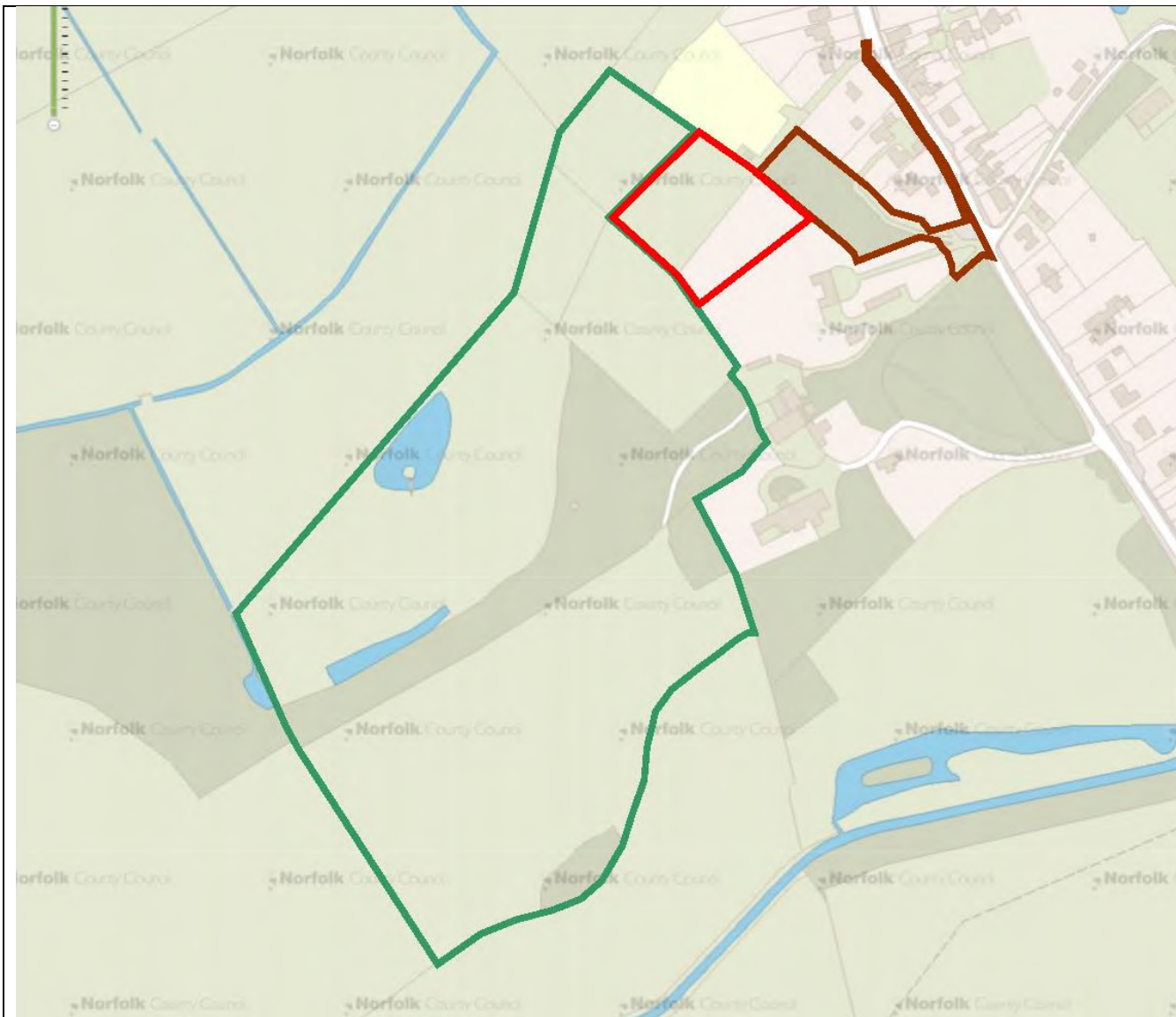
T2P.10 The site is allocated for greater than 10 dwellings and shall therefore provide affordable housing at least to the level defined in the emerging Local Plan (25%). Since it will be set and developed in conjunction with the adjacent permitted site (which has outline approval for 5 dwellings) the two sites should be considered jointly with regard to affordable housing, leading to the requirement for no less than 4 affordable homes.


EVIDENCE BASE:


Saham Toney Neighbourhood Plan Site Assessment Report, AECOM, June 2019


Saham Toney Neighbourhood Development Plan Site Selection Report, August 2019





Allocated site boundary 

Amenity land boundary 

Site granted outline permission,
including additional footpath (ref.
3PL/2018/0563/O) 



POLICY MAP 2Q: STNP16 SITE LOCATION PLAN



POLICY 3A: DESIGN

P3A.1 General: All proposals shall be guided by the most up to date version of the Saham Toney Village Design Guide, and demonstrate they are well-designed in a manner that reflects local context and contributes positively to Saham Toney's distinctive character.

P3A.2 Local context: New development shall respond positively to, and integrate well with its surroundings, taking full account of site features and local character.

P3A.3 Local vernacular: Design proposals shall be locally distinctive and incorporate the Neighbourhood Area's vernacular styles and materials.

P3A.4 Local integration: Proposals shall:

- a) Relate well to existing patterns of development, and in the case of settlement edge proposals, careful consideration shall be given to their integration and interface with the surrounding countryside; and
- b) Maintain the residential amenity of neighbouring occupants, and provide adequate levels of residential amenity for future occupants.

P3A.5 Built form: All developments shall be sympathetic to the surrounding built form in terms of height, scale and layout. Any proposal exceeding two storeys shall be accompanied by a landscape and visual impact appraisal that demonstrates compliance with this and that no significant visual harm will result.

P3A.6 Layout and landscaping: Design and layout shall:

- a) Respect the natural contours of the site and protect and sensitively incorporate any natural features such as trees, hedges and ponds;
- b) Incorporate attractive and coherent boundary treatments which reflect the local vernacular; and
- c) In the case of residential proposals include appropriate rear garden spaces.

P3A.7 Quality and security of design: Proposals shall:

- a) Be assessed and shown to perform positively against Building for Life 12; and
- b) Be in accordance with the principles set out in the Police initiative "Secured by Design".

P3A.8 Respect for the historic environment: Design and layout shall:

- a) Make use of opportunities there may be to enhance or better reveal the significance of the historic environment; and
- b) Not materially impact the significance of any building defined as a heritage asset or its setting; or if such impact would occur, be justified by a proportionate impact assessment and mitigation proposal.



P3A.9 Sustainable construction: All developments shall be based on established principles of sustainable construction, and shall ideally use locally sourced materials of low ecological / environmental impact.

P3A.10 A safe, healthy and inclusive environment: New developments shall:

- a) Create places where people feel safe and that are easily accessible to all;
- b) Be designed to be adaptable to the changing needs of their occupants / users;
- c) Take into account the mobility needs of likely building occupants and visitors; and
- d) To promote social inclusion, social housing shall not be distinguishable from private housing by its design, nor should it be located in separate blocks or the least attractive part of a site.

Supporting text - Implementation

T3A.1 This Policy is informed by the Saham Toney Parish Landscape Assessment, January 2019, and is supported by the Saham Toney Village Design Guide, April 2019, which provides guiding principles for all new development coming forward in the Parish, and which was formally adopted by the Parish Council on 01 May 2019, and has been accepted by Breckland Council as a material consideration when it makes planning decisions.

T3A.2 Planning applications will be expected to be accompanied by a statement which explains how the design principles underpinning a scheme complies with both Policy 3A and the Village Design Guidance. This may be provided as part of the Design and Access statement or, for smaller schemes, as part of the Planning Statement.

T3A.3 With respect to materials, there is no one group of common items: red brick walls are predominant, followed by yellow brick, rendered and painted and flint stone. The majority of roof tiles are red clay or concrete, although the most recent developments have tended to use black tiles to quite good effect. Window frames are usually white or of stained wood.

T3A.4 National and local policies place high importance on the setting of heritage assets. Accordingly, Policy 3 requires the submission of impact assessment and/or impact mitigation measures where a development affects such setting. The level of details should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. The setting of a heritage asset shall be taken as the definition given in the glossary of the National Planning Policy Framework. Assessments shall be undertaken using Historic England's Good Practice Advice Note 3 "The Setting of Heritage Assets", or any more up to date guidance made available by Historic England on its website or elsewhere.

Supporting Text - Key Facts:

T3A.5 Development in Saham Toney has taken place gradually over many centuries, much of it in times when there were no planning regulations. As a result, rather than a single distinctive style of housing, what contributes most to the distinctiveness of the Neighbourhood Area's built environment



is the variety of styles that have evolved over time, as set out in the Saham Toney Landscape Character Assessment, by Lucy Batchelor-Wylam, January 2019. As a result, the design of new developments should aim to harmonise with what the best features of the character area in which they are located. Off-the shelf designs used regularly in other places outside the Neighbourhood Area should not be used, and site designers should visit the area to examine its character and feel before "putting pen to paper".

T3A.6 Paragraph 124 of the National Planning Policy Framework states "The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process". This and the remainder of section 12 of the National Planning Policy Framework fully support Policy 3A in its aim to set out criteria that will result in good quality and attractive designs.

T3A.7 As recommended by the organisation CABI (Commission for Architecture and the Built Environment), new developments should respect their context, using it as a starting point to enhance local character, and connect physically and socially to the surrounding built environment and landscape, in order to have a strong, positive identity. Since Policy 3A embodies such an approach it will result in these benefits and is therefore sustainable, viable and not restrictive.

T3A.8 Residential amenity includes overshadowing / loss of light, loss of outlook (but not view), dominance (the extent to which a new development adversely impinges on the immediate aspect or outlook from an adjoining property), noise and general disturbance, particularly in the late evening when there is an expectation that surrounding background noise will remain low, overlooking and loss of privacy, and reasonable space between buildings.

T3A.9 "Building for Life 12" is the national standard for well-designed homes and neighbourhoods, promoting design excellence and celebrating best practice in the house building industry. Building for Life assessments assess the design quality of planned or completed housing developments against the 12 Building for Life criteria; based on aspects which outline a development's contribution to and relationship with the local environment and community, its character, the layout of streets and needs of pedestrians and car users, and the design and construction of homes. Using this approach ensures an objective and consistent means of assessment. Its use is supported by paragraph 126 of the National Planning Policy Framework.

T3A.10 One hundred and eleven parishioners who responded to consultations valued the peaceful nature of the parish and wish to maintain it. Therefore, Policy 3A is justified in seeking to prevent any increased noise levels as a result of development.

T3A.11 The benefits of Secured by Design are highlighted on the website for the initiative at www.securedbydesign.com, and include significant reductions in burglary and criminal damage. Designing out crime is far cheaper and it is more practical to "build in security" from the beginning – so



involvement from the start is more cost effective. Research shows that retro-fitting security could cost up to 10 times more than getting it right first time.

EVIDENCE BASE:

Saham Toney Village Design Guide



Figure 11: Our village – Houses of vernacular design

POLICY 3B: DENSITY OF RESIDENTIAL DEVELOPMENTS

P3B.1 The density of new residential developments shall not detract from the character and appearance of the immediately surrounding and shall be guided by the data on existing densities as provided in Table 3B.1.

Area Number (as shown on Evidence Map 3B.1)	Density Guideline (dwellings per hectare)	Area Number (as shown on Evidence Map 3B.1)	Density Guideline (dwellings per hectare)
1	13.5	11	16.5
2	12.8	12	12.0
3	7.4	13	22.8
4	18.4	14	7.3
5	11.4	15	7.2
6	12.6	16	8.2
7	16.3	17	8.8
8	7.4	18	6.6
9	7.6	19	12.3
10	11.2	ALL	11.0

TABLE 3B.1: APPROXIMATE HOUSING DENSITIES BY AREA

Supporting Text - Key Facts:

T3B.1 With reference to NPPF paragraph 122c, the availability and capacity of infrastructure and services is very limited in Saham Toney, as described in Policy 1. There is little scope to promote sustainable transport modes owing to virtually the whole parish suffering from poor accessibility. With reference to NPPF paragraph 122d, the use of higher densities would conflict with “the desirability of maintaining an area’s prevailing character (and setting (including residential gardens))...”



as required by that paragraph. With reference to NPPF paragraph 123, the allocation of 86 dwellings (versus the emerging Local Plan target of 33) means that in Saham Toney there is no “existing or anticipated shortage of land for meeting identified housing needs”.

While it is recognised that there may be an existing or future shortage of land for meeting housing needs in the Breckland District as a whole, the following aspects of the emerging Local Plan weigh strongly against increasing site densities to help meet that need via additional development in Saham Toney:

- a) Main modifications MM15 and MM162 to Policy HOU 02 set out a housing target of 33 additional dwellings in Saham Toney between the date the Local Plan is approved and 2036;
- b) Paragraph 3.10 explains that the Policy HOU 02 target housing allocation to rural settlements with boundaries is "...commensurate with (their) position in the development hierarchy..." and "...applies up to a cumulative limit of development for each village...";
- c) Paragraph 3.17 states there are "...limited opportunities..." for development in rural areas...", and Main Modification 18 to Policy HOU 04 reflects that by the wording of criteria relating to the scale of development: "... is immediately adjacent to the settlement boundary...and the development is of an appropriate scale and design to the settlement.";
- d) Paragraph 3.18, in the reasoned justification for Policy HOU 04, states "...the level of new development permitted in settlements defined in the policy will be restricted...";
- e) Policy HOU 06 states “The design and layout will optimise the density of the development to a level which is appropriate and justified for the locality.” It goes on to state that higher densities will be sought for town centres, areas with good public transport and sustainable urban extensions: Saham Toney is none of those things.
- f) Policy HOU 06 also states “In rural locations and at the edges of settlements proposals for lower density development will be supported where it can be demonstrated that this is justified having regard to local character and wider sustainability issues. STNP Policy 3B does that with sound evidence to support the policy’s requirements.

T3B.2 With specific regard to allocated sites, as a starting point site capacities and sizes were those put forward by those who proposed sites in response to the Call for Sites, and hence they set the densities. In some cases, a site’s capacity or size, or both, were adjusted as a result of constraints identified by the four independent site assessments, and/or by the process of selection described in detail in the Site Selection report. Various factors were considered (not all factors apply to all allocated sites), as follows:

- a) A site’s potential impact on landscape character and sensitivity;
- b) The need for development to avoid areas at risk of surface water flooding;
- c) In some cases, a site’s physical characteristics leading to a large part of the site being given over to site access only with no opportunity to build further houses on that part of the site (e.g. site STNP2);
- d) The need to conserve the setting of heritage assets;
- e) The need to preserve Key Views;
- f) The need to respect the amenity of neighbouring properties;
- g) Overall constraint on the capacity of the local water treatment works, as identified by Anglian Water in its site assessments; and



h) The need to prevent coalescence of settlement clusters.

T3B.3 The density of residential housing varies across the Neighbourhood Area: for example along the south-eastern part of Richmond Road (Area 8) it is around 5-10 dwelling per hectare; on the recent Warwick Farm development of 29 houses on Cley Lane (Area 13) it is 22-23 dwellings per hectare; on older cul-de-sac developments at Amy's Close (Area 7) it is around 16 and the Oval (Area 2) around 13; along Hills Road (areas 15-18) it is as low as 7. There are no areas of higher density. This is considered adequate evidence for the policy guidelines which allows suitable flexibility in the context of existing dwelling densities. Evidence Map E3B.1 sub-divides the Neighbourhood Area into its main developed areas and Table E3.1 gives the housing densities of each of those areas.

T3B.4 The density of residential developments shall conform to Policy 3B of the Neighbourhood Plan. In applying the criterion therein, it shall be kept in mind that particular housing types can yield different net residential densities depending on site coverage, dwelling size and street layout. Blind adherence to density criteria will not guarantee a good design outcome and hence shall not be considered in isolation.

T3B.5 The guideline development densities set out in Policy 3B have been derived by using Google Earth to measure areas and count the number of dwellings in each. The data thus derived is given in the table below

Area Number (as shown on Evidence Map 3B.1)	Area (hectares)	Approximate count of dwellings	Approximate Density (dwellings per hectare)
1	2.15	29	13.5
2	5.61	72	12.8
3	1.62	12	7.4
4	0.76	14	18.4
5	2.36	27	11.4
6	1.75	22	12.6
7	6.14	100	16.3
8	3.13	23	7.4
9	1.98	15	7.6
10	1.52	17	11.2
11	1.39	23	16.5
12	1.00	12	12.0
13	1.27	29	22.8
14	1.92	14	7.3
15	5.43	39	7.2
16	5.10	42	8.2
17	3.43	30	8.8
18	2.28	15	6.6
19	0.65	8	12.3



ALL	49.49	543	11.0
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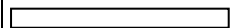
TABLE T3B.1: APPROXIMATE HOUSING DENSITIES BY AREA

Note: The aerial photo in Evidence Map 3B.1 shows no dwellings in Area 13 because it was taken before development of a site there comprising 29 dwellings.



Background: Google maps

Scale



250 m

EVIDENCE MAP 3B.1: DENSITY AREAS



POLICY 3C: SITE ACCESS AND ON-SITE STREETS

P3C.1 Successful site access and on-site street layout will be promoted by applying the following principles to all development:

- a) Site access shall be compatible with and link successfully with the local road network, shall not impact on highway safety and shall be in full compliance with Local Highway Authority requirements;
- b) Any significant impacts arising from residual traffic generated by the development shall be mitigated where this is viable and the measures are of a scale that is commensurate with the development and any severe residual cumulative impacts on the road network will not be accepted;
- c) Streets within a development shall be set out in a way encourages low vehicle speeds, with traffic calming measures incorporated where necessary to achieve this;
- d) Where appropriate to the size of a development, and practical, there should be more than one pedestrian and vehicular access into and out of a site; and
- e) Where appropriate, pavements shall be provided alongside site roads and shall be wide enough to allow safe passage of pedestrians without recourse to use of the roadway.

Supporting text - Implementation:

T3C.1 This Policy is supplemented by the Saham Toney Village Design Guide, which was formally adopted by the Parish Council on 01 May 2019, and has been accepted by Breckland Council as a material consideration when it makes planning decisions.

T3C.2 The Neighbourhood Area has no classified roads, and in many places is served only by narrow rural roads, with poor visibility owing to blind or obstructed bends and vegetation cover. As a result, highway access may present challenges and could necessitate costly highway improvements, which in turn may affect site viability. Hence proposals shall be especially carefully reviewed with respect the suitability and practicality of their access to the public highway.

T3C.3 Although Norfolk County Council Highways group do not normally review applications for minor development, when considering applications, equal attention shall be given to site access for all site, regardless of size, as highway safety can be compromised by one vehicle as much as by many.

T3C.4 The following guidance will assist when considering Policy criterion (a):

- a) Site access points shall provide for access and egress in a forward gear;
- b) Site access points should not be not close to an existing junction, the inside bend of a road, within the limits of a pedestrian crossing or the brow of a hill;
- c) The creation or improvement of site access points would not result in the loss of street trees, a significant area of verge, or other landscape features;
- d) There should be sufficient space available within the curtilage of the site to accommodate the size of vehicle(s) likely to be used by existing or future occupier(s);



Supporting Text - Key Facts:

T3C.5 The planning system has an important role to play in promoting road safety and ensuring the efficient use of the public road network. New development will often affect the public road network surrounding it, and it is part of the function of planning control to seek to avoid or mitigate adverse impacts. In assessing development proposals, it must be ensured that access arrangements are safe and will not unduly interfere with the movement of traffic.

T3C.6 New development will generally require vehicular access to a public road, either in the form of a new access or by the use of an existing one. A properly located and well-designed access is essential for the safety and convenience of all road users – those proceeding on the public road, including cyclists and pedestrians, as well as those using the access.

T3C.7 The proximity of the proposed access to junctions, other existing accesses and the total number of accesses onto a given stretch of road are relevant matters in the assessment of traffic hazards. The combining of individual access points along a road will be encouraged as this can help to improve road safety.

TC3.8 The geometry of new junctions (either onto the existing external highway network or within a development itself) must take into account both the type of traffic on the minor route, and also the existing (or likely future) traffic flows and speeds on the major route.

T3C.9 Whatever the type of access, good visibility is essential for the safety and convenience of all road users. Site proposers should have control over the land required to provide the requisite visibility splays and ensure that they are retained free of any obstruction. A condition will normally be imposed requiring that no development shall take place until the works required to provide access, including visibility splays, have been carried out.

T3C.10 In circumstances where an existing access is available to facilitate a development proposal, it will generally be expected to be used, unless there is an opportunity to provide a more acceptable access arrangement, having regard to both road safety and local amenity considerations. Where an existing access is to be used, but is sub-standard, a condition requiring its improvement prior to the commencement of the development will normally be imposed on a grant of planning permission. In cases where a new access is considered acceptable in preference to the intensified use of an existing access a condition requiring the existing access to be closed may be imposed.

T3C.11 T The typical minimum width of adopted highways is between 4.8 and 5.5 metres. This allows all vehicles to pass each other with ease given the infrequency of large vehicles on residential streets. This width is only sufficient to cope with typical residential traffic provided that sufficient off-street parking is available. The suitability of access arrangements for the fire and ambulance services and refuse vehicles can be an important consideration in the layout and design of development, particularly in relation to sites with restricted access. Designers should therefore consider the needs of such vehicles early in the design process and may be required to submit information to accompany their proposals indicating how the matter has been addressed.



T3C.12 Paragraph 102 (e) of the National Planning Policy Framework states “Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.”

T3C.13 The Manual for Streets, together with its companion guide Manual for Streets 2 (application of the wider principles), provide significant advice on the nature and design of the streets within the built environment, and full account should be taken of this advice in setting out site plans.

T3C.14 New development (or any existing private road which will serve dwellings after completion of new development) should be laid out to an adoptable standard and be able to be offered for adoption.

T3C.15 Well-designed streets should accommodate all movements, functions and purposes, with their inter-relationship considered from the outset. The emphasis should be on people over vehicle movement, with the needs of people with health conditions or impairments, the elderly, and children, prioritised for all modes. Walking and cycling should be considered the most important modes of transport, as they increase human interaction, contribute to well-being, and are the most sustainable forms of movement.

T3C.16 The most successful streets are those where traffic and other activities have been integrated together, and where buildings and spaces, and the needs of people, rather than vehicles, shape the area and create a sense of place.

T3C.17 On non-residential sites streets may be more intensively focused towards vehicular movements than residential areas, given the volume and type of traffic expected to use such developments. Nevertheless, the needs of other street users should still be given equal consideration. Particular attention should be given to heavy goods vehicle interaction with pedestrians and other vehicles. Direct, safe and convenient pedestrian routes should also be provided to and from non-residential developments that open to the public, to public transport stops.

POLICY 3D: PARKING

P3D.1 Appropriate provision for parking of vehicles and bicycles site access will be promoted by applying the following principles to all development:

- a) Adequate and safe parking shall be provided for all developments, appropriate to their use.
- b) On-plot parking is preferred for residential developments.
- c) Off-plot parking, if provided, should be in view of the property it serves;



- d) Where on-street parking is provided, it shall preferably take the form of discrete parking bays adjacent to and parallel with the street. Each individual bay in a cluster of parking bays should be sized for a maximum of 4 or 5 vehicles;
- e) Secure and convenient cycle storage shall be provided of a quantity consistent with the number of dwellings / bedrooms to promote increased cycle usage;
- f) Developments shall not result in reduced off-plot parking provision for existing properties;
- g) The design and layout shall provide adequate parking space consistent with the anticipated use of the site and taking into account likely resident /user needs, and the parking standards defined in the emerging Local Plan;
- h) Sufficient unallocated parking spaces shall be provided to cater for visitors;
- i) Where parking provision is made to the front of a property, its impact on the street scene shall be softened and mitigated by appropriate and sympathetic boundary treatment;
- j) An appropriate form and amount of parking for disabled people shall be incorporated in accordance with the guidance given in Appendix 2 of the emerging Local Plan and the most up to date version of Norfolk County Council’s document “Parking Standards for Norfolk”;
- k) Residents' parking courts shall not be used other than in exceptional circumstances. Should a parking court form part of the design, it shall not be of a size that dominates the site, and should ideally be visible from the properties they serve.

Supporting text - Implementation:

T3D.1 This Policy is supplemented by the Saham Toney Village Design Guide, which was formally adopted by the Parish Council on 01 May 2019, and is therefore a material consideration in planning decisions.

Supporting Text - Key Facts:

T3D.2 Government policy on parking is set out on paragraph 105 of the National Planning Policy Framework and shall be fully considered when proposals are reviewed.

T3D.3 Maximum parking standards can lead to poor quality development and congested streets, and hence Policy 3D does not seek to impose such standards. Instead it should be ensured that parking provision is appropriate to the needs of a development and not reduced below a reasonable level.

T3D.4 Poorly designed parking can create safety problems and reduce the visual quality of a street.

T3D.5 Parking considerations should be factored into the design process at the earliest opportunity in order to ensure that the location, standards and specifications for parking help to achieve good design. All proposals should provide full details of the design and levels of proposed parking provision, and demonstrate how the design and amount of parking proposed is the most efficient use of land within the development in the context of encouraging sustainable travel.

T3D.6 Cars are less prone to damage or theft if parked in-curtilage. If cars cannot be parked in-curtilage, then on-street parking should be provided in view of the home. Where parking courts



are used, they should be small and have natural surveillance. Over reliance on in-front-of-plot parking can create wide streets dominated by cars, unless there is sufficient space to use strong and extensive planting to compensate for the lack of built enclosure.

T3D.7 Proposals should use realistic calculations for resident and visitor parking demand, taking into account the location, availability and frequency of public transport together with local car ownership trends and the need for servicing/emergency access to be maintained at all times

T3D.8 The Manual for Streets outlines the considerations that applicants should take into account when designing and locating car parking spaces, garages and driveways.

T3D.9 For non-residential developments used by the public, parking for people who qualify for a Blue Badge shall be considered when deciding where to site vehicle parking spaces for people with disabilities. Appropriate provision should also be made for bus/coach parking, and drop-off/pickup areas, taxi drop-off/collection, community transport and any interlinking transport systems.

POLICY 3E: DARK SKIES PRESERVATION

P3E.1 Street lighting of new developments or any other lighting that affects the "dark skies" of the Neighbourhood Area shall normally be avoided. Where street lighting is proposed:

- a. Valid reasons justifying the installation of such lighting shall be provided;
- b. Light spillage from the site shall be avoided;
- c. It is subject to a limit on its operation within lighting-up times (between one half hour after sunset up to one half hour before sunrise);
- d. It shall not be obtrusive;
- e. Proposals shall not materially alter light levels outside the development and/or have the potential to adversely affect the use or enjoyment of nearby buildings or open spaces; and
- f. Lighting proposals shall avoid potentially high impact on wildlife when proposed close to sensitive wildlife receptors or areas

Supporting text - Implementation:

T3E.1 Obtrusive light (or light pollution) to be assessed shall include:

- a) Glare – excessive brightness that causes visual discomfort;
- b) Sky-glow – brightening of the night sky over inhabited areas;
- c) Light intrusion – light falling where it is not intended or needed; and
- d) Clutter – bright, confusing and excessive groupings of light sources.

T3E.2 In the absence of other more up to date guidance, the following obtrusive light limitations shall apply³:

³ Reference The Institute of Lighting Engineers Guidance Note for the Reduction of Obtrusive Light for a rural area



- a) Sky glow upward light ratio: not more than 2.5%;
- b) Light source intensity: 7.5 kcd before 11pm; 0.5 kcd between 11pm and 7am;
- c) Maximum light intrusion: 5 lux before 11pm; 1 lux between 11pm and 7am; and
- d) Glare reduction: main beam angle directed towards any observer not more than 70°.

Supporting Text - Key Facts:

T3E.3 The extract given below from the interactive online map of night lighting given at <https://blue-marble.de/nightlights/2012> shows a very distinct difference between the night sky in Saham Toney and that in neighbouring Watton, and it is this difference Policy 3E seeks to preserve.



T3E.4 In its 2016 paper "Night Blight: Mapping England's Light Pollution and Dark Skies" the Campaign for the Protection of Rural England recommends that Local Authorities "should develop policies to control light pollution in local plans which will ensure that existing dark skies are protected, and that new developments do not increase local light pollution". Saham Toney Parish Council supports this recommendation and considers it justifies inclusion of dark skies criteria in Policy 3E.

T3E.5 Policy criteria (e) and(f) are derived from Planning Practice Guidance on light pollution.

T3E.6 In accordance with Planning Practice Guidance on light pollution, lighting schemes may be turned off when not needed ('part-night lighting') to reduce any potential adverse effects (e.g. when a business is closed or, in outdoor areas, switching-off at quiet times between midnight and 5am or 6am). Planning conditions could potentially require this.



TE3.7 In accordance with Planning Practice Guidance on light pollution, impact on sensitive wildlife receptors throughout the year, or at particular times (e.g. on migration routes), may be mitigated by the design of the lighting or by turning it off or down at sensitive times.

T3E.8 Saham Toney Parish Council has not in the past, nor will in the future support the introduction of street lighting. The only street lighting at present in the Neighbourhood Area is limited to a small development on Amys Close, which was objected to by the Parish Council but was accepted and is maintained by Norfolk County Council. This development is not a main route through the parish. By restricting street lighting Policy 3E seeks to protect Saham Toney's dark skies, which if once lost, will never be regained.

POLICY 4: NON-RESIDENTIAL DEVELOPMENT

P4.1 Development or enhancement of existing or new business, recreational, sport or tourism related facilities, or new community facilities will be supported where:

- a. It recognises and protects the intrinsic character and beauty of the countryside in line with national policy;
- b. It is of an appropriate scale and sited, designed and landscaped to be sympathetic to its landscape setting and the character and appearance of any neighbouring residential properties;
- c. It would not have a materially adverse impact on the amenities of nearby residential properties or the rural environment in terms of its scale and visual appearance, or any noise, effluent or fumes it would emit;
- d. It would not give rise to a severe increase of road traffic;
- e. Safe and suitable access to the site can be achieved for all people; and
- f. An appropriate level of infrastructure is in place to serve the development.

P4.2 Proposals, including change of use (outside permitted development rights), which result in the loss of the local sport or other recreational facilities will be subject to the same criteria emerging Local Plan Policy COM 04 specifies for community facilities.

P4.3 Proposals where new development increases the demand for sport or other recreational facilities will be subject to the same criteria emerging Local Plan Policy COM 04 specifies for community facilities, in accordance with the requirements of regulation 122 of the Community Infrastructure Levy Regulations 2010.

P4.4 Proposals for the provision of new or enhanced recreational facilities should make appropriate use of guidance provided by Sport England.

Supporting text - Implementation:

T4.1 Policy 4 applies to the following community facilities:

- 1) The Wells-Cole Community Centre;



- 2) St George's Church;
- 3) Saham Hills Methodist Chapel;
- 4) The sports and social club;
- 5) Broom Hall Country Hotel;
- 6) The Old Bell public house
- 7) Penny's tearoom;
- 8) Lowe's caravan park;
- 9) Any other community facility developed during the life of this Plan.

Supporting text - Key Facts:

T4.2 Saham Toney is an almost entirely rural area with very little business or tourism related development.

T4.3 Based on information from the Institute of Directors, there are 41 registered businesses that operate in Saham Toney. Of those 34 are run from home, and 1 is a mobile gardening business. Only 6 have dedicated business premises, as follows:

- a. A pet supplies warehouse;
- b. Broom Hall hotel
- c. A caravan park;
- d. A tea room;
- e. Administrative offices for a development company;
- f. A holiday park comprising shepherd's huts to let.

Additionally, The Old Bell Inn public house is a business premise, although not registered as a business in Saham Toney.

Only (a) comprises a building on any scale, and this gives a context to the current level of business and tourist related development in the Neighbourhood Area.



Figure 12: Our village – Wells Cole Community Centre, Bell Lane and Lowe's Caravan Park, Hills Road (both community facilities)



POLICY 5: SAHAM TONEY RURAL GAP

P5.1 A Rural Gap maintaining separation of Saham Toney from Watton is designated as shown on Policy Map 5.1.

P5.2 Proposals for essential utility infrastructure will be permitted in the rural gap where no other feasible site is available.

P5.3 Otherwise, in the rural gap, development will only be permitted where it is demonstrated in a Design and Access Statement and a Landscape Visual Impact Appraisal that it:

- a) Respects and retains the open and undeveloped nature of the physical and visual gap between Saham Toney and Watton;
- b) Prevents the coalescence of Saham Toney and Watton, and retains the former's separate and distinct character;
- c) Would not affect the rural setting of Saham Toney; and
- d) Recognises the intrinsic and specific landscape value and sensitivity of the countryside in the rural gap, and would enhance the landscape.

Supporting text - Implementation:

T5.1 A rural gap is set to achieve a number of strategic planning objectives, as follows:

- a) To maintain the separate and distinct identity, character and amenity of Saham Toney;
- b) To maintain the Breckland strategic settlement hierarchy, which clearly distinguishes between development objectives for Villages with Boundaries, such as Saham Toney, and Market Towns, such as Watton; and
- c) To prevent coalescence of Saham Toney and Watton.

T5.2 Within the area designated as a rural gap, development and change which would conflict with these objectives, i.e. which would actually, or in people's perception, reduce the separate identity and amenity of settlements, alter the settlement pattern or lead to coalescence of settlements, will not normally be permitted.

T5.3 As a result, for the area designated as a rural gap there will normally be severe constraint upon most forms of development and changes which have the appearance of being urban (i.e. part of a built-up area or a settlement). Consequently, only very minor change which may be perceived as being appropriate in the countryside will be acceptable.

Supporting Text - Key Facts:

Breckland Council Strategic Policy

T5.4 The emerging Local Plan emphasises the strategic importance of preventing the coalescence of settlements.



T5.5 Specifically the importance and sensitivity of the physical gap between Saham Toney and Watton is recognised by Breckland Council⁴. Policy 5 defines an area, termed the Saham Toney Rural Gap, which comprises a valley bottom landscape which should remain open and undeveloped because of:

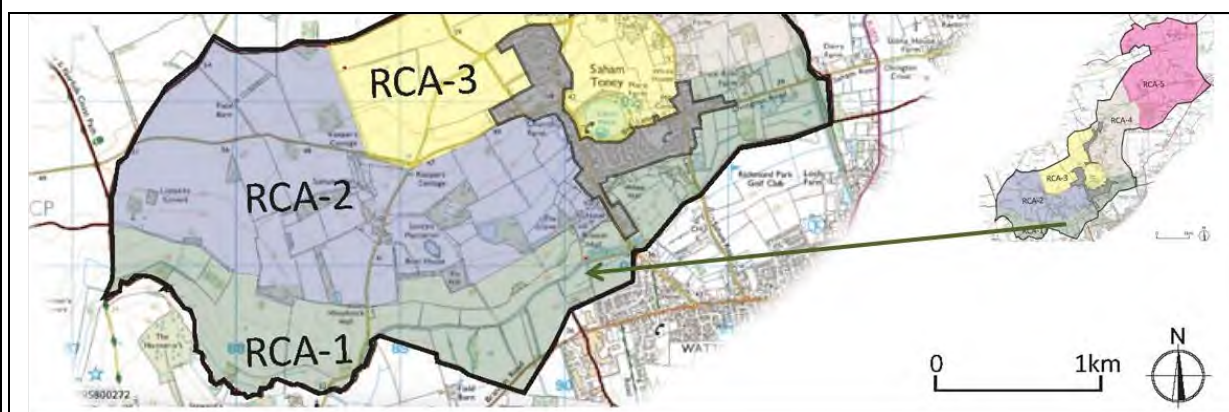
- a) Its historic and current function providing separation between Saham Toney and Watton; and
- b) Its intrinsic and specific landscape value and sensitivity.

Landscape Sensitivity and Character

T5.6 Along much of its southern extent Saham Toney shares a parish boundary with the neighbouring market town of Watton. Saham Toney is a rural settlement whereas Watton is a market town: the contrast is striking. The land adjacent to the southern parish boundary is exclusively open and rural on the Saham Toney side, whereas much of the land on the Watton side is urban or will be subject to future urbanisation as a result of already sanctioned additional housing development.

T5.7 The Breckland District Settlement Fringe Study undertaken for Breckland Council by Land Use Consultants in July 2007 provides a detailed analysis of the landscape settings to various settlements across the district including Saham Toney. It concludes that the area has high sensitivity to further expansion, where this judgement relates to the role of tributary valley and parkland/pasture and woodland setting in defining the separation of Saham Toney and Watton and creating a strong rural character to this edge of the village. The report includes a set of landscape guidelines and as part of this recommends the conservation of the "sensitive rural gap between Watton and Saham Toney created by the wooded watercourse and the parkland landscape of Broom Hall".

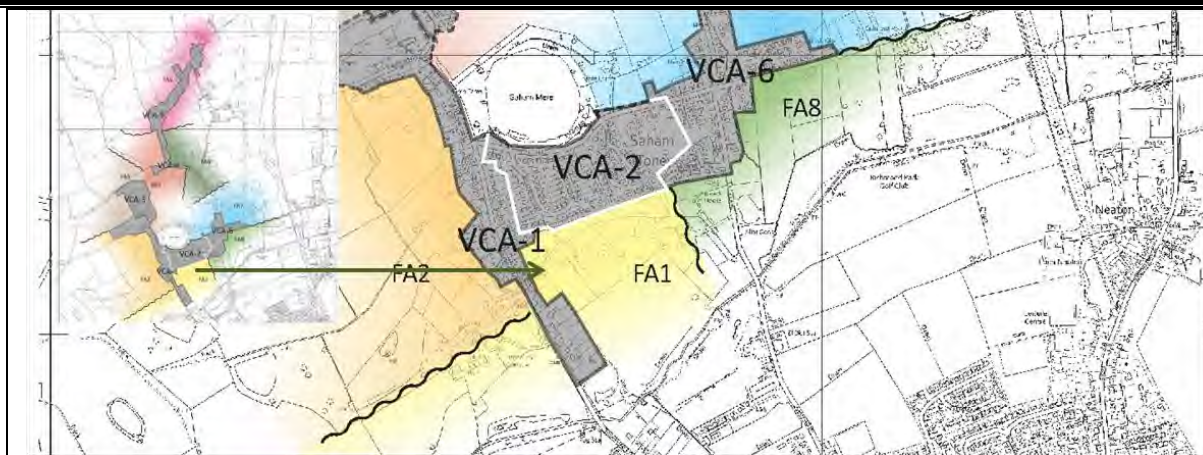
T5.8 More recently, the Saham Toney Parish Landscape Assessment, January 2019, identified and described the various landscape character areas of the Parish. The assessment identified a valley bottom landscape type that comprises a belt of the lowest lying land that flanks Watton Brook; referred to as "RCA-1 - Watton Brook", the extent of which is shown on Evidence Map 5.1. Full details of its character are given in the Saham Toney Landscape Assessment, Part One, January 2019.



RURAL CHARACTER AREAS

⁴ Ref: Breckland District Settlement Fringe Landscape Assessment, 2007, and Breckland Council Local Service Centre Topic Paper (key service indicator: landscape assessment), 2017





SETTLEMENT FRINGE AREAS

Scale: 1 to 1000

EVIDENCE MAP 5.1: RELEVANT LANDSCAPE CHARACTER AREAS

T5.9 Part Two of the Saham Toney Landscape Assessment, the Saham Toney Fringe Sensitivity Assessment, January 2019, includes two areas that are part of Rural Character Area RCA-1. Those are Settlement Fringe Areas FA-1 Richmond Road South, and FA-8, Mill Corner South, as shown on Evidence Map 5.1. The assessment defines both areas as having high landscape sensitivity.

T5.10 The valley bottom landscape that comprises much of Rural Character Area RCA-1 should be protected from development because:

- a) It has served an historic function providing separation between Saham Toney and Watton. It has remained unsettled because of its wetter soils and poor drainage and associated value as grazing lands. As such, therefore, it has always functioned to provide separation from Watton, helping prevent coalescence and the retention of separate identities for the two settlements over time; and
- b) It has intrinsic and specific landscape value and sensitivity. The landscape character assessment supports the conclusion that the area warrants protection due to its highly sensitive character and visual conditions.

T5.11 The assessment defines landscape sensitivity as high because:

- a) The landscape displays time-depth and historic value. Much of it displays little evidence of change or intrusion from the 20th century. Traditional management regimes that have taken place for centuries endure to the present day (grazing by cows and sheep). It is accepted that in parts the landscape character of the area has been altered by non-traditional land use changes, such as the golf course, but it remains generally an undeveloped landscape, and one where enhancement and restoration opportunities exist;
- b) Valley bottoms are relatively rare (Ref: Saham Toney Landscape Assessment) and their character is impossible to recreate elsewhere in the landscape;
- c) The area has elevated ecological value compared to surrounding farmland because of its association with the river and the riparian species associated with it, and potential as a habitat for protected species;



- d) There is some evidence of uncommon historic coaxial field patterns that remain in the far eastern part of the character area, and which should be preserved because of their rarity.

T5.12 The assessment defines visual sensitivity as high because:

- a) River landscapes makes a significant contribution to scenic value, offering views along traditional pastures, with views of grazing stock, and tree lined ditches. Such landscape types often offer opportunity for recreation;
- b) The area's form contributes to an understanding of topography in landscape character;
- c) Land use changes in lower lying areas are hard to mitigate against given the overlooking that occurs from points at higher elevations;
- d) Three of the Key Views identified in Policy 7J of this Neighbourhood Plan comprise views through this landscape area.

T5.13 The defined Rural Gap coincides closely with those areas of Saham Toney Landscape Character Area RCA-1 that border Watton. The exception is the eastern part of Area RCA-1 where the land to either side of the Ovington Road has reduced visual sensitivity is reduced owing to the smaller scale field patterns and presence of significant boundary vegetation.

T5.14 The rural nature of the parish, its village "feel" set in open agricultural countryside and the maintenance of an open gap to Watton is of great importance to parishioners, as evidenced by responses to preliminary consultations. Fifty-nine (59) specifically requested a gap with Watton be maintained, in addition to which one hundred and fourteen (114) expressed their wish "to preserve open spaces" and one hundred and eleven (111) sought "to keep Saham Toney as it is". More than 95% of respondents to the first Regulation 14 consultation on this Plan, March 2018, agreed with this policy.

T5.15 The photos below help to illustrate the clear difference in character between rural Saham Toney and urban Watton in the area of the Rural Gap:



Looking north along Richmond Road from the Parish boundary



Looking south along Richmond Road towards the Parish boundary





2017 development on the Watton side of the Parish boundary less than 150m from the boundary



Looking south towards development in Watton beyond the Parish boundary



Looking north along Cley Lane from the Parish boundary



2018 development of 73 new homes on Saham Road just to south of the Parish boundary

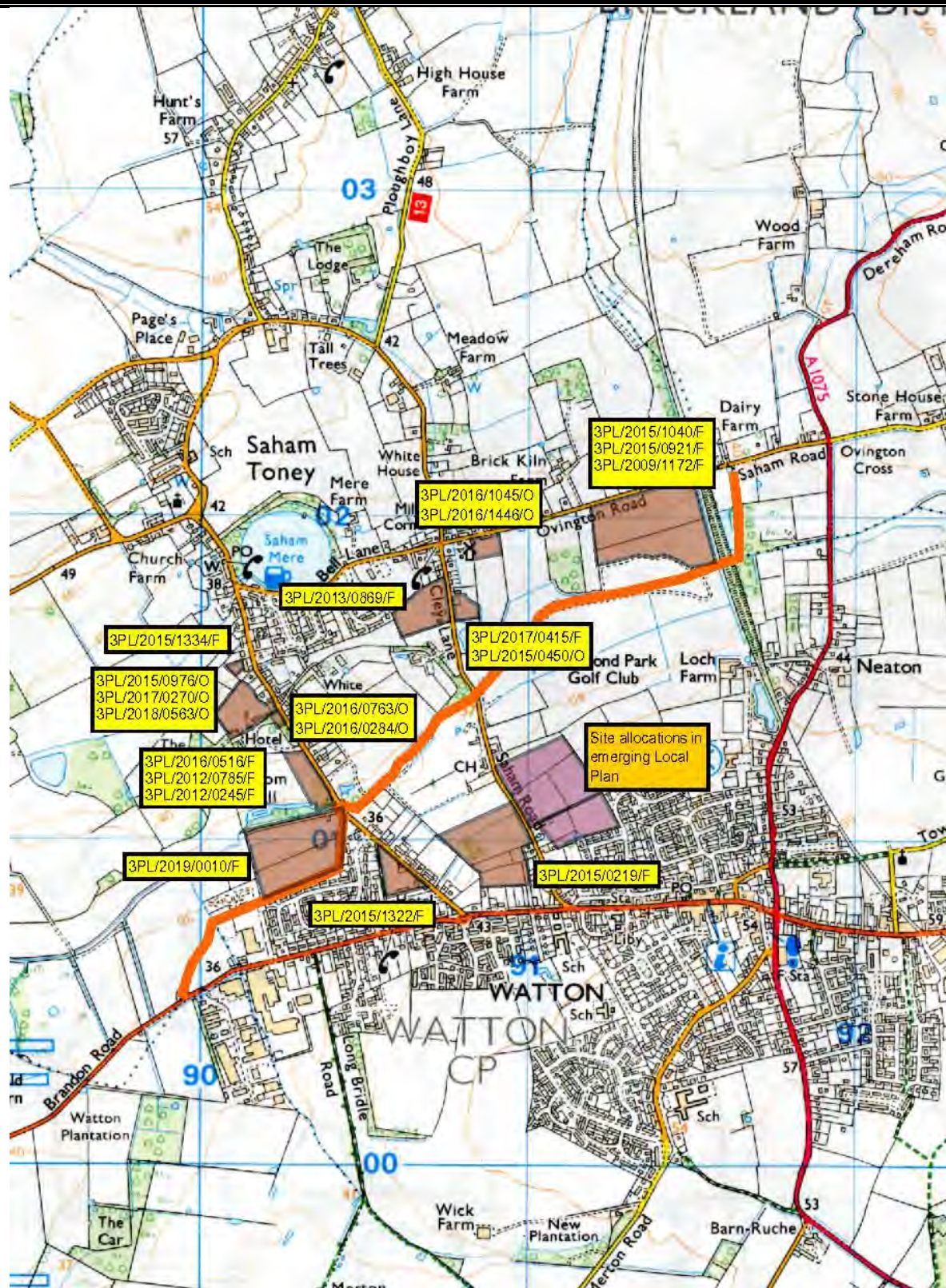
T5.16 The designation of the Rural Gap will not undermine housing delivery in the Neighbourhood Area allowed via allocated sites and other policies in this Plan.

Coalescence Pressures

T5.17 The area designated as the rural gap has been limited to that most under pressure of coalescence. That pressure is evidenced by planning applications, sites designated in Watton via the emerging Local Plan and outline development proposals, as shown on Evidence Maps 5.1 and 5.2.

T5.18 While the potential outcome of the various development pressures can only be speculated, it is clear that a combination of recent and likely future residential development on either side of the southern Parish boundary with Watton threatens the key objectives set out in T5.1, as illustrated on Evidence Map 5.3.





Planning applications
Site allocated in Local Plan
Parish boundary

Planning application reference numbers

Scale
 1 grid square = 1000 m

EVIDENCE MAP 5.2: FORMAL PLANNING PROPOSALS (2013-2019)



Richmond Retreat Plan



Parish boundary 

Source: Developer's prospectus for investors, March 2019

EVIDENCE MAP 5.3: OUTLINE DEVELOPMENT PLAN FOR RICHMOND PARK GOLF CLUB





Parish boundary

Development completed / in construction since 2016

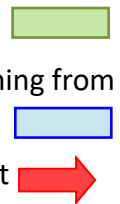
Undecided planning applications / pre-application outline proposals



Site allocated in the Local Plan

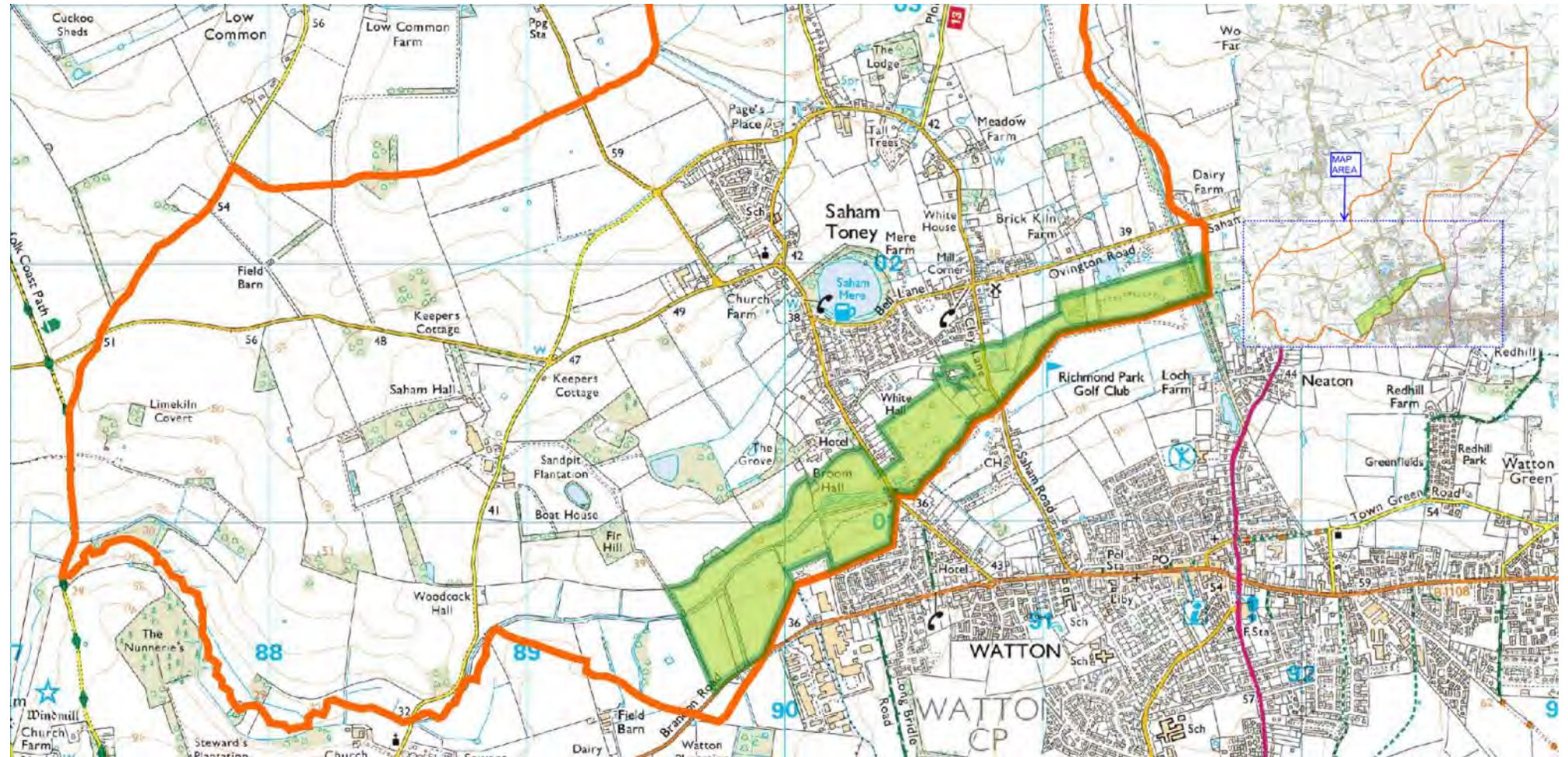
Commercial expansion encroaching from Watton into Saham Toney

Pressure for future development

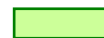


EVIDENCE MAP 5.4: FURTHER DEVELOPMENT POTENTIAL





Rural / urban gap
 Parish boundary



Scale
 1 grid square = 1000m

POLICY MAP 5: SAHAM TONEY RURAL GAP



POLICY 6: HERITAGE ASSETS

P6.1 The parish's designated heritage assets and their setting including listed buildings, scheduled monuments and assets above and below ground, will be conserved or where possible enhanced. Proposals for their development will take into account their significance and contribution to local distinctiveness, character and sense of place.

P6.2 Decisions about proposed changes that could affect the significance of any heritage assets shall be made having regard to the advice in the most up to date version of Historic England's Good Practice Advice in Planning: 2 "Managing Significance in Decision-Taking in the Historic Environment", or any more up to date guidance made available by Historic England on its website or elsewhere, and also taking into account the relevant policies in the National Planning Policy Framework (2018) or any of its successors.

P6.3 Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets as set out in the National Planning Policy Framework and as described in a Design and Access Statement or Heritage Statement. In making a balanced judgement between significance and harm, particular attention shall be given to opportunities to conserve, and wherever possible enhance the character, appearance and setting of the asset. Managed, sympathetic change will be supported.

P6.4 Where a proposed development site includes the location of a Site or Find defined as a heritage asset in the Saham Toney Heritage Asset Register, or if a new archaeological asset is found during any preliminary site investigations, or has the potential to include heritage assets with archaeological interest, it should ideally be left in situ and undisturbed by the development. If this is not feasible, applicants shall:

- a) Contact Norfolk County Council Environment Service Historic Environment Strategy and Advice team (hep@norfolk.gov.uk) for advice to identify archaeological implications; and
- b) Submit a desk-based study which explains the significance of the asset(s) concerned, and identifies what further measures if any should be taken.

Should it be identified as necessary by preliminary assessment, a field evaluation and satisfactory recording shall be carried out and an archaeological assessment shall be provided that is appropriate to the significance of the asset(s).

Where it is deemed an asset, or assets have significant archaeological interest, conservation or mitigation measures shall be adopted, based on a balanced judgement of their benefit against the likely impact on the development.

P6.5 Where a need for field evaluation is identified a planning condition shall be agreed to prevent any disturbance of the development site until such investigation has been completed to the satisfaction of the Local Planning Authority Archaeologist.

P6.6 For all heritage assets, both designated and undesignated, the level of work required to understand and assess an asset's significance shall be appropriate and proportionate in scope and depth to the importance of the heritage asset potentially affected.



P6.7 For all heritage assets, both designated and undesignated, if some negative impact or loss of fabric is unavoidable, then the applicant will be required to record and advance understanding of the significance of elements, including archaeological deposits, that will be removed or altered, both prior to and during the work.

Supporting text - Implementation:

T6.1 The Saham Toney Heritage Asset Register lists all heritage assets in the Neighbourhood Area, and applies in precedence to Policy Maps 6A to 6D, which may become outdated over the life of this Plan. The Register is to be used by applicants, those making representations on planning applications and planning decision makers. An up to date version of the Register may be found at www.stnp2036.org.

T6.2 Understanding the significance of a heritage asset is crucial to assessing proposed changes that may impact on that significance. Both applicants and decision makers should make use of appropriate expertise and guidance in order to establish significance.

T6.3 Decision making relating to heritage assets shall be guided by the following Historic England publications or any more up to date guidance made available by Historic England on its website or elsewhere:

- a) Conservation Principles for the Sustainable Management of the Historic Environment;
- b) Advice Note 2: Making Changes to Heritage Assets;
- c) Enabling Development and the Conservation of Significant Places;
- d) Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets;
- e) Understanding Historic Buildings: A Guide to Good Recording Practice

T6.4 Proposals that would affect the significance of a designated heritage asset will be required to provide sufficient information to enable any impact to be assessed. Development that may affect any designated heritage asset will be subject to comprehensive assessment and will be expected to conserve and, wherever possible, enhance its character, appearance and setting.

T6.5 Proposals that could affect known or previously unrecognised heritage assets will be expected, through agreement with Breckland Council, to undergo an appropriate assessment in line with the significance of the asset. The assessment must provide sufficient information for any impact to be assessed. As a minimum, the most up-to-date and relevant Norfolk Historic Environment Record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

T6.6 The designated and non-designated heritage assets in the Neighbourhood Area (at time of publication of this Plan) are shown on Policy Maps 6A to 6D, which present that information in a way that allows easy initial identification of the location of a heritage asset when assessing a site with regard to heritage issues.

T6.7 On occasion the understanding of a site or find may change following assessment and evaluation and that new understanding shall be taken into account in the planning decision.



Supporting text - Key Facts:

T6.8 This policy aligns with the strategies defined in Historic England Advice Note 11 "Neighbourhood Planning and the Historic Environment" and has been developed in consultation with Historic England.

T6.9 Saham Toney is an ancient village with evidence of habitation dating back to pre-Roman times. The Norfolk Historic Environment Record (which is an online resource providing data from Norfolk County Council's Historic Environment Record) currently lists 152 assets of significance in Saham which are spread widely across the parish, as collated in Policy Maps 6A to 6D and The Saham Toney Heritage Asset Register. The book "The Roman Invasion of Britain" (Graham Webster 1993) notes that there is evidence that Saham Toney was close to a significant Romano-British settlement. According to Archaeology UK's ARCHI database, there are twenty sites of registered archaeological interest within the parish of Saham Toney. These range from the site of a Roman Camp at Woodcock Hall, an Iron-Age settlement site, an Anglo-Saxon cemetery and sites, and the site of a monastery at Saham Hills. Given this history, Policy 6 reasonably stipulates the need for archaeological surveys of known/potential sites in some circumstances.

T6.10 Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on significance. It is only harmful if (and to the extent that) significance is eroded. Decisions about change to significant places may involve balancing the heritage value(s) of what exists now against the predicted benefits and drawbacks of the proposed change; that is to say, the public interest in the historic environment (which, if statutorily protected, is subject to a policy presumption in favour of preservation), with other, usually inter-related, public and private interests.

T6.11 Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

T6.12 P6.7 reflects the wording of paragraph 199 of the National Planning Policy Framework. The recording of archaeological fabric that is removed can be a way to partially offset the effects of its loss, in planning terms the ability to record the loss does not justify, or mitigate, that loss.

T6.13 The Designated Heritage Assets in the Neighbourhood Area are as follows;

Listed Buildings:

1. St George's Church;
2. Brick Kiln Farmhouse, Ovington Road;
3. Gardener's Cottage;
4. Meadow Farmhouse, Chequers Lane;
5. Page's Place;
6. Park Farmhouse, Hills Road;
7. Post-Mediaeval barn, Richmond Road;
8. Saham Hall Farmhouse;
9. The Lodge, Chequers Lane;
10. The Old Rectory, Richmond Road;



11. White Hall, Richmond Road.

Scheduled Monuments:

1. Roman settlement at Woodcock Hall;
2. High Banks (shared with Ovington parish).

T6.14 The Non-Designated Heritage Assets in the Neighbourhood Area are:

1. Saham Hills Methodist Church, Hills Road;
2. Broom Hall, Richmond Road;
3. Wisteria (formerly Alms) Cottage, opposite the Old Rectory;
4. Windmill. Bristow's Tower Mill, Ovington Road;
5. Hunt's Farm;
6. Parkers Church of England Primary School;
7. The Terrace, Richmond Road;
8. The Old Bell Inn;
9. Saham College, Richmond Road.

T6.15 Of the above designated and non-designated assets only one, Page's Place, may be said to be at risk or in poor condition at the time of preparing this Plan, and that is undergoing major renovation under an approved planning permission. Therefore, no special Policy measures are required to facilitate the enhancement of the assets listed above.

T6.16 Glossary of Terms relating to heritage assets:

Term	Definition
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.
Listed building	A building which is for the time being included in a list compiled or approved by the Secretary of State. As prescribed by Law the following shall be treated as part of a listed building: any object or structure fixed to the building; any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948
The 'setting' of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
A heritage asset 'site'	A location where works of man or the combined works of nature and man of archaeological / historical interest have been found, and locations which are of outstanding universal value from the historical, aesthetic, ethnological or anthropological point of view.



A heritage asset 'find'	An item resulting from the works of man or the combined works of nature and man, and which are of archaeological / historical interest.
Curtilage	The land immediately surrounding a heritage asset building, including any closely associated buildings and structures, but excluding any associated open fields beyond, and also excluding any neighbouring buildings in different ownership to that of the heritage asset building.
Scheduled monument	As defined under the Ancient Monuments and Archaeological Areas Act 1979 .
Conservation	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Significance	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

EVIDENCE BASE:

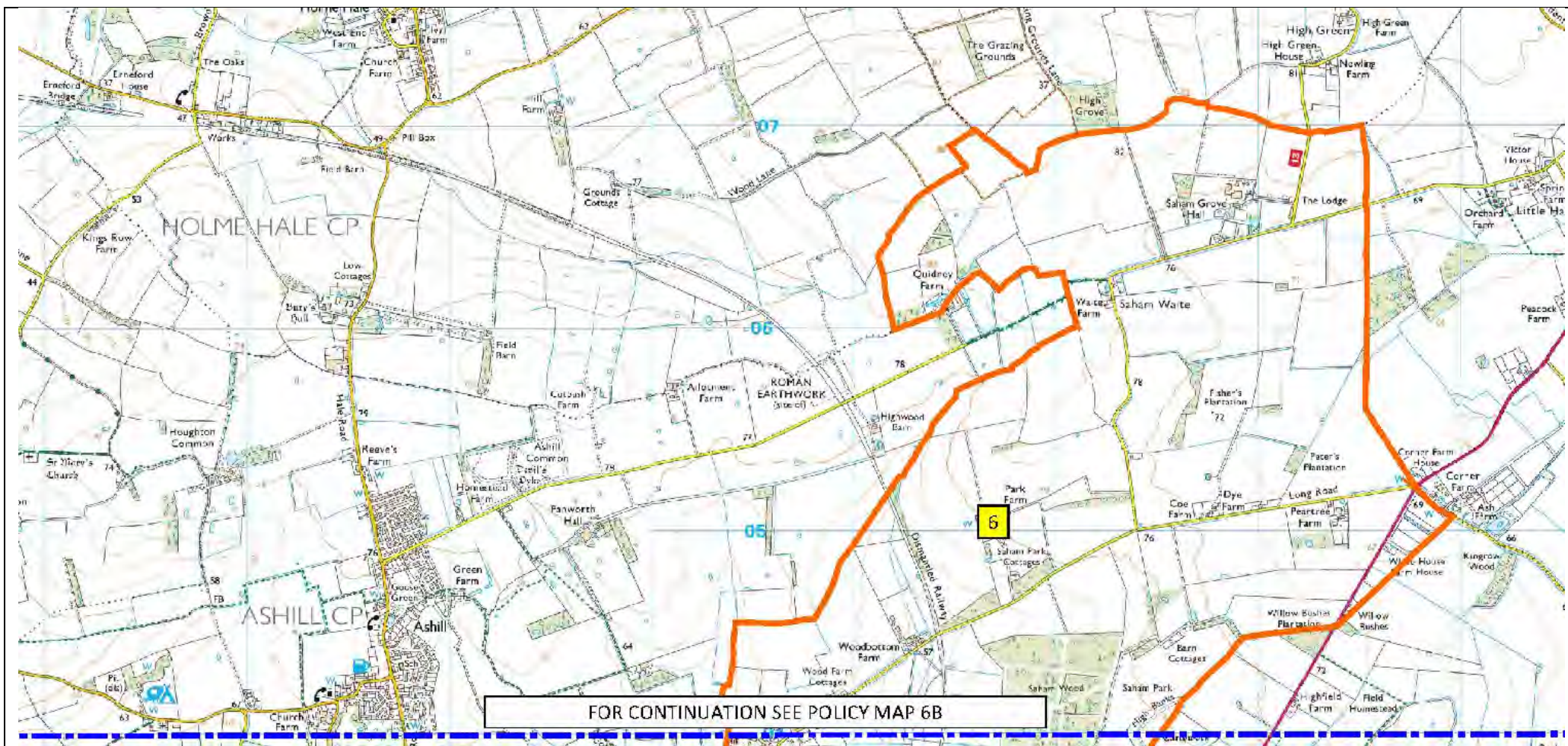
STNP Evidence Base: Reasoned Justification for Policy 6: Heritage Assets

Background Information for An Historic Area Assessment: How Saham Toney Has Been Shaped Through History



Figure 13: Our village - White Hall, Richmond Road (designated heritage asset) and Saham College, Richmond Road (non-designated heritage asset)





FOR CONTINUATION SEE POLICY MAP 6B

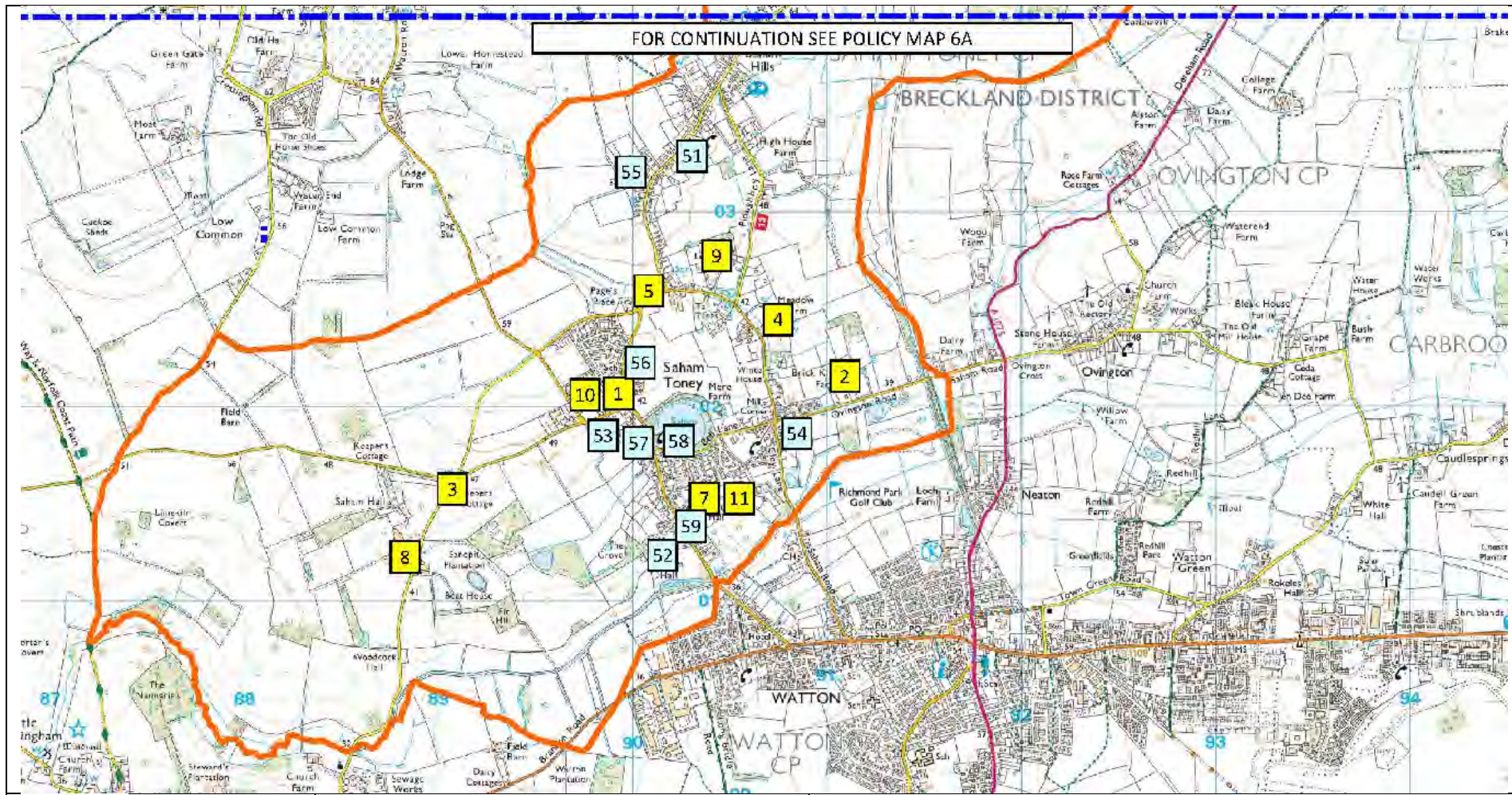


- Designated heritage asset
- Non-designated heritage asset
- Parish boundary

Scale 1:25000
 See the Saham Toney Heritage Asset register for more details including asset number descriptions
 Background map source: Ordnance Survey

POLICY MAP 6A: SAHAM TONEY HERITAGE ASSETS: BUILDINGS (NORTH)





FOR CONTINUATION SEE POLICY MAP 6A

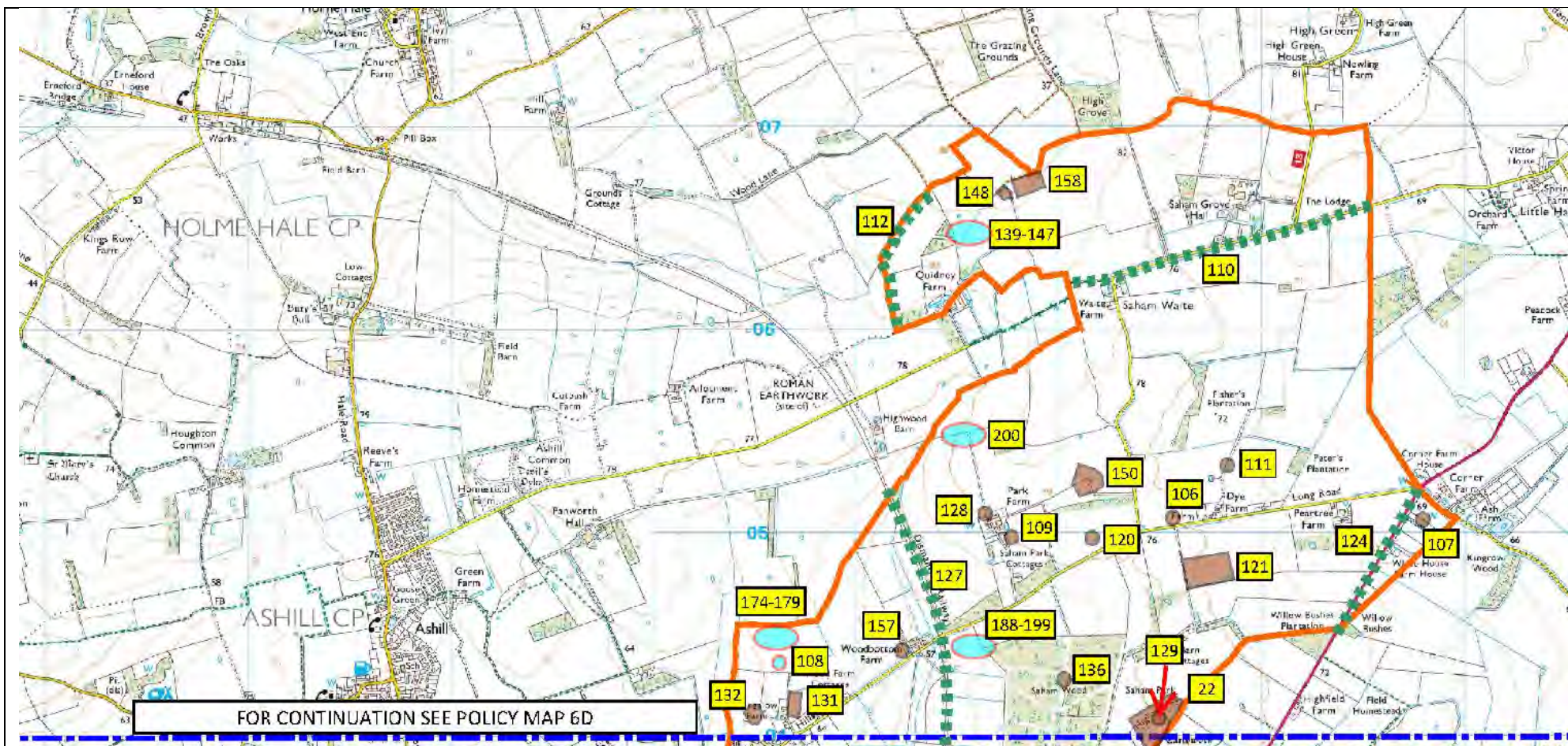


- Designated heritage asset
- Non-designated heritage asset
- Parish boundary

Scale 1:25000
 See the Saham Toney Heritage Asset register for more details including asset number descriptions
 Background map source: Ordnance Survey

POLICY MAP 6B: SAHAM TONEY HERITAGE ASSETS: BUILDINGS (SOUTH)





- Site or find(s), including scheduled monuments extending over a known area
- Site or find, known location
- Site or find(s), location known only within the indicated map grid square (1 sq. km)
- Line of old road or rail line
- Parish boundary

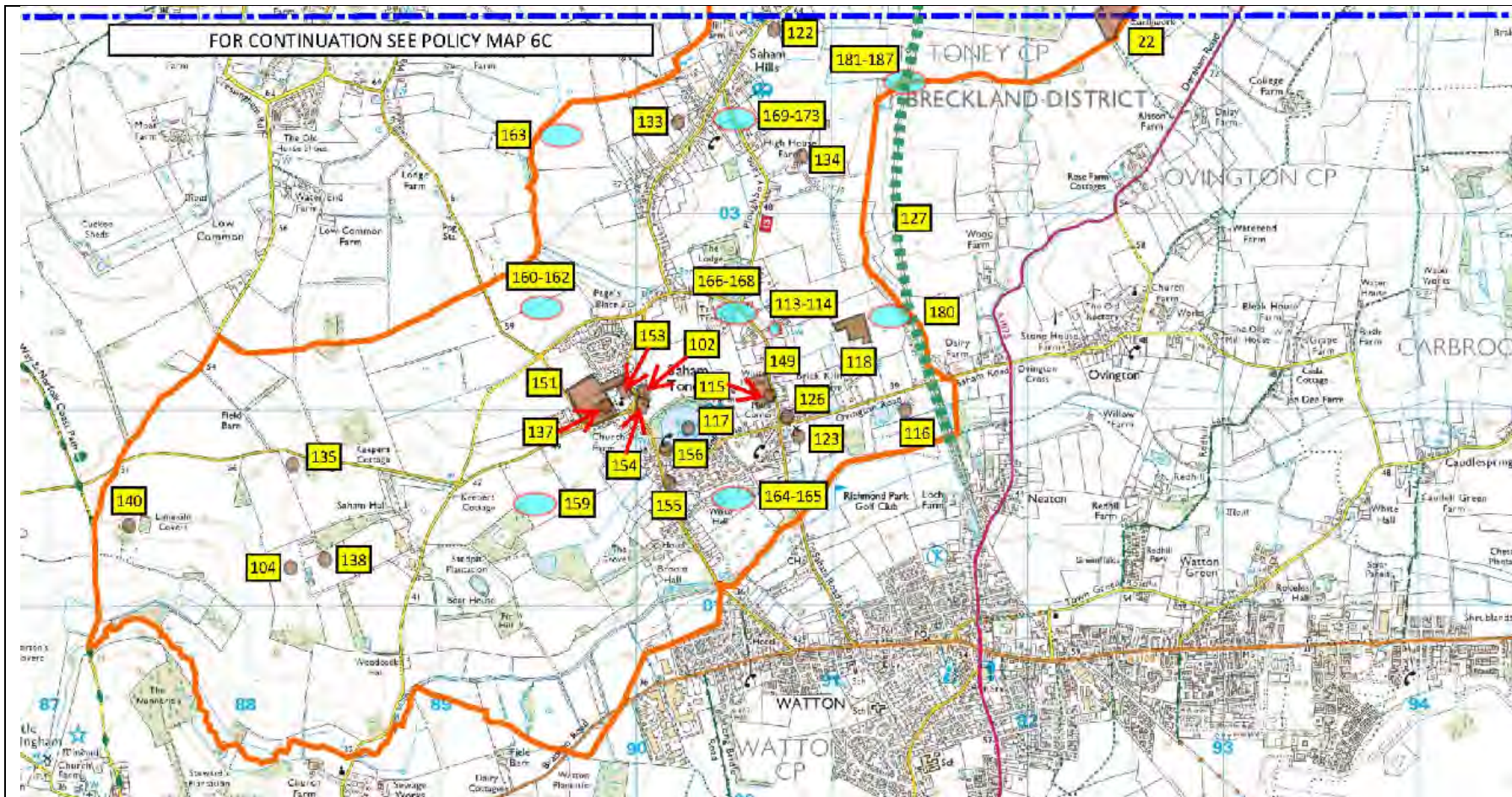
Scale 1:25000

See the Saham Toney Heritage Asset register for more details including asset number descriptions

Background map source: Ordnance Survey

POLICY MAP 6C: SAHAM TONEY HERITAGE ASSETS: SITES and FINDS (NORTH)





FOR CONTINUATION SEE POLICY MAP 6C



- Site or find(s), including scheduled monuments extending over a known area
- Site or find, known location
- Site or find(s), location known only within the indicated map grid square (1 sq. km)
- Line of old road or rail line
- Parish boundary

Scale 1:25000

See the Saham Toney Heritage Asset register for more details including asset number descriptions

Background map source: Ordnance Survey

POLICY MAP 6D: SAHAM TONEY HERITAGE ASSETS: SITES and FINDS (SOUTH)



POLICY 7A: LANDSCAPE CHARACTER PRESERVATION AND ENHANCEMENT

P7A.1 All development proposals shall seek to preserve and enhance landscape features which contribute towards local distinctiveness and sense of place.

P7A.2 In general development proposals will be supported where:

- a) Their scale, location and design are appropriate to the landscape character and sensitivity of the area in which they are located;
- b) They will not have an adverse impact on the key natural, built or historic features of an area's landscape character or the overall composition or quality of the landscape character, particularly if the landscape is currently largely unspoiled by obtrusive or discordant features; and
- c) When considered with other recent developments, they do not have an adverse cumulative impact on the local landscape character.

P7A.2 The preservation and where possible enhancement of landscape shall be achieved by recognising and respecting the landscape sensitivity and characteristics of the character area in which a development proposal is located. Landscape character areas are defined and described in the Saham Toney Parish Landscape Assessment, January 2019 and include:

- a) Rural character areas: see Policy Map 7A.1;
- b) Village character areas: see Policy Map 7A.2; and
- c) Settlement fringe areas: see Policy Map 7A.3.

Village Character Areas

P7A.3 Within the settlement boundary, proposals shall respect or reinforce the distinguishing landscape and townscape features in the village character area in which a proposed site is located.

Settlement Fringe Areas

P7A.4 Proposals in the settlement fringe shall:

- a) Avoid hard edges directly onto open countryside and otherwise integrate sensitively to their open setting;
- b) Respect, preserve and where possible, enhance and reinforce the distinguishing landscape features of the rural character area and settlement fringe area in which a proposed site is located (as described in the Saham Toney Parish Landscape Character Assessment 2019); and
- c) Recognise and respect the combined landscape and visual sensitivity of the settlement fringe area in which a site is located as set out in table P7A.1: Settlement Fringe Landscape Sensitivities by Area.



P7A.5 All proposals for sites located in areas of high or moderate-high combined landscape sensitivity, shall include a professionally prepared Landscape and Visual Impact Assessment that provides full justification for the proposal in landscape terms, shows how the area's special landscape qualities will be preserved, and where possible enhanced, and sets out measures that will be taken to mitigate landscape impact. In such areas changes that would degrade the area's combined landscape sensitivity will not be supported.

Rural Character Areas

P7A.6 Proposals beyond the settlement fringes shall be restricted to appropriate countryside development and shall respect and reinforce the distinguishing characteristics of the rural character area (as described in the Saham Toney Parish Landscape Character Assessment 2019) in which a proposed site is located.

P7A.7 Where appropriate development does come forward outside the settlement boundary, opportunities will be sought to address the opportunity and management aims (as set out in the Saham Toney Parish Landscape Character Assessment 2019), for the rural / fringe character area in which a proposed site is located.

Table P7A.1: Settlement fringe landscape sensitivities by area:

SETTLEMENT FRINGE AREA	LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	COMBINED SENSITIVITY
FA-1	High	Moderate to High	HIGH
FA-2	Moderate	Moderate	MODERATE
FA-3	Low to Moderate	High	MODERATE-HIGH
FA-4	Moderate	High	MODERATE-HIGH
FA-5	Moderate	Moderate	MODERATE
FA-6	High	Low to Moderate	MODERATE-HIGH
FA-7	Moderate	Moderate	MODERATE
FA-8	High	Moderate	MODERATE-HIGH

Supporting text - Implementation:

T7A.1. Development will be guided by the following overall principles:

- a) Areas of high combined landscape sensitivity are unlikely to be able to accommodate development without an adverse impact on landscape character. Mitigation measures may not be able to fully address detrimental impacts. Development may cause severe degradation of character of the landscape. Mitigation measures, however extensive, would not be sufficient to fully address detrimental impacts. In some instances, there may be the opportunity for some localised, low scale development to enhance and promote the existing uses.
- b) Areas of moderate-high combined landscape sensitivity may be able to accommodate some development but it will be severely constrained by the need to avoid any adverse impact on the landscape character and shall have regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. The key landscape and visual characteristics must be retained and enhanced.



- c) Areas of moderate combined landscape sensitivity may be able to accommodate areas of new development in some parts, providing it has regard to the setting and form of existing development and the character and sensitivity of adjacent landscape character areas.
- d) Areas of low-moderate combined landscape sensitivity are able to accommodate development with limited degradation of character. Mitigation (if required) should sufficiently address detrimental impacts. Certain landscape and visual features in the area may require protection.
- e) Areas of low combined landscape sensitivity can generally accommodate development as long as it has regard for the existing landscape character and visual resource. Limited areas may require particular protection of important features.

T7A.2 The Saham Toney Parish Landscape Assessment^e by Lucy Batchelor-Wylam CMLI, January 2019, was formally adopted by Saham Toney Parish Council on 4 February 2019 and has been accepted by Breckland Council as a material consideration for all planning applications in the Neighbourhood Area.

Supporting text - Key Facts:

T7A.3 The Saham Toney Parish Landscape Assessment subdivides the Neighbourhood Area into five Rural Character Areas, six Village Character Areas and eight Settlement Fringe Areas, as shown on Policy Maps 7A.1, 7A.2 and 7A.3. Part One describes the landscape characteristics of the Rural and Village Character Areas. Part Two identifies the landscape and visual sensitivities of the Settlement Fringe Areas. Part Three establishes a series of Key Views, which are dealt with by Policy 7B.

T7A.4 Landscape and visual sensitivities for each settlement fringe area are set out in the Saham Toney Parish Landscape Assessment, 2019. They are used to establish combined sensitivities with the aid of the following matrix, derived from guidance given in “Landscape Character Assessment Guidance for England and Scotland, Topic paper 6: Techniques and Criteria for Judging Capacity and Sensitivity”:

Landscape Sensitivity	High	MODERATE	MODERATE TO HIGH	MODERATE-HIGH	HIGH	HIGH
	Moderate to High	LOW TO MODERATE	MODERATE	MODERATE TO HIGH	MODERATE TO HIGH	HIGH
	Moderate	LOW-MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH	MODERATE-HIGH
	Low to Moderate	LOW	LOW TO MODERATE	LOW TO MODERATE	MODERATE	MODERATE TO HIGH
	Low	LOW	LOW	LOW-MODERATE	LOW TO MODERATE	MODERATE
COMBINED LANDSCAPE SENSITIVITIES		Low	Low to Moderate	Moderate	Moderate to High	High
		Visual Sensitivity				

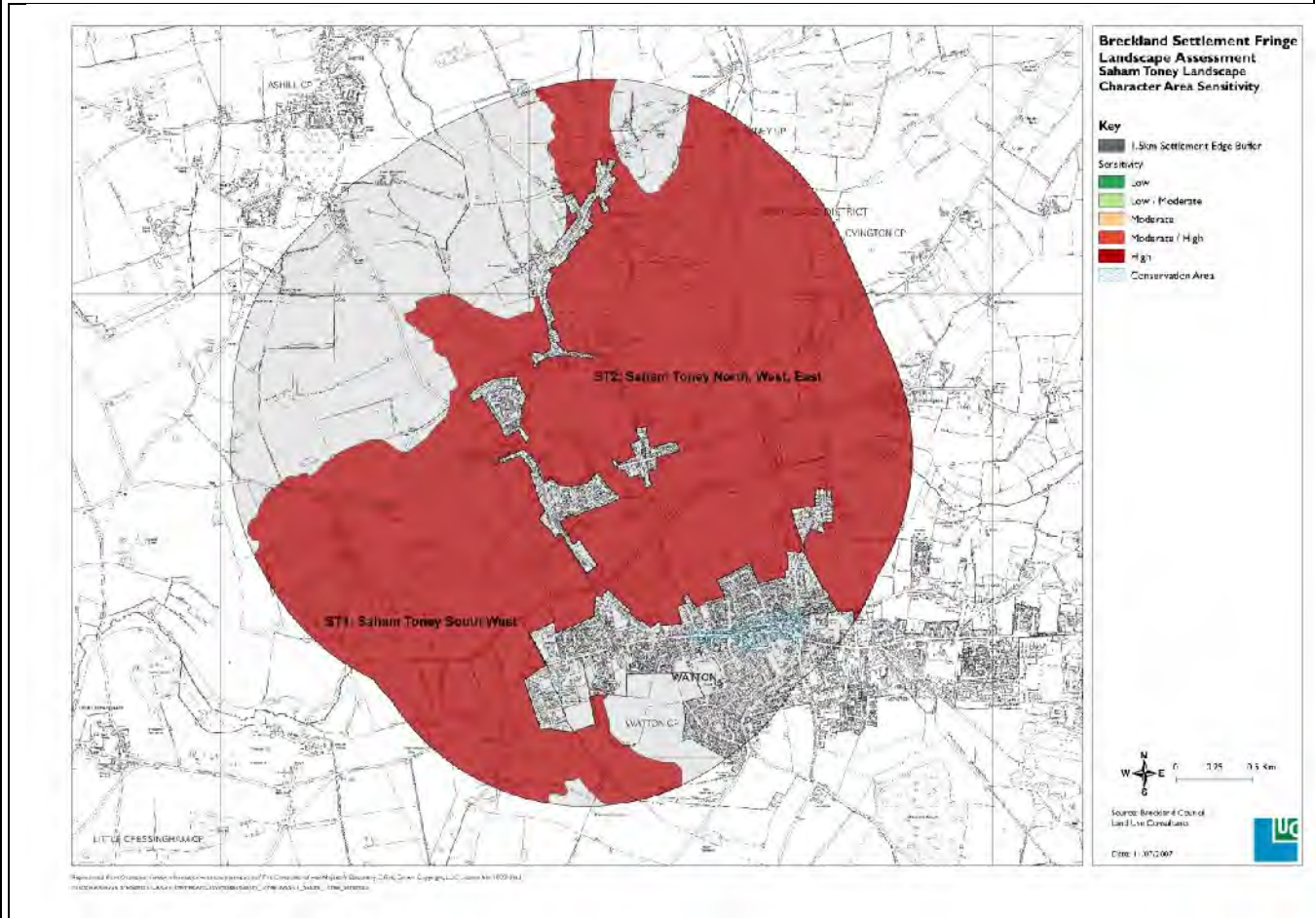
T7A.5 The premise of this Policy is that development should be more readily acceptable in the least sensitive areas, and where appropriate forms of mitigation would be possible.

^e Part One: Landscape Character Assessment
 Part Two: Fringe Sensitivity Assessment
 Part Three: Key Views Report



T7A.6 Areas where successful mitigation would be feasible would have lower sensitivity. Areas where mitigation measures would be unachievable or have little impact, or would be detracting features in their own right, are considered more vulnerable and, therefore, more sensitive.

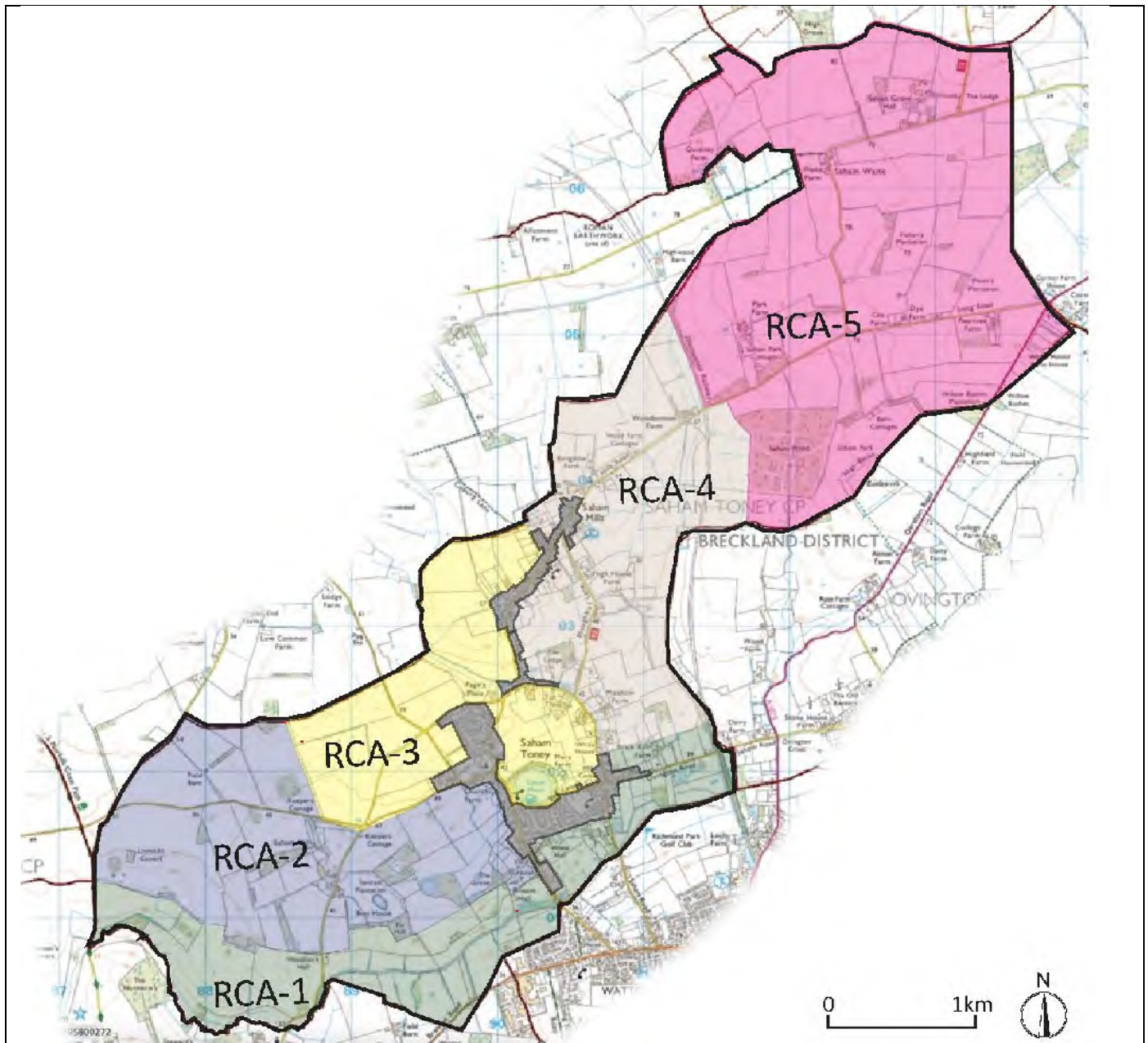
T7A.7 The findings of the Saham Toney Parish Landscape Assessment, January 2019 are supported by Breckland Council's "Breckland District Settlement Fringe Landscape Assessment" by Land Use Consultants, July 2007, which identifies two areas (ST1: Saham Toney South-west and ST2: Saham Toney North, West, East) in Saham Toney Parish, both of which it classifies as having high sensitivity to development, as shown on Evidence Map E7A:



EVIDENCE MAP 7A: BRECKLAND DISTRICT SETTLEMENT FRINGE SENSITIVITY FOR SAHAM TONEY

EVIDENCE BASE: Saham Toney Parish Landscape Assessment, Parts One and Two, January 2019
Background Information for An Historic Area Assessment: How Saham Toney Has Been Shaped Through History





Area Names


- RCA-1: Watton Brook
- RCA-2: Western Estates
- RCA-3: Page's Manor
- RCA-4: Ploughboy Farmland
- RCA-5: Saham Waite


Notes:

The areas shaded grey comprise six village character areas (see Policy Map 7A.2)

Area Boundaries are drawn along recognisable features, but in reality, zones of transition exist and areas blend into one another



Parish boundary 

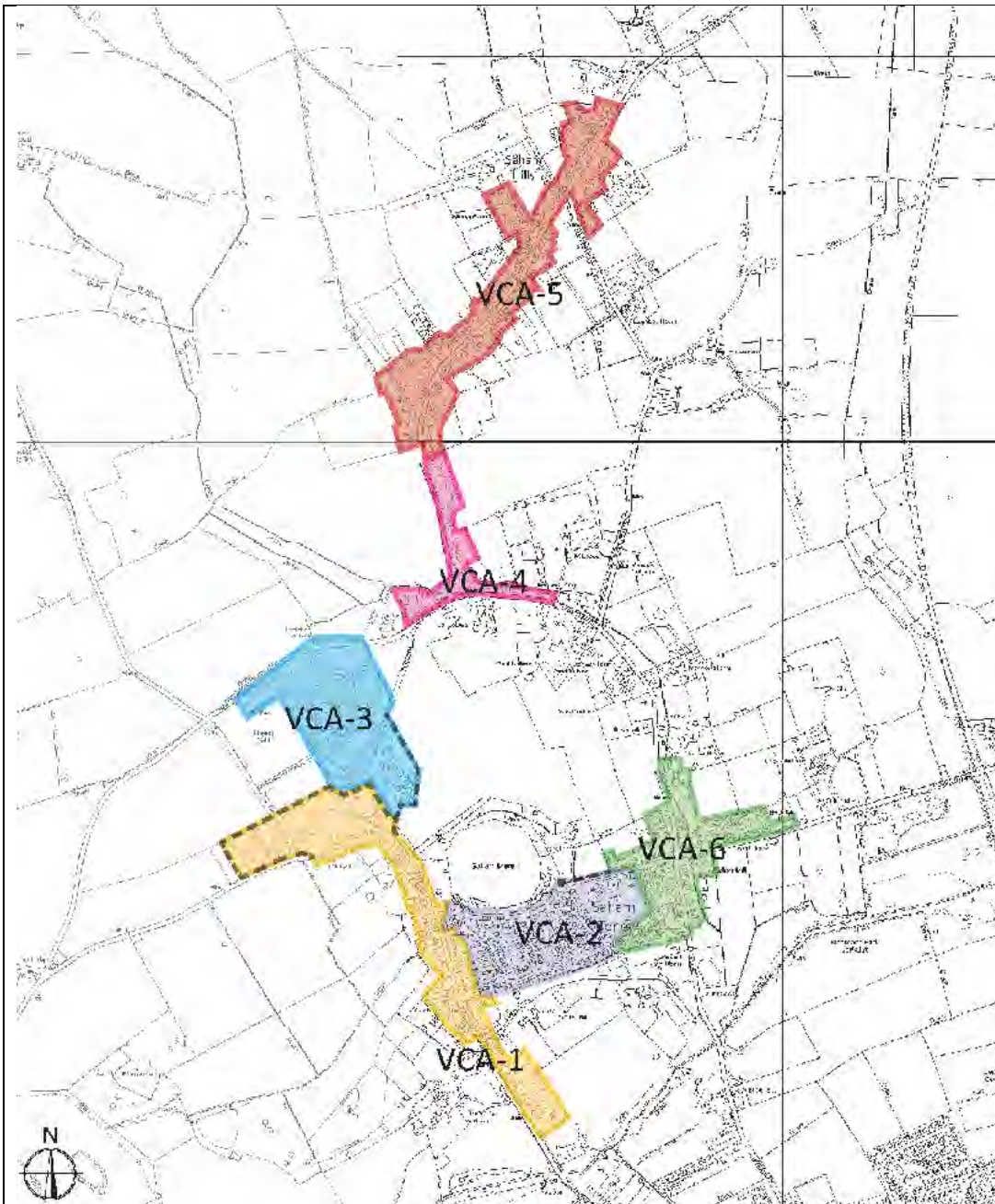
Village character areas 

Background map source:
Ordnance Survey

Scale
As shown

POLICY MAP 7A.1: RURAL CHARACTER AREAS





Area Names

- VCA-1: Richmond Road
- VCA-2: Bell Lane
- VCA-3: Parker's
- VCA-4: Chequers
- VCA-5: Saham Hills
- VCA-6: Saham Waite

Notes:

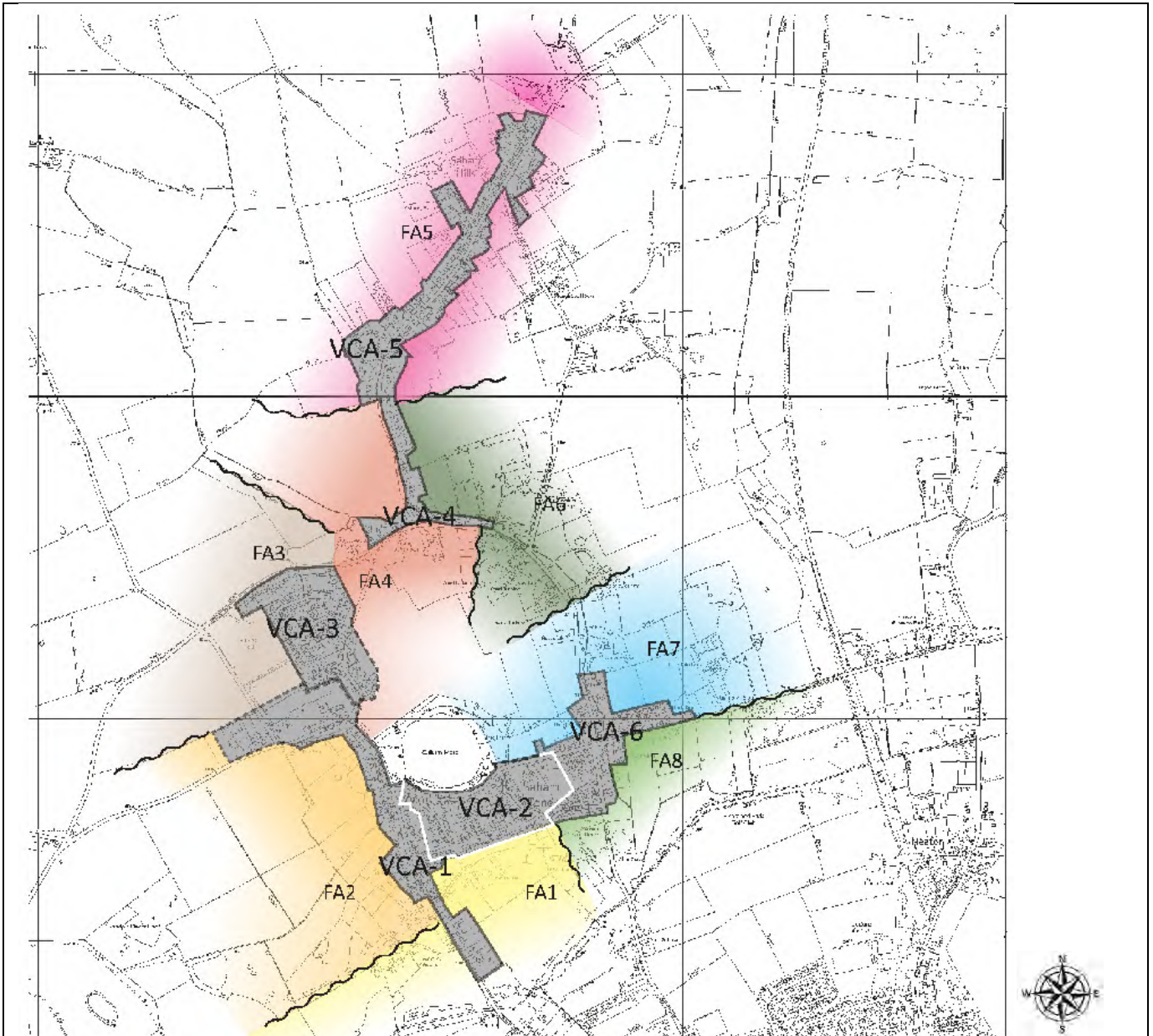
Background map source: Ordnance Survey
 Character area boundaries generally correlate with the Saham Toney settlement boundary as given in the Local plan, but where dashed lines are shown, they indicate the character area boundary has been extended beyond the settlement boundary to include additional areas of built form



Scale
1:10000

POLICY MAP 7A.2: VILLAGE CHARACTER AREAS








Area Names

- FA1: Richmond Road south
- FA2: Richmond Road north
- FA3: Oval - west
- FA4: Page's north and south
- FA5: Saham Hills east and west
- FA6: Chequers Lane
- FA7: Mill Corner north
- FA8: Mill Corner south

Notes:

Background map source: Ordnance Survey
 Scale 1:10000

-  Boundaries merge - no hard lines in reality
-  Character area boundary correlates with Local Plan Settlement boundary
-  Character area boundary extended to include settled areas excluded from Local Plan Settlement boundary

POLICY MAP 7A.3: SETTLEMENT FRINGE AREAS



POLICY 7B: KEY VIEWS

P7B.1 Key views shall be respected. Development proposals shall seek opportunities to preserve, incorporate and where possible enhance the Key Views listed below and shown on Policy Map 7B, and their landscape setting.

- a. Key View 1: West to Saham Hall parkland;
- b. Key View 2: East along Richmond Road to St. George's Church;
- c. Key View 3: South from Hills Road to St. George's Church;
- d. Key View 4: South from Pound Hill across open land towards Saham Mere;
- e. Key View 5: South along Pound Hill to St. George's Church, including the tree canopies that frame this view;
- f. Key View 6: North along Richmond Road to St. George's Church;
- g. Key View 7: South across Broom Hall meadows, including the tree cover in the valley bottom;
- h. Key View 8: North at the Cley Lane village gateway;
- i. Key View 9: West from Ovington Road to Bristow's Mill Tower;
- j. Key View 10: South-west to Threxton Church.

Supporting text - Implementation:

T7B.1 Policy Map 7B shows each key view together with its respective viewpoint. There are no hard and fast boundaries to each view but the map is broadly indicative of the area each covers.

T7B.2 When implementing the policy criteria, apply the following specific strategies:

- a) In Key View 1 conserve and manage the parkland landscape for its future sustainability including managing the stock of trees for their health and to ensure a varied age structure.
- b) Preserve Key View 4 to allow it to continue to function as the undeveloped rural heart of the village, allowing long views to the south. Where possible, improve the view through the replacement of the dense line of conifers immediately to the north of Parker's school.
- c) Where opportunities arise, improve Key View 5 through the management of street furniture on Pound Hill.
- d) Retain tree cover in Key View 7 because it plays a key role in screening views to the edge of Watton to the south. If opportunity arises, re-routing the utility lines that currently pass overhead underground instead would bring improvements to the view. Maintain the condition of the landscape through traditional grassland management for grazing.
- e) In Key View 8 continue to manage the meadows for grazing, and retain and manage the mature vegetative features.
- f) Improvements to the character of Key View 10 would be achieved by careful planning for the replacement or of the leylandii type conifers that enclose the water treatment plant which are overly dominant and inharmonious in this landscape.

Supporting text - Key Facts:

T7B.3 Part Three of the Saham Toney Parish Landscape Assessment: Key Views Assessment, Lucy Batchelor-Wylam CMLI, January 2019 provides a robust and objective evidence-base to inform and underpin Policy 7B. It was formally adopted by Saham Parish Council on 4 February 2019, and has been




accepted by Breckland Council as a material consideration when making planning decisions in the Neighbourhood Area.

T7B.4 A Key View is one that would be generally recognised as having notable qualities or features, landmarks, or a particularly attractive composition that might cause people to pause and appreciate the scene. It is likely to feature in people’s perceptions and memories of what Saham Toney looks like.

T7B.5 The purpose of identifying Key Views is to identify scenes that notably contribute to character and sense of place, or local distinctiveness, in order that this contribution can be conserved in the future. By analysing what makes them special, and identifying how they contribute to sense of place, a framework for their protection can be justified. It will aid policy making, relating to expansion of the village, to take account of key views when considering the impact that new development might have in any given location. It can be used to help make a judgement about how a proposed development or change in land use will alter views and, consequently, whether this change is likely to be acceptable.

T7B.6 Sufficient information to identify and take account of each Key View is given below. In the key view maps and aerial views, the following symbols are used:

Single view-point: 

Sequential (multiple) viewpoints: 

TB7.7 KEY VIEW 1: West to Saham Hall Parkland



The aspect of value which makes Key View 1 important is its strong parkland character. This is an uncommon type of landscape locally and is distinctive. It has intrinsic historic value and provides setting to the classically designed Saham Hall which forms a focus to the view in the background.

Impressive mature tree specimens are features of interest within the view. This landscape makes significant contribution to the character of landscape area RCA-2 in the Saham Toney Landscape Character Assessment.

Viewpoint for Key View 1:



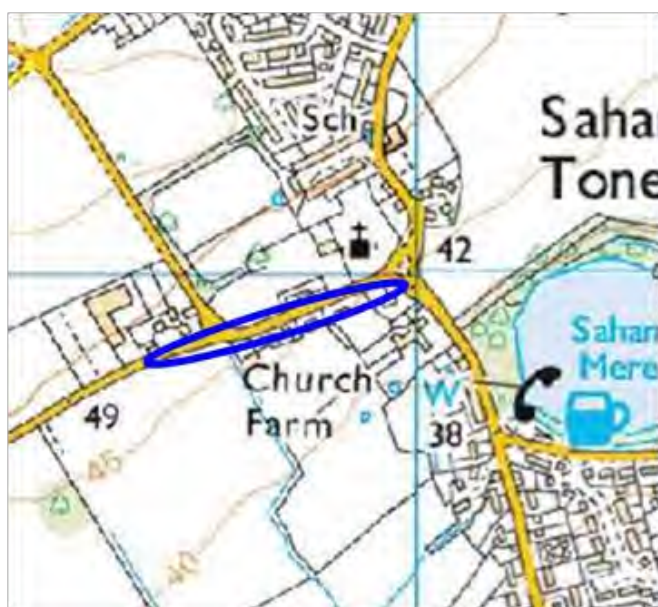
T7B.8 KEY VIEW 2: East along Richmond Road to St George's Church (sequential views)





The aspect of value which make this a key view is related to the glimpses of the church tower experienced on the approach to the village and its role as a locally important landmark, aiding in orientation and signalling the village ahead. These sequential views are experienced by a large number of people in transit through the village.

Viewpoint for Key View 2:



T7B.9 KEY VIEW 3: South from Hills Road to St. George's Church (sequential views)



The aspects of value which make this a key view are related to the appreciation of the subtle valley topography, and glimpses of the church tower which aids orientation. The oldest building in Saham



Toney, Pages Place, will also contribute to the view in the future, once its restoration is complete. This view is experienced by a large number of people including residents.

Viewpoint for Key View 3:



T7B.10 KEY VIEW 4: South from Pound Hill across open land to Saham Mere



The aspects of value which make this a key view are related to its rural character and pivotal position as the heart of the settlement and setting to the historic Mere. The Mere has cultural associations dating back 12,000 years. It provides a sense of the shallow valley topography and aids orientation within the landscape. Distant built form nestles with trees and the mill tower can also be glimpsed to the south-east. This view is experienced by a large number of people including residents.

Viewpoint for Key View 4:

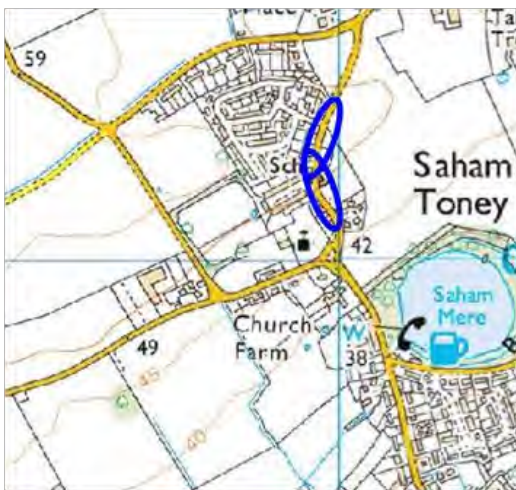


T7B.11 KEY VIEW 5: South along Pound Hill to St. George's Church (sequential views)



The aspect of value which make this a key view is the strong silhouette of the church tower that is the central focus of the view, framed between mature trees. This view is experienced by large number of people including residents.

Viewpoint for Key View 5:



T7B.12 KEY VIEW 6: North along Richmond Road to St. George's Church (sequential views)



The aspect of value which make this a key view are related to the strong function of the church tower sitting in the skyline, contributing attractive historic built form to the view, as well as functioning as a landmark to aid orientation in the village. These views are experienced by a large number of people both living in the village and passing through.

Viewpoints for Key View 6:



T7B.13 KEY VIEW 7: South across Broom Hall Meadows



The aspects of value which make this a key view is the rural character of the meadows that stretch down to Watton Brook and to the west, and which have a parkland feel in the foreground. The eye is drawn to the distant wooded horizon and few modern elements can be seen. It is a scenic view and it plays a role in sense of arrival/departure to the village.

Viewpoint for Key View 7:



T7B.14 KEY VIEW 8: North at the Cley Lane village gateway



The aspect of value which make this a key view is the undeveloped character of its open meadowlands, attractive barns and mature trees which convey a strongly rural character with almost a parkland feel. A glimpse of a house beyond the trees adds to the well managed setting. It is a scenic combination of natural elements and built form, which marks the arrival into the parish. This view is experienced by large number of people.

Viewpoint for Key View 8:



T7B.15 KEY VIEW 9: West from Ovington Road to Bristow's Mill Tower



The aspect of value in the view is the glimpse of the mill tower emerging from trees to the left-hand side. It is the only place in the landscape from which the tower can be directly seen. The landmark signals the approaching village edge, aiding in orientation.

Viewpoint for Key View 9:



T7B.16 KEY VIEW 10: South-west to Threxton Church



The aspect of value in the view is the isolated round-towered church, in its valley bottom setting which functions as a strong landmark and provides a sense of heritage. With the curving lane and mature oak trees it is a scenic view with strong focal point.

Viewpoint for Key View 10:



T7B.17 Natural England's publication "Guidelines for Landscape Character Assessments", which is government sponsored, states " Peoples' social, economic and environmental needs are in part addressed by their relationship with the landscape around them, that contributes to their quality of life."

T7B.18 Designation as a Key View is based on the findings of the Saham Toney Parish Landscape Assessment: Part Three, Key Views Report, by Lucy-Batchelor-Wylam CMLI, January 2019, which took into account the following factors:

- a) Scenic value relating to the composition of rural views - including complexity, appreciation of topography, depth of field, naturalness, and arrangement of natural and vegetative features;
- b) Presence of a landmark feature, perhaps with skyline presence, aiding orientation in the landscape or along a route;
- c) Contribution to the setting of a Heritage asset;
- d) The number of people likely to be experiencing a view. The more people that experience a view, the higher the value attributed to it, i.e. a view from a well-used footpath on a village edge, identified by numerous people as important, might be considered more valued than one selected from an isolated point on a quiet lane; and
- e) Whether a view includes locally distinctive points of interest or cultural associations that particularly define the character of Saham Toney. Views that are indicative of a special 'sense of place' which reflect its intrinsic character and key characteristics.

T7B.19 To confirm and supplement the findings of the Key Views Report, an assessment against the five criteria, noted in T7B.18 was made (presented in Table 7B.1), for three groups of views as follows:

- a) Those proposed in the first Regulation 14 pre-submission of this Plan in March 2018;
- b) Those identified in the Key Views Report; and
- c) Those suggested by respondents to consultation on the first Regulation 14 pre-submission of this Plan in March-May 2018.

EVIDENCE BASE: Saham Toney Parish Landscape Assessment Part Three: Key Views Assessment, Lucy Batchelor-Wylam CMLI, January 2019



Table 7B.1: View Assessments - Visual Value

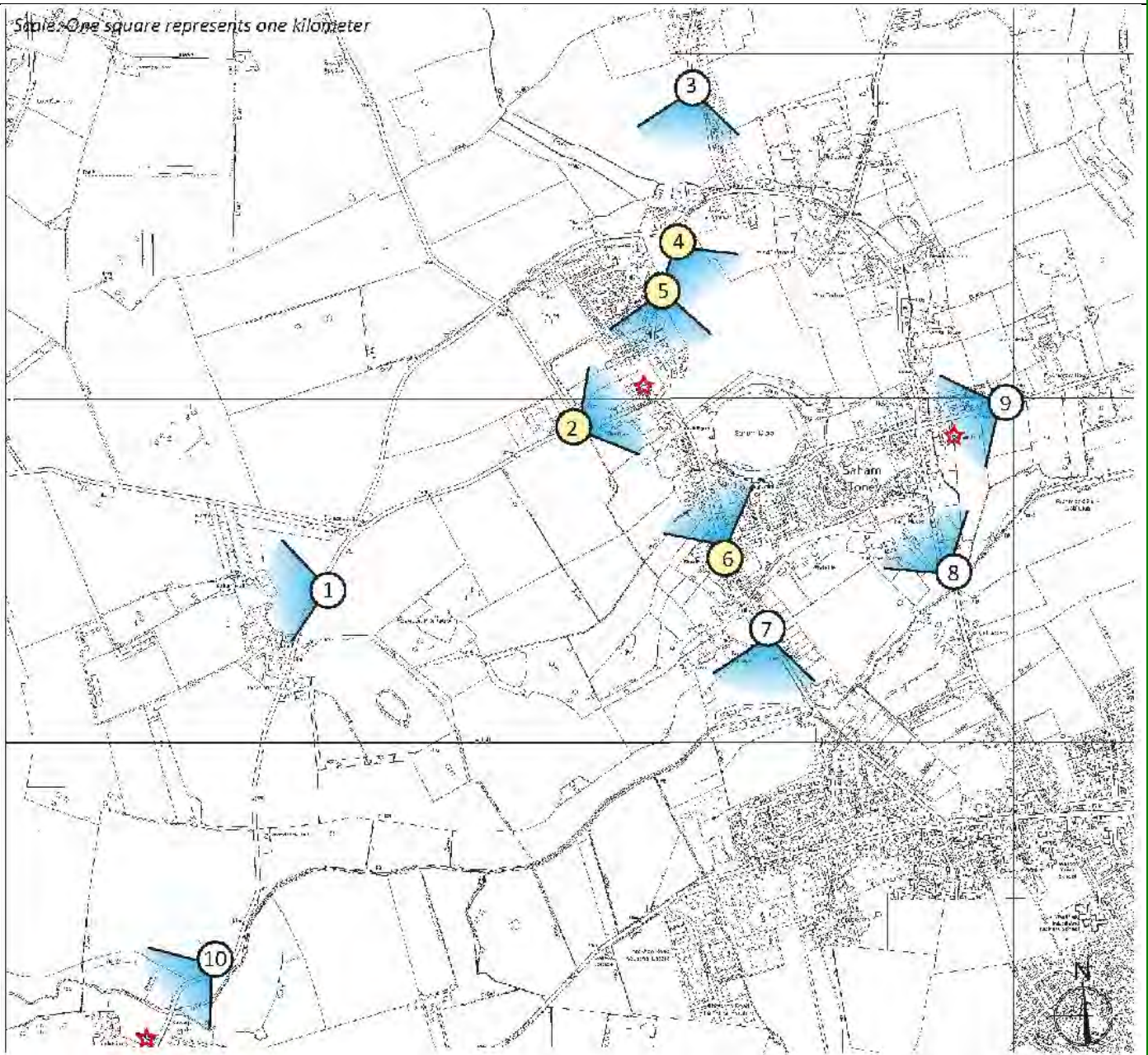
View description and its source		INDICATORS OF VISUAL VALUE					OVERALL VISUAL VALUE	KEY VIEW? {A view is defined as key if its overall value is High or Moderate - High}
Abbreviations: NP(CV*)=Neighbourhood Plan Regulation 14, March 18; STPLA= Saham Toney Parish Landscape Character Assessment, January 2019		Scenic value: Composition, complexity, depth of field, natural features	Presence of landmark(s)	Contribution to the setting of a heritage asset	Number & Type(s) of viewer	Locally distinctive points of interest or cultural associations		
From Pound Hill towards the Mere	NP (CV1) & STPLA	HIGH	MODERATE	LOW	HIGH	HIGH	MODERATE - HIGH	YES KEY VIEW 4
Broom Hall estate from Richmond Road	NP (CV2) & STPLA	HIGH	LOW	LOW	HIGH	MODERATE	MODERATE - HIGH	YES KEY VIEW 7
South from Cressingham Road	NP (CV3)	MODERATE	LOW	LOW	LOW	LOW	LOW	NO
South-west from Ploughboy Lane	NP (CV4)	MODERATE	LOW	LOW	MODERATE	LOW	LOW	NO
South-west from Hills Road towards Page's Place	NP (CV5) & STPLA	HIGH	HIGH	MODERATE	HIGH	HIGH	HIGH	YES KEY VIEW 3
Saham Wood from the north	NP (CV6a)	MODERATE	LOW	LOW	LOW-MODERATE	LOW	LOW - MODERATE	NO
Saham Wood from the west	NP (CV6b)	MODERATE	LOW	LOW	LOW-MODERATE	LOW	LOW - MODERATE	NO
Saham Hall estate from the east	NP (CV7) & STPLA	MODERATE-HIGH	MODERATE	MODERATE	LOW	HIGH	MODERATE - HIGH	YES KEY VIEW 1
From Cley Lane gateway north-west	NP (CV8) & STPLA	MODERATE	LOW	LOW	HIGH	MODERATE	MODERATE - HIGH	YES KEY VIEW 8
From Page's Lane towards Ashill	NP (CV9)	MODERATE	LOW	LOW	MODERATE	LOW	LOW - MODERATE	NO
Willow Bushes plantation from the north	NP (CV10)	MODERATE	LOW	LOW	LOW-MODERATE	LOW	LOW - MODERATE	NO
From crest of Pound Hill looking north west	Reg. 14 March '18 consultation	MODERATE	LOW	LOW	HIGH	LOW	MODERATE	NO



View description and its source		INDICATORS OF VISUAL VALUE					OVERALL VISUAL VALUE	KEY VIEW? {A view is defined as key if its overall value is High or Moderate - High}
		Scenic value: Composition, complexity, depth of field, natural features	Presence of landmark(s)	Contribution to the setting of a heritage asset	Number & Type(s) of viewer	Locally distinctive points of interest or cultural associations		
East from Richmond Road across the golf course	Reg. 14 March '18 consultation	LOW - MODERATE	LOW	LOW	HIGH	LOW	LOW - MODERATE	NO
From Bullockshed Lane towards the church	-ditto-	MODERATE	MODERATE	LOW	LOW	LOW	LOW - MODERATE	NO
From Richmond Road west along Watton Brook	-ditto-	LOW - MODERATE	LOW	LOW	MODERATE	LOW	LOW - MODERATE	NO
From Bullockshed Lane west	-ditto-	MODERATE	LOW	LOW	LOW	LOW	LOW	NO
West from lower end of Hills Road towards Watton Road	-ditto-	MODERATE	LOW	LOW	HIGH	LOW	MODERATE	NO
South-south west from junction of Hills Road and Ploughboy Lane	-ditto-	LOW	LOW	LOW	MODERATE	LOW	LOW	NO
Along Richmond Road east to the church	STPLA	MODERATE	HIGH	HIGH	HIGH	HIGH	HIGH	YES KEY VIEW 2
Along Pound Hill south to the church	STPLA	MODERATE	HIGH	HIGH	HIGH	HIGH	HIGH	YES KEY VIEW 5
Along Richmond Road north to the church	STPLA	MODERATE	HIGH	HIGH	HIGH	HIGH	HIGH	YES KEY VIEW 6
West along Ovington Road to Bristow's Mill tower	STPLA	HIGH	HIGH	HIGH	MODERATE	HIGH	HIGH	YES KEY VIEW 9
South-west from Threxton Road to Threxton church	STPLA	HIGH	HIGH	LOW	LOW	HIGH	MODERATE - HIGH	YES KEY VIEW 10



Scale: One square represents one kilometer



KEY



View is a 'point' location: blue fan represents direction and approximate field of view from mapped location.



View is sequential: Representative viewpoint for areas where views are experienced from more than a single point: Blue fan represents direction and approximate field of view from mapped location.



Landmark feature



Scale
1:25000

Background map source:
Ordnance Survey

POLICY MAP 7B: KEY VIEWS

See policy supporting text for full details of each view



POLICY 7C: LOCAL GREEN SPACES

P7C.1 The open spaces listed below and shown on Policy Maps 7C.1 and &C.2 are designated as Local Green Spaces. New development on these sites will not be permitted other than in exceptional circumstances, which may include essential utility infrastructure for which no other feasible site is available.

ST-GS1: The parish sports field, including the community orchard;

ST-GS2: The Wells Cole Community Centre park land, including the "Growing Together" wildlife area;

ST-GS3: The land immediately surrounding Saham Mere;

ST-GS4: St George's churchyard and cemetery;

ST-GS5: The village allotments;

ST-GS6: The bird sanctuary.

Supporting text - Implementation:

T7C.1 In accordance with the National Planning Policy Framework paragraph 101 proposed development in Local Green Spaces shall be managed in the same manner as Green Belts. Hence "exceptional circumstances" shall be fully evidenced and justified before any development of a Local green Space is permitted.

T7C.2 "Exceptional circumstances" may include the sympathetic and appropriate expansion of the community facilities defined in Policy 4 on an adjacent Local Green Space where that can be shown to provide tangible community benefit in addition to any commercial considerations.

Supporting text - Key Facts:

T7C.3 An assessment of the designated Local Green Spaces is available as an Evidence Base in support of this plan and demonstrates that all designated spaces meet the criteria set out in paragraph 100 of the NPPF as described below:



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

EVIDENCE BASE:

STNP Evidence Base: Reasoned Justification for Policy 7C: Local Green Spaces





Local Green Space 
 Parish boundary 

Background map source: Ordnance Survey

Scale
 1:25000

POLICY MAP 7C.1: LOCAL GREEN SPACES - OVERALL





GS1: Parish Sports Field



GS2: Community Centre Parkland



GS3: Land Around Saham Mere



GS4: St. George's Churchyard & Cemetery



GS5: The Village Allotments



GS6: The Bird Sanctuary



Local Green Space



Background maps source: Here We Go

POLICY MAP 7C.2: LOCAL GREEN SPACE DETAILS



POLICY 7D: BIODIVERSITY AND HABITATS

P7D.1 Development proposals will be expected to retain existing features of biodiversity value and, where practical to do so, provide a net gain in biodiversity through for example:

- a. The creation of new natural habitats; and
- b. The use of wildlife-friendly features;

P7D.2 Proposals which result in a net loss of biodiversity will not normally be permitted. Development that is likely to have either a direct or indirect adverse impact upon areas of local biodiversity importance should demonstrate that appropriate mitigation and/or compensation could be provided and where possible achieve a net enhancement to the biodiversity within the area.

P7D.3 Proposals that affect any of the wildlife habitats, sites or ecological connectivities shown on Policy Maps 7D.1 or 7D.2a, b and c, shall demonstrate, that:

- a. They would contribute to, rather than detract from their biodiversity value; and
- b. They would not sever or destroy the operation of a wildlife habitat or corridor; or if that is not possible:
 - i. They include measures to avoid harm to a wildlife habitat or corridor; or if that is not possible
 - ii. Suitable mitigation measures are proposed to reduce or minimise impact on the wildlife habitat or corridor affected; or if that is not possible
 - iii. Suitable measures are proposed to compensate for harmful effects.

P7D.4 Proposals that would lead to the enhancement of an ecological network or improve habitat connectivity in line with the opportunities shown on Policy Maps 7.3a and b will be encouraged.

P7D.5 The County wildlife sites, ancient woodlands and veteran trees identified on Policy Map 7D.4 are to be protected. Any development proposal which impacts upon them must contribute to, rather than detract from, their biodiversity value.

P7D.6 Wherever else possible opportunities shall be sought and supported to:

- a) Improve habitats and their networks;
- b) Improve the naturalness of green spaces and access to them; and
- c) Improve connectivity with and between green spaces.

P7D.7 Biodiversity offsetting shall be positively encouraged.

Supporting text - Implementation:

T7D.1 The diversity of habitat necessitates the individual assessment of any proposal both in terms of its likely impact on a wildlife habitat or corridor and the proposed methods of landscaping and management. For example, where a habitat or part of a corridor is known to be of value for a particular species, contributions to the effectiveness of the habitat or corridor should be tailored to meet the specific requirements of that species although not to the detriment of minority species.



T7D.2 For development proposals in the area of wildlife habitats or corridors defined on the Policy maps, developers should seek expert ecological advice. If development proposals are likely to have significant biodiversity impacts (e.g. where there is a lot of cut and fill, or changes to drainage patterns) it may be necessary to commission investigations to establish the extent of the impact and ways to mitigate it.

T7D.3 Full account shall also be taken of the stone curlew 1.5 km buffer zone for the Breckland Special Protection Area which extends into the western part of the Neighbourhood Area, as shown on Map 5.1 of the emerging Local Plan.

Supporting text - Key Facts:

T7D.4 The Norfolk Biodiversity Information Service (NBIS), who prepared the Policy Maps for this policy, is a Local Environmental Record Centre, holding information on species, geodiversity, habitats and protected sites for the whole of the county of Norfolk. NBIS is a member of the Association of Local Environmental Records Centres, and operates within the guidelines of the National Biodiversity Network. NBIS functions with guidance from a Steering Group, serving the need for environmental information in Norfolk through the collection, collation, assessment and interpretation of high-quality data.

T7D.5 Paragraph 175 of the National Planning Policy Framework gives a number of reasons for the refusal of planning permission due to impacts on biodiversity and habitats, which justify the specific measures set out in Policy 7D.

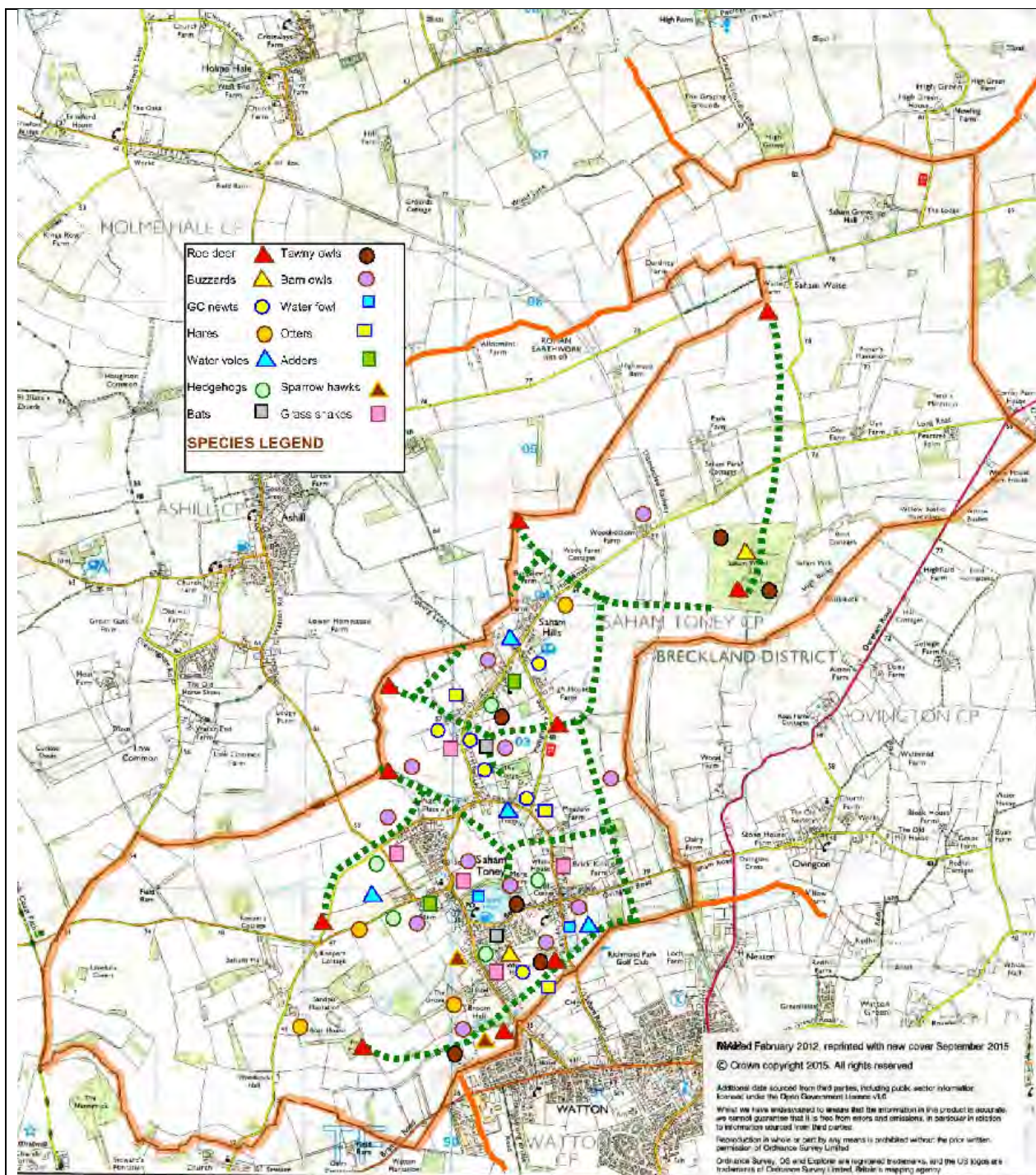
T7D.6 A wildlife corridor is a link, generally of native vegetation, which joins two or more larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations. Wildlife corridors help maintain a coherent ecological network which is an aim expressed in the National Planning Policy Framework.

T7D.7 Clause P7L.6 reflects the aspirations of the Accessible Natural Green Space Standard and Natural England's "Nature Nearby" report published in 2010.

T7D.8 Biodiversity offsets are conservation activities designed to deliver biodiversity benefits in compensation for losses in a measurable way. Good developments incorporate biodiversity considerations in their design but are still likely to result in some biodiversity loss. One way to compensate for this loss is by offsetting: the developer secures compensatory habitat expansion or restoration elsewhere.

T7D.9 The Government set out detailed justification for the preservation and enhancement of biodiversity and habitats in its publication The Natural Choice: Securing the Value of Nature, June 2011, which fully justifies this policy.





Wildlife corridor* Parish Boundary

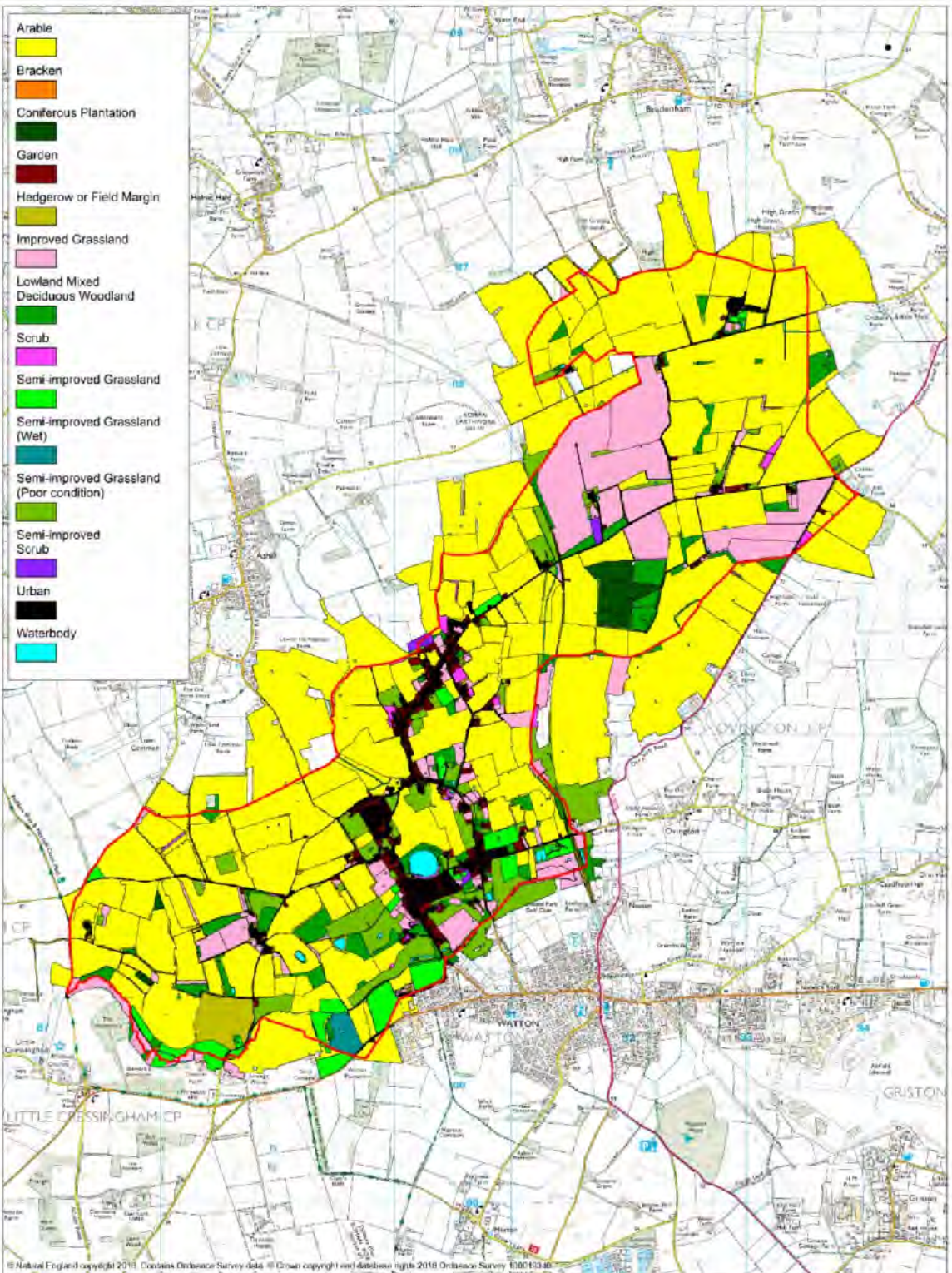
Background map source: Ordnance Survey

Scale 1:25000

POLICY MAP 7D.1: ECOLOGICAL CONNECTIVITY

Policy Map Notes: This is a temporary map and will be replaced at the Regulation 15 submission by a more comprehensive version, professionally prepared by the Norfolk Biodiversity Information Service (NBIS). 14 species are shown that are relatively rare, vulnerable to disturbance, or are known to use wildlife corridors. There is a wealth of other wildlife in the Area, not shown on this map in the interests of map clarity. Information is taken from an NBIS database and records held by a villager who compiles “Nature Notes” in the monthly Parish magazine based on data supplied by other villagers. Accuracy of sightings varies but may be up to +/- 100m





- Arable
- Bracken
- Coniferous Plantation
- Garden
- Hedgerow or Field Margin
- Improved Grassland
- Lowland Mixed Deciduous Woodland
- Scrub
- Semi-improved Grassland
- Semi-improved Grassland (Wet)
- Semi-improved Grassland (Poor condition)
- Semi-improved Scrub
- Urban
- Waterbody

Parish Boundary

Map provided by the Norfolk Biodiversity Information Service, showing data as at January 2019

Scale: See scalebar



Saham Toney Parish

Habitats and Land Use

Scale 1:30000

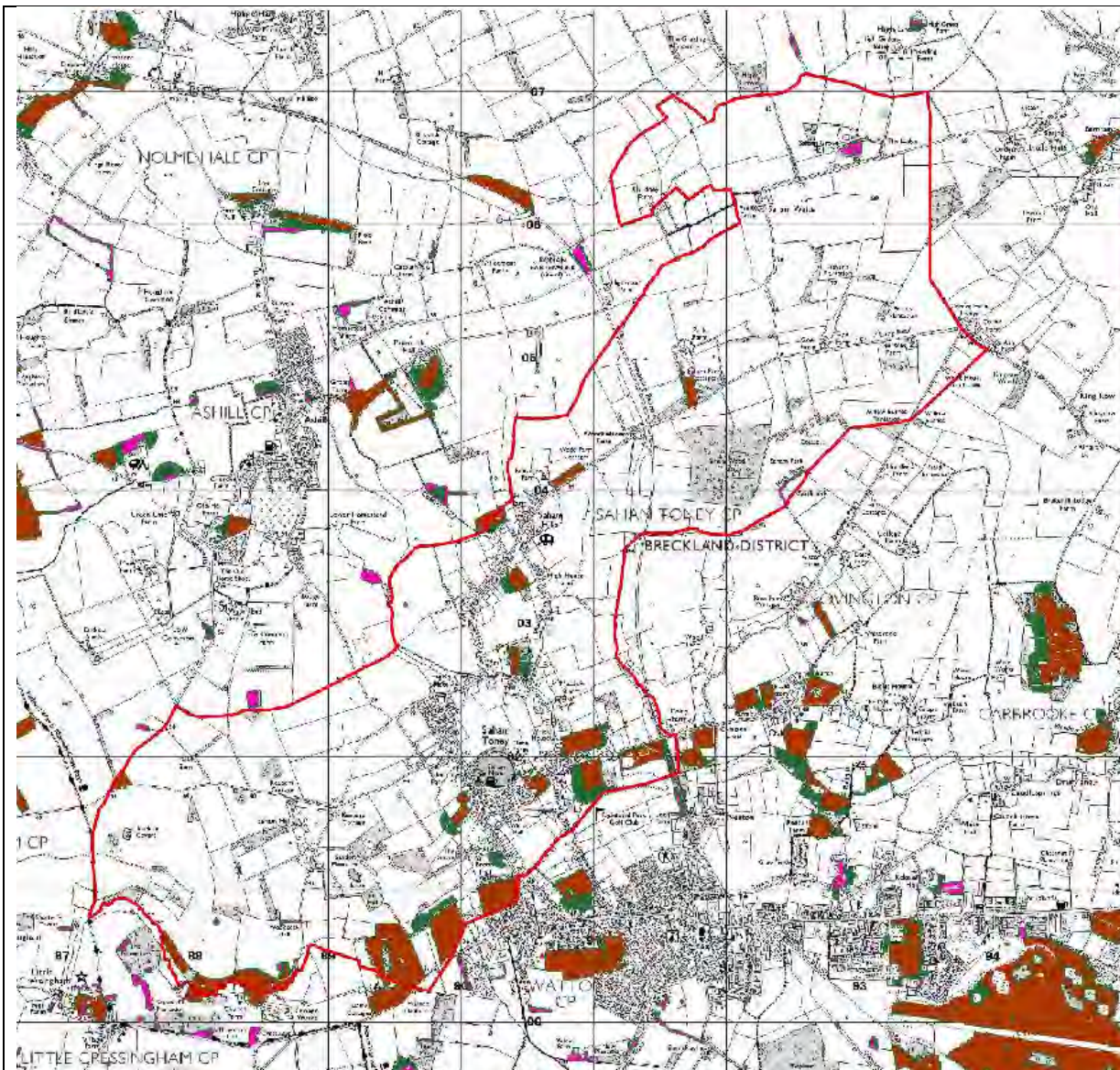
Compiled by L. Oddy on 14 January 2019



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 Tel: 01603 224458 Fax: 01603 223219

POLICY MAP 7D.2a: HABITATS & LAND USE





Map 1 - Grassland and Heath Network Stock Map

Ecosystem service: Biodiversity - Habitat Connectivity

- Core
- Stepping stone
- Least permeable habitat
- Most permeable habitat

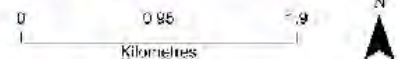
What the ecosystem service is:
Existing semi-natural grassland and heath network within which species can move and spread to maintain genetic diversity. The network comprises the larger areas of existing semi-natural grassland and heath (core habitats), smaller areas of those habitats (stepping stones), and the surrounding land which species from the core habitats can move through (permeable habitat).

Why it is important:
Areas of native habitat that are linked together in a landscape are more resilient to changing climate or management. Within the network restoration of grassland and heath will be far more effective as propagules, pollinators and important species will be available. Inside the network habitats generally provide a higher level of other ecosystem services, such as the ability to drain or regulate water flow as the habitats function as a complete system (sometimes called 'soaky slab system'). Grassland and heath are particularly important for their support of pollinator species.

How it was created:
The map was created using information and data on habitat gathered from existing surveys and supplemented with analysis of remote sensing data.

The map has been created at a strategic level and is only indicative at the field level due to the data sets used. Therefore a field visit should be undertaken to verify the exact ground conditions before any specific management decisions are taken.

Created using
Geographic Information Systems (GIS) using ArcGIS 10.7
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Parish Boundary

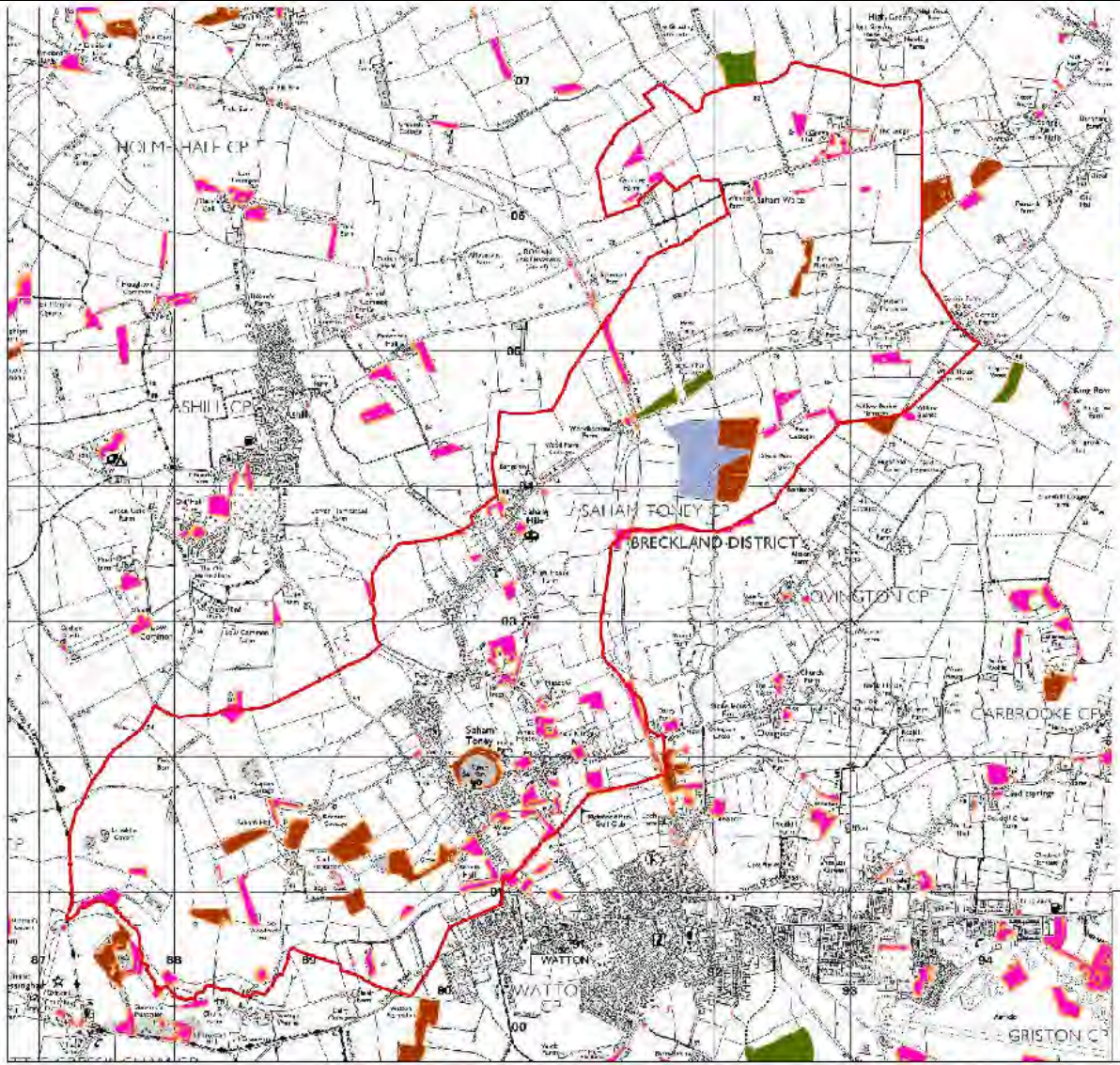


Map provided by the Norfolk Biodiversity Information Service, showing data as at January 2019

Scale: See scalebar

POLICY MAP 7D.2b: HABITATS - GRASSLAND & HEATH NETWORK





Map 3 - Woodland Network Stock Map

Ecosystem service: Biodiversity - Habitat Connectivity

- Ancient semi-natural woodland
- High value conifer site (in SPA)
- Potential high value conifer site (protected under other designation)
- Core
- Stepping stone
- High : 744-875
- Low : 0

What the ecosystem service is:
Existing wood and network within which species can move and spread to maintain genetic diversity. The network comprises the larger areas of existing woodlands referred to as core habitats, smaller areas of these habitats (stepping stones) and the surrounding land, which species from the core habitats can travel through (permeable habitat).

Why it is important:
Areas of native habitat that are joined together in a landscape are more resilient to changing climate or management. Inside the network habitats generally provide a higher level of other ecosystem services, such as the ability to clean or regulate water flow as the habitats function as a complete system (sometimes called steady state system). With the network restoration of wood and will be far more effective as propagules, pollinators and important species will be available for colonisation.

How it was created:
The map was created using information and data on habitat gathered from existing surveys and supplemented with analysis of remote sensing data.

The map has been created at a strategic level and is only indicative at the field level due to the data sets used. Therefore, a field visit should be undertaken to verify the exact ground conditions before any specific management decisions are taken.

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© Norfolk Environment Services Ltd. All Rights Reserved. 19/12/2017

Norfolk County Council **Environment SYSTEMS**
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Parish Boundary

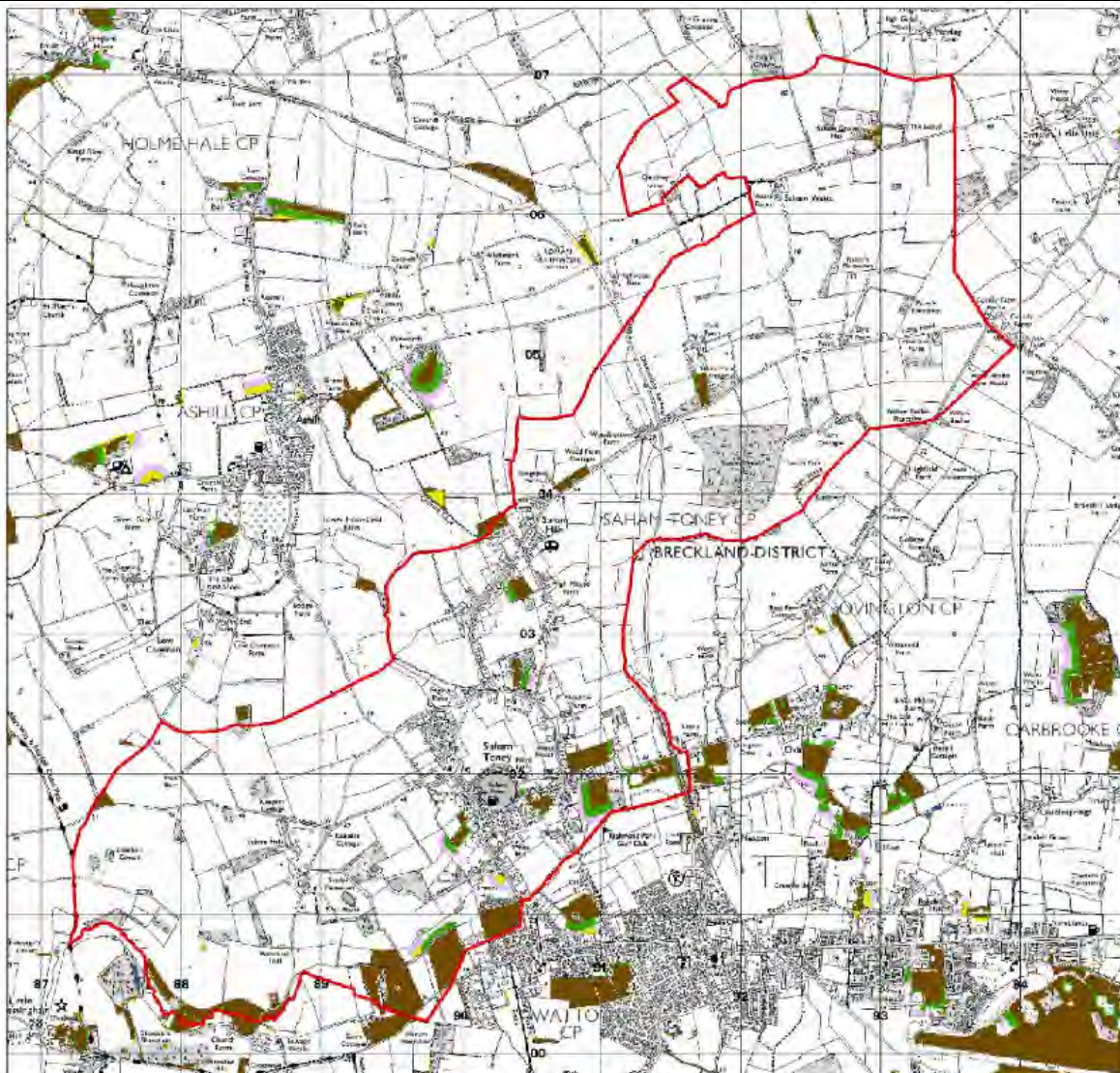


Map provided by the Norfolk Biodiversity Information Service, showing data as at January 2019

Scale: See scalebar

POLICY MAP 7D.2c: HABITATS - WOODLAND NETWORK





Map 4 - Grassland and Heath Network Opportunity Map

Ecosystem service: Biodiversity - Habitat Connectivity

- Conifer in area containing peat - Opportunity for habitat restoration
- Existing core / stepping stone
- Opportunity around existing core
- Opportunity around existing stepping stone
- Opportunity within existing network

What the ecosystem service is:
 This map illustrates the opportunities to enhance the grassland and heathland network. Sites are highlighted that could be added to the network and their spatial relation to the existing habitat within which species can move and spread to maintain genetic diversity. Preferred opportunity areas have the most likelihood of establishing fully functioning semi-natural habitats whilst potential areas may take more effort to establish semi-natural communities.

Why it is important:
 Areas of native habitat that are joined together in a landscape are more resilient to changing climate or management, and generally provide a higher level of other ecosystem services, such as the ability to clean or regulate water flow as the habitats function as a complete system (sometimes called steady state system). This map highlights where restoration of habitat will be far more effective if soil and habitat conditions are right and if the area is part of the network.

How it was created:
 The map was created using information and data for habitats gathered from existing surveys and supplemented with analysis of remote sensing data. The map has been created at a strategic level and is only indicative of the field level due to the data sets used, therefore a field visit should be undertaken to verify the exact ground conditions before any specific management decision are taken.

Created using

Geographic Information Systems Ltd. January-February 2017
 Contains Ordnance Survey data © Crown copyright and database right 2017.

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 Kilometres

Parish Boundary

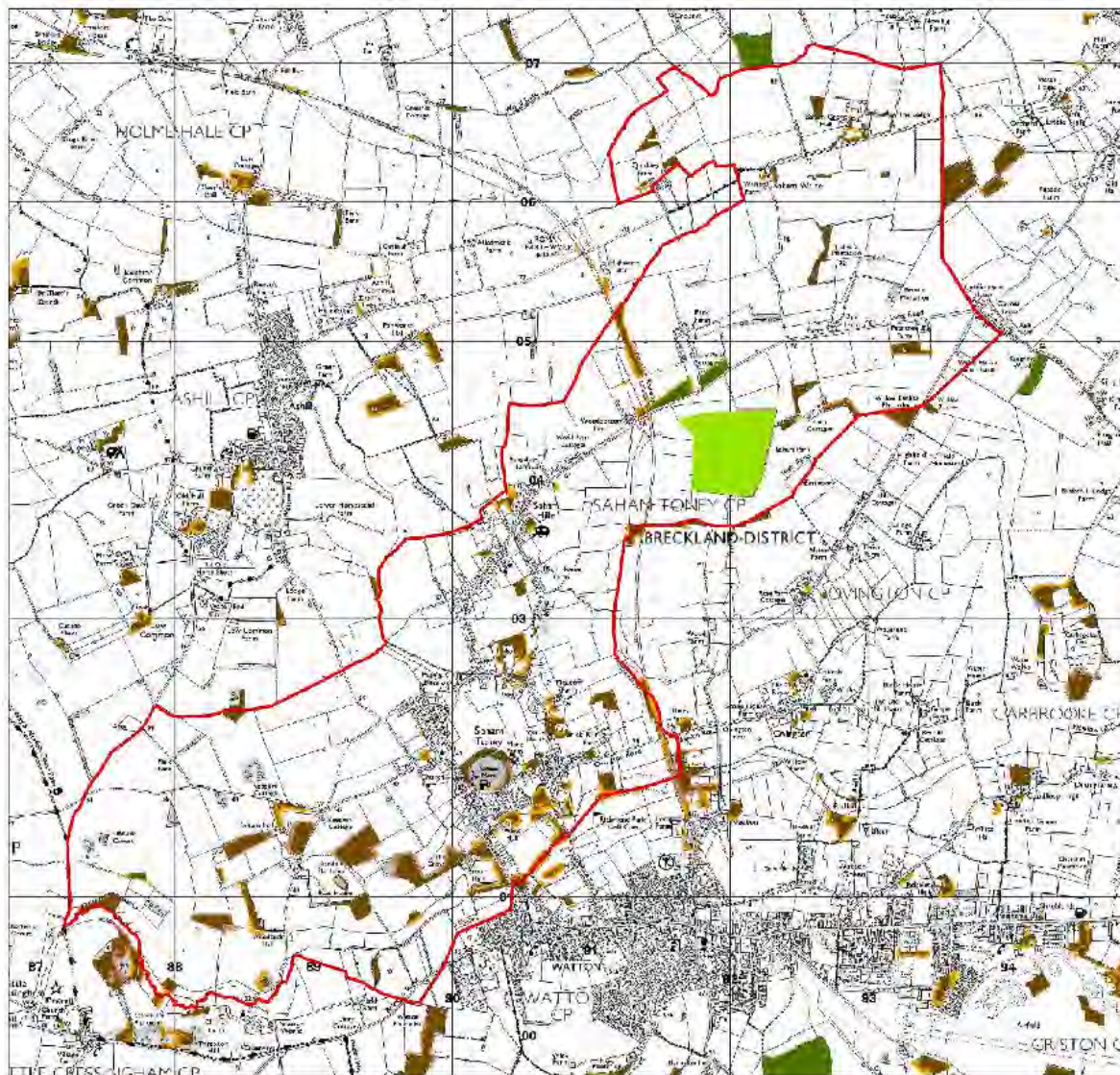


Map provided by the Norfolk Biodiversity Information Service, showing data as at January 2019

Scale: See scalebar

POLICY MAP 7D.3a: ENHANCEMENT OPPORTUNITIES - GRASSLAND & HEATH NETWORK





Map 6 - Woodland Network Opportunity Map

Ecosystem service: Biodiversity - Habitat Connectivity

- Ancient replanted woodland (Opportunity for conservation management)
- Ancient semi-natural woodland
- High value conifer site (in SPA)
- Potential high value conifer site (protected under other designation)
- Existing core / stepping stone
- Opportunity around existing core
- Opportunity around existing stepping stone
- Opportunity within existing network

What the ecosystem service is:
 This map illustrates the opportunities to enhance the woodland network. Sites are highlighted that could be added to the network and their spatial relation to existing habitat within which species can move and spread to maintain genetic diversity. Potential areas may take some effort to establish semi-natural communities.

Why it is important:
 Areas of native habitat that are joined together in a landscape are more resilient to changing climate or management and generally provide a higher level of other ecosystem services, such as the ability to clear or regulate water flows as the habitat functions as a sponge and system (sometimes called 'stepping stone' systems). This map highlights where restoration of habitat will be for more effective. Good land habitat conditions are right and if the area is part of the network.

How it was created:
 The map was created using information and data on habitat gathered from existing surveys and supplemented with analysis of satellite sensing data.

The map has been created at a strategic level and is only indicative at the field level due to the data sets used, therefore, a field visit should be undertaken to verify the exact ground conditions before any specific management decision are taken.

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Parish Boundary

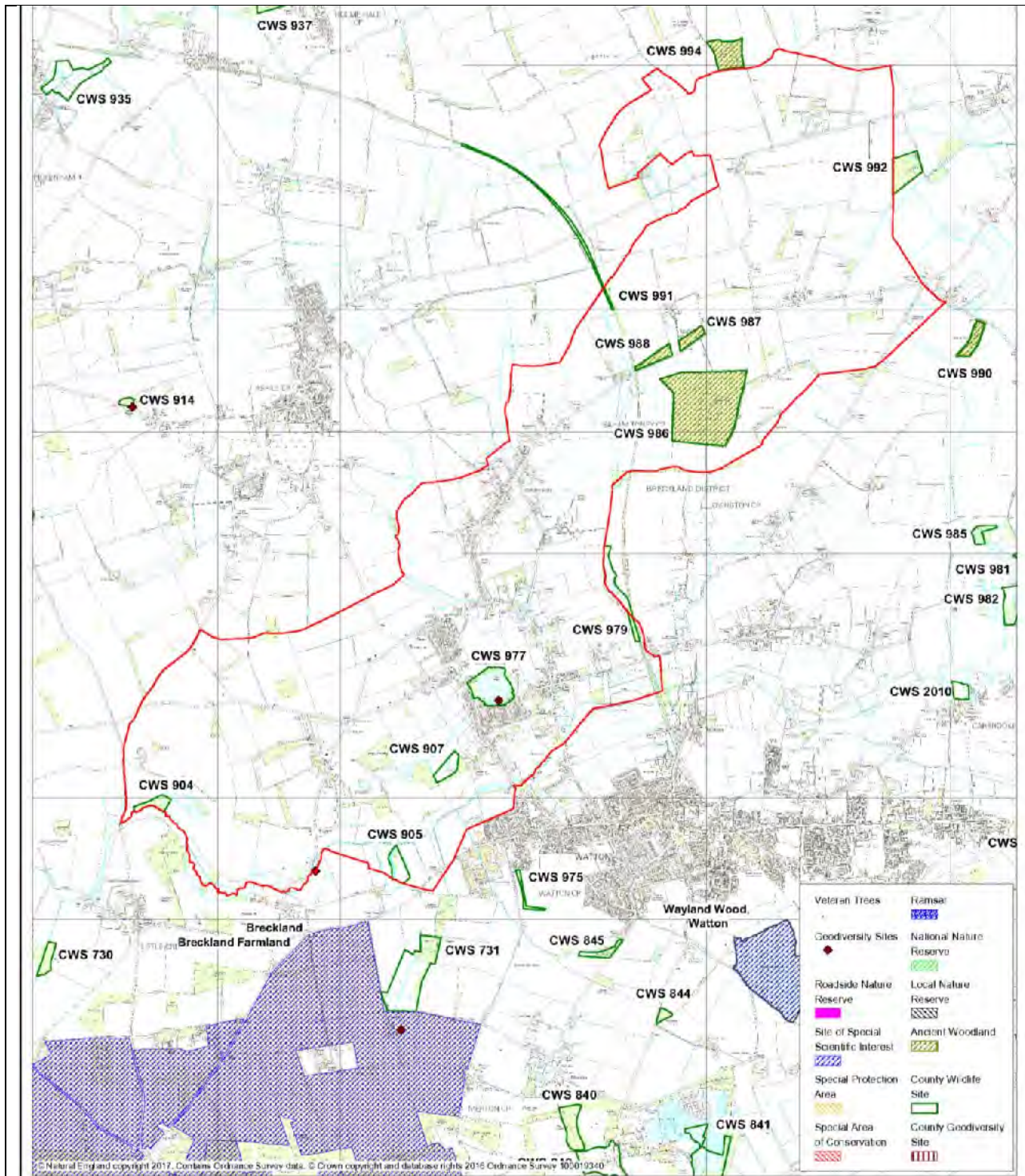


Map provided by the Norfolk Biodiversity Information Service, showing data as at January 2019

Scale: See scalebar

POLICY MAP 7D.3b: ENHANCEMENT OPPORTUNITIES – WOODLAND NETWORK



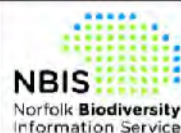


Data Search Around Saham Toney Parish

For Saham Toney Neighbourhood Plan Committee

Scale 1:30000

Compiled by Nicola Dixon on 13 February 2018



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Norwich NR1 2SG

Tel: 01603 224458 Fax: 01603 223219



Parish Boundary



Map provided by the Norfolk Biodiversity Information Service, showing data as at 13 February 2018

Scale:
1:30000

POLICY MAP 7D.4: COUNTY WILDLIFE SITES, ANCIENT WOODLAND & VETERAN TREES



POLICY 7E: GREEN INFRASTRUCTURE

P7E.1 Development proposals will be expected to take every opportunity to conserve green infrastructure features of value and, where practical to do so, provide a net gain in green infrastructure.

P7E.2 Development shall recognise the importance of ecosystem services and promote multi-functional land use and connectivity.

P7E.3 Proposals setting out green infrastructure measures to be incorporated in development shall be included in a Design and Access Statement or Planning Statement.

P7E.4 Development proposals shall be sensitive to the use and conservation of water.

P7E.5 Development able to demonstrate a low carbon footprint shall be encouraged and favoured.

P7E.6 Soft landscaping shall be used in preference to hard wherever possible.

P7E.7 Wherever possible developments shall incorporate small water bodies.

Supporting text - Implementation:

T7E.1 The level and potential effectiveness of proposed green infrastructure measures shall be taken into account when assessing a development's sustainability during the process of making planning decisions.

T7E.2 An effective approach to green infrastructure can ensure positive interaction between factors that may otherwise be in conflict, such as development, housing, flood management, biodiversity conservation and landscape enhancement. Provision of green infrastructure shall therefore be seen as an integral part of ensuring sustainable development, rather than an optional "add-on", or a hinderance to viability.

Supporting text - Key Facts:

T7E.3 The natural environment plays a key role in underpinning economic prosperity, health and wellbeing, and harnessing its value is therefore fundamental to achieving sustainable development.

T7E.4 Green infrastructure is defined as a natural or semi-natural network of green (soil covered or vegetated) and blue (water covered) spaces and corridors that connect and intersperse the built environment in order to maintain and enhance ecosystem services.

T7E.5 Ecosystem services are defined as the processes by which the environment produces resources utilized by people, such as clean air, water, productive soils, food and materials.



T7E.6 The National Planning Policy Framework paragraph 20 dictates that planning policies should make sufficient provision (in line with the presumption in favour of sustainable development) for green infrastructure.

T7E.7 The National Planning Policy Framework paragraph 91 cites the provision of safe and accessible green infrastructure as one method by which planning policies can achieve the aim of healthy, inclusive and safe places.

T7E.8 The National Planning Policy Framework paragraph 150 encourages green infrastructure as a means of reducing vulnerability to climate change.

T7E.9 The National Planning Policy Framework paragraph 171 requires plans to take a strategic approach to maintaining and enhancing networks of green infrastructure.

T7E.10 The National Planning Policy Framework paragraph 181 cites the provision or enhancement of green infrastructure as one method by which to improve air quality or mitigate development impacts on it.

T7E.11 Green infrastructure may provide benefits that enhance the sustainability of development in the context of the three fundamental measures of sustainability, as set out below:

Environmental benefits	Economic benefits	Social benefits
Improved visual amenity	Increased land values	Physical activity encouraged
Enhanced urban microclimate	Increased property prices	Improved childhood development
Improved air quality	Faster property sales	Improved mental health
Reduced flood risk	Encouraging inward investment	Increased social cohesion
Improved biodiversity	Reduced energy costs via microclimate regulation	Reduction in crime
Improved water quality	Improved chance of gaining planning permission	Improved aesthetic appreciation of the places in which people live
Reduced ambient noise	Improved recreation facilities	People and nature reconnected
Reduced atmospheric carbon dioxide	Lower healthcare costs	

T7E.12 Green infrastructure components that may provide ecosystem services include open spaces, natural areas, urban woodland and parks, green roofs, walls and facades, cycleways and pedestrian routes, and residential gardens.



T7E.13 The document “Green Infrastructure: An Integrated Approach to Land Use”, The Landscape institute, 2013, suggests that the role of green infrastructure in addressing the challenges of the 21st century cannot be overestimated, as it is a natural, service-provider that is often more cost-effective, more resilient and more capable of meeting social, environmental and economic objectives than ‘grey’ infrastructure.

T7E.14 Small water bodies such as ponds and ditches play a critical role in supporting ecosystem services (intercepting, storing and routing water and nutrients, transporting and transforming carbon, and supporting biodiversity). Ponds alone support 70% of freshwater biodiversity and more endangered species than lakes, rivers, streams or ditches.

T7E.15 More detailed justification for the way in which Policy 7D addresses green infrastructure can be found in the Government White Paper “The Natural Choice: Securing the Value of Nature”, 2011

POLICY 7F: TREES and HEDGES

P7F.1 Trees, copses and woodlands of good arboricultural or amenity value shall not be removed as a result of development unless justified by an assessment based on an on-site tree and biodiversity survey that verifies that the poor health and condition of such items warrants their removal.

P7F.2 Proposals that may result in significant harm to, or full or partial removal of ancient woodlands and veteran trees shall be wholly exceptional and only permitted if they have been assessed in accordance with Natural England's "Standing Advice for Ancient Woodland and Veteran Trees" (or any more up to date guidance made available by Natural England), and shown to be justified.

P7F.3 Any Category A or B tree or hedgerow, or any Category C tree or hedgerow that has the growth potential to become Category A or B, lost as a result of development shall be adequately compensated elsewhere within the site, taking into account the size and condition of the lost items. Replanting should comprise species that are characteristic of the area and enhance the landscape. Supplementary planting which strengthens the existing network of hedgerows will also be supported.

P7F.4 New developments shall provide for an appropriate level of new tree and hedge planting, with species that are characteristic of the area. New trees and hedges shall be given adequate room to reach maturity. Where necessary, planning conditions should be sought to secure planting of new trees and hedges.

P7F.5 Appropriate measures shall be taken to protect the roots of all existing trees and hedges that are to be retained on a site during the process of development.

P7F.6 Development adjacent to ancient woodland or veteran trees shall incorporate buffer zones as laid out in Planning Practice Guidance: “Ancient woodland, ancient trees and veteran trees: protecting them from development”.

Supporting text - Implementation:



T7E.1 Local Authority permission will be required prior to the removal of any hedge protected under the Hedgerow Regulations. Assessment shall be based on the criteria for determining "important" hedgerows given in Section 4 and Schedule 1 of the Regulations. Regardless of this, such removal will not be supported unless it is compensated elsewhere.

T7E.2 Tree and hedge categories shall be taken from BS 5837. The "adequate compensation" for trees and hedges lost as a result of development is to account for the fact that replacements for mature specimens will take decades to establish to the same degree. It not adequate to replace mature trees and hedges with a like number of saplings.

T7E.3 Conditions for the planting of new trees are sought as this is a sustainable benefit that will contribute to the development of biodiversity, soften the impact of development as recommended by Planning Aid on its forum for neighbourhood planning, and is in accordance with Policy DC 12 of the adopted Development Control Policies.

Supporting text - Key Facts:

T7E.4 The Breckland Settlement Fringe Assessment identifies features that are prominent in the landscape of the Neighbourhood Area. It states "the enclosed character and presence of woodland blocks and parkland contributes to the distinct rural character which is sensitive". Trees and hedgerows are key components of that enclosed character and so are offered protection.

T7E.5 Policy ENV 05 of the emerging Local Plan requires development to include "a consideration of individual or groups of natural features such as trees, hedges and woodland...", and justifies that in paragraph 5.51: that "trees and hedgerows form an essential part of Breckland's landscape character".

T7E.6 Policy ENV 06 of the emerging Local Plan deals specifically with the protection of trees and hedgerows.

T7E.7 Hedges act as important wildlife corridors for small mammals and birds and are hence valuable to the health of the Neighbourhood Area's ecosystem, thereby warranting protection.

T7E.8 Paragraph 175 of the National Planning Policy Framework includes the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran tree, as reasons to refuse planning permission.



Figure 14: Our village - looking north-west across Littleton Farm, Cley Lane



POLICY 8: SURFACE WATER MANAGEMENT & SEWERAGE PROVISION

P8.1 Proposals for all sites allocated in this Plan shall include a site-specific Flood Risk Assessment and / or a Drainage Strategy.

P8.2 All development proposals including those coming forward within the areas of high, medium and low risk from surface water flooding as identified by the Environment Agency in its up to date online maps, shall satisfy the following criteria:

- a. The application includes a site-specific Flood Risk Assessment and Surface Water Drainage Strategy that gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage to ensure that there is no increased risk of surface water flooding either on the development site itself or to existing property or infrastructure, and that there will be no risk of ground water flooding occurring (either on the site itself or within a radius of 1km of the site boundary) as a result of the development;
- b. The Flood Risk Assessment should include:
 - i. Appropriate measures to address any identified risk of flooding (in the following order of priority: assess; avoid; manage; and mitigate flood risk;
 - ii. Where appropriate undertake sequential and/or exception tests;
 - iii. Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use;
 - iv. Inclusion of appropriate allowances for climate change.
- c. The Surface Water Drainage Strategy, including any necessary flood risk mitigation measures, should be agreed as a condition of the development, before any work commences on the site, and implemented before the new development is connected to the existing drainage system. Development will not be allowed to proceed until this condition has been discharged;
- d. The provision of SuDs is the preferred method to manage surface water run-off from new developments. Where a sustainable drainage system (SuDS) solution is proposed, preliminary, outline or final SuDS Design Statements shall be provided at appropriate stages of a planning application and a SuDS Management and Maintenance Plan setting out ongoing maintenance requirements for the scheme's satisfactory operation shall be provided;
- e. Appropriate on-site water storage shall be incorporated in the drainage scheme to intercept, attenuate or store long term surface water run-off up to and including the 1% AEP (Annual Exceedance Probability) event; and
- f. Where the highest measured ground water level is within 1.2m of the base of any proposed infiltration feature or within 1 metre of ground level at the point of measurement, means of ensuring the satisfactory operation of SUDS schemes must be clearly demonstrated prior to approval;
- g. Assessment of flood risk and design of a surface water drainage system shall include allowance for climate change in accordance with the most up to date Government guidance.



P8.3 All windfall sites located in river or surface water flood risk zones shall go through the sequential test. A sequential test for sites allocated or reserved in this Plan will only be required if new information has come forward since designation in the Plan.

P8.4 All proposals in areas of high or medium risk of surface water flooding, regardless of size, shall be reviewed by the Lead Local Flood Authority (for the means of surface water disposal) and the Statutory Water Undertaker (where surface water is proposed to be discharged into the public sewerage network) prior to being decided.

P8.5 All proposals shall demonstrate the use of appropriately flood resistant / resilient construction.

P8.6 Proposals shall consider and where possible make use of the contribution that trees and woodlands can provide to help resolve a range of water management issues.

P8.7 All new development will be expected to connect to the public foul sewerage network in accordance with the requirements of Anglian Water unless evidence is produced that it is not feasible to do so. Evidence shall be provided by applicants to demonstrate that capacity is available within the foul sewerage network, including at the treatment works, or can be made available in time to serve the development. If mains sewerage is demonstrably not feasible then an effective and sustainable private sewerage system plan shall be agreed with the Local Planning Authority in advance of development commencing. Such a plan must be implemented prior to the occupation of the first dwelling.

Supporting text - Implementation:

T8.1 A Surface Water Drainage Strategy shall include the following as a minimum:

- a. A clear demonstration that the criteria of P8.2 are satisfied;
- b. A description of the outcome of any pre-application discussions with Breckland Council, Anglian Water, the Lead Local Flood Authority and the Environment Agency;
- c. An evaluation of the site with regard to its surface water drainage needs and risk from flooding from all sources;
- d. An outline description of the proposed surface water drainage system design, referencing the SuDS drainage hierarchy and having a neutral or positive impact on surface water drainage;
- e. An outline surface water drainage layout drawing showing flow routes, storage and treatment locations and discharge location;
- f. Pre and post-development surface water run-off rates and surface water flow volume from the site;
- g. Evidence of compliance with Anglian Water standards if appropriate;
- h. Outline surface water drainage system long term adoption and maintenance proposals; and
- i. Evidence of compliance with the most up to date Lead Local Flood Authority guidance for developers (available on the Norfolk County Council website).

The level of detail presented shall be proportionate to the size of the proposed scheme and the severity of the flood risk at the proposed site.

T8.2 Careful assessment of the potential impact of surface water drainage from new developments will be necessary since the Neighbourhood Area has a generally high



groundwater level, and a severely constrained drainage network, to a large extent dependent on upon drainage ditches with limited capacity. Proposals shall make use of and be in accordance with the following:

- i. The most up to date version of Anglian Water's surface water management policy and its appendix (<http://www.anglianwater.co.uk/developers/surface-water-policy.aspx>)
- ii. The Norfolk Lead Local Flood Authority Consultee Guidance Document published by Norfolk County Council (<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>), or any more up to date version made available by the Lead Local Flood Authority.
- iii. Non statutory technical standards for SuDS (<https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards>)

T8.3 Areas of high, medium or low risk of flooding from surface water shall be as defined by the Environment Agency in the up to date long term flood risk information provided online by the government at <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>, or any more up to date information made available by the Environment Agency.

T8.4 In general when seeking to implement SuDS schemes developers shall adhere to the guidelines given in Anglian Water's publication "Towards Sustainable Water Stewardship - a Sustainable Drainage Systems Adoption Manual" and the Lead Local Flood Authority's "Guidance for Developers". It should also be taken into account that SUDS may not always be feasible in areas with high seasonal groundwater levels. It may be that a channel or swale has to be created to divert groundwater away instead.

T8.5 Small details are also important when avoiding flood risk. When access to a new site crosses a roadside ditch, it should be ensured that a drainage pipe of suitable diameter is installed under the crossing and that measures are adopted to prevent blockage of such pipes. Consent from the Lead Local Flood Authority is required for any works that affect an ordinary watercourse, including, but not limited to culverting. Information can be found on the Norfolk County Council website.

T8.6 Proposed development in areas subject to fluvial flood risk shall be subject to national and district policies and subject to Environment Agency guidelines and requirements. Note: Fluvial flooding for small watercourses (catchments less than 3 km²) is not shown on national Environment Agency fluvial flood risk maps. Reference should be made to Government Risk of Surface Water Flooding (RoSWF) mapping as surface water flooding can be used as a proxy for fluvial flooding from an ordinary watercourse in many instances.

T8.7 Proposed development in groundwater protection zones shall be subject to national and district policies and subject to Environment Agency guidelines and requirements.

T8.8 Paragraph P8.4 sets out to avoid the possibility of contravening the requirement that no development shall add to flood risk at the site or elsewhere, and so makes it necessary to obtain specialist review of all proposals in high or medium risk locations regardless of site size.



T8.9 For the avoidance of doubt, zones at high risk of surface water flooding shall be treated in the same manner as zone 3 fluvial flood risk areas, and zones at medium risk of surface water flooding shall be treated in the same manner as zone 2 fluvial flood risk areas.

Supporting text - Key Facts:

T8.10 Parts of Saham Toney are at significant risk of surface water flooding. This can be seen on the Environment Agency’s flood risk maps and is illustrated by the map of the Saham Toney watercourse below, which clearly shows the main surface water flow paths:



The map is taken from Norfolk County Council’s 2017 Flood Investigation Report into flooding in Watton and the surrounding area on 23 June 2016. That report includes a specific section dealing with Saham Toney. Rainfall was measured as being a 1 in 46-year event, but the data gathered correlated with a 1 in 100-year or 1 in 1000-year flood event. The report confirms the Council's earlier appraisal of properties at risk of surface water flooding in the Neighbourhood Area; noting 37 properties at risk from a 1 in 30-year flood event and a further 63 at risk from a 1 in 100-year flood event. Additionally, it notes 2 non-residential properties at risk from a 1 in 30-year flood event and another 2 at risk from a 1 in 100-year flood event. The report should also be referred to for details of the Saham Toney water-course and flood reports received by the County Council.

T8.11 The requirement that all proposals for allocated and other sites coming forward shall provide a flood risk assessment is in accordance with the National Planning Policy Framework, paragraphs 163 and 164. Footnotes 50 and 51 are particularly relevant.



T8.12 Paragraph P8.3 is based on guidance provided by the Lead Local Flood Authority.

T8.13 This Plan supports minor development, as well as major, but for development on the former scale neither the Lead Local Flood Authority nor Anglian Water are statutory consultees for planning applications. Hence there is concern that serious issues relating to flood risk may not be assessed, and for that reason Policy 8 sets out robust criteria by which non-specialists may properly assess planning applications made for sites in areas of flood risk.

T8.14 The Environment Agency requires a flood risk assessment for developments that "could be affected by sources of flooding other than rivers and the sea (for example surface water drains)".

T8.15 The fact that Saham Toney residents are extremely concerned about flood risk was evidenced by 159 responses to preliminary village consultations on the subject. Respondents to the 2016 postal questionnaire reported problems with flooding, specifically on the night of 23 June 2016, with 28 households reporting that as well as local roads and surrounding land, their own properties were flooded. Residents' reports are summarised in the Consultation Statement.

T8.16 Homes and roads were again flooded during a period of heavy rain during late December 2017. Some residents reported flooding to the Parish Council including as follows:

- a) At the Hills Road junction with Chequers Lane. The area flooded; water flowed as a continuous torrent down the road to join with an overflow from the culvert at the bottom of Hills Road.
- b) Swaffham / Richmond Road immediately south of the Watton Brook bridge. A build-up of surface water created a large ½ metre deep accumulation of water the full width of the road.
- c) Chequers Lane - Cley Lane junction. Large accumulations of surface water built up along the length of these lanes as ditches and road gullies overflowed.

T8.17 Surface water flooding happens when rainwater does not soak into the ground or drain away through the normal drainage systems, which locally have a limited capacity, but lies on or flows over the ground instead. It is likely that there will be an increasing risk of surface water flooding in the face of climate change. There is therefore significant concern that future development should not add to the flood risk within the parish. As a result, Policy 8 specifies measures to protect areas known to experience surface and / or ground water flooding, and to prevent an increase in the extent of such areas due to increased rainwater run-off from new developments. It also requires submission of a Surface Water Management Plan, and the adoption of drainage strategies and mitigation measures to be implemented before development commences.













T8.18 As the Lead Local Flood Authority, Norfolk County Council will bring forward a Surface Water Management Plan for the Breckland area. Although at the time of writing this work is yet to be undertaken, once available that document shall be used to help examine potential flood risk. It should be noted that the Breckland Strategic Flood Risk Assessment does not include Saham Toney.

T8.19 Norfolk County Council has produced a Local Flood Risk Management Strategy, (2015) which is a high-level report including information on sources of flood risk across the Breckland district. The report refers to the Preliminary Flood Risk Assessment which highlights flood risk from surface water



to be a key issue in the district. It notes that within Saham Toney in 2011 there were 100 residential properties (nearly 14% of the total) at risk from surface water flooding events.

T8.20 Photos provided by parishioners and given below, illustrate some of the flooding that has taken place in the Neighbourhood Area, including the June 2016 event:

<p>Richmond Road at Watton Brook</p> 	<p>Hills Road / Ploughboy Lane</p> 	<p>Cley Lane / Bell Lane/ Ovington Road / Chequers Lane Junction</p> 
<p>Chequers Lane-Hills Road</p> 	<p>Chequers Lane-Ploughboy Lane</p> 	<p>Page's Lane</p> 
<p>Amy's Close / Bell Lane</p> 	<p>Ploughboy Lane</p> 	<p>Ovington Road</p> 
<p>Chequers Lane</p> 	<p>Page's Lane</p> 	<p>Hills Road</p> 



Page's Lane



Page's Lane



Page's Lane



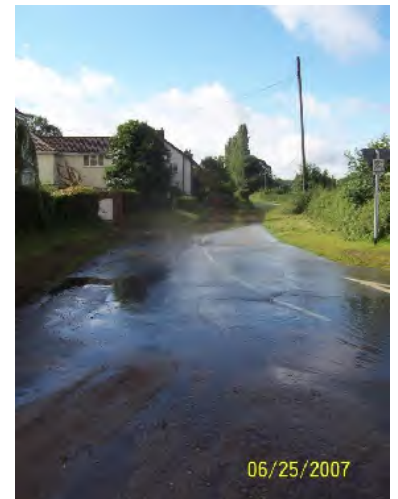
Hills Road north of Saham Hills



Hills Road / Ploughboy Lane Junction



Hills Road / Ploughboy Lane Junction



T8.21 The emerging Local Plan refers in section 5.67 to a Strategic Flood Risk Assessment for the District, but that document does not include an assessment of Saham Toney. Since section 5.69 goes on to require that the Strategic Flood Risk Assessment shall inform the level of detail required to accompany planning applications, it is clear the Neighbourhood Plan must address flood risk issues specific to Saham Toney that are not covered in the emerging Local Plan.

T8.22 Paragraph 155 of the National Planning Policy Framework dictates that development should be directed away from the areas of highest flood risk. Policy 8 implements this requirement.

T8.23 Paragraph 163 of the National Planning Policy Framework dictates that new development shall not increase flood risk elsewhere. Policy 8 implements this requirement.

T8.24 Trees and woodland can resolve various water management issues, particularly those resulting from climate change, like flooding and the water quality implications caused by extreme weather events. Trees offer opportunities to make positive water use change, whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure, as explained in the Woodland Trust publication "Stemming the Flow - the Role of Trees and Woods in Flood Protection - <https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/>

T8.25 Development proposals should have regard to the findings of the Water Cycle Study which indicates potential capacity limitations at Watton Waste Water Treatment Works (which serves



Saham Toney) and within the foul sewerage network. Proposals shall demonstrate how capacity will be made available in time to serve the site.

7. PARISH ACTION POINTS

7.1 Earlier versions of this Plan included a series of "Parish Action Points", which were intended to address issues that do not relate directly to the development of land and therefore cannot be included in the policies, but which represent the aspirations of the Parish Council and residents to improve conditions in the Neighbourhood Area. They did not seek to make definitive provisions on exactly how parish action points would be implemented. That is a matter for the Parish Council to study and review in consultation with parishioners and others when it addresses the action points.

7.2 The first Regulation 14 consultation on this Plan included a survey of parishioners regarding the Parish Action Points. Over 93% of those villagers who responded agreed, or strongly agreed with the action points and less than 2% disagreed with some of them (the remainder expressing no opinion).



7.3 Other than villager comments there were no significant comments from other consultees at the first Regulation 14 consultation, those being limited to a suggestion by the Ramblers Association to adopt a route as a public footpath, and a clarification of wording regarding the village bus service proposed by Breckland Council.

7.4 As a result the Parish Action Points have served their purpose as far as this Plan is concerned and have been transferred to a separate document that has been handed over to Parish Council ownership and responsibility. This allows the action points to be followed up and implemented where feasible without further delay. The transferred document incorporates comments made by villagers at the first Regulation 14 consultation of this Plan, including the addition of a new action point seeking to address surface water flooding problems experienced by existing properties, land and infrastructure.





8: MONITORING AND UPDATE OF THIS NEIGHBOURHOOD PLAN

8.1 In accordance with the Neighbourhood Planning Act, 2017, Schedule A2, "a qualifying body is entitled to submit a proposal to the Local Planning Authority for the modification of the Neighbourhood Development Plan". In that context, and given that Planning Practice Guidance states "most Local Plans are likely to require updating in whole or in part at least every 5 years", it is planned that this Neighbourhood Plan will be reviewed by Saham Toney Parish Council at least once every five years, and notwithstanding that, if, and whenever the Breckland Local Development Plan is updated.

8.2 Such reviews will consider any changes to legislation; the National Planning Policy Framework and Planning Practice Guidance; the Local Development Plan; any changes in circumstances in the Neighbourhood Area that may affect the development of land; and the monitoring indicators defined in 8.3.

8.3 Monitoring indicators for this Plan's Policies and Parish Action Points are as follows:

ITEM	MONITORING INDICATORS	TARGETS
Policy 1: Services, Facilities & Infrastructure	Distance of new developments from primary school, the nearest bus stops and shops in Watton	Development limited to allocated sites (that have been shown to have acceptable availability and accessibility of services and facilities
	Infrastructure and services / facilities improvements	Delivered as set out in the policies for allocated.
Policy 2A: Residential Housing Allocation	Number of new dwellings completed or committed in the Neighbourhood Area from the date of approval of the local Plan	Within the total number defined by the policies for allocated sites
	Delivery broadly in line with the planned trajectory	As set out in the policy
Policy 2B: Residential Development Within the	Landscape impact	Sites located only in low sensitivity areas, or otherwise impacts adequately mitigated
	Character and density	Sympathetic to the immediately surrounding area



Settlement Boundary	Amenity	Loss of neighbouring property amenity																		
Policy 2C: Residential Development Outside the Settlement Boundary	Location of developments in accordance with policy	% of developments comprising: a) allocated sites; b) other sites																		
Policy 2D: Affordable Housing	Number of affordable homes delivered	For qualifying sites, not less than 25% of the total development																		
	Number of affordable homes provided to people with a Saham Toney connection	% of social and affordable new homes for those with a connection to Saham Toney;																		
Policy 2E: Housing Mix	Compliance with Saham Toney's Housing Needs Assessment.	The ratio of one and two bed-roomed new properties to the total;																		
	Based on 2011 census data, updated to include residential completions and commitments up to 31 March 2019, baseline data for monitoring dwelling size is as follows:																			
<table border="1"> <thead> <tr> <th>No of bedrooms</th> <th>No of dwellings</th> <th>% of total</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>19</td> <td>2.6</td> </tr> <tr> <td>2</td> <td>157</td> <td>21.7</td> </tr> <tr> <td>3</td> <td>356</td> <td>49.2</td> </tr> <tr> <td>4</td> <td>152</td> <td>21.1</td> </tr> <tr> <td>5+</td> <td>39</td> <td>5.4</td> </tr> </tbody> </table>			No of bedrooms	No of dwellings	% of total	1	19	2.6	2	157	21.7	3	356	49.2	4	152	21.1	5+	39	5.4
No of bedrooms	No of dwellings	% of total																		
1	19	2.6																		
2	157	21.7																		
3	356	49.2																		
4	152	21.1																		
5+	39	5.4																		
Policies 2F-2M: Individual Site Allocations	Size of developments	Not more than specified in each allocation policy																		
Policy 3A: Design	Pattern and design of new housing.	Remains sympathetic to the height, spacing and design of housing in the adjacent area that existed when this Plan was made.																		
	Use of local vernacular	How well design relates to the Village Design Guide																		
	Building for Life quality indicators.	Positive assessment achieved against the 12 Building for Life quality assessment criteria, with "reds" avoided and "ambers" well justified.																		



	Heritage assets.	No intrusion on the setting or public view of heritage asset buildings.
Policy 3B: Density of Residential Developments	Density of new housing developments	Actual versus guideline densities
Policy 3C: Site Access and On-Site Streets	Paved footpaths provided	Length and location of paved footpaths added by developers
Policy 3D: Parking	Number of parking places provided	Conformance with Breckland Council guidelines
Policy 3E: Dark Skies Preservation	Street lighting.	Dark skies of the Neighbourhood Area maintained at their 2019 level (i.e. no street lights other than those on Amys Close).
Policy 4: Non-Residential Development	Number of community facilities.	No loss of community facilities as defined when this Plan is made. Number and type of new community facilities developed.
	Business and tourism related development.	Seen to contribute to the local economy; Gives employment to parishioners; Businesses contribute to village life.
Policy 5: Saham Toney Rural Gap	Development within the rural gap to Watton.	No coalescence with Watton; Development managed within the gap area in accordance with policy.
Policy 6: Heritage Assets	The number of listed buildings.	No loss of listed buildings.
	The number of non-listed heritage assets.	No loss of non-designated heritage assets.
	Sites and finds.	Development sensitive to sites and finds of interest.
7A: Landscape Character Preservation and Enhancement	Developments in areas of high or moderate-high combined landscape sensitivity	No approvals without a satisfactory Landscape and Visual Impact Assessment
	Landscape character	% of developments that respect the landscape character of the area in which they are located



	Development outside the settlement fringe areas	Limited to appropriate countryside development
Policy 7B: Key Views	Protected communal views	No key views lost or adversely impacted
Policy 7C: Local Green Spaces	Local Green Spaces	No reduction in the number or extent of Local Green Spaces
Policy 7D: Biodiversity and Habitats	Wildlife corridors and habitats.	Wildlife corridors and habitats respected and preserved; Mitigation measures taken for any loss.
	County wildlife sites.	No development of County wildlife sites.
Policy 7E: Green Infrastructure	Extent and value of green infrastructure	No net loss of green infrastructure Positive enhancements to green infrastructure
Policy 7E: Trees and Hedges	Trees, copses, woodlands and hedges.	Number of new trees and hedges planted; No loss of ancient woodland or veteran trees; No loss of hedges protected by the Hedgerow Regulations.
Policy 8: Surface Water Management and Sewerage Provision	Flooding of existing properties and their curtilage, and infrastructure.	No increase in flood occurrence or risk due to new development.
	Sewerage.	No occurrence of sewerage flowing out of sewers.
		No overloading of the local treatment station.

8.4 Should Saham Toney Parish Council consider an update to this Plan is warranted it will submit a proposal to Breckland Council in the manner prescribed by Neighbourhood Planning Act, 2017, and will include with its submission a draft version of its proposed amendments.





**Prepared by the Neighbourhood
Plan Work Group**



**Saham Toney
Parish Council**