

SAHAM TONEY
NEIGHBOURHOOD
DEVELOPMENT PLAN
2019 – 2036



REGULATION 14 VERSION

For Consultation

June 2020

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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	Nick Creek, Chair Saham Toney Parish Council
Andrew Walmsley, Parishioner, Work Group member	Brian Hinkins, Parish Councillor, Former Chair
Brian Mitchell, Parishioner & Saham Heritage, Work Group member	Martin Bohn, Parish Councillor
Chris Darge, Parishioner, Work Group member	Roger Harrold, Parish Councillor
Trevor Bunce, Work Group member, Parishioner, former Parish Councillor	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 reviews of our documents, her incisive comments and her constructive support, advice and encouragement, all of which have helped us strengthen the Plan in numerous ways;
- Susan Heinrich, the Neighbourhood Planning Co-ordinator at Breckland Council, for helping to steer us through the whole process and working with us to achieve a common goal;
- Locality, whose grants and technical support packages allowed us to commission the professional support and studies that greatly added to the rigour of this Plan;
- George Freeman, MP for his ongoing support and encouragement, and for generally championing neighbourhood planning;
- Ann Skippers, who carried out a comprehensive health check of the Plan and its supporting documents at an early stage and highlighted a number of key improvements;
- Lucy Batchelor-Wylam, who prepared a comprehensive village character assessment for us, helped us prepare a Parish design guide, both of which inform and support the core focus of this plan, and “held our hands” on all landscape-related matters;
- Jo Beech and Charlotte Simpson at AECOM who carried out independent site assessments for us;
- Jimmy Lu and his team at AECOM, who prepared masterplanning studies for us;
- Nick Chisholm-Batten and his team at AECOM who prepared a Strategic Environmental Assessment of the Plan;
- Dr. James Riley and his team at AECOM, who prepared a Habitats Regulations Assessment of the Plan;
- Andrew Beard and his team at AECOM, who carried out a Transport Study for us;



- Dean Shelton and Richard Doleman at Norfolk County Council, and Stewart Patience at Anglian Water, for their expertise on drainage, flood risk and highways matters;
- Graham Sinclair at Create Consulting Engineers, who carried out a Flood Risk Study for us;
- Intelligent Plans Ltd, who undertook a health check on our draft Regulation 15 Plan, which provided useful guidance on how to improve it;
- Mrs. Shelley Mitchell, whose home-made biscuits fuelled the weekly Work Group meetings.



Figure 4: Our village – 19th century cottages on Richmond Road

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.

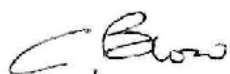
A handwritten signature in black ink, appearing to read 'Brian W Hinkins'.

Councillor Brian W Hinkins, Former Chairman, Saham Toney Parish Council, instigator of the Neighbourhood Plan



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.

Development should also be at the right time, and hence phased throughout the life of this Plan, so there is time for the village to assimilate it gradually. 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, the views of parishioners, and the needs of those who wish to live and work in Saham in future; 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 " Local Plan" indicates the version adopted by Breckland Council on 28 November 2019.

Note 3: All references in this Plan to the National Planning Policy Framework relate to the version published in February 2019 and take account of the June 2019 update to that version.

Note 4: Copyright: The Saham Toney Neighbourhood Plan uses Ordnance Survey copyrighted material as backgrounds to its maps and is entitled to do so by the Parish Council's PSMA registration No. 0100057926.

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 target¹ as set out in the 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 7) 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.

¹ Breckland Council planning policy officers have confirmed through emails that a figure of 33 is the housing requirement figure (as per paragraph 65 in the National Planning Policy Framework) for the Saham Toney Neighbourhood Plan during the plan period.



2.4 This Plan is divided into eight principal sections, each having a specific purpose as part of a unified whole with a logical flow, as shown in Figure 5. There is also a glossary and a design appendix.

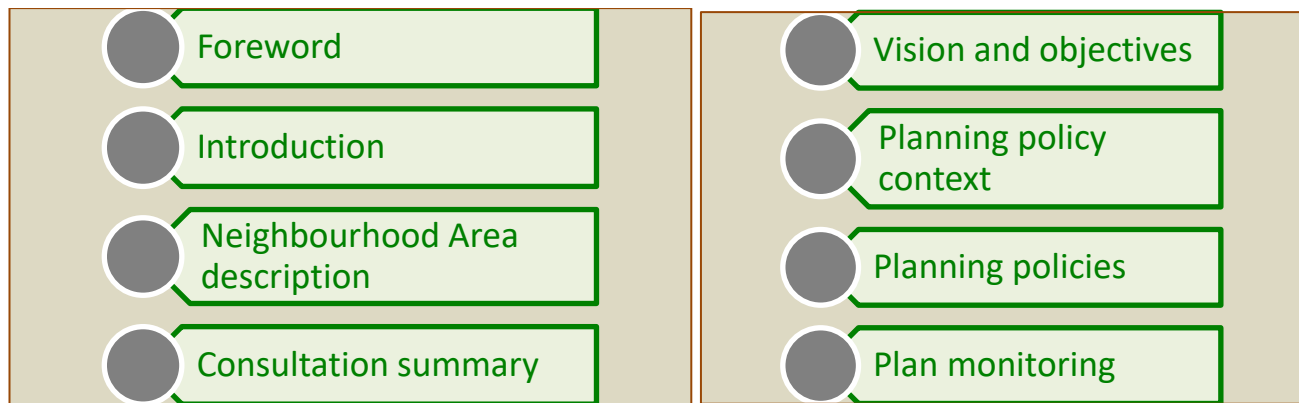


Figure 5: The Plan's principal sections

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 Figure 6.

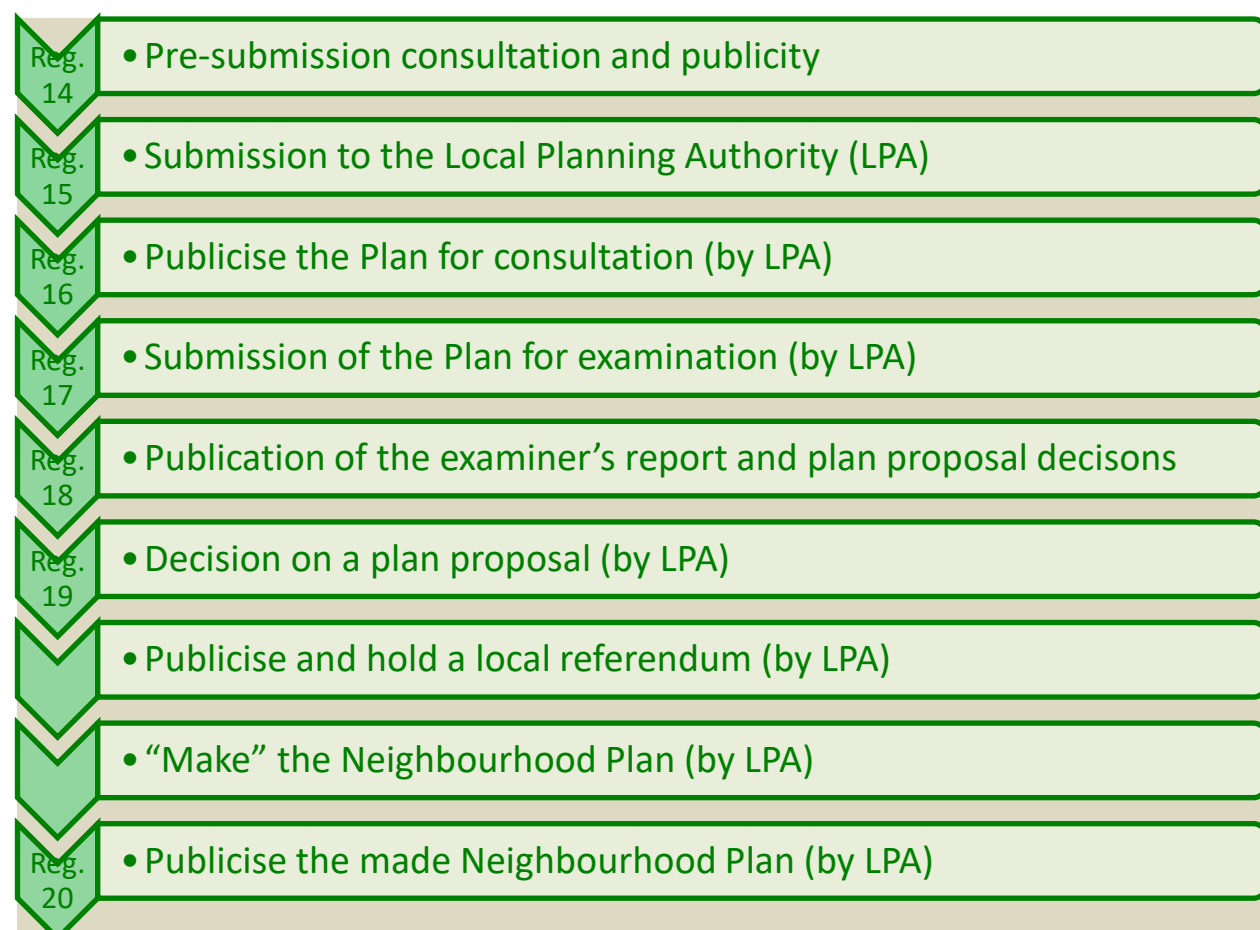


Figure 6: Stages in the preparation of a Neighbourhood Plan

2.6 A Neighbourhood Plan must comply with criteria known as basic conditions. A separate document, the Basic Conditions Statement, will be provided with 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 Assessment of the Saham Toney Neighbourhood Plan against Breckland Council's Sustainability Objectives 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 Regulation 15 submission of the Plan. A separate document, the Consultation Statement, will be provided for this purpose. 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





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.

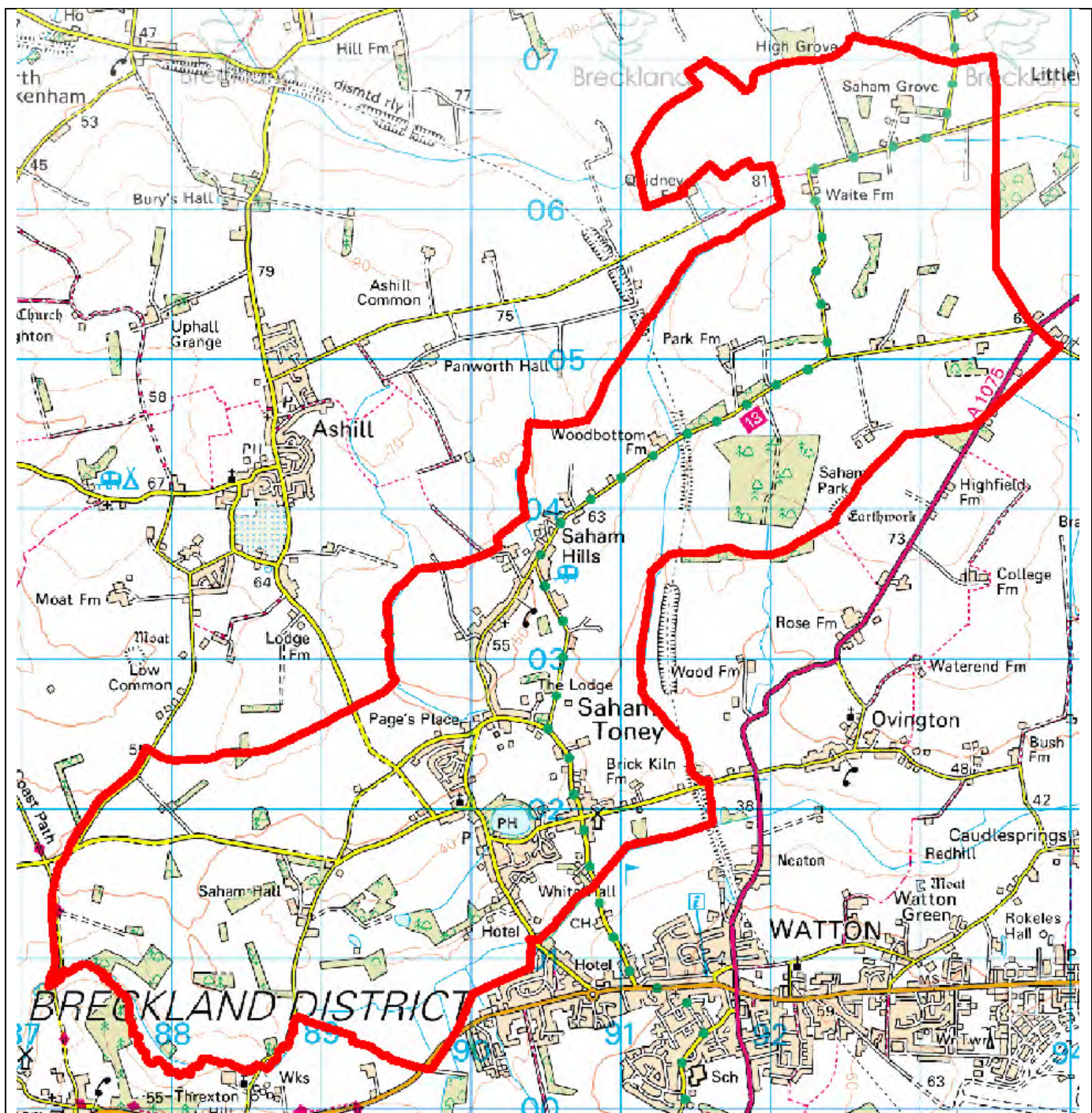
3.1 The area to which this Plan applies is defined by the Saham Toney parish boundary, and is shown on Map A. It has an area of 16.51 km² (6.37 square miles), and is very largely an open rural landscape.

3.2 Saham Toney is a village and civil parish in the county of Norfolk, 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. General photographs of the neighbourhood area can be found throughout this plan. Facts and figures about the Parish are given in Figure 8.



Figure 10: Our village – Sports field and sports & social club, Page’s Lane





**BOUNDARY of CIVIL PARISH &
NEIGHBOURHOOD AREA**

Source: Background- © Ordnance Survey

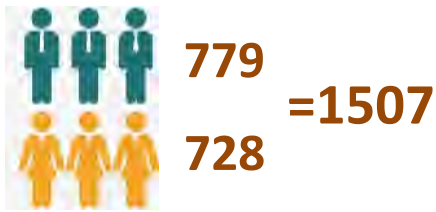
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MAP A: SAHAM TONEY NEIGHBOURHOOD PLAN AREA

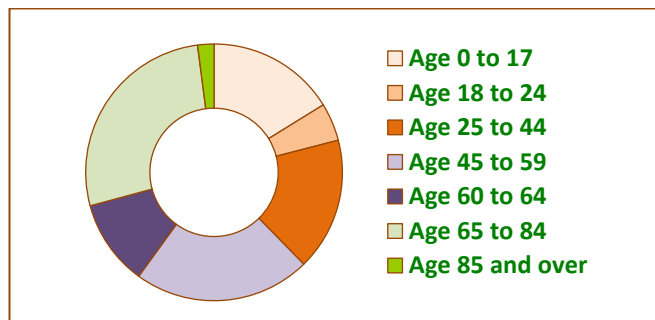


Saham Toney At A Glance

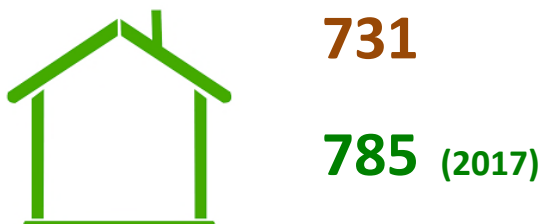
Total Population



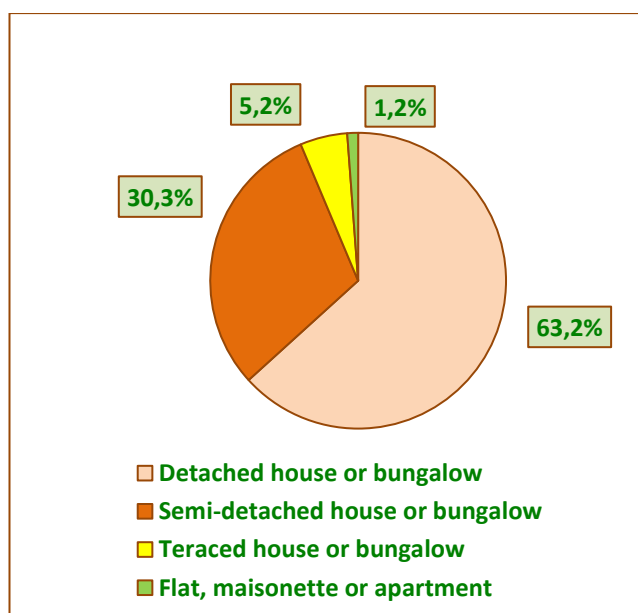
Age Structure



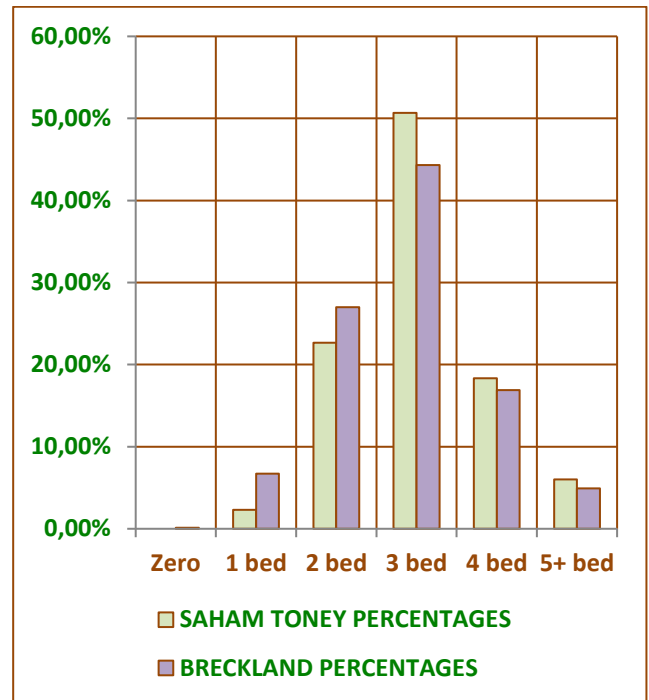
Number of Households



Type of Home



Size of Home



Ages by Comparison with Breckland

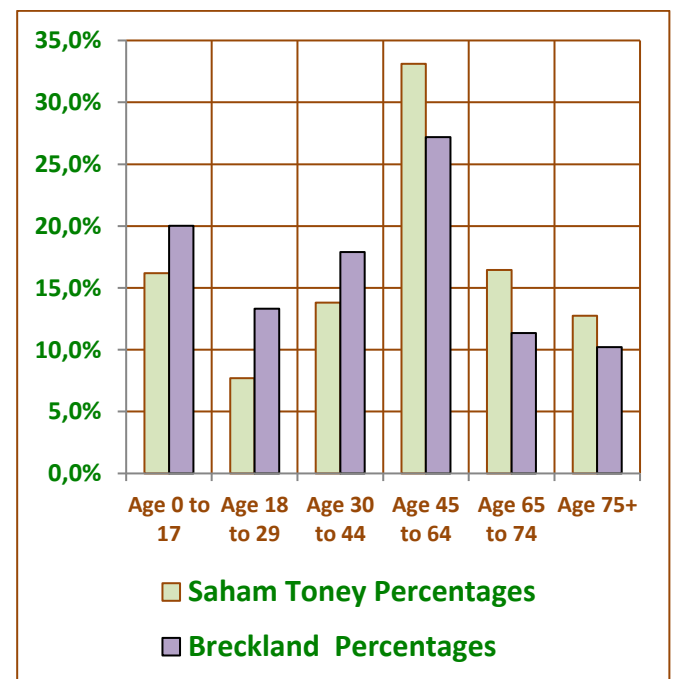


Figure 8: Saham Toney statistics



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 From an early stage in the Plan-making process, consultation with parishioners and other stakeholders resulted in the identification of the following priorities shared by the wider community:

- a) Limit the size of new developments;
- b) Maintain the physical separation of Saham Toney from Watton;
- c) "Keep Saham Toney as it is", which may be defined as:
 - 1) Respect and preserve the landscape of the area and maintain valued views of it.;
 - 2) Maintain the historic features of the area;
 - 3) Development to be in keeping with the existing pattern of building;
 - 4) Protect agricultural land.
- d) Protect against flooding of homes and infrastructure and sewerage problems;
- e) Protect and enhance open spaces;
- f) Preserve and protect wildlife and biodiversity;
- g) Support and encourage local businesses;
- h) Availability of services and facilities and access to them.;
- i) Prioritising new housing for locals.

3.6 The Breckland Local Planning Context

3.6.1 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)
- Adopted Breckland Local Plan (2019)
- Saved Policies of the Site-Specific Policies and Proposals DPD (2012)
- Saved Policies of the Thetford Area Action Plan (2012)
- Saved Policies of the Breckland District Local Plan 1999

3.6.2 This Neighbourhood Plan will be "made" after the adoption of the Breckland Local Plan (which took place in November 2019). Hence this Plan has general conformity with the strategic policies of the Local Plan. Full details of this conformance will be given in the Saham Toney Neighbourhood Development Plan Basic Conditions Statement, that will accompany the Regulation 15 submission of this Plan.



3.6.3 Section 2 of the 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 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."

3.6.4 A detailed review of how the Neighbourhood Plan policies support and satisfy the need for sustainability can be found in section 5 and Appendix A of the Saham Toney Neighbourhood Plan Basic Conditions Statement.

3.6.5 Classification of Saham Toney in the Local Plan as a Village with Boundary means in Breckland Council's recognises the fact that Saham Toney lacks key services and facilities, including a shop or a post office (other than a mobile office that operates for four and a half hours per week), and hence although it is able to support sustainable development that is to only a limited extent. This fact is reflected in the Local Plan as follows:

- a) Strategic objective 5 of the 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) Policy HOU 04 of the Local Plan specifies that for 'Villages with Boundaries' (including Saham Toney), development should not lead to the number of dwellings in the settlement increasing by significantly more than 5% from the date of Local Plan adoption (28 November 2019) and 2036. In the case of Saham Toney, Appendix 5 of the Local Plan defines 5% growth as **33 additional dwellings**;
- 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 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**..."

3.6.6 It shall be noted that the Saham Toney Site Selection Report, 2nd Edition May 2020 sets out the reasons and evidence for the site allocations in this Plan exceeding the constraints specified in the Local Plan.

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



3.7 Key Issues Identified Through the Neighbourhood Plan Work

3.7.1 With Reference to Local Plan Policy HOU 04, 'Villages with Boundaries', Appendix 5 of the Local Plan explains that for such villages, development should not lead to the number of dwellings in the settlement increasing (due to proposals inside and outside of the settlement boundary) by significantly more than 5% from the date of adoption of the Local Plan. In the case of Saham Toney 5% growth is defined as 33 new dwellings.

Issue 3.7.1: The simplistic approach taken in the Local Plan does not robustly or reliably establish a sustainable level of growth for the Neighbourhood Area. This is addressed by assessing and allocating sites in this Plan: see Policies 2F and 2H to 2P.

3.7.2 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 3.7.2: 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% of the population, were children aged 16 or under, a lower proportion than either Breckland District or nationally (18.8% and 20.1% respectively).

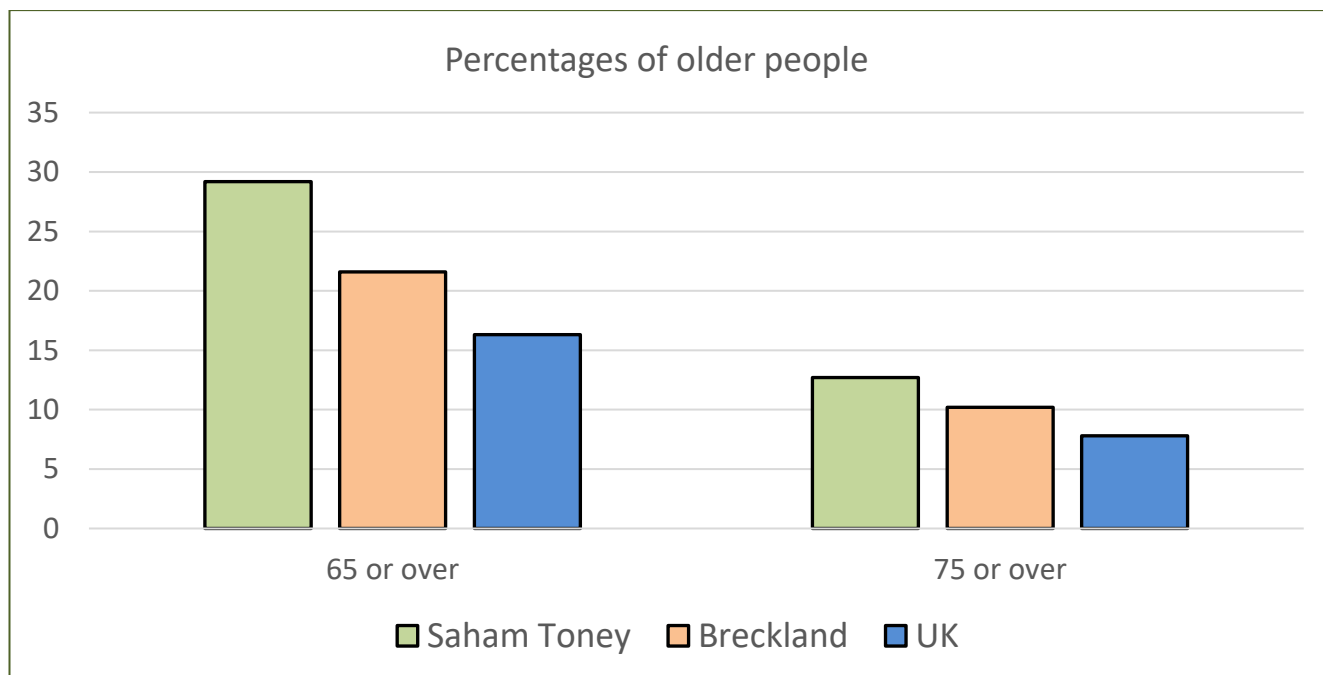


Figure 9: Comparative age demographics – people over 65 and over 75

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 (the demographics shown in Figures 8 and 9; an estate agent's survey and affordability data included in the Saham Toney Parish Housing Needs Assessment, 3rd Edition April 2020; and a review of the size of houses committed or completed under planning applications since 1 April 2011, as listed in Table 3.7.2) 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.

Number of bedrooms	Completed Houses	Other Committed Houses
One	4	1
Two	10	0
Three	12	18
Four - Five	12	32
Unknown / undefined	4 dwellings	0
TOTALS	42	51

Table 3.7.2: Completed and Committed Dwellings Up to 31 March 2019 – Number of Bedrooms

3.7.3 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 3.7.3: 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.

3.7.4 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 Character 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 3.7.4.1: 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 3.7.4.2: The overall sensitivity of the area's landscape to development. See Policies 7A and 7B and their supporting text and the three parts of the Saham Toney Parish Landscape Character Assessment, January 2019, for more information and the approach adopted to address this.

3.7.5 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 3.7.5.1: 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 Appendix A and the Saham Toney Parish Design Guide.

3.7.6 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 3.7.6.1: There is concern that development may adversely affect the area's historic environment. See Policy 6 and its supporting text for further discussion of this issue, and for the approach adopted to address it.

3.7.7 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 and is submitted in support of the Plan.

3.7.8 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.

Issue 3.7.8.1: 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.

3.7.9 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.



Issue 3.7.9.1: 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.

3.7.10 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 8A.

Issue 3.7.10.1: Residents' concerns about flooding of their properties. See Policies 8A-8H and 9 and their supporting text and evidence base for further discussion of this issue, and for the approach adopted to address it.



4. CONSULTATION SUMMARY

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

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

- a. Questionnaire 1 to residents by post July 2016;
- 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, in the Wayland News 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. Events during the consultation period, including five “drop-in” sessions where villagers could see a display of the Plan’s key points and ask questions;
- q. Consultation with statutory consultees on a screening assessment of a need for Strategic Environmental Assessment and Habitats Regulations Assessment, April-May 2018;
- r. Examiner's "health check" of the Regulation 14 pre-submission Plan and its 14 associated evidence volumes, May 2018;
- s. Examiner's review of Breckland Council's comments on the Regulation pre-submission Plan, May 2018;
- t. Landscape consultant's review of communal views May 2018;
- u. 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;
- v. Questionnaire for villagers at the village harvest fun day, September 2018;
- w. Presentation to villagers to update them about the status of allocating sites in the Plan and on emerging landscape policies, December 2019;
- x. Informal discussions with proposers of potential sites, November 2018 – June 2019;
- y. Consultant’s reviews of the Plan, January 2019 and June 2019;
- z. Informal review of the draft Plan by Breckland Council planning department, July 2019, prior to a second Regulation 14 Pre-Submission; Village presentation and exhibition about site allocations, July 2019;
- aa. Second Regulation Pre-Submission consultation, 19 August – 13 October 2019. 27 comments from 12 parishioners, responses from 10 statutory and non-statutory consultees and 87 comments by Breckland Council have been reviewed and addressed and this Plan updated accordingly where appropriate;
- bb. Formal and informal events during the consultation period, including a display stand at the Harvest Fun Day, September 2019;
- cc. Consultation with statutory consultees on a screening assessment of a need for Strategic Environmental Assessment and Habitats Regulations Assessment, September 2019;
- dd. Consultation with statutory consultees on a Scoping Report for Strategic Environmental Assessment, February 2020;
- ee. Consultation with Natural England on an Appropriate Assessment as part of a Habitats Regulations Assessment, February 2020;
- ff. Informal review of Policy 3A: Design, and the accompanying Parish Design Guide, by Breckland Council planning officers, May 2020;
- gg. Consultation with statutory consultees and those members of the public likely to be affected by, or have an interest in the decisions involved in the assessment and development of the Neighbourhood Plan, on the Strategic Environmental Assessment Report, in conjunction with the third Regulation 14 pre-submission version of the Neighbourhood Plan, June-August 2020;
- hh. In lieu of a village presentation during COVID-19 restrictions, in May 2020 a series of slideshows were made available at <https://www.stnp2036.org/stay-at-home-slideshows-may-2020.html>



with the opportunity for villagers to submit questions and comments during a subsequent online Q&A session;

- ii. Examiner's 'health check' of the Regulation 14 (third pre-submission version) Plan, and Basic Conditions and Consultation Statements, June 2020;
- jj. Third regulation 14 pre-submission, June 2020 and consultation, June-August 2020 (*in progress*)



Figure 11: Our village – Page's Farmhouse, Page's Lane





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, while the environment is suitably protected from any negative impacts of development;
- 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 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 period².

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.

5.3 The Neighbourhood Plan will seek to realise the objectives presented above by building on the approach of the 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 2P) with support for other residential development within and outside the settlement boundary (Policies 2B and 2C);
- d. Assist those with local connections 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 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 2Q and 7C to 7F); and
- l. Define local criteria to alleviate flood risk (Policies 8A-8H and 9).

² It is recognised a Plan cannot dictate the precise pace of development; but it remains an aspiration and is therefore included in the vision and objectives. Site allocation policies include expected delivery periods, principally to address infrastructure constraints





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.

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, and provide as much relevant information as possible, including anything relevant that may not normally be required with a planning application. 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.





7. THE POLICIES

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

POLICY 1: SERVICES, FACILITIES & INFRASTRUCTURE

P1.1 For development proposals to be supported, it must be demonstrated that there is 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 the proposal.

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 Development shall take all opportunities to add to and enhance electric vehicle infrastructure.

P1.4 Development shall be appropriately phased to allow delivery of any necessary infrastructure improvements.

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 "Sufficient" infrastructure capacity may exist prior to development, or may be provided as part of a development proposal. Review of proposals in this respect shall include checks that the available capacity of mains gas, electricity, water and sewerage services is acceptable, including any planned upgrades of those services.

T1.3 The expected phasing of development is set out in site allocation policies 2H to 2P (as justified by paragraph 73 of the National Planning Policy Framework). Actual phasing shall be carefully reviewed and determined against the availability of adequate infrastructure at the time of development.

T1.4 New or improved walking or cycling infrastructure will be supported provided, where applicable, the following are maintained:

- a) Residential amenity of adjacent properties;
- b) The safe flow of traffic on the highway network; and
- c) The landscape character of the area in which a site is located.

T1.5 Consideration shall be given to mobility needs.



T1.6 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.

T1.7 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

T1.8 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.

T1.9 In deciding Saham Toney's position in the settlement hierarchy as defined in the 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 1a, 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 (other than a mobile office that operates for four and a half hours per week) in the Neighbourhood Area. The nearest shops are in Watton. Evidence Map



1b 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 1b 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.

T1.10 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 1c;
- b) The rural road network and limited public transport provision in the Neighbourhood Area combine to impose both capacity and safety constraints.

T1.11 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

T1.12 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.

T1.13 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.

T1.14 The distances stated in T1.13 are not intended as absolute 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, states "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."

T1.15 In order to tackle climate change, the use of sustainable and active modes of transport is promoted. There is a connection between the number of vehicle journeys and carbon emissions. Given the rural nature of the Neighbourhood Area and its distance to key services such as shops, health facilities, banks, post office, etc., there will inevitably continue to be a reliance on vehicle-based journeys. The resulting carbon emissions of this may be mitigated by a change to electric-based vehicles and hence the policy promotes the addition and enhancement of electric-vehicle infrastructure.

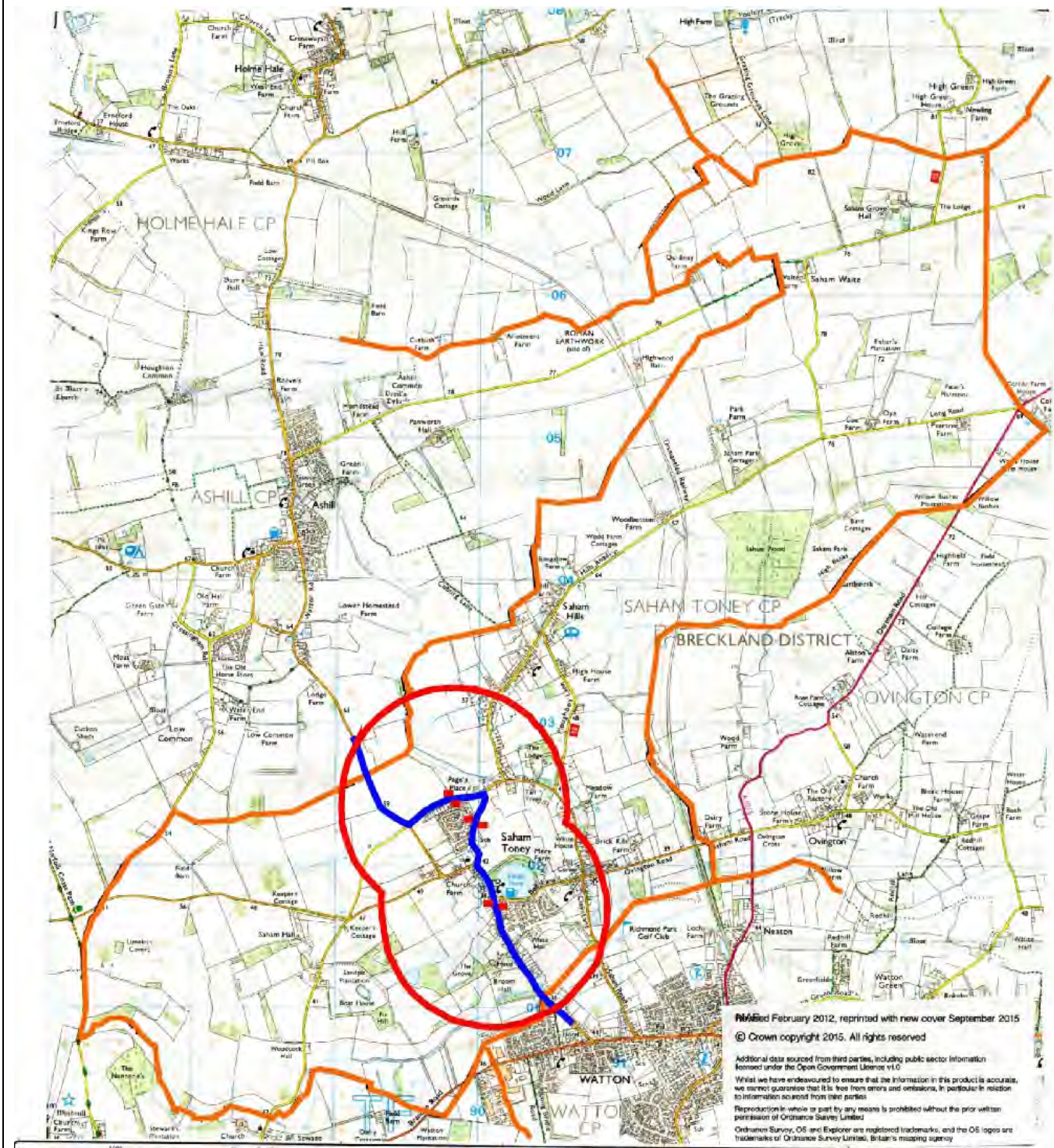
T1.16 There are no classified roads in the Neighbourhood Area: all are narrow rural roads with little or no opportunity for widening other than the potential addition of passing places.

T1.17 Insofar as planning permission may be required for the range of development that may come forward in the Plan period, P1.3 sets out a positive context for the determination of proposals with regard to phasing, as allowed by paragraph 73 of the National Planning Policy Framework.



Figure 12: Our village – Bristow's Mill Tower, Ovington Rod, see from the east





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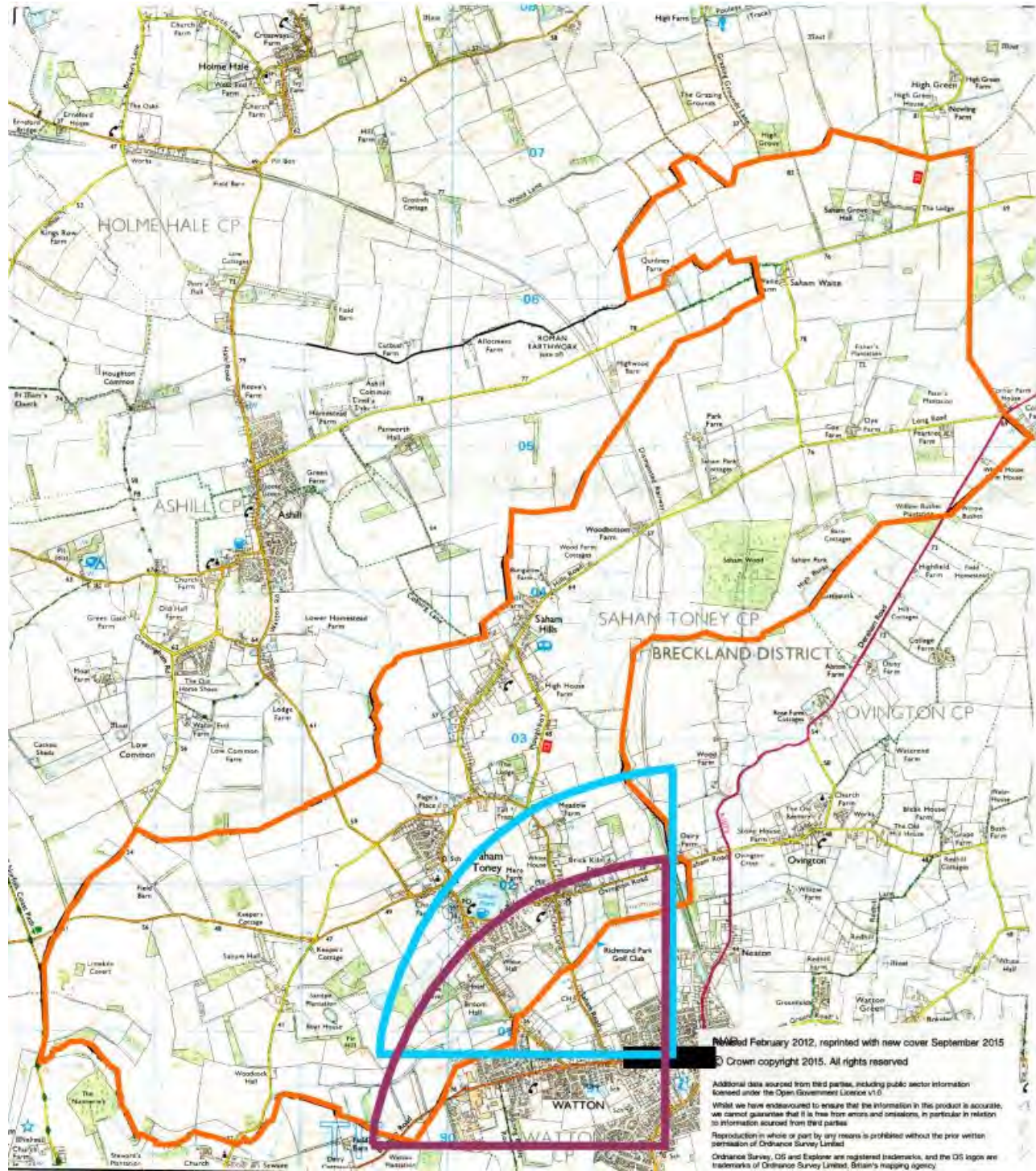
- Parish boundary
- Bus route
- Bus stop
- 800m radius from bus stops




Scale:
 Each grid square measures 1 km

Background map source:
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EVIDENCE MAP 1a: ACCESS TO SERVICES & FACILITIES: BUS ROUTE



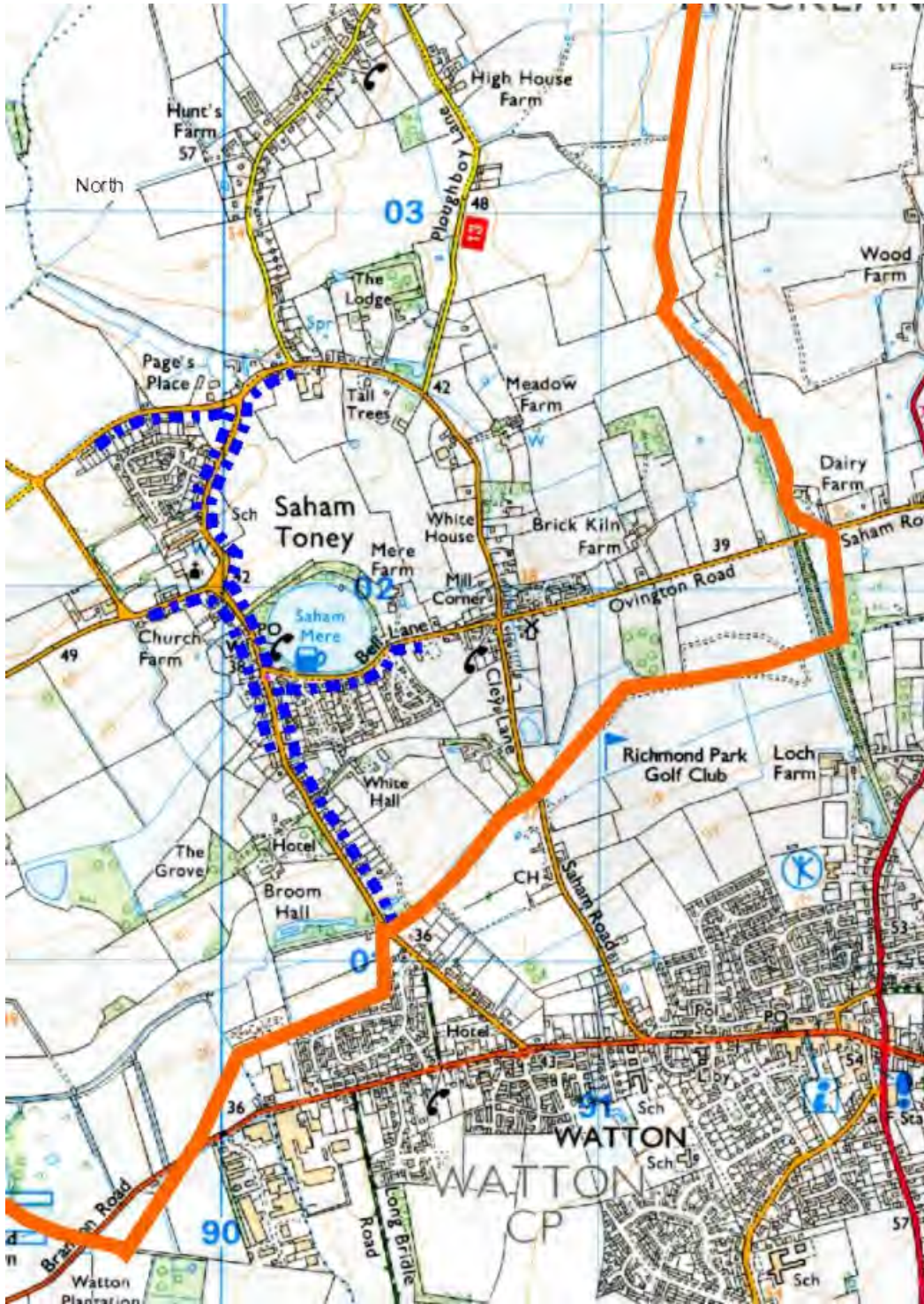


- Parish boundary 
- 2km radius from shops and services 
- 2km radius from secondary school 

Scale:
 Each grid square measures 1 km
 Background map source:
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EVIDENCE MAP 1b: ACCESS TO SERVICES & FACILITIES: SHOPS & SECONDARY SCHOOL





Parish boundary



Highway footpath



Scale:

Each grid square measures
1 km

Background map source:
© Ordnance Survey

EVIDENCE MAP 1c: ACCESS TO SERVICES & FACILITIES: PEDESTRIAN PAVEMENTS ALONG HIGHWAYS



POLICY 2A: RESIDENTIAL HOUSING ALLOCATION

P2A.1 This Plan provides for 70 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) and STNP4 (17);
- c) Years 10 to 13: STNP7 (8) and STNP13 (5);
- d) Years 14 to 17: STNP14 (5) and STNP15 (6).

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

Supporting Text - Implementation:

T2A.1 Policy 2A of the Neighbourhood Plan provides parish specific context to broader growth requirements indicated in the Local Plan. It identifies specific sites where sustainable development can come forward in the parish and does so in a way which is in keeping with Policy HOU 04 of the Local Plan. Neighbourhood Plan Policy 2A, together with Policies 2B 'Residential Development within the Settlement Boundary' and 2C 'Residential Development outside the Settlement Boundary' provides added certainty for the local community, decision makers and developers alike, as to the strategy for growth in Saham Toney Parish. To be consistent with Policy HOU 04 of the Local Plan (which requires overall numbers in Saham Toney not to significantly exceed 33), it is important that the level of new residential development permitted on the allocated sites do not exceed the numbers set out in the individual site allocation policies. In addition to development on the allocated sites, the Neighbourhood Plan also allows for homes to come forward within the settlement boundary (see Policy 2B) and on rural exception sites (see Policy 2C), but otherwise the level of new residential development permitted will be managed within the number allocated in this Plan.

Supporting Text - Key Facts:

T2A.2 The Local Plan identifies Saham Toney as one of 17 Villages with Boundaries. Local Plan Policy HOU 04 'Villages with Boundaries' therefore applies. HOU 04 allows for residential development immediately adjacent to the settlement boundary provided overall housing numbers do not significantly exceed 5% of number of dwellings in the settlement as at 28 November 2019 (the date of the adoption of the Local Plan). For Saham Toney, 5% is quantified in Appendix 5 of the Local Plan as being 33 additional dwellings. Appendix 5 also refers to this number as being the "target for the number of dwellings to be built in each of the settlements". In an email dated 6 March 2020, in response to a query "In line with paragraph 65 of the National Planning Policy Framework, we are seeking confirmation from Breckland policy planners of the housing requirement figure for the designated Saham Toney NP area as provided for in the recently adopted Local Plan", the Breckland Neighbourhood Planning Coordinator confirmed "The figure is 33 units as found on p280 (of the Local Plan), Appendix 5 HOU 04 Methodology". Local Plan Policy HOU 02 'Level and Location of Growth' establishes growth targets for settlements at different levels in the district's settlement hierarchy. Paragraph 3.10 in the Local Plan explains that an allowance of 7% growth (during the



period 2011 to 2036) has been assumed for rural areas which comprises all 17 villages with boundaries (including Saham Toney) as well as many more villages without boundaries. The table in Local Plan Policy HOU 02 clarifies that much of this growth is already in the pipeline through completions since 2011 and committed development as at April 2018. In terms of quantifying how much additional development is needed from the Villages with Boundaries to realise Local Plan targets, paragraph 3.10 clarifies the 7% growth in the rural areas is consistent with the policy approach taken in Policy HOU 04 of the Local Plan.

T2A.3 The expected phasing of development is set out in site allocation policies 2G to 2P (as justified by paragraph 73 of the National Planning Policy Framework). Actual phasing shall be carefully reviewed and determined against the availability of adequate infrastructure at the time of development.

T2A.4 The number of new homes to be provided through the allocation of sites exceeds the Saham Toney housing target of 33 provided in Appendix 5 to the 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.

Refer to ‘STNP Justification of a Minimum Housing Target for the Neighbourhood Plan’ for more detail.

T2A.5 With regard to the numbering of allocated sites, 16 sites were put forward for potential allocation in this Plan via a formal Call for Sites. A process of site assessment and site selection was used to determine which of those were actually allocated. That process concluded that Sites STNP3, STNP5, STNP6, STNP8, STNP10, STNP11, STNP12 were not suitable for allocation, but to maintain consistency with the Site Assessment and Site Selection Reports, the original site numbering has been retained.

T2A.6 The Saham Toney Site Assessment Report, July 2019, prepared independently by AECOM, identified a variety of constraints against each of the 16 proposed sites, as did separate site assessments carried out by the Local Highways Authority, the Lead Local Flood Authority and Anglian Water. How those were addressed is described in the Saham Toney Site Selection Report, 2nd Edition, May 2020, and further analytical review of each site against criteria taken from the Local and Neighbourhood Plans, supported decisions as to which of the proposed sites were suitable for allocation.

T2A.7 The Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020, established the future traffic generation due to each allocated site and reviewed its cumulative impact against existing levels. The assessment concluded that the scale of change in traffic flows will be negligible. Similarly, the study showed there would be no increase in traffic queue lengths at two key road junctions. Overall, the study showed the cumulative impact of the allocated sites to be negligible. This further justifies the allocation of a greater number of dwellings than the target set by the Local Plan.



EVIDENCE BASE:

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

Saham Toney Neighbourhood Development Plan Site Selection Report, 2nd Edition, May 2020

Saham Toney Neighbourhood Development Plan Justification of a Minimum Housing Target for the Neighbourhood Plan, April 2020

Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020



Figure 13: Our village – typical village lanes

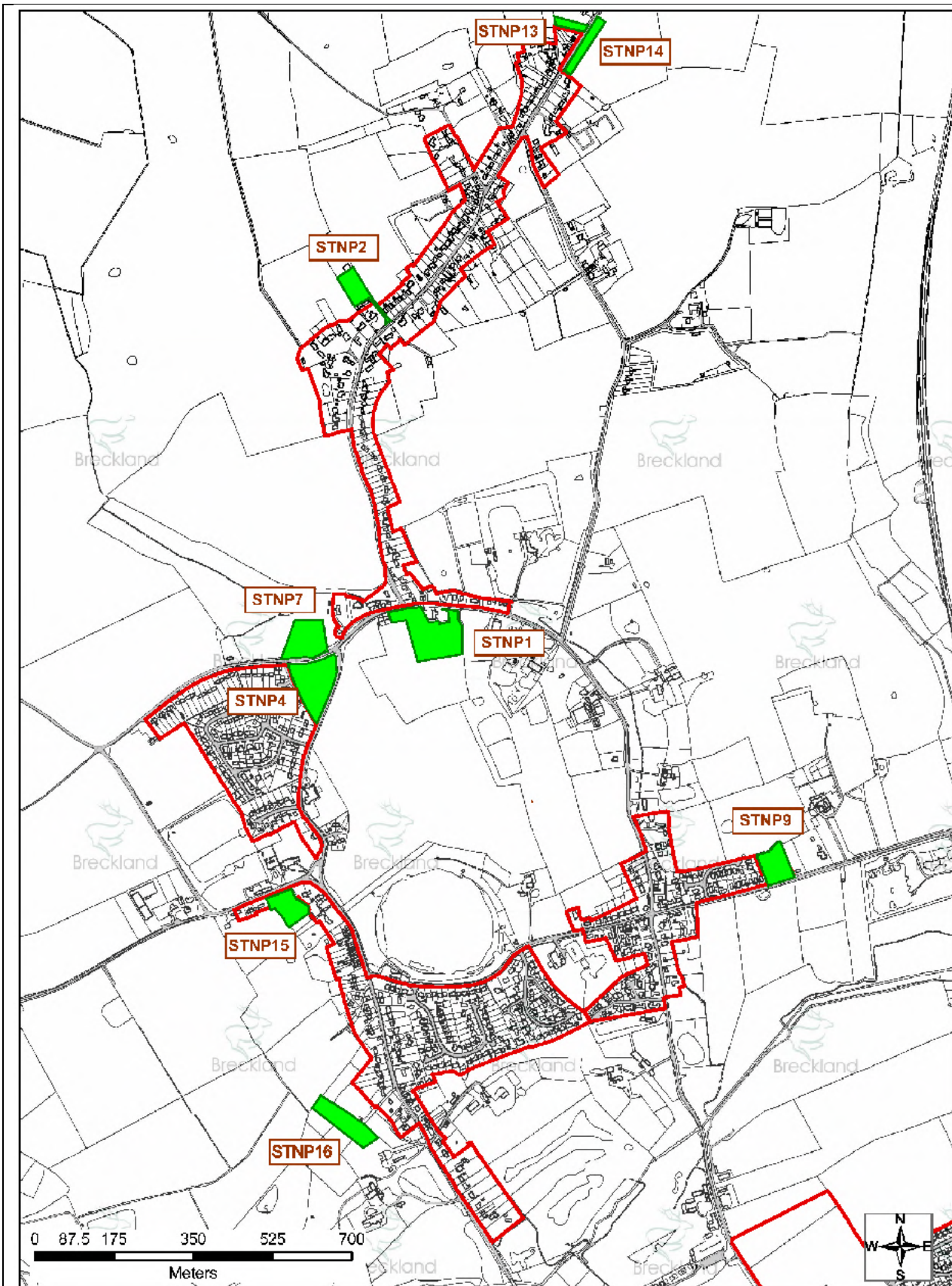


Figure 14: Our village – Farmland on Hills Road and long-distance vista westwards



Figure 15: Our village – St. George's Church seen from Pound Hill





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.

T2B.5 In compliance with the overarching Local Plan Policy ENV 03, development within 400m of the Breckland Special Protection Area is not permitted.

T2B.6 As highlighted in the Saham Toney Neighbourhood Plan Habitats Regulations Assessment, AECOM, June 2020, it is of great importance to the protection of the Breckland Special Area of Conservation (SAC) / Special Protection Area (SPA), that the measures set out in Local Plan Policies ENV 02 and ENV 03 are strictly applied to development in the Neighbourhood Area where applicable, including appropriate evidence of measures proposed to mitigate harmful impacts and



consideration of the potential development may have to increase visitor pressure on the protected areas.

Supporting Text - Key Facts:

T2B.7 Section 2.52 of the 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.8 Section 3.17 of the 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.

EVIDENCE BASE:

Habitats Regulations Assessment, Saham Toney Neighbourhood Plan, AECOM, June 2020



Figure 16: 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, but immediately adjacent to the settlement boundary (as defined in the Local Plan), in addition to the allocated sites listed in Policy 2A, residential development will be restricted to:

- a. Small scale affordable housing on rural exception sites, for people with a Saham Toney connection, as defined by Policy 2D; where the proposed dwellings are consistent with identified needs;
- b. Other types of residential development that need to be located in the countryside (e.g. essential housing for a rural worker), or are 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 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 Should exceptional circumstances apply as set out in P2C.2, proposals for the development of brownfield sites on land outside but immediately adjoining 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 the Local Plan, the only other proposals that will be supported shall be:

- a) The conversion to residential use of buildings in the countryside in accordance with Local Plan policy HOU 12;
- b) Agricultural worker exceptions in accordance with Local Plan Policy HOU 13;
- c) Rural exception sites in accordance with 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 When assessing development of brownfield sites the definition of a brownfield site shall be taken as that given in the glossary of the National Planning Policy Framework, 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.3 Planning applications shall include the documentation specified in Policy HOU 04 of the Local Plan.

T2C.4 Residential replacement, extension and alteration in any part of the Neighbourhood Area shall be assessed in accordance with Policy HOU 11 of the Local Plan.

T2C.5 The location of allocated sites is shown on Policy Map 2A.



T2C.6 In compliance with the overarching Local Plan Policy ENV 03, development within 400m of the Breckland Special Protection Area is not permitted.

T2C.7 As highlighted in the Saham Toney Neighbourhood Plan Habitats Regulations Assessment, AECOM, June 2020, it is of great importance to the protection of the Breckland SAC / SPA, that the measures set out in Local Plan Policies ENV 02 and ENV 03 are strictly applied to development in the Neighbourhood Area where applicable, including appropriate evidence of measures proposed to mitigate harmful impacts and consideration of the potential development may have to increase visitor pressure on the protected areas.

Supporting Text - Key Facts:

T2C.8 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, as described in the Saham Toney Site Assessment Report, AECOM, July 2019 and the Saham Toney Site Selection Report, 2nd edition, May 2020. On this basis the number of new dwellings allocated has been allowed to exceed the housing target specified in criterion Policy HOU 04 of the 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 the housing target specified in Policy HOU 04 of the 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, 2nd edition, May 2020

Habitats Regulations Assessment, Saham Toney Neighbourhood Plan, AECOM, June 2020

POLICY 2D: AFFORDABLE HOUSING

P2D.1 Where a need for affordable housing is triggered by Local Plan Policy HOU 07, a local connection criterion will be applied for Site Allocations STNP4, STNP7 and STNP16, as well as on any other non-allocated sites coming forward that comprise 10 or more dwellings or have a site area equal to or greater than 0.5 hectares. This means the affordable housing will be of an appropriate mix and type to meet the identified local need and made available, in perpetuity, by preference to people on Breckland Council's Housing Register with a local connection to the parish of Saham Toney, 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 in accordance with Breckland Council's housing allocations policy.

P2D.3 Where a site is, or has been, in a single ownership, artificial sub-division to avoid provision of affordable housing will not be permitted.

Supporting Text - Implementation:

T2D.1 Local connection will be considered where a site is additional to the required Local Plan housing supply (over the entire Plan period). In the context of applying a 'local lettings' policy for affordable housing, sites STNP1, STNP2, STNP9, STNP13, STNP14 and STNP15 are expected to deliver 33 dwellings in total and thereby satisfy the minimum housing growth for Saham Toney (33 dwellings) set by the Local Plan. The sites that are additional to that minimum housing target for Saham Toney are STNP4, STNP7 and STNP16, which are expected to deliver a total of 37 dwellings.

T2D.2 When a property is allocated by means of Breckland Council's local lettings policy the cascading criteria of P2D.1 shall be applied. Therefore, in such cases, 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.3 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.4 Notwithstanding local connections, national legislation regarding housing priority shall be observed.

T2D.5 Affordable housing will be developed in accordance with Local Plan policy HOU 07 or any future update to that policy.

Supporting Text - Key Facts:

T2D.6 As at March 2020, there were 73 affordable homes for rent in Saham Toney parish. Only 16 of these are let under a local lettings policy.

T2D.7 This Plan delivers 70 additional homes through its site allocations, which is over and above the target provided for Saham Toney in Appendix 5 to the Local Plan. The smaller site allocations (Sites STNP1, STNP2, STNP9, STNP13, STNP14 and STNP15) are sufficient to realise the Local Plan target. It is therefore appropriate that the sites allocated in this plan which are capable of delivering affordable housing are allocated on a preferential basis to those with a local connection to the



Parish, as set out in the hierarchical priority in P2D,1. 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.8 Housing Register data provided by Breckland Council, 23 March 2020 shows:

- a. There are a total of 1033 households on the register;
- b. 44 people have expressed a preference to be housed in Saham Toney, of whom 5 currently live in Saham Toney.

T2D.9 As at March 2020, in the Parish of Saham Toney, no low-cost ownership homes were managed by Breckland Council's Registered Providers.

T2D.10 The lack of housing that is affordable for local people, as evidenced by the Saham Toney Housing Needs Assessment 2020, denies young people and families with a local connection the opportunity to live in the village where they grew up. It is clear that those on average or below average incomes will struggle to purchase a home in Saham Toney. The average sale price of a house in Saham Toney is around one third higher than the Breckland average. In the two-year period 2018 to 2020, 29 properties have been sold in Saham Toney and 9 in Saham Hills, with average sold prices of £304,190 and £276,110 respectively. At the end of quarter 3, 2018, the lower quartile and median gross annual earnings in Breckland were £18,648 and £24,645 respectively (ONS online dataset "Ratio of House Price to Workplace Based Earnings", for 2018, published 28 March 2019) whilst a property priced at £260,000 requires an annual income (based on mortgage lending principle of 3.5 x income) of £63,143 and assuming a 15% deposit being paid.

T2D.11 The provision of affordable homes for rent is one means to maintain and improve Saham Toney's sustainability.

T2D.12 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, 3rd Edition, April 2020

POLICY 2E: HOUSING MIX

P2E.1 All 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, 3rd Edition, April 2020.

P2E.2 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, 3rd Edition, April 2020.

P2E.3 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, 3rd Edition, April 2020,



providing a mix and choice of houses, including 1- and 2-bedroom houses and the majority having 3 or less bedrooms.

P2E.4 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. A shortfall of one, two and three-bedroom homes, including low-cost ownership homes suitable for first time buyers, and other low-income households;
- c. On qualifying sites, social and affordable housing in accordance with Policy 2D, for those who cannot afford market prices.

P2E.5 Standards shall meet those set out in Local Plan Policy HOU 10, or any future update to that policy.

Supporting Text - Implementation:

T2E.1 The specific housing needs of the Neighbourhood Area shall be given full consideration as they differ significantly from those of Breckland as a whole. In the absence of a more up to date assessment of equivalent detail, that given in the Saham Toney Housing Needs Assessment, 3rd Edition, April 2020, shall be used as the basis for determining housing needs in the Neighbourhood Area. Any updated assessment put forward in support of a development proposal shall be specific to the Parish of Saham Toney.

T2E.2 The Policy does not require an individual proposal to meet each and every criterion, but rather to address each in the planning application.

T2E.3 The definition of affordable housing shall be that given in the most up to date definition in the National Planning Policy Framework and 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:



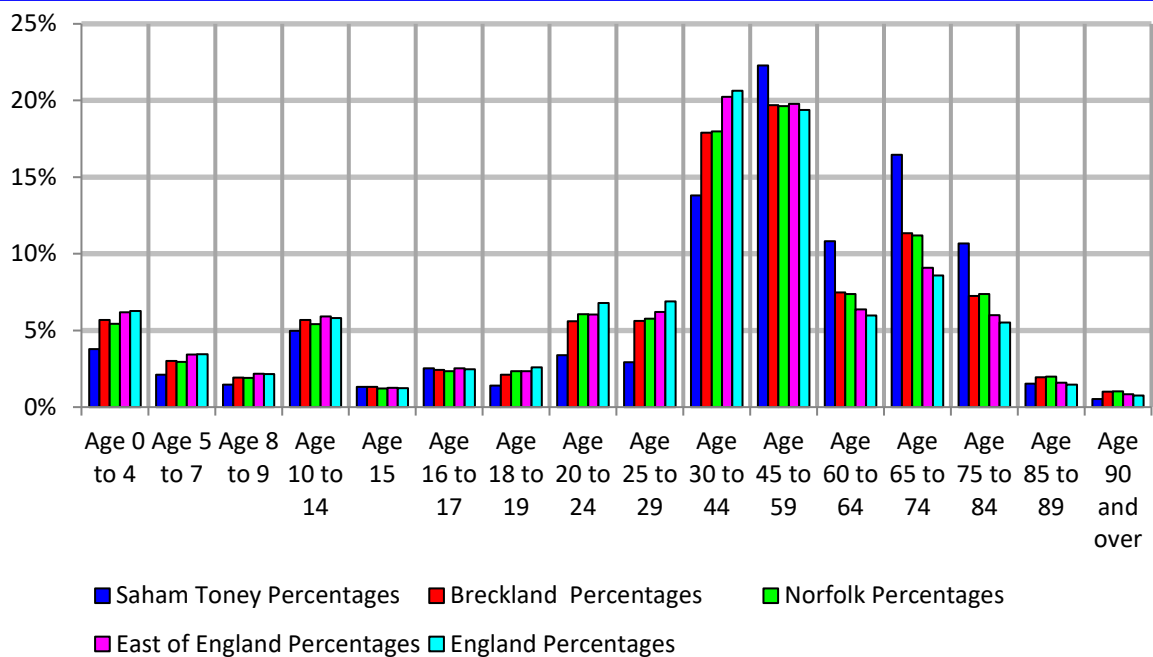


Chart 2E1: Age Demographics

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

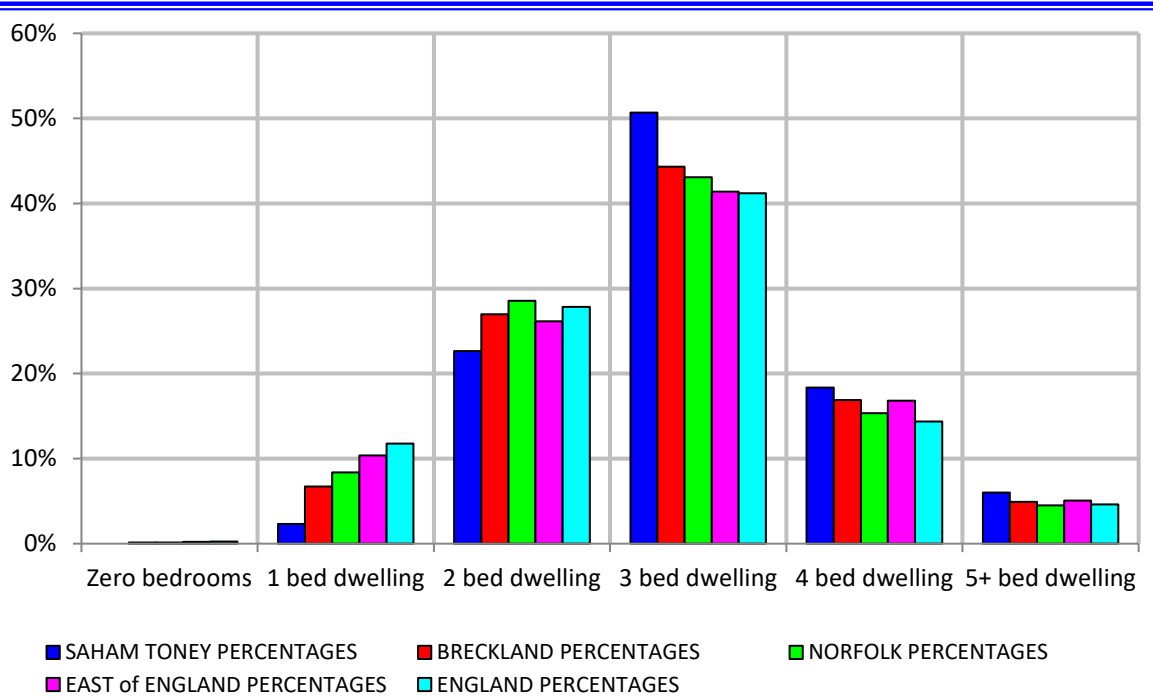


Chart 2E2: Dwelling Size Demographics

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



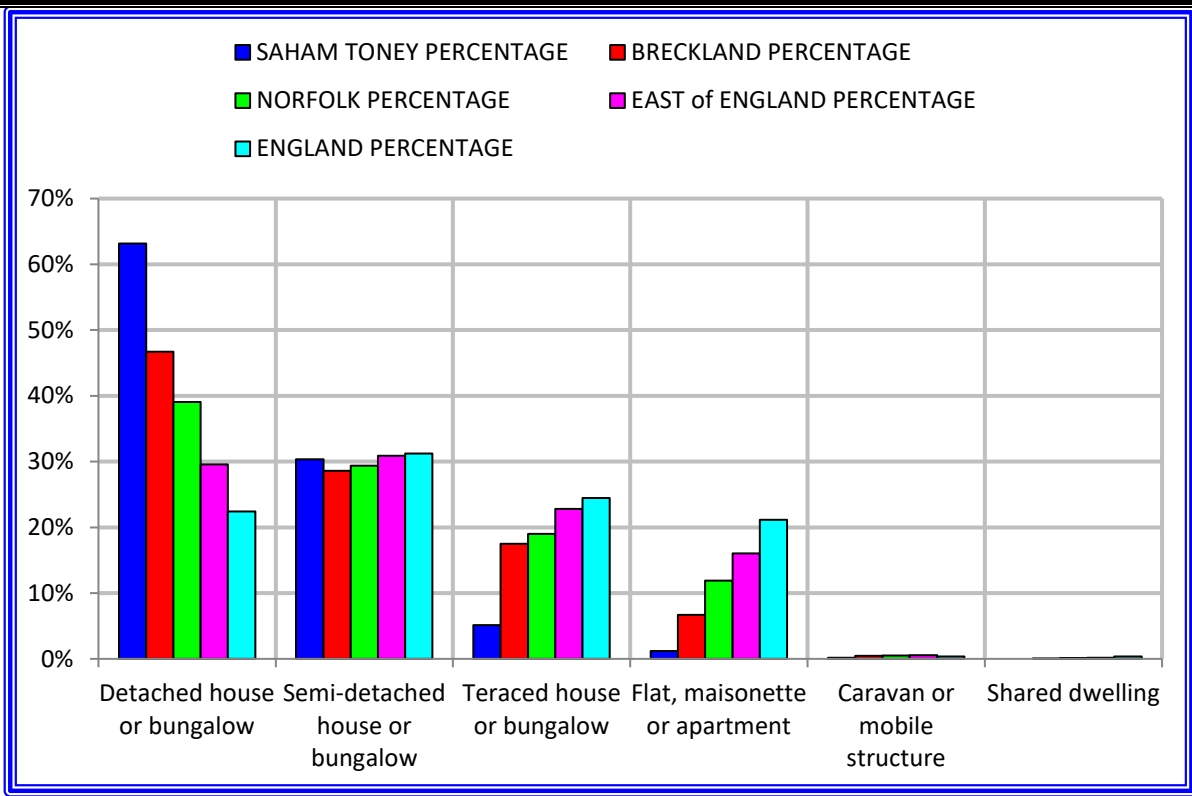


Chart 2E3: Dwelling Type Demographics

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

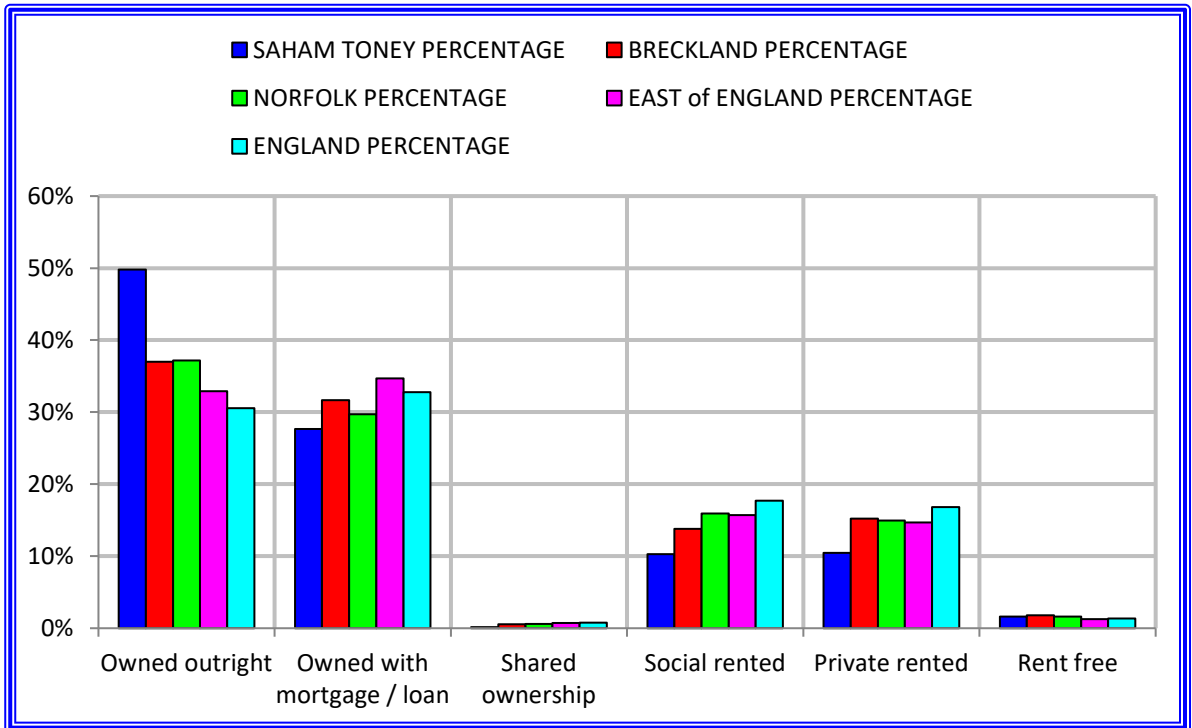


Chart 2E4: Housing Tenure Demographics

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:



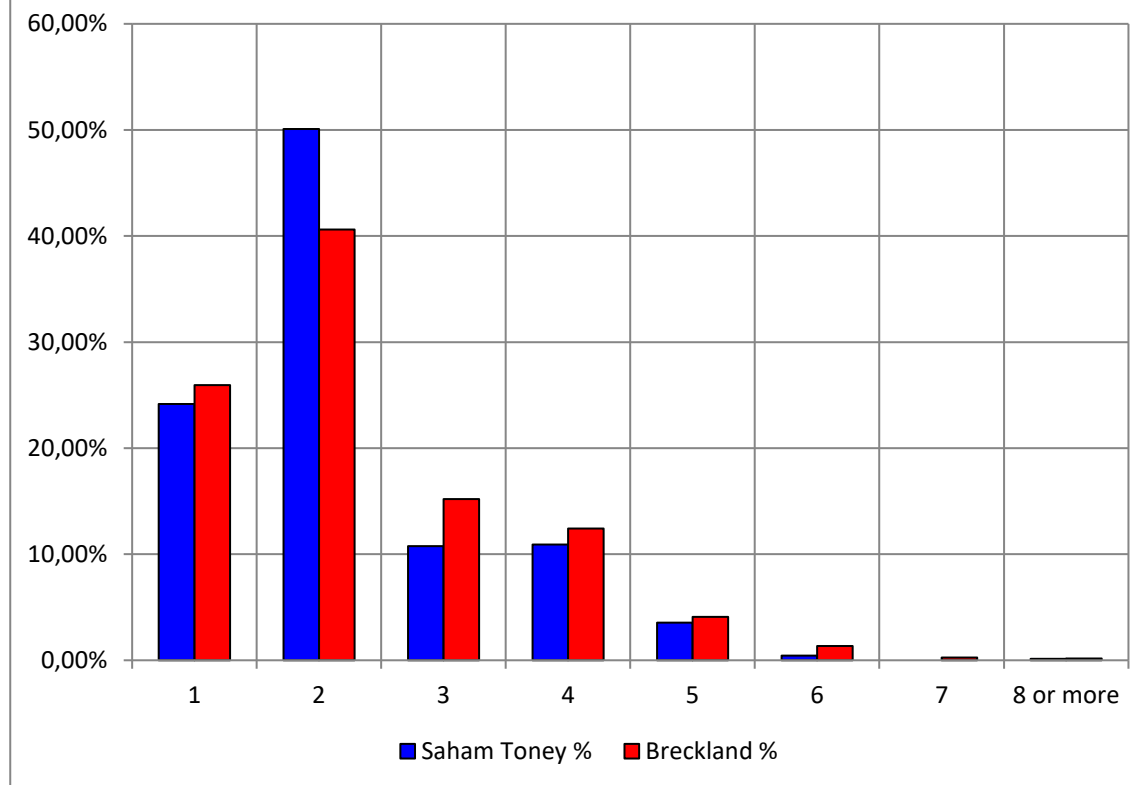


Chart 2E5: No of Persons per Household

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 the Saham Toney Housing Needs Assessment, 3rd Edition, April 2020.

T2E.7 Housing Register data provided by Breckland Council, March 2020 shows:

- a. There are a total of 1033 households on the register;
- b. 5 of those households registered have a Saham Toney address. They express preferences for home size as follows:
 - i. One bed-room: 2;
 - ii. Two bed-rooms: 2;
 - iii. Three bed-rooms: 1;
 - iv. Four+ bed-rooms: none.
- c. Additionally, there are another 39 households registered who have indicated a preference to live in the Parish. They express preferences for home size as follows:
 - v. One bed-room: 8;
 - vi. Two bed-rooms: 12;
 - vii. Three bed-rooms: 13;
 - viii. Four+ bed-rooms: 6;

Overall, it can be seen that home size preferences of those households seeking a home in Saham Toney are as follows:

- ix. One bed-room: 22.8%;
- x. Two bed-rooms: approximately 31.8%;



- xi. Three bed-rooms: 31.8%;
- xii. Four+ bed-rooms: 13.6%;

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

T2E.8 The Neighbourhood Area has an aging 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. The Saham Toney Housing Needs Assessment, 3rd Edition, April 2020, identifies a need for one and two-bedroom residential properties, in contrast to there being a surfeit of larger properties.

T2E.10 The majority of new housing stock should be smaller homes to address current imbalances. In terms of recent completions, the Housing Needs Assessment records there have been 42 recorded dwelling completions in the parish during the period 2011 to 2020. Of these, only 4 have been 1-bedroom properties and 10 have been 2-bedroom properties.

T2E.11 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.12 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.13 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.14 Policy 2E is also supported by the results of an estate agent survey conducted in February 2018, and updated in February 2019, and a review of data taken from online property sites in March 2020; the full results of both are given in the evidence base to this Policy.

EVIDENCE BASE:

Saham Toney Parish Housing Needs Assessment, 3rd Edition, April 2020



POLICY 2F: COMMON CRITERIA FOR ALLOCATED SITES

P2F.1 All residential development proposals shall comply with the following:

P2F.2 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.3 Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas.

P2F.4 Development shall include positive measures commensurate with the site size to enhance green infrastructure.

P2F.5 Highway visibility splays no less than 2.4m x 59m shall be provided to each side of the site access where it meets the highway, and shall be in broad compliance with the indicative site access drawings given in Policy Maps 2F.1 -9.

P2F.6 Where existing sewer and/or water mains in Anglian Water's ownership are located within a site boundary, site layout shall be designed in a way that satisfactorily takes them into account.

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, and identified measures to overcome development constraints which have been included as policy criteria. Without adherence to such criteria sites cannot be deemed free of identified development constraints.

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.

T2F.3 The process of selecting sites for allocation effectively includes a sequential test for those sites. See the Saham Toney Site Selection Report for details. In accordance with Lead Local Flood Authority requirements, all other sites require a sequential test. Allocated sites in areas of flood risk require an exception test, as do any other sites that come forward in such areas. The test may be submitted with a Flood Risk Assessment, as covered by Policy 8A.

T2F.4 As highlighted by the Saham Toney Neighbourhood Plan Habitats Regulations Assessment, AECOM, June 2020, it is of great importance to the protection of the Breckland SAC / SPA, that the measures set out in Local Plan Policies ENV 02 and ENV 03 are strictly applied to development in the Neighbourhood Area where applicable, including appropriate evidence of measures proposed to mitigate harmful impacts and consideration of the potential development may have to increase visitor pressure on the protected areas.

Supporting Text - Key Facts:

T2F.5 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 June 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.6 Based on the assessments outlined above, all sites deemed potentially suitable as a result of T2F.5 (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.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.

T2F.8 The Saham Toney Housing Needs Assessment, 3rd edition, April 2020, 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 sites considered for allocation was identified by the Site Assessment Report prepared by AECOM, June 2019. It is reasonable to apply the same criterion to any non-allocated sites that may come forward.

T2F.10 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 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 the minimum housing growth specified in the Local Plan is satisfied (i.e. 33 dwellings, not to the total level arising from all allocated sites).

T2F.11 The criterion relating to highway access visibility splays arises from the Local Highway Authority's site assessments and its response to the various previously withdrawn planning application for certain of the allocated sites.

T2F.12 Existing Anglian Water infrastructure within a site boundary is protected by easements and should not be built over or located in private gardens where access for maintenance and repair may be restricted. Any existing sewer and/or water mains within a site boundary should be located in access roads or pavements, or in public open space. If this is not possible, a formal application to divert Anglian Water's existing assets may be required. Of the allocated sites, this applies to STNP13.



T2F.13 The Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020, identifies the highway access principles for each of the allocated sites and provides indicative highway access drawings for each. The study showed that in principle, appropriate access widths and adequate visibility splays can be achieved at each allocated site, in accordance with Local Highway Authority standards and guidelines.

EVIDENCE BASE:

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

Saham Toney Neighbourhood Development Plan Site Selection Report, 2nd edition, May 2020

Saham Toney Housing Needs Assessment, 3rd edition, April 2020

Habitats Regulations Assessment, Saham Toney Neighbourhood Plan, AECOM, June 2020

Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020

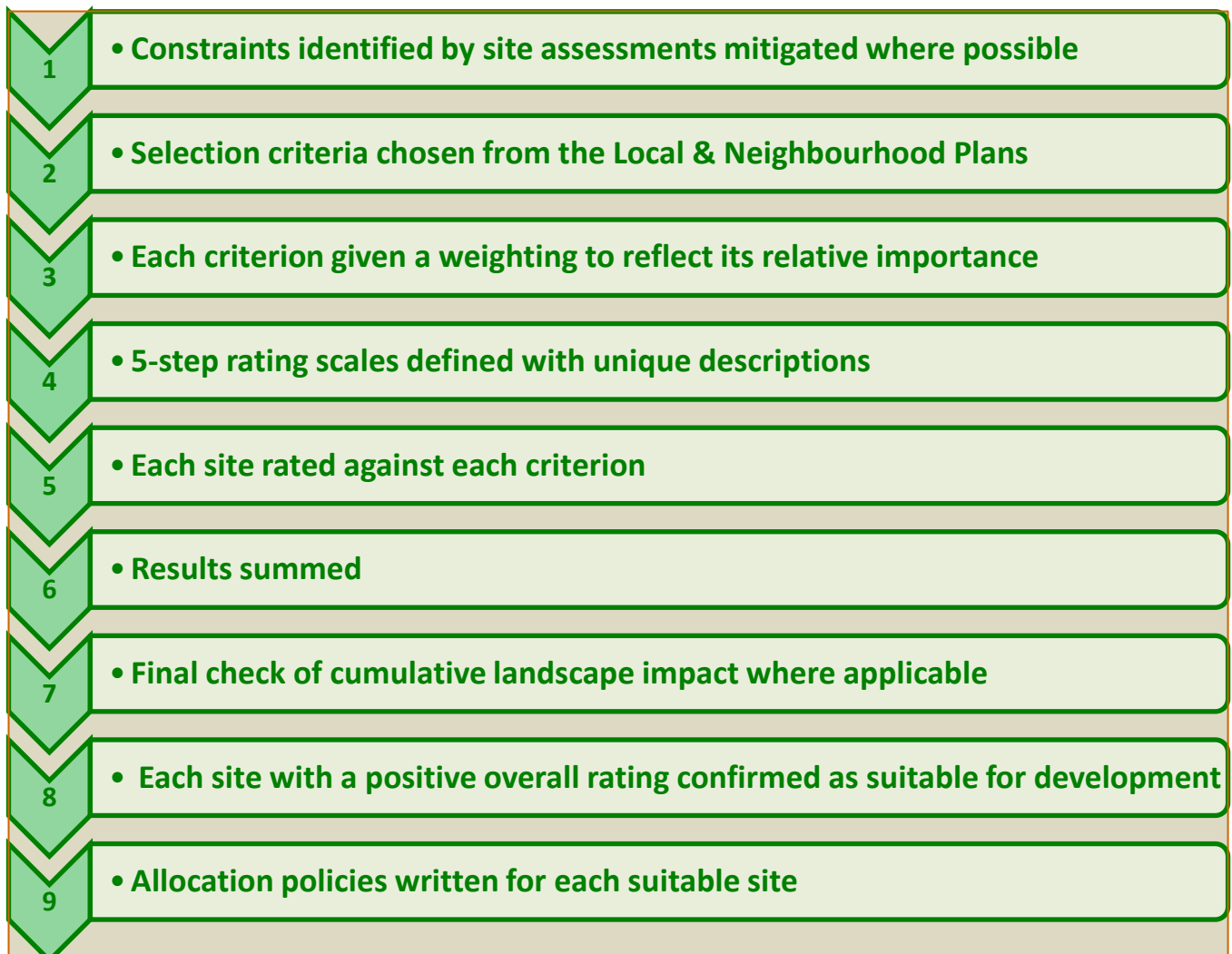
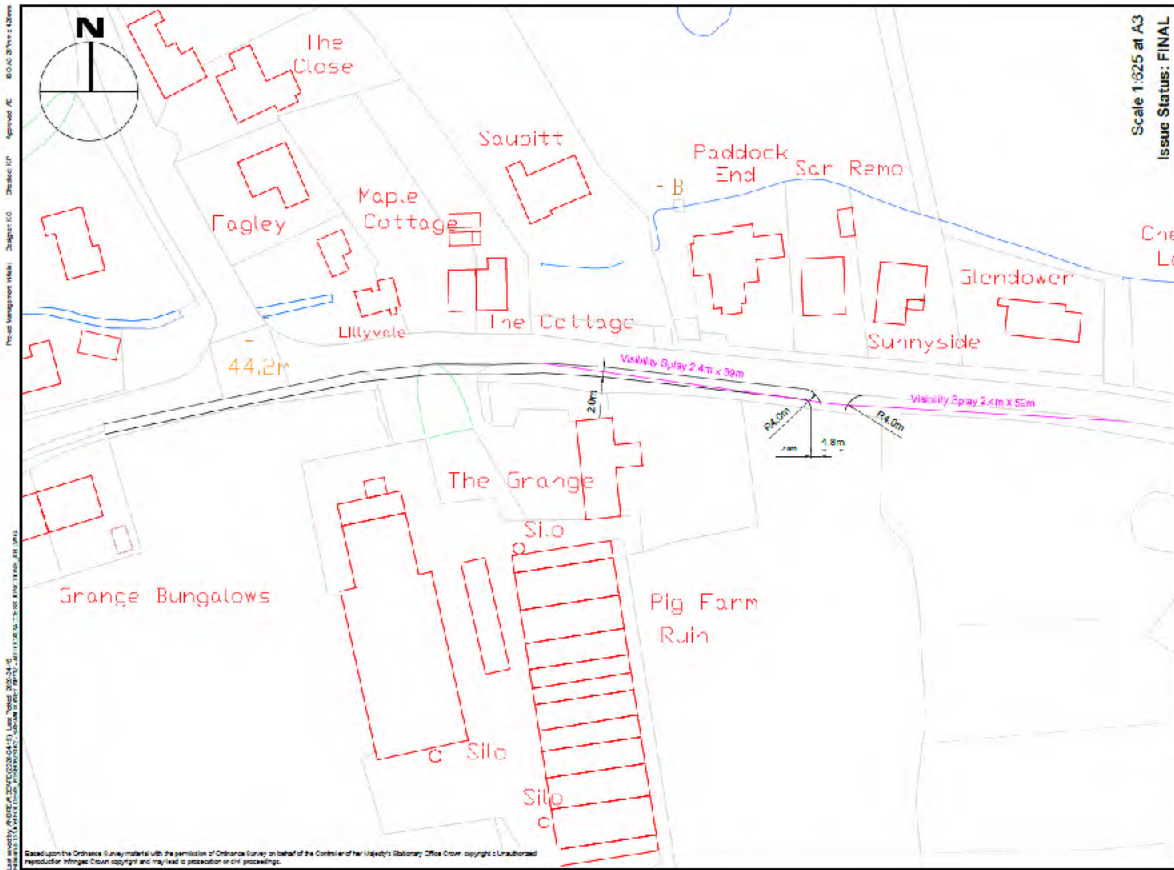


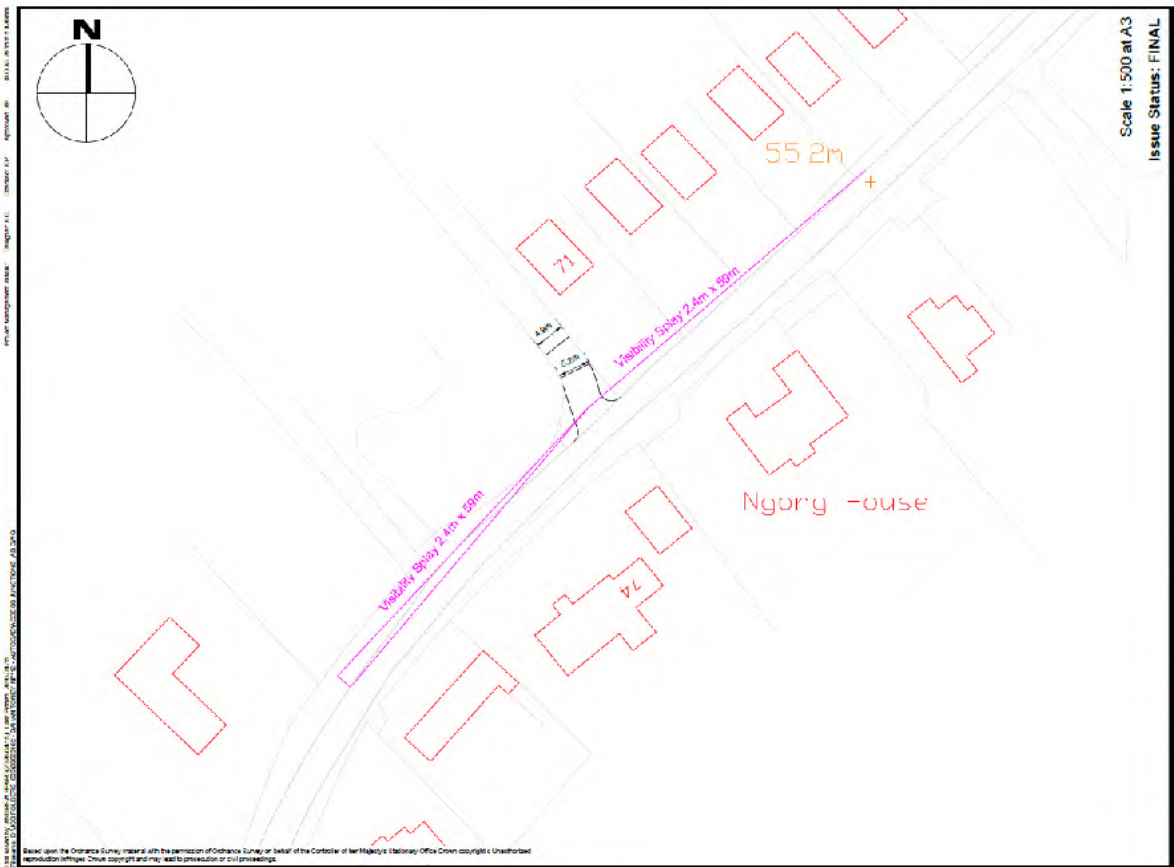
Chart 2F: Site Selection Process





Scale 1:325 at A3
Issue Status: FINAL
ACCOM
STNP1: Grange Farm, Chequers Lane
Saham Toney Neighbourhood Plan Transport Study
Indicative Vehicular Access & Visibility Splays
Saham Toney Parish Council
Project No. 60626162 Date: March 2020

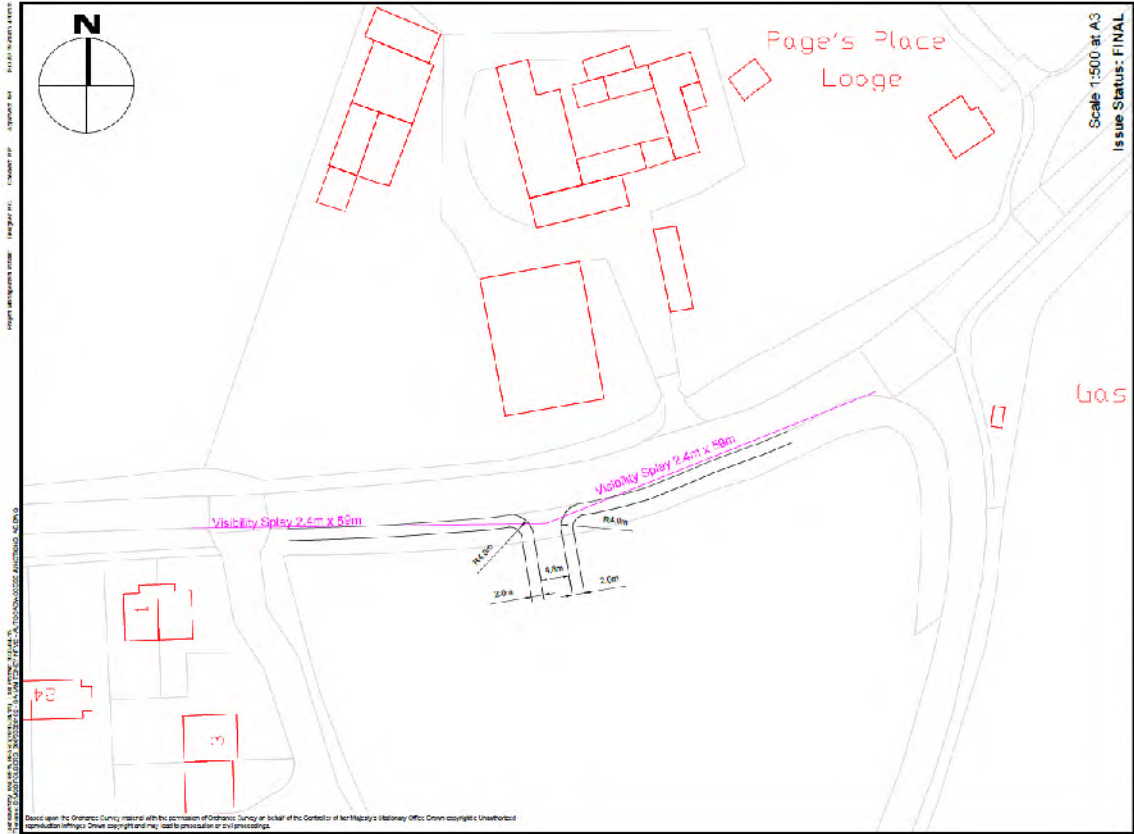
POLICY MAP 2F.1: INDICATIVE SITE ACCESS PLAN FOR SITE STNP1



Scale 1:500 at A3
Issue Status: FINAL
ACCOM
STNP2: Disused Piggery, Off Hills Road
Saham Toney Neighbourhood Plan Transport Study
Indicative Vehicular Access & Visibility Splays
Saham Toney Parish Council
Project No. 60626162 Date: March 2020

POLICY MAP 2F.2: INDICATIVE SITE ACCESS PLAN FOR SITE STNP2

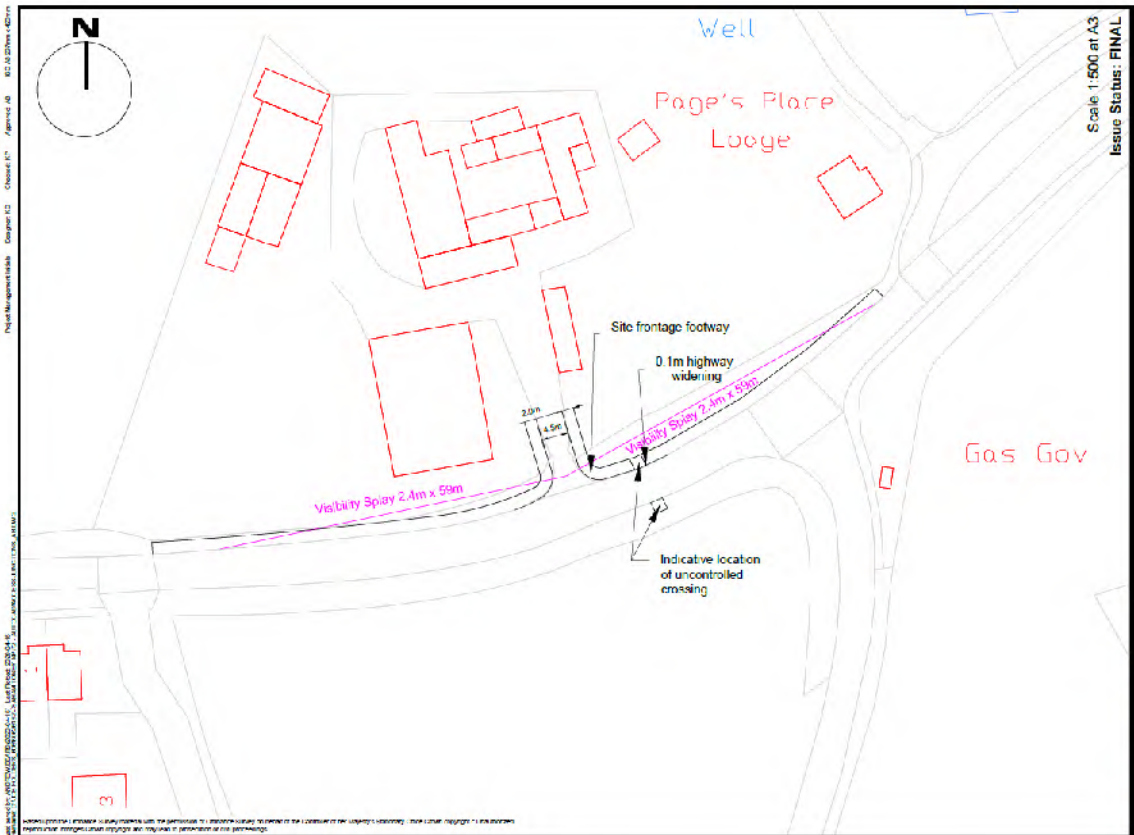




Scale 1:500 at A3
Issue Status: FINAL
AECOM
Saham Toney Neighbourhood Plan Transport Study
Saham Toney Parish Council
Project No. 56625162 Date: March 2020

STNP4: Land at the junction of Pound Hill and Page's Lane

POLICY MAP 2F.3: INDICATIVE SITE ACCESS PLAN FOR SITE STNP4



Scale 1:500 at A3
Issue Status: FINAL
AECOM
Saham Toney Neighbourhood Plan Transport Study
Saham Toney Parish Council
Project No. 5658152 Date: March 2020

STNP7: Page's Farm

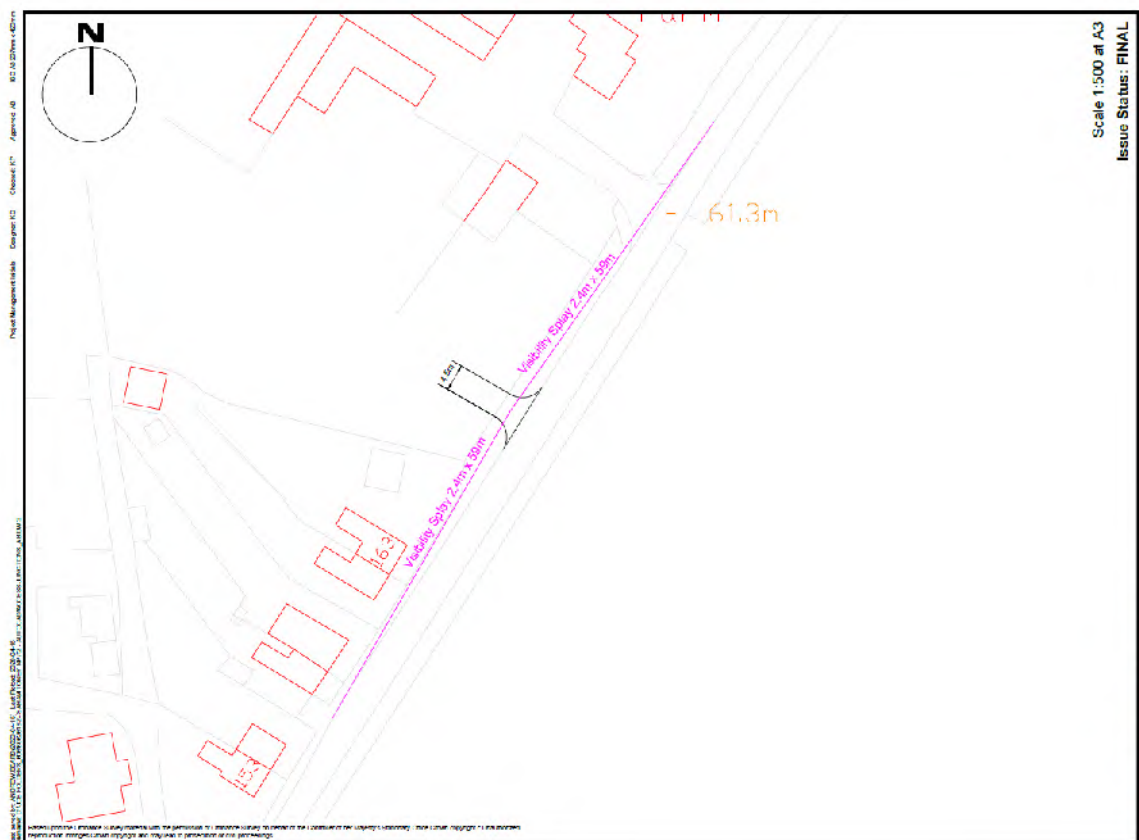
POLICY MAP 2F.4: INDICATIVE SITE ACCESS PLAN FOR SITE STNP7





Saham Toney Neighbourhood Plan Transport Study
 Indicative Site Access & Visibility Splays
 Saham Toney Parish Council
 Project No: 00025162 Date: March 2020
ACCOM
 STNP9: Ovington Road

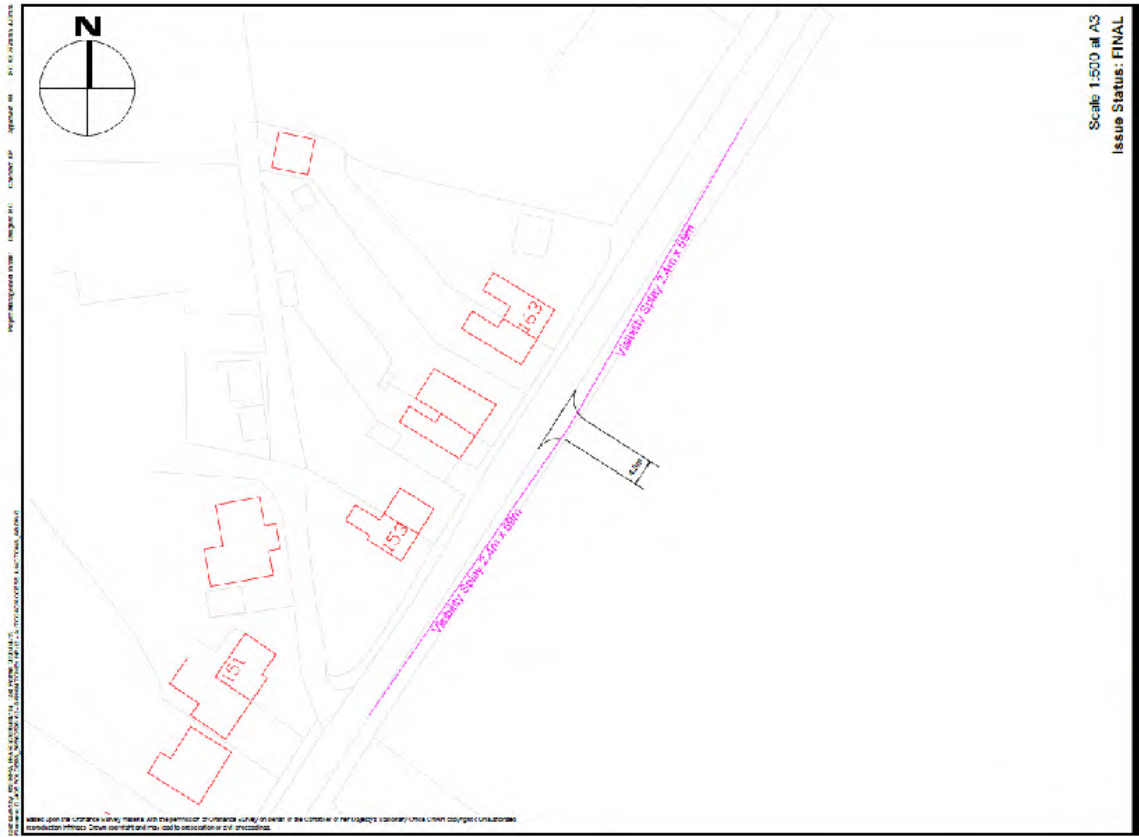
POLICY MAP 2F.5: INDICATIVE SITE ACCESS PLAN FOR SITE STNP9



Saham Toney Neighbourhood Plan Transport Study
 Indicative Site Access & Visibility Splays
 Saham Toney Parish Council
 Project No: 00025162 Date: March 2020
ACCOM
 STNP13: Hill Farm

POLICY MAP 2F.6: INDICATIVE SITE ACCESS PLAN FOR SITE STNP13





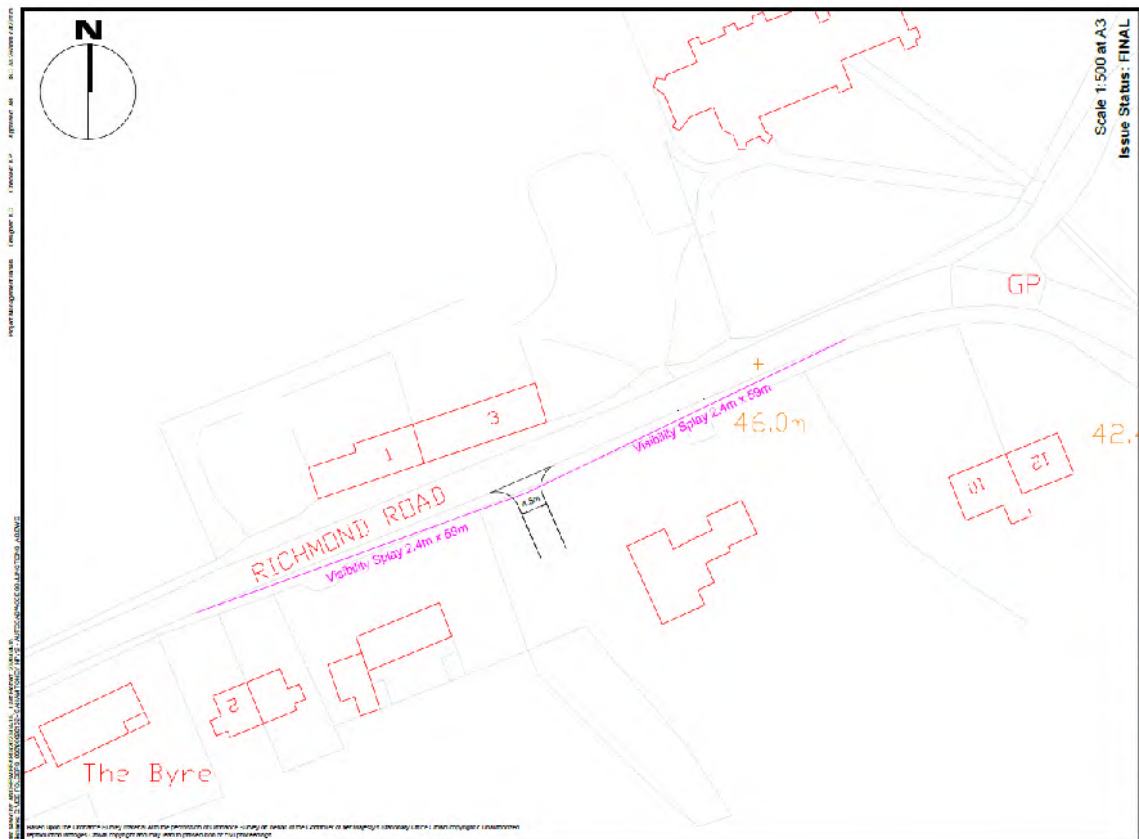
Scale 1:500 at A3
Issue Status: FINAL

AECOM

Saham Toney Neighbourhood Plan Transport Study
Indicative Vehicular Access & Visibility Splays
Saham Toney Parish Council
Project No.: 80466102 Date: March 2020

STNP 14: Croft Field

POLICY MAP 2F.7: INDICATIVE SITE ACCESS PLAN FOR SITE STNP14



Scale 1:500 at A3
Issue Status: FINAL

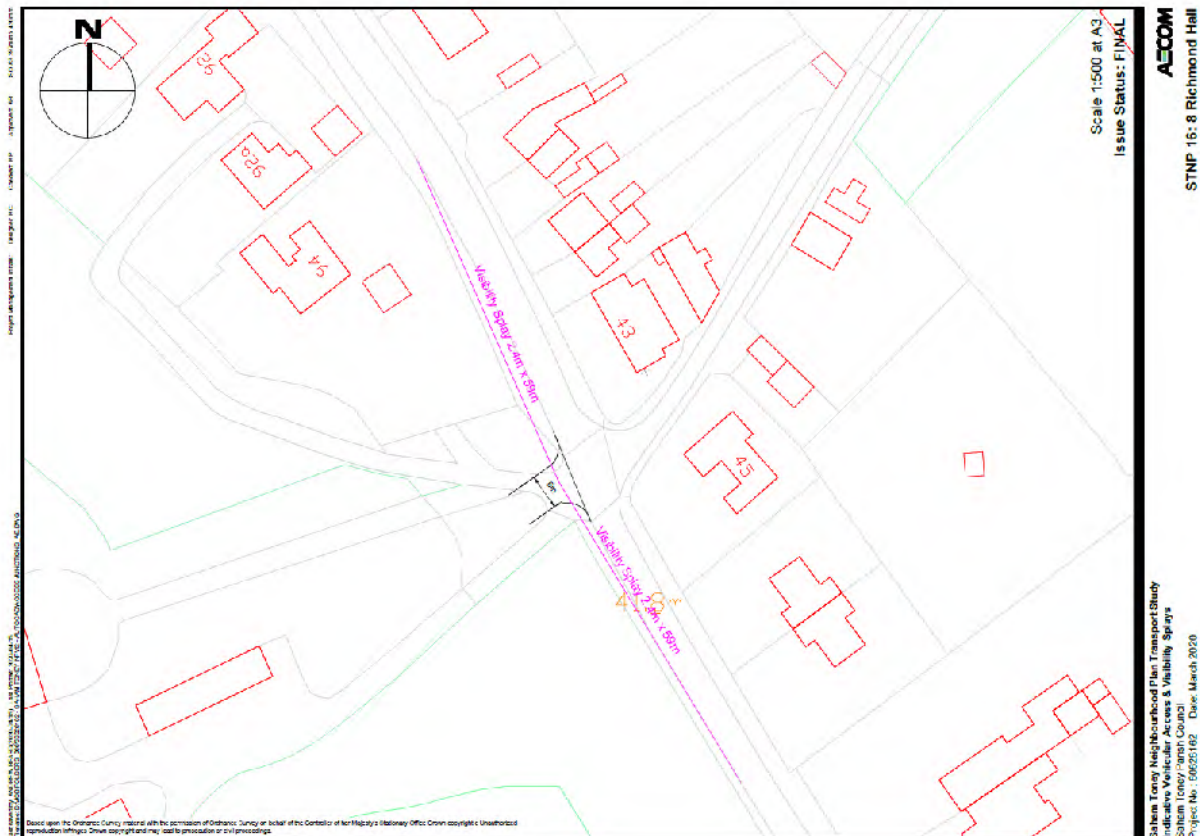
AECOM

Saham Toney Neighbourhood Plan Transport Study
Indicative Vehicular Access & Visibility Splays
Saham Toney Parish Council
Project No.: 80466102 Date: March 2020

STNP 15: 8 Richmond Road

POLICY MAP 2F.8: INDICATIVE SITE ACCESS PLAN FOR SITE STNP15





POLICY MAP 2F.9: INDICATIVE SITE ACCESS PLAN FOR SITE STNP16

POLICY 2G: MASTERPLANNING

P2G.1 Proposals for all major developments that come forward shall include acceptable master-planned site layouts; with the exception of proposals for allocated sites STNP1, STNP4, STNP7 and STNP16, providing those do not significantly differ from their master-planned studies and the layouts given in Policy Maps 2G.1 and 2G.2.

P2G.2 For sites requiring new or amended masterplanning, that shall be to a similar level of detail to that shown on Policy Maps 2G.1 and 2G.2.

P2G.3 Where masterplanning is required, for sites located in areas of medium-high or high combined landscape sensitivity, it shall include 3D street-scene and/or aerial illustrations.

Supporting text - Implementation:

T2G.1 In addition to the Policy Maps 2G.1 and 2G.2, reference shall be made to the Saham Toney Masterplanning Report, AECOM, February 2020, which examined layout options for allocated sites grouped around Pound Hill and Page's Lane, and for an allocated site off Richmond Road.

Supporting Text - Key Facts:



T2G.2 The Saham Toney Masterplanning Report was independently prepared to evaluate the merits of various alternate site layout schemes for allocated sites STNP1, STNP4 and STNP7 (as a group in conjunction with two other sites which were excluded from allocation as a result of the studies), and for allocated site STNP16. The masterplanning studies were undertaken to better identify preferred layouts for larger sites and/or sites in close proximity to one another that warranted a coherent approach.

T2G.3 The requirement for masterplanning of major development sites is justified by the Neighbourhood Area's key development constraints: limited infrastructure; surface water flood risk; specific housing needs and landscape character and setting.

EVIDENCE BASE

Saham Toney Masterplanning Report, AECOM, February 2020



Figure 17: Our village – Artist's impression of allocated sites STNP1, 4 and 7, looking west from above Chequers Lane





Map © AECOM 2020

POLICY MAP 2G.1: PREFERRED MASTERPLANNING – SITES STNP1, STNP4 & STNP7



KEY FOR POLICY MAP 2G.1:

	Site boundaries		Proposed junction traffic calming and safety improvements		Proposed garages
	Ancient and/or broadleaved woodland		Proposed dropped kerbs/ pedestrian crossing		Proposed 1 storey houses:
	New or reinforced hedges and tree cover		Proposed Pages Lane road widening		- 1 bedroom
	New low-level soft landscaping		Main site access		- 2 bedrooms
	Water		Proposed footway along existing roads		- 3 bedrooms
	Existing buildings		Proposed footpath with views towards Saham Mere		Proposed 2 storey houses:
	Listed building		Proposed pedestrian access		- 2 bedrooms
	Existing roads		Proposed gate agricultural vehicle-only access to field south of Site STNP 1		- 3 bedrooms
	Proposed land for residential development		Ditches to be restored		- 4+ bedrooms
	Proposed open space		Open views to be retained/enhanced		Affordable housing units
	Proposed roads		Key Views designated in the Neighbourhood Plan		Area for flood risk attenuation measures
	Proposed footways				





Map © AECOM 2020

POLICY MAP 2G.2: PREFERRED MASTERPLANNING – SITE STNP16



KEY FOR POLICY MAP 2G.2:

	Site STNP 16 boundaries		Proposed footway on west side of Richmond Road
	Site granted outline permission		Proposed footpath to amenity land
	Ancient and/or broadleaved woodland		Proposed pedestrian access to amenity land
	Retained mature trees		Existing vehicle access to neighbouring properties from Richmond Lane
	New or reinforced hedges and tree cover		Proposed garages
	Water		Proposed 1 storey houses:
	Existing buildings		- 1 bedroom
	Existing roads		- 2 bedrooms
	Amenity land		- 3 bedrooms
	Proposed land for residential development		Proposed 2 storey houses:
	Proposed play area		- 2 bedrooms
	Proposed roads		- 3 bedrooms
	Proposed footways		- 4+ bedrooms
	Widened section of Richmond Lane	A	Affordable housing units
	Proposed dropped kerbs/ pedestrian crossing		
	Site access with junction safety improvements		



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

P2H.1 Development of predominantly brownfield land amounting to approximately 1.06 hectares at Grange Farm, Chequers Lane, designated as Site STNP1, and as shown on Policy Map 2H, for up to 10 new dwellings, will be permitted subject to meeting the following criteria:

- a) The site boundary shall be as shown on Policy Map 2H;
- b) The proposals are guided by the masterplanned layout shown on Policy Map 2G.1, or where they significantly differ, an alternative masterplanned layout must be provided in order to demonstrate compatibility with the requirements set out in this policy;
- c) Of the total area, approximately 0.09 hectares as shown on Policy Map 2H is set aside for the provision of appropriate on- and off-site flood risk attenuation measures, a footpath linking the site to Page's Lane and landscaping only.
- d) Single storey dwellings are expected on this site; two storey dwellings may be acceptable if built form is sympathetic to houses on the opposite side of Chequers Lane and it is demonstrated through a proportionate Landscape and Visual Appraisal (see g. below) that the built form will be sensitive to the open landscape setting found in this location;
- e) Safe access to and from the site shall be provided by a single access road at the east end of the site, no less than 4.8m in width and to a standard suitable for its adoption by the Local Highways Authority. Site layout shall be such as to preclude future access to land south or west of the site boundary, other than for agricultural purposes;
- f) 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;
- g) A Flood Risk Assessment shall be submitted in accordance with the requirements of Policy 8A, 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.
- 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 new properties and/or off-site. Development shall avoid areas at risk of surface water flood or drainage risk;
- i) Any attenuation to deal with the development itself should be provided outside areas of high or medium surface water flood risk;
- j) A proportionate Landscape and Visual Appraisal 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 and visual amenity 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;
- k) The Ecological Assessment for the site shall include:



- i. Reference to historical stone curlew species records, if available, pertaining to the grid cell(s) in which a proposal is located;
 - ii. The results of a site-specific stone curlew survey undertaken over a period from early April to mid-May, undertaken with appropriate sensitivity to species disturbance;
 - iii. Where stone curlews are identified on a site, the proposal shall include a site-specific Habitats Regulations Assessment that includes proposed mitigation measures. Proposals lacking acceptable mitigation measures, where such are required, will not be permitted.
- l) 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;
 - m) Development shall be screened as part of a suitable landscaping scheme.

P2H.2 This site is expected to be developed between 2025 and 2028.

P2H.3 This site is required to deliver no fewer than 2 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.

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, only under exceptional circumstances shall viability be accepted as a reason to vary those criteria.

T2H.3 Further background and context to the Masterplanning site-layout is provided in the Saham Toney Masterplanning Report, AECOM, February 2020, which examined layout options for allocated sites grouped around Pound Hill and Page's Lane, and for an allocated site off Richmond Road.

T2H.4 Flood risk attenuation measures aimed at dealing with existing flood risk may be placed in areas themselves at risk of surface water flooding, but attenuation measures for new flood risk (i.e. arising from the development) may not.

Supporting Text - Key Facts:

T2H.5 The Saham Toney Masterplanning Report was independently prepared to evaluate the merits of various alternate site layout schemes for allocated sites STNP1, STNP4 and STNP7 (as a group in conjunction with two other sites which were excluded from allocation as a result of the studies), and for allocated site STNP16.

T2H.6 The masterplanning studies were undertaken to better identify preferred layouts for larger sites and/or sites in close proximity to one another that warranted a coherent approach.

T2H.7 The requirement for masterplanning of major development sites is justified by the Neighbourhood Area's key development constraints: limited infrastructure; surface water flood risk; specific housing needs and landscape character and setting.

T2H.8 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.

T2H.9 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.

T2H.10 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; and to the findings of the Saham Toney Neighbourhood Plan Transport Study (AECOM, April 2020).

T2H.11 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.

T2H.12 The site's location in an area of moderate-high combined landscape sensitivity results in the requirement for a proportionate Landscape and Visual Appraisal 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 proportionate Landscape and Visual Appraisal is further justified by the fact that (a) two other sites are allocated in close proximity to this one, and (b) another two sites in the same area were excluded from allocation because of their harmful landscape impact. Hence the cumulative impact of all three sites (STNP1, STNP4 and STNP7) requires careful consideration.

T2H.13 Parts of Saham Toney have been identified as having the potential to support suitable habitat for stone curlew. The Breckland Special Protection Area supports over 70% of the breeding population of the species, hence it is very important that development is sensitive to its protection. As highlighted in the Saham Toney Neighbourhood Plan Habitats Regulations Assessment, AECOM, June 2020, site STNP1 is located in a stone curlew 'risk' cells (cells equate to Ordnance Survey grid squares), and therefore additional conditions for its Ecological Assessment apply, to clarify that further species data shall be obtained, and assessment undertaken, to support a planning application. Historical records may be obtained from the RSPB and / or Norfolk Biodiversity Information Service (local Biological Recording Centre). The results of a site-specific stone curlew survey are required because the Local Plan Habitats Regulations Assessment identified that existing records are likely to be incomplete in the 'risk' cells.

T2H.14 Some of the existing farm buildings on the site contain asbestos. A preliminary ground 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.

T2H.15 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.



T2H.16 The site is allocated for 10 dwellings and shall therefore provide affordable housing at least to the level defined in the Local Plan (25%).

T2H.17 Given the Neighbourhood Area’s infrastructure limitations, as described in Policy 1, phasing of development is justified by paragraph 73 of the National Planning Policy Framework.

EVIDENCE BASE:

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

Saham Toney Neighbourhood Development Plan Site Selection Report, 2nd edition, May 2020

Saham Toney Masterplanning Report, AECOM, February 2020


Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020

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

Habitats Regulations Assessment, Saham Toney Neighbourhood Plan, AECOM, June 2020

Saham Toney Parish Flood Risk Study, Create Consulting, May 2020



	<p>Allocated site boundary</p> <p>Additional area for flood risk attenuation measures, a footpath and landscaping only</p>	<p>Scale</p>
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POLICY MAP 2H: STNP1 SITE LOCATION PLAN



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

P2I.1 Development of brownfield land amounting to approximately 0.30 hectares at the Croft Piggery, Hills Road, designated as Site STNP2, and as shown on Policy Map 2I, for up to 4 new dwellings, will be permitted subject to meeting the following criteria:

- a) The site boundary shall be as shown on Policy Map 2I;
- b) The dwellings shall be single storey;
- c) Safe access to and from the site shall be provided by a single private shared driveway joining Hills Road, of width no less than 4.5m;
- 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;
- f) 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.

P2I.2 This site is expected to be developed between 2020 and 2024.

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. That included detailed discussions with the landowner, who has agreed to all the criteria for its development.

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, only under exceptional circumstances shall viability be accepted as a reason to vary those criteria.

T2I.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.

T2I.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:

T2I.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.

T2I.6 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.

T21.7 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; and to the findings of the Saham Toney Neighbourhood Plan Transport Study (AECOM, April 2020).

T21.8 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.

T21.9 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.

T21.10 Given the Neighbourhood Area's infrastructure limitations, as described in Policy 1, phasing of development is justified by paragraph 73 of the National Planning Policy Framework.

T21.11 this site is not required to deliver affordable homes.

EVIDENCE BASE:

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

Saham Toney Neighbourhood Development Plan Site Selection Report, 2nd edition, May 2020

Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020



Figure 18: Our village – Saham Hall





Allocated site boundary



Scale

POLICY MAP 2I: STNP2 SITE LOCATION PLAN

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

P2J.1 Development of greenfield land amounting to approximately 0.81 hectares to the west of Pound Hill at its junction with Page's Lane, designated as Site STNP4, and as shown on Policy Map 2J, for up to 17 new dwellings, will be permitted subject to meeting the following criteria:

- a) The site boundary shall be as shown on Policy Map 2J;
- b) The proposals are guided by the masterplanned layout shown on Policy Map 2G.1, or where they significantly differ, an alternative masterplanned layout must be provided in order to demonstrate compatibility with the requirements set out in this policy;
- c) Safe access to and from the site shall be provided onto Page's Lane, no less than 4.8m in width and to a standard suitable for its adoption by the Local Highways Authority;
- d) A Flood Risk Assessment shall be submitted in accordance with the requirements of Policy 8A, 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. Development shall avoid areas at risk of surface water flood or drainage risk;

- e) A proportionate Landscape and Visual Appraisal 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;
- f) The Ecological Assessment for the site shall include:
 - i. Reference to historical stone curlew species records, if available, pertaining to the grid cell(s) in which a proposal is located;
 - ii. The results of a site-specific stone curlew survey undertaken over a period from early April to mid-May, undertaken with appropriate sensitivity to species disturbance;
 - iii. Where stone curlews are identified on a site, the proposal shall include a site-specific Habitats Regulations Assessment that includes proposed mitigation measures. Proposals lacking acceptable mitigation measures, where such are required, will not be permitted.
- 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.

P2J.2 This site is expected to be developed between 2025 and 2028.

P2J.3 This site is required to deliver a minimum of 4 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.

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, only under exceptional 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.

T2J.4 Further background and context to the Masterplanning site-layout is provided in the Saham Toney Masterplanning Report, AECOM, February 2020, which examined layout options for allocated sites grouped around Pound Hill and Page's Lane, and for an allocated site off Richmond Road.

Supporting Text - Key Facts:

T2J.5 The Saham Toney Masterplanning Report was independently prepared to evaluate the merits of various alternate site layout schemes for allocated sites STNP1, STNP4 and STNP7 (as a group in



conjunction with two other sites which were excluded from allocation as a result of the studies), and for allocated size STNP16.

T2J.6 The masterplanning studies were undertaken to better identify preferred layouts for larger sites and/or sites in close proximity to one another that warranted a coherent approach.

T2J.7 The requirement for masterplanning of major development sites is justified by the Neighbourhood Area's key development constraints: limited infrastructure; surface water flood risk; specific housing needs and landscape character and setting.

T2J.8 Conditions relating to highway access arise from site assessment carried out by the Local Highway Authority, and to the findings of the Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020. Access to and from Page's Lane, rather than Pound Hill is dictated (a) because there is existing field access there; (b) to offset concern by the Local Highway Authority as to increased traffic at the junction of Pound Hill and Richmond Road.

T2J.9 Part of the site is subject to surface water flood risk which justifies the drainage and flood mitigation measures required by the policy.

T2J.10 The site's location in an area of moderate-high combined landscape sensitivity results in the requirement for a proportionate Landscape and Visual Appraisal 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, 2nd edition, May 2020, 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 (e). The requirement for a proportionate Landscape and Visual Appraisal is further justified by the fact that (a) two other sites are allocated in close proximity to this one, and (b) another two sites in the same area were excluded from allocation because of their harmful landscape impact. Hence the cumulative impact of all three sites (STNP1, STNP4 and STNP7) requires careful consideration.

T2J.11 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.

T2J.12 Parts of Saham Toney have been identified as having the potential to support suitable habitat for stone curlew. The Breckland Special Protection Area supports over 70% of the breeding population of the species, hence it is very important that development is sensitive to its protection. As highlighted in the Saham Toney Neighbourhood Plan Habitats Regulations Assessment, AECOM, June 2020, site STNP4 is located in a stone curlew 'risk' cells (cells equate to Ordnance Survey grid squares), and therefore additional conditions for its Ecological Assessment apply, to clarify that further species data shall be obtained, and assessment undertaken, to support a planning application. Historical records may be obtained from the RSPB and / or Norfolk Biodiversity Information Service (local Biological Recording Centre). The results of a site-specific stone curlew survey are required because the Local Plan Habitats Regulations Assessment identified that existing records are likely to be incomplete in the 'risk' cells.



T2J.13 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.14 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.

T2J.15 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.

T2J.16 The site is allocated for greater than 10 dwellings and shall therefore provide affordable housing at least to the level defined in the Local Plan (25%).

T2J.17 Given the Neighbourhood Area's infrastructure limitations, as described in Policy 1, phasing of development is justified by paragraph 73 of the National Planning Policy Framework.

EVIDENCE BASE:

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

Saham Toney Neighbourhood Development Plan Site Selection Report, 2nd edition, May 2020

Saham Toney Masterplanning Report, AECOM, February 2020

Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020

Habitats Regulations Assessment, Saham Toney Neighbourhood Plan, AECOM, June 2020

Saham Toney Parish Flood Risk Study, Create Consulting, May 2020



Figure 19: Our village – Penny's Tea Room, Hills Road





Allocated site boundary



Scale

POLICY MAP 2J: STNP4 SITE LOCATION PLAN

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

P2K.1 Development of predominantly brownfield land amounting to approximately 0.54 hectares at the Page's Farm, Page's Lane, designated as Site STNP7, and as shown on Policy Map 2K, for up to 8 new dwellings, will be permitted subject to meeting the following criteria:

- a) The site boundary shall be as shown on Policy Map 2K;
- b) The proposals are guided by the masterplanned layout shown on Policy Map 2G.1, or where they significantly differ, an alternative masterplanned layout must be provided in order to demonstrate compatibility with the requirements set out in this policy;
- c) Safe access to and from the site shall be provided by a single private shared driveway joining Page's Lane, of width no less than 4.5m;



- 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, of width no less than 2m;
- f) A Flood Risk Assessment shall be submitted in accordance with the requirements of Policy 8A, 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. Development shall avoid areas at risk of surface water flood or drainage risk.
- g) 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;
- h) Any flood risk attenuation to deal with the development itself should be provided outside areas of high or medium surface water flood risk;
- i) A proportionate Landscape and Visual Appraisal 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) The Ecological Assessment for the site shall include:
 - i. Reference to historical stone curlew species records, if available, pertaining to the grid cell(s) in which a proposal is located;
 - ii. The results of a site-specific stone curlew survey undertaken over a period from early April to mid-May, undertaken with appropriate sensitivity to species disturbance;
 - iii. Where stone curlews are identified on a site, the proposal shall include a site-specific Habitats Regulations Assessment that includes proposed mitigation measures. Proposals lacking acceptable mitigation measures, where such are required, will not be permitted.
- l) 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;
- m) The brownfield site shall be entirely cleared and all decontamination measures identified by the risk assessment shall be implemented;
- n) The existing boundary trees and hedges shall be retained, or replaced with alternate natural planting that enhances the landscape;
- o) 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 2033 and 2036.

P2K.3 This site is required to deliver no fewer than 2 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.

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, only under exceptional 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.

T2K.4 Further background and context to the Masterplanning site-layout is provided in the Saham Toney Masterplanning Report, AECOM, February 2020, which examined layout options for allocated sites grouped around Pound Hill and Page's Lane, and for an allocated site off Richmond Road.

T2K.5 Flood risk attenuation measures aimed at dealing with existing flood risk may be placed in areas themselves at risk of surface water flooding, but attenuation measures for new flood risk (i.e. arising from the development) may not.

Supporting Text - Key Facts:

T2K.6 The Saham Toney Masterplanning Report was independently prepared to evaluate the merits of various alternate site layout schemes for allocated sites STNP1, STNP4 and STNP7 (as a group in conjunction with two other sites which were excluded from allocation as a result of the studies), and for allocated site STNP16.

T2K.7 The masterplanning studies were undertaken to better identify preferred layouts for larger sites and/or sites in close proximity to one another that warranted a coherent approach.

T2K.8 The requirement for masterplanning of major development sites is justified by the Neighbourhood Area's key development constraints: limited infrastructure; surface water flood risk; specific housing needs and landscape character and setting.

T2K.9 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.

T2K.10 Local highway widening and footpath provision is required to ensure highway and pedestrian safety and requirements are further guided by the findings of the Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020.

T2K.11 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.12 The site's location in an area of moderate-high combined landscape sensitivity results in the requirement for a proportionate Landscape and Visual Appraisal 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 proportionate Landscape and Visual Appraisal is further justified by the fact that (a) two other sites are allocated in close proximity to this one, and (b) another two sites in the same area were excluded from allocation because of their harmful landscape impact. Hence the cumulative impact of all three sites (STNP1, STNP4 and STNP7) requires careful consideration.

T2K.13 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.

T2K.14 Parts of Saham Toney have been identified as having the potential to support suitable habitat for stone curlew. The Breckland Special Protection Area supports over 70% of the breeding population of the species, hence it is very important that development is sensitive to its protection. As highlighted in the Saham Toney Neighbourhood Plan Habitats Regulations Assessment, AECOM, June 2020, site STNP7 is located in a stone curlew 'risk' cells (cells equate to Ordnance Survey grid squares), and therefore additional conditions for its Ecological Assessment apply, to clarify that further species data shall be obtained, and assessment undertaken, to support a planning application. Historical records may be obtained from the RSPB and / or Norfolk Biodiversity Information Service (local Biological Recording Centre). The results of a site-specific stone curlew survey are required because the Local Plan Habitats Regulations Assessment identified that existing records are likely to be incomplete in the 'risk' cells.

T2K.15 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.16 Some of the existing farm buildings on the site contain asbestos, and the site's agricultural use may 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.

T2K.17 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.

T2K.18 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.

T2K.19 Given the Neighbourhood Area's infrastructure limitations, as described in Policy 1, phasing of development is justified by paragraph 73 of the National Planning Policy Framework.

EVIDENCE BASE:

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

Saham Toney Neighbourhood Development Plan Site Selection Report, 2nd edition, May 2020

Saham Toney Masterplanning Report, AECOM, February 2020

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



Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020

Habitats Regulations Assessment, Saham Toney Neighbourhood Plan, AECOM, June 2020

Saham Toney Parish Flood Risk Study, Create Consulting, May 2020



Allocated site boundary



Scale

POLICY MAP 2K: STNP7 SITE LOCATION PLAN

POLICY 2L: SITE ALLOCATION STNP9: OVINGTON ROAD

P2L.1 Development of greenfield land amounting to approximately 0.445 hectares on the north side of Ovington Road, designated as Site STNP9, and as shown on Policy Map 2L, for up to 3 new dwellings, will be permitted subject to meeting the following criteria:

- The site boundary shall be as shown on Policy Map 2L;
- Dwelling heights shall respect adjoining property;
- 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 individual of with no less than 3.2m and one shared, of width no less than 4.5m);
- e) A pedestrian footpath shall be provided along the site frontage on Ovington Road;
- f) A Flood Risk Assessment shall be submitted in accordance with the requirements of Policy 8A, 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. Development shall avoid areas at risk of surface water flood or drainage risk. 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;
- g) The Ecological Assessment for the site shall include:
 - i. Reference to historical stone curlew species records, if available, pertaining to the grid cell(s) in which a proposal is located;
 - ii. The results of a site-specific stone curlew survey undertaken over a period from early April to mid-May, undertaken with appropriate sensitivity to species disturbance;
 - iii. Where stone curlews are identified on a site, the proposal shall include a site-specific Habitats Regulations Assessment that includes proposed mitigation measures. Proposals lacking acceptable mitigation measures, where such are required, will not be permitted.
- h) The existing trees and hedges on the north and east boundaries of the site shall be retained, improved and enhanced where possible;
- i) 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;
- j) Development shall include positive measures to enhance green infrastructure.

P2L.2 This site is expected to be developed between 2020 and 2024.

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. That included detailed discussions with the landowners via their developer, who has agreed to all the criteria for its development.

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, only under exceptional circumstances shall viability be accepted as a reason to vary those criteria.

T2L.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:

T2L.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.



T2L.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); and also relate to the findings of the Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020.

T2L.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.

T2L.7 Parts of Saham Toney have been identified as having the potential to support suitable habitat for stone curlew. The Breckland Special Protection Area supports over 70% of the breeding population of the species, hence it is very important that development is sensitive to its protection. As highlighted in the Saham Toney Neighbourhood Plan Habitats Regulations Assessment, AECOM, June 2020, site STNP7 is located in a stone curlew 'risk' cells (cells equate to Ordnance Survey grid squares), and therefore additional conditions for its Ecological Assessment apply, to clarify that further species data shall be obtained, and assessment undertaken, to support a planning application. Historical records may be obtained from the RSPB and / or Norfolk Biodiversity Information Service (local Biological Recording Centre). The results of a site-specific stone curlew survey are required because the Local Plan Habitats Regulations Assessment identified that existing records are likely to be incomplete in the 'risk' cells.

T2L.8 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.

T2L.9 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.

T2L.10 Given the Neighbourhood Area's infrastructure limitations, as described in Policy 1, phasing of development is justified by paragraph 73 of the National Planning Policy Framework.

T2L.11 The low housing density on this site is justified by the following underlying factors:

- a) Part of the site is at high risk of surface water flood risk;
- b) Concerns raised by the Local Highways Authority with regard to highway access for a greater number of dwellings and a need to provide a pedestrian pavement in that circumstance where land is not readily available for that purpose;
- c) The developer's wish to provide larger gardens.

T2L.12 this site is not required to deliver affordable homes.

EVIDENCE BASE:

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

Saham Toney Neighbourhood Development Plan Site Selection Report, 2nd edition, May 2020

Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020

Habitats Regulations Assessment, Saham Toney Neighbourhood Plan, AECOM, June 2020





Allocated site boundary



Scale

POLICY MAP 2L: STNP9 SITE LOCATION PLAN

POLICY 2M: SITE ALLOCATION STNP13: HILL FARM

P2M.1 Development of greenfield land amounting to approximately 0.20 hectares at Hill Farm, Hills Road, designated as Site STNP13, and as shown on Policy Map 2M, for up to 5 new dwellings, will be permitted subject to meeting the following criteria:

- a) The site boundary shall be as shown on Policy Map 2M;
- b) Safe access to and from the site shall be provided by a private shared driveway joining Hills Road, of width no less than 4.5m;
- c) Hills Road shall be widened locally to the site to provide passing place(s) to the satisfaction of the Local Highway Authority;

P2M.2 Development planning shall pay particular attention to the avoidance of any amenity issues from the adjacent working farm.



P2M.3 This site is expected to be developed between 2029 and 2032

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 landowner, 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, only under exceptional 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 Site access requirements are as identified by the Saham Toney Neighbourhood Plan Transport Study, AECOM, March 2020. The requirement to provide local passing place(s) addresses the narrow width of the highway adjacent to the site.

T2M.5 The site is adjacent to a working farm and hence especial care is needed to ensure amenity issues do not arise.

T2M.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.

T2M.7 Given the Neighbourhood Area's infrastructure limitations, as described in Policy 1, phasing of development is justified by paragraph 73 of the National Planning Policy Framework.

T2M.8 this site is not required to deliver affordable homes.

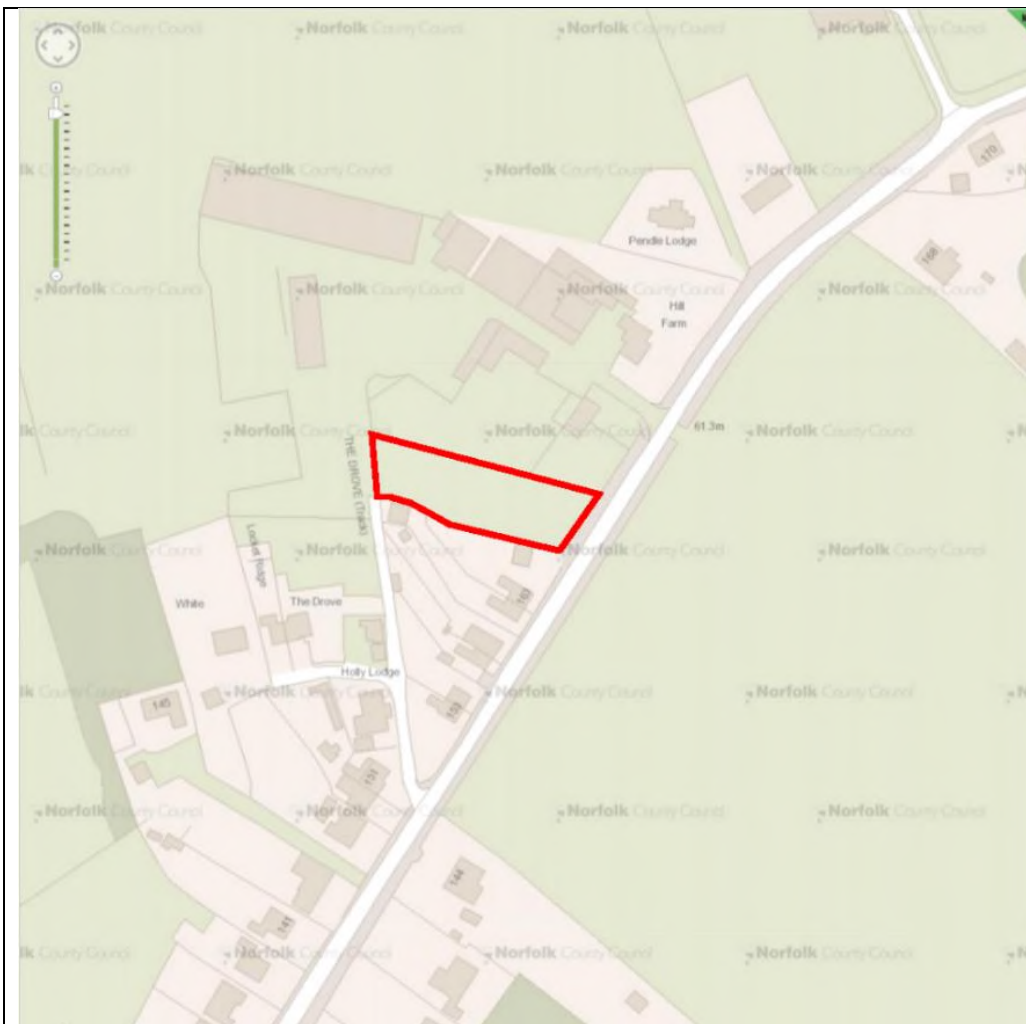
EVIDENCE BASE:

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

Saham Toney Neighbourhood Development Plan Site Selection Report, 2nd edition, May 2020

Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020





Allocated site boundary



Scale

POLICY MAP 2M: STNP13 LOCATION PLAN

POLICY 2N: SITE ALLOCATION STNP14: CROFT FIELD

P2N.1 Development of greenfield land amounting to approximately 0.30 hectares at Croft Field, Hills Road, designated as Site STNP14, and as shown on Policy Map 2N, for up to 5 new dwellings, will be permitted subject to meeting 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 private shared driveway joining Hills Road, of width no less than 4.5m;
- c) Hills Road shall be widened locally to the site to provide passing place(s) to the satisfaction of the Local Highway Authority;
- d) The informal on-carriageway parking in the vicinity of the site frontage shall be removed;



- e) 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;
- f) The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground.

P2N.2 This site is expected to be developed between 2033 and 2036.

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, only under exceptional 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 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.

T2N.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.

T2N.7 Given the Neighbourhood Area's infrastructure limitations, as described in Policy 1, phasing of development is justified by paragraph 73 of the National Planning Policy Framework.

T2N.8 this site is not required to deliver affordable homes.

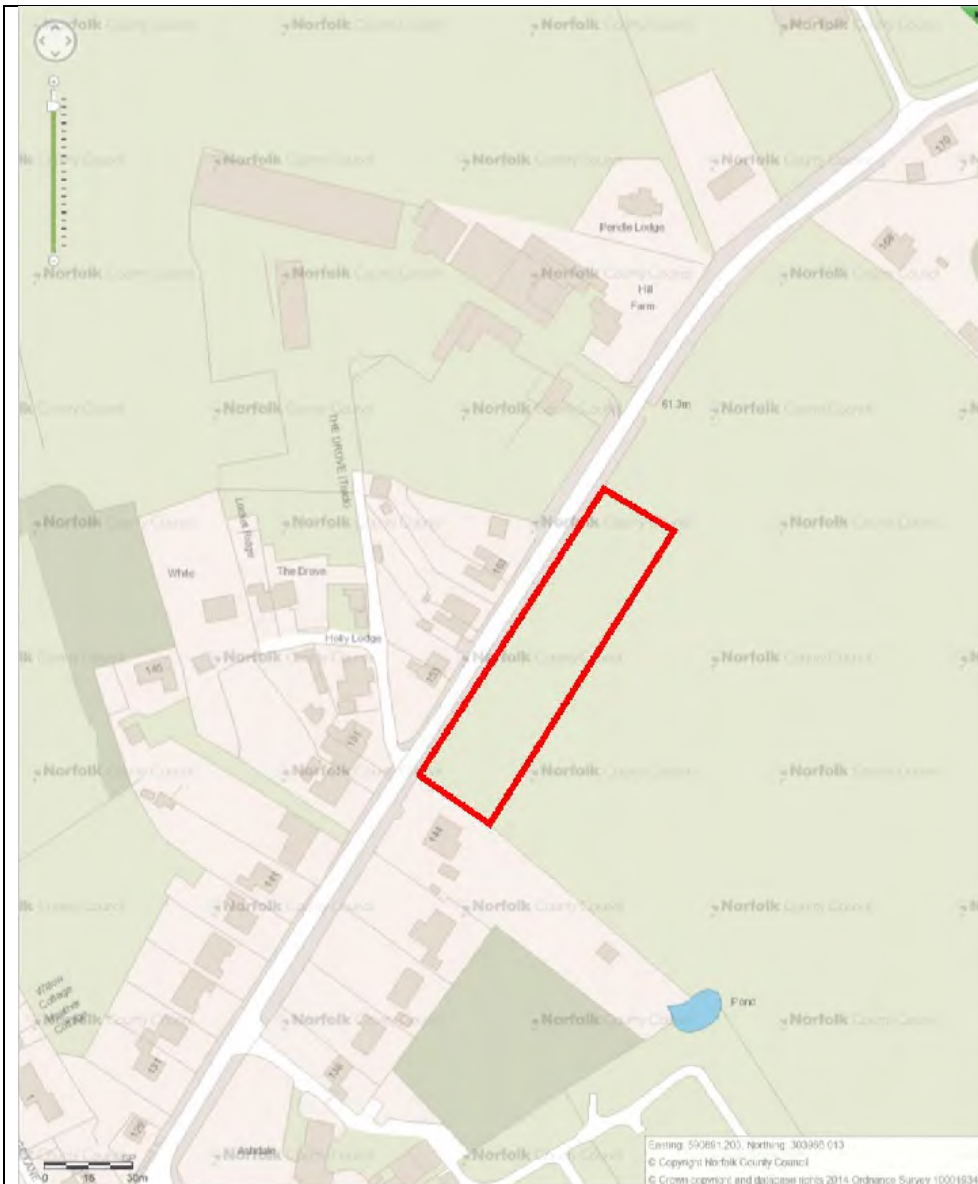
EVIDENCE BASE:



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

Saham Toney Neighbourhood Development Plan Site Selection Report, 2nd edition, May 2020

Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020





	Allocated site boundary 	Scale
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POLICY MAP 2N: STNP14 SITE LOCATION PLAN

POLICY 2O: SITE ALLOCATION STNP15: 8 RICHMOND ROAD

P2O.1 Development of land comprising an existing dwelling and residential garden, amounting to approximately 0.40 hectares at 8 Richmond Road, designated as Site STNP15, and as shown on Policy Map 2O, for up to 6 new dwellings, will be permitted subject to meeting the following criteria:

- a) The site boundary shall be as shown on Policy Map 2O;
- b) Safe access to and from the site shall be provided by means of a private shared driveway joining Richmond Road, of width no less than 4.5m;



- 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
- f) The Ecological Assessment for the site shall include:
 - i. Reference to historical stone curlew species records, if available, pertaining to the grid cell(s) in which a proposal is located;
 - ii. The results of a site-specific stone curlew survey undertaken over a period from early April to mid-May, undertaken with appropriate sensitivity to species disturbance;
 - iii. Where stone curlews are identified on a site, the proposal shall include a site-specific Habitats Regulations Assessment that includes proposed mitigation measures. Proposals lacking acceptable mitigation measures, where such are required, will not be permitted.

P20.2 As part of the development, the existing residential property will be demolished.

P20.3 A scale plan of the proposed site access and visibility splays in accordance with Policy 2F and to the satisfaction of the Local Highways Authority shall be submitted with a planning application for this site.

P20.4 This site is expected to be developed between 2033 and 2036.

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, only under exceptional 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.

T20.4 Part of the site is within the settlement boundary.

Supporting Text - Key Facts:

T20.5 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. The specific requirement for a scale plan of the proposed site access and visibility splays is included because the Local Highways Authority advised during the pre-submission consultation that it would otherwise object to this site.

T20.6 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.

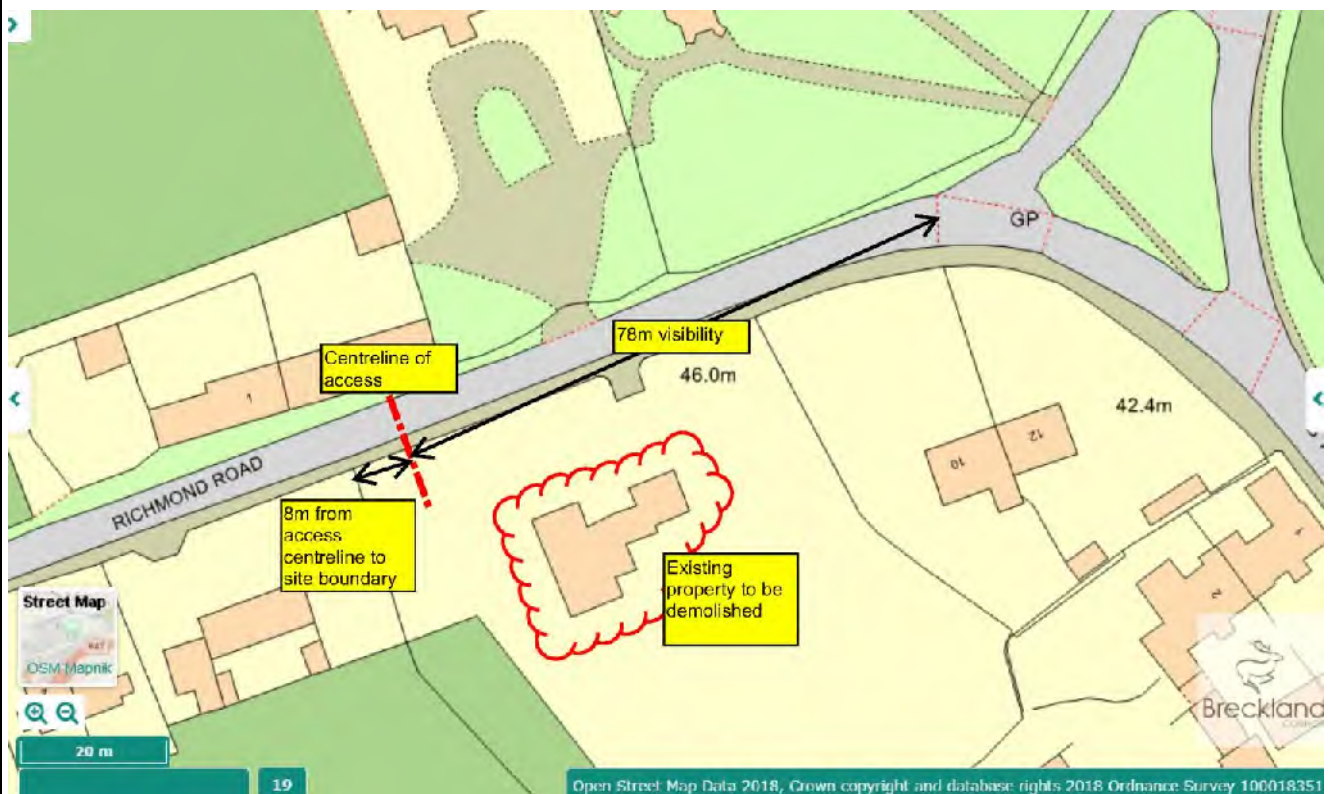


T20.7 Parts of Saham Toney have been identified as having the potential to support suitable habitat for stone curlew. The Breckland Special Protection Area supports over 70% of the breeding population of the species, hence it is very important that development is sensitive to its protection. As highlighted in the Saham Toney Neighbourhood Plan Habitats Regulations Assessment, AECOM, June 2020, site STNP15 is located in a stone curlew 'risk' cells (cells equate to Ordnance Survey grid squares), and therefore additional conditions for its Ecological Assessment apply, to clarify that further species data shall be obtained, and assessment undertaken, to support a planning application. Historical records may be obtained from the RSPB and / or Norfolk Biodiversity Information Service (local Biological Recording Centre). The results of a site-specific stone curlew survey are required because the Local Plan Habitats Regulations Assessment identified that existing records are likely to be incomplete in the 'risk' cells.

T20.8 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.

T20.9 The need to take measures to safeguard the amenity of neighbouring properties was identified by the Site Assessment Report prepared by AECOM, June 2019.

T20.10 The scale plan below addresses concerns expressed by the Local Highways authority as to the potential to achieve safe access to site STNP15 (with regard to the nearby bend in Richmond Road). Criterion P20.3 requires that a more detailed plan would be submitted with a future planning application for the site.



T20.11 Given the Neighbourhood Area's infrastructure limitations, as described in Policy 1, phasing of development is justified by paragraph 73 of the National Planning Policy Framework.



T20.12 this site is not required to deliver affordable homes.

EVIDENCE BASE:

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

Saham Toney Neighbourhood Development Plan Site Selection Report, 2nd edition, May 2020

Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020

Habitats Regulations Assessment, Saham Toney Neighbourhood Plan, AECOM, June 2020



Allocated site boundary



Scale

POLICY MAP 20: STNP15 SITE LOCATION PLAN

POLICY 2P: SITE ALLOCATION STNP16: RICHMOND HALL

P2P.1 Development of greenfield land amounting to approximately 0.65 hectares at Richmond Hall, Richmond Road, designated as Site STNP16, and as shown on Policy Map 2P, for up to 12 new dwellings, will be permitted subject to meeting the following criteria:

- a) The site boundary shall be as shown on Policy Map 2P;



- b) The proposals are guided by the masterplanned layout shown on Policy Map 2G.2 or where they significantly differ, an alternative masterplanned layout must be provided in order to demonstrate compatibility with the requirements set out in this policy;
- c) The proposals do not prejudice in any way the delivery of the future publicly accessible amenity land shown on Policy Map 2P;
- d) Suitable access is provided across the site to the future publicly accessible amenity land shown on Policy Map 2P, no less than 6.0m in width, and to a standard suitable for its adoption by the Local Highways Authority;
- e) The site will be developed in conjunction with the immediately adjacent site which has outline permission (Ref. 3PL/2018/0563/O);
- f) Safe access to and from the site shall be provided by via the adjacent permitted site, to which highways conditions apply;
- g) A proportionate Landscape and Visual Appraisal shall be provided with the planning application if the proposed site layout differs significantly from that given in Policy Map 2G.2, and if required, 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;
- h) The Ecological Assessment for the site shall include:
 - i. Reference to historical stone curlew species records, if available, pertaining to the grid cell(s) in which a proposal is located;
 - ii. The results of a site-specific stone curlew survey undertaken over a period from early April to mid-May, undertaken with appropriate sensitivity to species disturbance;
 - iii. Where stone curlews are identified on a site, the proposal shall include a site-specific Habitats Regulations Assessment that includes proposed mitigation measures. Proposals lacking acceptable mitigation measures, where such are required, will not be permitted.
- i) 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, only under exceptional 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 Further background and context to the Masterplanning site-layout is provided in the Saham Toney Masterplanning Report, AECOM, February 2020, which examined layout options for allocated sites grouped around Pound Hill and Page's Lane, and for an allocated site off Richmond Road.

Supporting Text - Key Facts:

T2P.6 The Saham Toney Masterplanning Report was independently prepared to evaluate the merits of various alternate site layout schemes for allocated sites STNP1, STNP4 and STNP7 (as a group in conjunction with two other sites which were excluded from allocation as a result of the studies), and for allocated site STNP16.

T2P.7 The masterplanning studies were undertaken to better identify preferred layouts for larger sites and/or sites in close proximity to one another that warranted a coherent approach.

T2P.8 The requirement for masterplanning of major development sites is justified by the Neighbourhood Area's key development constraints: limited infrastructure; surface water flood risk; specific housing needs and landscape character and setting.

T2P.9 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. That is demonstrated by the site layout given in Policy Map 2G.2, which is taken from the Saham Toney Masterplanning Report, AECOM, February 2020, which takes account of reviews of potential landscape impact given in both the Saham Toney Site Selection Report, 2nd edition, May 2020 and the Saham Toney Masterplanning Report, AECOM, February 2020. However, should an alternate site layout to that given in Policy Map 3F.2 be proposed, those reviews will not be applicable and hence it will not automatically be evident that equivalent mitigation exists. In such a case, mitigation may be identified by a proportionate Landscape and Visual Appraisal so provision of such an appraisal would be an essential measure.

T2P.10 The provision of publicly accessible amenity land was offered 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 the safeguarding of that amenity land is a fundamental condition of the site's allocation. The landowner has agreed to manage and maintain the land for public use.

T2P.11 Parts of Saham Toney have been identified as having the potential to support suitable habitat for stone curlew. The Breckland Special Protection Area supports over 70% of the breeding population of the species, hence it is very important that development is sensitive to its protection. As highlighted in the Saham Toney Neighbourhood Plan Habitats Regulations Assessment, AECOM, June 2020, site STNP16 is located in a stone curlew 'risk' cells (cells equate to Ordnance Survey grid



squares), and therefore additional conditions for its Ecological Assessment apply, to clarify that further species data shall be obtained, and assessment undertaken, to support a planning application. Historical records may be obtained from the RSPB and / or Norfolk Biodiversity Information Service (local Biological Recording Centre). The results of a site-specific stone curlew survey are required because the Local Plan Habitats Regulations Assessment identified that existing records are likely to be incomplete in the 'risk' cells.

T2P.12 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.13 The site is allocated for greater than 10 dwellings and shall therefore provide affordable housing at least to the level defined in the 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.

T2P.14 Given the Neighbourhood Area's infrastructure limitations, as described in Policy 1, phasing of development is justified by paragraph 73 of the National Planning Policy Framework.

EVIDENCE BASE:

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

Saham Toney Neighbourhood Development Plan Site Selection Report, 2nd edition, May 2020

Saham Toney Masterplanning Report, AECOM, February 2020

Saham Toney Neighbourhood Plan Transport Study, AECOM, April 2020


Habitats Regulations Assessment, Saham Toney Neighbourhood Plan, AECOM, June 2020





Figure 20: Our village – Saham Wood seen from Long Road





Allocated site boundary 

Extent of amenity land (see also Policy 2Q) 

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



POLICY MAP 2P: STNP16 SITE LOCATION PLAN



POLICY 2Q: AMENITY LAND AT RICHMOND HALL

P2Q.1 The land designated as amenity land on Policy Map 2P is safeguarded in perpetuity as future publicly accessible amenity land.

P2Q.2 As a condition of site STNP16 being designated as an allocated site in this Plan, the owner of the amenity land will make appropriate provision for its future management and maintenance.

P2Q.3 Public pedestrian access to and from the amenity land shall be via site STNP16, as set out in Policy 2P and Policy Map 2G.2.

Supporting Text - Key Facts:

T2Q.1 The provision of publicly accessible amenity land was offered via the proposal made in response to the Call for Sites, August – October 2018. Site assessment and selection of STNP16 took account of that proposal in concluding that the site should be allocated in the Plan, and hence the safeguarding of the amenity land is a fundamental condition of site STNP's allocation. The landowner has agreed to manage and maintain the land for public use.

T2Q.2 The owner – at the time of submission of this Plan - of both the amenity land and site STNP16 intends to sell the latter to a developer should it be granted planning permission in future. Hence a future developer of that site cannot take responsibility for the amenity land, other than complying with the relevant criteria of Policy 2P. As a result, Policy 2Q is required, to safeguard the amenity land and ensure its future management and maintenance.

T2Q.3 The provision of this amenity land provides a valuable addition to accessible green space in the Neighbourhood Area and will help to meet the Accessible Natural Greenspace Standard, as set out in Natural England's publication "Nature Nearby".

POLICY 3A: DESIGN

P3A.1 **General:** All proposals shall be guided by the most up to date version of the Saham Toney Parish Design Guide, and demonstrate they are well-designed in a manner that reflects the varied local context and contributes positively to Saham Toney's distinctive rural character (as described in the Saham Toney Landscape Character Assessment). Planning applications will be expected to be accompanied by a statement which explains how the design principles underpinning a scheme complies with this Policy and the Saham Toney Parish Design Guide.

P3A.2 **Local context:** New development shall:

- a) Respond positively to, and where possible, reinforce and enhance the best features of the local built environment; and
- b) Retain rural spaces between existing village settlement clusters to avoid their coalescence.

P3A.3 **Local vernacular:** Design proposals shall be locally distinctive and incorporate Saham Toney's character vernacular, whilst demonstrating chronological progression where appropriate.



P3A.4 Local integration: Proposals shall:

- a) In the case of settlement edge proposals, give careful consideration to their integration and interface with the surrounding countryside;
- b) Where opportunities exist, provide good connectivity with the existing neighbourhood for pedestrians and cyclists and improve and extend the existing pedestrian footway and cycle network; and
- c) Respect the special rural character of the village lanes, which are generally bordered by grass verges with hedges which form important landscape features in the Parish, are valuable as wildlife habitats and are historically noteworthy.

P3A.5 Built form: The height, scale and layout of proposals should respond sensitively and complement positive features in the surrounding built form. Any proposal exceeding two storeys above ground level at any of its elevations, shall be accompanied by a proportionate Landscape and Visual Appraisal that demonstrates that no significant visual harm will result.

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

- a) Make use of opportunities to mitigate surface water flood risk by the incorporation of appropriate natural features;
- b) Wherever possible, increase the area of habitats that sequester and store carbon, including through an appropriate increase of tree cover;
- c) Incorporate attractive and coherent boundary treatments which reflect or enhance the local vernacular;
- d) Where applicable, and where opportunities exist, contribute to the enhancement of Key Views; and
- e) In the case of residential proposals include appropriate rear garden spaces.

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

- a) Demonstrate high quality design that results in attractive developments that have a positive impact on the local environment and community; and
- b) Be in accordance with the principles set out in the Police initiative "Secured by Design", and development proposals aimed at improving community safety will be supported.

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 and setting of the historic environment; and
- b) Not materially impact the significance of any building defined in Policy 6 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 and design: Developments meeting the following criteria will be encouraged and supported:

- a) Based on established principles of sustainable construction;
- b) Ideally use materials of low ecological / environmental impact, and which are thermally efficient;



- c) Utilise paved surface materials that are appropriate to the setting and which are preferably permeable;
- d) Be sensitive to the use and conservation of water;
- e) Demonstrate how climate change adaptation and mitigation measures have been incorporated in the design;
- f) Demonstrate a low carbon footprint by including a statement of proportionate detail, setting out the measures taken to achieve that and describing how design and layout minimises anticipated carbon emissions;
- g) As far as practical, be oriented to optimise passive solar gain;
- h) Promote rainwater capture for re-use;
- i) Deliver the highest viable energy efficiency;
- j) Be in accord with the energy hierarchy;
- k) Where possible, secure at least 10% of their total unregulated energy from renewable or low carbon sources;
- l) Development that gives rise to zero emissions to air will be strongly encouraged, and as a minimum:
 - i. All residential development shall achieve emission rates lower than the target set by Building Regulations Part L 2013;
 - ii. Non-residential development that exceeds 500m² in floor area shall meet the relevant design category of Buildings Research Establishment BREEAM building standard “excellent”, unless an open-book assessment shows that to have severe impact on viability, in which case an alternate reduction in emission levels shall be proposed; and additionally
 - iii. All developments of 10 dwellings or more, or over 1,000 square metres of floorspace, (including conversion) where feasible, shall provide a 20% reduction in CO₂ emissions over Part L Building Regulations requirements (2013);
- m) Maximise the use of renewable energy and energy conservation measures;
- n) Provide suitable charging points for electric vehicles; and
- o) Adhere to the requirements of Policy 8H, Design of Sustainable Drainage Systems.

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) Incorporate safe and attractive pedestrian routes. Wherever possible, opportunities should be taken to provide pedestrian routes through a development to reduce the need for people to walk along existing roads;
- c) Where practical, along the rural lanes where there is no existing footway in place, provide solutions sensitive to the rural setting and to pedestrian safety (e.g. trod paths);
- d) Be designed, where viable, to be suitable for independent living and built to the accessible and adaptable dwellings M4(2) standard, and take into account the mobility needs of likely building occupants and visitors;
- e) Wherever opportunities exist, incorporate design features that provide flexibility and adaptability for all residents at all stages of their lives, in line with the ‘Lifetime Homes’ standard;



- f) 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;
- g) Incorporate an adequate number of suitably located sprinklers; and
- h) Where applicable and relevant, incorporate adaptations that address specific needs for increased public and individual safety in the face of Covid-19.

Supporting text - Implementation

T3A.1 This policy is intended to work alongside Breckland Local Plan Policy COM 01: Design and GEN 02: Promoting High Quality Design, which together provide a strategic approach to design across the district.

T3A.2 This Policy is informed by the Saham Toney Parish Landscape Character Assessment, January 2019, which divides the parish into five rural character areas and six village character areas (which are shown on Policy Maps 7A.1 and 2 respectively). The Character Assessment describes the key defining characteristics of each of those eleven areas, and should be referred to for greater detail. The Character Assessment has been formally adopted by the Parish Council, and accepted by Breckland Council as a material consideration when it makes planning decisions.

T3A.3 This Policy is supported by the Saham Toney Parish Design Guide, 2nd Edition, May 2020, which provides guiding principles for all new development coming forward in the Parish. The Guide has been formally adopted by the Parish Council, and accepted by Breckland Council as a material consideration when it makes planning decisions.

T3A.4 The guiding principles of the Saham Toney Parish Design Guide are given in Appendix A of this Plan. They set out the key design considerations to be taken into account when submitting, reviewing or deciding planning applications.

T3A.5 Demonstration of compliance with Policy 3A and the Parish Design Guide may be provided as part of the Design and Access statement or, for smaller schemes, as part of the Planning Statement. As a minimum, such statements shall outline to a degree appropriate to the size and nature of the development:

- a) The policy background, identifying all relevant policies, development briefs, design guides, standards and regulations;
- b) The context, including a site and area appraisal (illustrated with diagrams, and with reference to the Saham Toney Landscape Assessment), summaries of relevant studies, and reports of any relevant consultations;
- c) The principles behind the proposed site layout;
- d) The proposed housing mix and tenure;
- e) Landscaping proposals;
- f) The design principles which have been formulated in response to the policy background and the Parish Design Guide, the site and its settings and the purpose of the development, and an outline of how these will be reflected in the development's layout, density, scale, landscape and visual appearance;
- g) The way in which parish vernacular styles and materials are incorporated in the design;
- h) A summary of the surface water drainage system design;



- i) A summary, where relevant, of how any heritage impact has been mitigated;
- j) Provision of open space;
- k) Wildlife-friendly features incorporated in the design;
- l) Parking provision; and
- m) A description of any engagement and consultation undertaken with stakeholders.

T3A.6 It is not the intention of Policy 3A that design simply mimics that of the area immediately surrounding a site, since in many cases that may result in the propagation of late-20th century design that overwrote and detracted from the village vernacular. Instead Policy 3A seeks to guide greater use and reinforcement of the village vernacular.

T3A.7 Existing development is limited to a height of two storeys, and higher buildings may have an obtrusive impact. The requirement for a proportionate Landscape and Visual Appraisal for proposals exceeding two storeys allows for them to be granted permission if such impact is demonstrated to be absent.

T3A.8 Proposals should demonstrate that any adverse impact of development located within a Key View (as defined in Policy 7B) is mitigated by the provision of carefully designed, attractive landscaping to assist in screening the built form and better revealing such view.

T3A.9 National and local policies place high importance on the setting of heritage assets. Accordingly, Policy 3A 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.

T3A.10 A flexible approach may be taken to demonstrating a low carbon footprint. For major development an energy and sustainability may be appropriate, but suitable alternate approaches will be acceptable. For minor development a simpler statement describing measures that will be implemented to reduce carbon footprint will suffice.

Supporting Text - Key Facts:

T3A.11 The village character vernacular is summarised below, but reference must be made to Appendix A and the Saham Toney Parish Design Guide for more detailed information:



External Walls

- Favoured option: red brick inset with local flint
- Alternate options: yellow or grey / buff brick; partial use of white or pale-coloured render
- Features that are encouraged: decorative inserts and quoins

Roofs

- Favoured option: red clay or concrete pantiles
- Alternate options: black or grey pantiles
- Features that are encouraged: decorative chimneys

Windows and Doors

- Favoured option: multi-pane windows with white or stained wood frames: timber doors; brick / timber entrance porches
- Alternate options: dormer windows
- Features that are encouraged: decoration around window frames

Built Form

- Spread out settlement clusters separated by rural spaces
- Low density residential housing
- A mix of one, one and a half, and two-storey buildings
- Dwellings set back from the roadside
- Roofs predominantly set parallel to the street, with a degree of non-uniformity
- Height, massing and scale consistent with existing townscape

T3A.12 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.13 Saham Toney has an unusual settlement pattern. The distinctive-shaped and extensive road network, encircling the Mere, provided substantial opportunity for infill in the 20th century. To some extent, 20th century infilling that has overwritten the historic pattern, although each village lane has a different landscape setting and a subtly different character.

T3A.14 The character of the built form varies. Leading into the long-settled zone around the Church and Mere, older properties endure and these contribute positively to the character of this central,



nodal area of the village. Elsewhere, the older buildings are scattered more widely along the lanes and, where present, bring an important sense of the local vernacular.

T3A.15 Distinctiveness is strongest where the historic buildings and farmsteads remain dominant features in the street-scenes and landscape, and where there is interaction with topography and open space. Preservation and /or enhancement of these open spaces, and the historic buildings and their settings is of primary importance to retain the special character of Saham Toney. This means any future development should be sympathetic to these sensitivities.

T3A.16 As evidenced by the Saham Toney Parish Landscape Character Assessment, January 2019, Saham Toney has a network of distinctive small rural lanes that date back many centuries and give the Parish its distinctive dispersed form. It is an essential aspect of maintaining overall village character and distinctiveness that development shall respect the nature and function of those lanes, as required by P3A.4c.

T3A.17 With regard to development it is the village's settlement fringe areas that are of most significance. There are eight such areas, as such on Policy Map 7A.3.

T3A.18 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.19 As recommended by the organisation CABE (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.

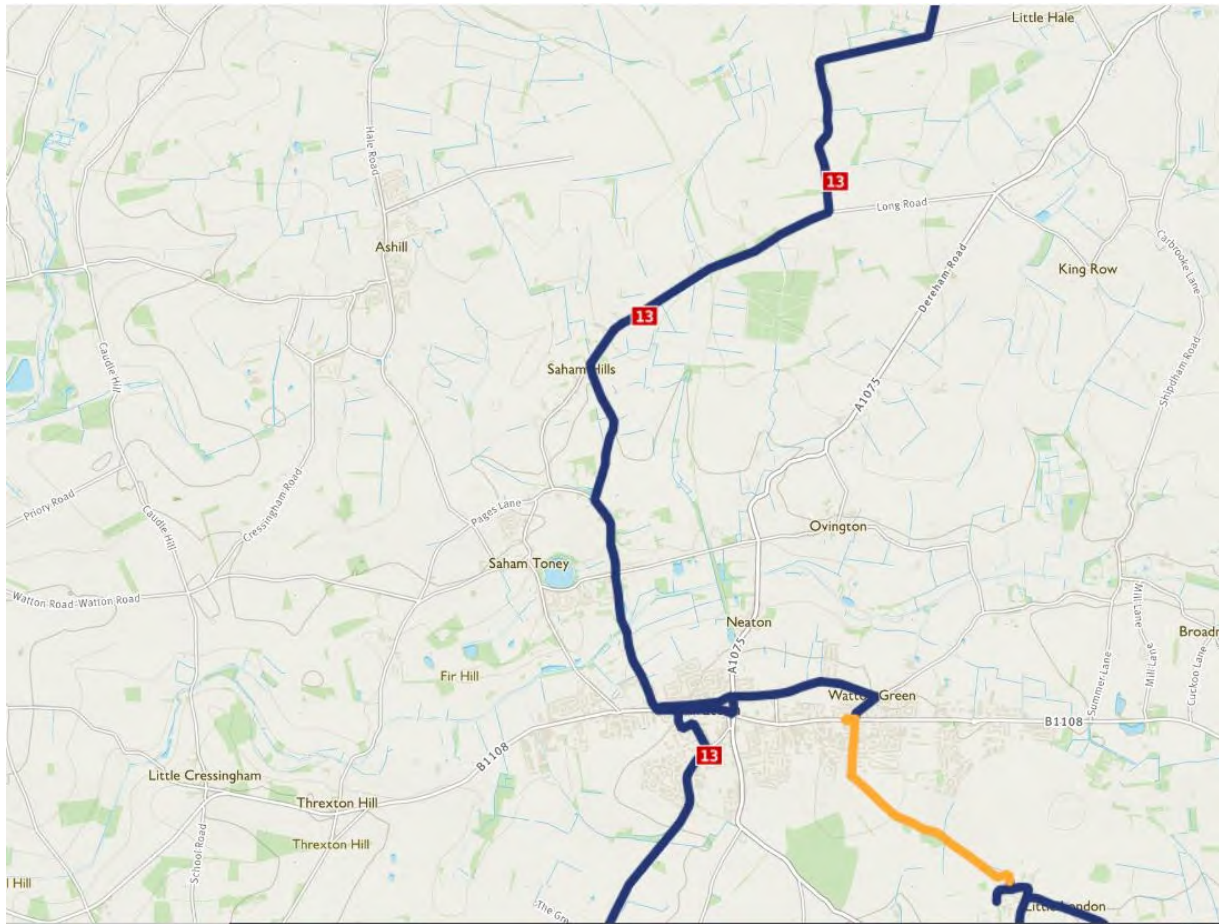
T3A.20 The publication "A Housing Design Audit for England", 2020, highlights that:

- a) New housing design is overwhelmingly 'mediocre' or 'poor';
- b) Many schemes should have been refused on design grounds;
- c) The potential exists for good design everywhere;
- d) Developments often lack a 'sense of place' and make little attempt to create something distinctive;
- e) Design outcomes scored progressively more poorly as development density reduced; and
- f) Design tools help to deliver better design outcomes.

All of the above justify application of a rigorous design policy, supported by the Parish design guide.



T3A.21 The local footway and cycle network is limited in extent, hence making use of opportunities offered by development to extend and improve both are important. The existing footway network is shown on Evidence Map 1c. One national cycle network route (number 13) runs through the Neighbourhood Area, northwards from Watton along Cley Lane, Chequers Lane, Ploughboy Lane, and Hills Road, then on via Bradenham to Dereham, as shown below:



T3A.22 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.

T3A.23 In common with the UK Government, Breckland Council has declared a climate emergency. The need to take measures to deal with climate change are well documented. As a result, the policy criteria specified to adapt to and mitigate climate change are fully justified.

T3A.24 The minimum requirements of P3A.9 (I) are justified by the following:

- a) Under the Climate Change Act, the Government has set ambitious targets for the reduction of carbon emissions. There have been many developments and much research relating to this topic since the Building Regulations were updated in 2013. It is widely accepted that measures that go beyond those regulatory requirements are required to achieve the necessary reduction in emissions. STNP seeks to be forward-looking in this respect;



- b) The NPPF requirement for a Plan to be “sufficiently flexible to adapt to rapid change”, must be considered in the context of climate change, since that is a major area of rapid change, to a degree that cannot wait for regulations to “catch up” with mitigation and attenuation measures widely accepted as necessary;
- c) Local planning authorities are bound by the legal duty set out in Section 19 of the 2004 Planning and Compulsory Purchase Act, as amended by the 2008 Planning Act, to ensure that, taken as whole, plan policy contributes to the mitigation of, and adaptation to, climate change. NPPF paragraph 149 requires that “Plans should take a proactive approach to mitigating and adapting to climate change...”. The requirements of P3A.9I (i) and (iii) are compatible with the targets of the Climate Change Act;
- d) Paragraph 148 of the NPPF states “The planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions”;
- e) During the passage of the Neighbourhood Planning Bill through the House of Lords on 6 February 2017, Baroness Parminter asked in relation to carbon dioxide emissions reductions: *‘... can the Minister confirm that the Government will not prevent local councils requiring higher building standards? There is some lack of clarity about whether local authorities can carry on insisting in their local plans on higher standards. ... Will the Government confirm that they will not prevent local authorities including a requirement for higher building standards?’* To which Lord Bourne replied: *‘The noble Baroness asked specifically whether local authorities are able to set higher standards than the national ones, and I can confirm that they are able to do just that.’* Subsequently, the draft revised NPPF consultation document gave the following signal: *‘The Clean Growth Strategy sets out the Government’s plans for consulting on energy performance standards in Building Regulations later this year. Local authorities can play an important role in improving the energy performance of buildings, in line with the ambitions of the Clean Growth Strategy, and this will be considered further as the Government develops its consultation proposals.’*;
- f) During consultation on the updated National Planning Policy Framework, the Government specifically asked for feedback on whether paragraph 149b (relating to building standards) needed further amendment to reflect the ambitions in the Clean Growth Strategy to reduce greenhouse gas emissions from buildings;
- g) A 19% energy improvement standard (equivalent to Code for Sustainable Homes level 4) was adopted in Ipswich last year and by Brighton in 2016;

In consequence of the above, we consider that the Neighbourhood Plan is justified in setting standards above the building regulatory minimum, and that the targets set are modest in the context of the climate emergency and not onerous on developers.

T3A.25 In order of importance, the energy hierarchy seeks to:

- a) Minimise energy demand;
- b) Maximise energy efficiency;
- c) Utilise renewable energy;
- d) Utilise low carbon energy; and only then



e) Utilise other energy sources.

T3A.26 Many settled areas of Saham Toney are at risk of surface water flooding, as explained in the supporting text to Policy 8A. Appropriate design measures that contribute to the control and mitigation of flood risk are therefore fully justified.

T3A.27 The Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments because they have a proven track record in protecting property and lives.

T3A.28 In line with the National Planning Policy Framework (including Section 8) and Planning Practice Guidance (Health and wellbeing section), consideration should be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing or assessing individual proposals. Active Design provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity.

T3A.29 Paragraph 11 (a) of the National Planning Policy Framework states that “...plans should...be sufficiently flexible to adapt to rapid change...”. At the time of this policy's update (May 2020) Covid-19 has brought about a very rapid change in the way everyone in Saham Toney lives, works and takes recreation. At the time of writing, it is impossible to know for how long and to what extent the impact of that change will continue, or the exact form it might take, but for as long as it does, design should take account of both the opportunities and limitations that could create, and incorporate adaptations that respond to a greater need for public and individual safety.

EVIDENCE BASE:

Saham Toney Parish Landscape Character Assessment, January 2019

Saham Toney Parish Design Guide, 2nd Edition, May 2020



Figure 21: Our village – Houses of vernacular design



POLICY 3B: DENSITY OF RESIDENTIAL DEVELOPMENTS

P3B.1 The density of new residential developments shall maintain the prevailing character and setting of Saham Toney. To be supported, residential development proposals must shall be guided by the data on existing densities as provided for the 19 areas listed below in Table 3B.1 below.

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 Paragraph 117 of the National Planning Policy Framework states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 122 in the National Planning Policy Framework provides guidance for determining appropriate densities and refers to the availability and capacity of infrastructure and services as well as the desirability of maintaining and area's prevailing character and setting. In Saham Toney there is no reason to depart from existing densities. The plan as a whole delivers growth in excess of strategic plan requirements whilst the availability and capacity of infrastructure is limited (described further in Policy 1).

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 Table T3B.2 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

TABLE T3B.2: DERIVATION OF 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 LAYOUT

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) Traffic generated by the development shall not have an unacceptable impact on highway safety and proposals which lead to severe residual cumulative impacts on the road network will not be supported;
- c) Streets within a development shall be set out in a way that 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 Parish Design Guide, 2nd edition, which was formally adopted by the Parish Council on 01 June 2020, 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 to 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 sites, 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 too 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);

T3C.5 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.6 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.

Supporting Text - Key Facts:

T3C.7 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.8 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.9 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.

TC3.10 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.11 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 cluster of parking bays should be designed for no more than 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 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 Local Plan;
- 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 Parish Design Guide, which was formally adopted by the Parish Council on 01 June 2020, 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 shall not be obtrusive;
- d) 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
- e) 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:

- 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°.

T3E.3 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.

Supporting Text - Key Facts:

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



T3E.4 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.5 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.6 Policy criteria (e) and(f) are derived from Planning Practice Guidance on light pollution.

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 significant 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 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 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 Particular support shall be given to development proposals which provide for:

- a) Start-up businesses by enabling low cost facilities in cooperative clusters;
- b) Businesses to operate from integrated home/work locations;
- c) Extensions and small outbuildings that facilitate working from home;
- d) Enabling micro-businesses (i.e. those that employ fewer than 10 people have a turnover no more than £632,000 [ONS, HMRC & Companies Houses definition]).

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.



T4.2 Regarding the Old Bell Inn, from 23rd May 2017, under the General Permitted Development (England) (No 2) (Amendment) Order (SI 2017/619) all Permitted Development Rights for public house changes to non-pub uses and demolition were removed, and now require specific permission.

T4.3 It is of great importance to the protection of the Breckland SAC / SPA, that the measures set out in Local Plan Policies ENV 02 and ENV 03 are strictly applied to development in the Neighbourhood Area where applicable, including appropriate evidence of measures proposed to mitigate harmful impacts and consideration of the potential development may have to increase visitor pressure on the protected areas.

Supporting text - Key Facts:

T4.4 Saham Toney is an almost entirely rural area with very little business or tourism related development.

T4.5 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.

T4.6 Proposals for the provision of new or enhanced recreational facilities should make appropriate use of guidance provided by Sport England.

T4.7 Most business activity in the Neighbourhood Area is carried out on a small scale, often as one-person operations and that is likely to be the case in the future. Hence particular support is given to facilitating the set-up and growth of such businesses.

T4.8 A micro business is defined as one that employs fewer than 10 people and has a turnover no more than £632,000 [this is the definition used by the Office for National Statistics, HM Revenue & Customs and Companies House].

EVIDENCE BASE:

Habitats Regulations Assessment, Saham Toney Neighbourhood Plan, AECOM, June 2020





Figure 22: 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.

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 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.

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

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



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.

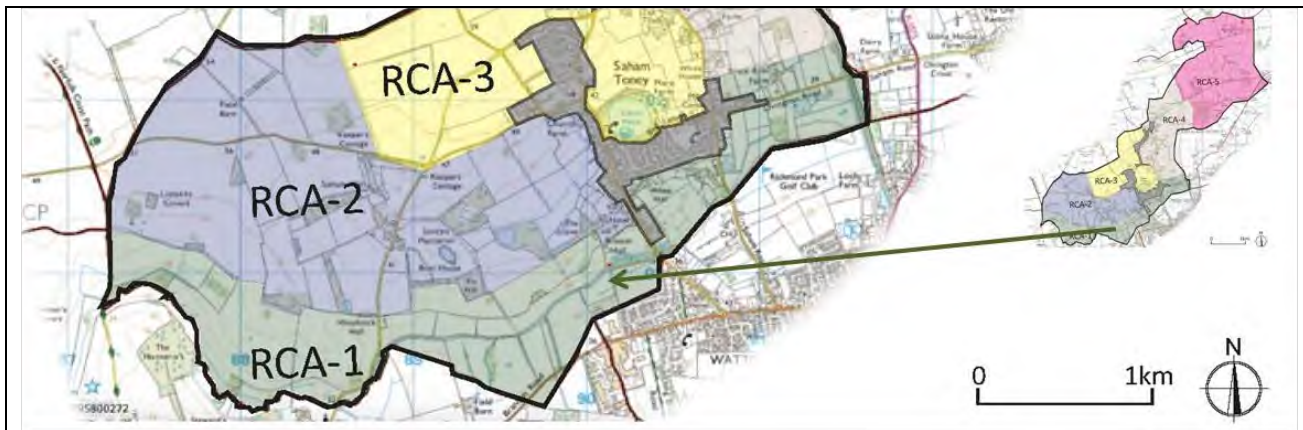
T5.12 The assessment defines visual sensitivity as high because:

- 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.

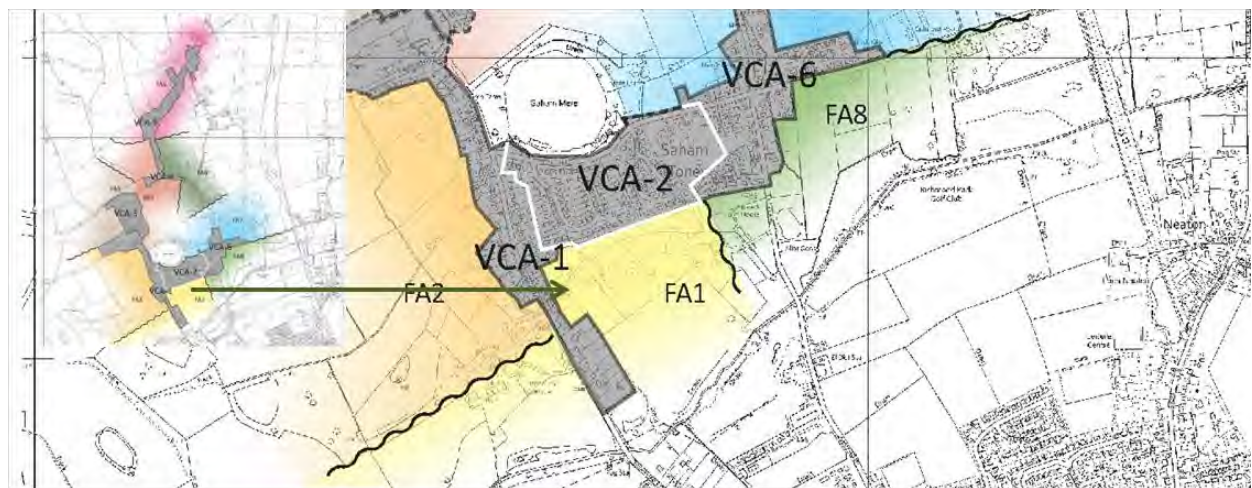
T5.13 The defined Rural Gap coincides closely with those areas of Saham Toney Landscape Character Area RCA-1 that border Watton. The exception is the eastern part of Area RCA-1 where the land immediately to either side of the Ovington Road has reduced visual sensitivity is reduced owing to the smaller scale field patterns and presence of significant boundary vegetation. That land is also further from the settled area of Watton and so not considered appropriate for inclusion in the Rural



Gap. The Rural Gap serves the specific purpose of preventing coalescence of settlements whereas Landscape Character Area RCA-1 is a more extensive tract of land of often high visual sensitivity and landscape value.



RURAL CHARACTER AREAS



SETTLEMENT FRINGE AREAS

Scale: 1 to 10000

EVIDENCE MAP 5.1: RELEVANT LANDSCAPE CHARACTER AREAS

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.

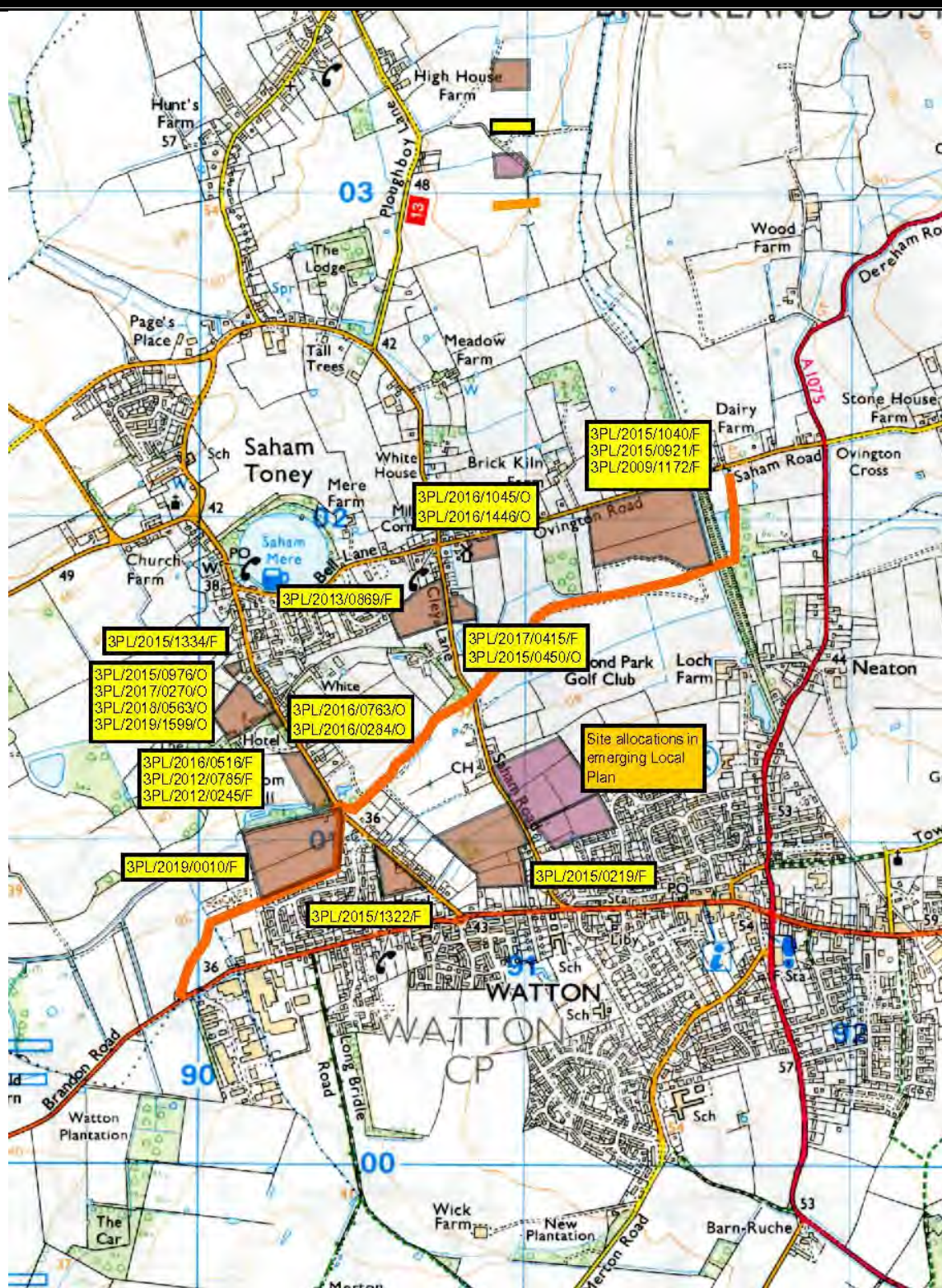


Coalescence Pressures

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 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 (including development proposals for the golf club, named 'Richmond Retreat' by the developers as shown on Evidence Map 5.3) threatens the key objectives set out in T5.1, as illustrated on Evidence Map 5.4.






	Planning applications	Planning application reference numbers	Scale 1 grid square = 1000 m Background map © Ordnance Survey
	Site allocated in Local Plan	Parish boundary	

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



Richmond Retreat Plan





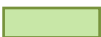

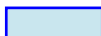


Parish boundary 

Source: Developer's prospectus for investors, March 2019

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

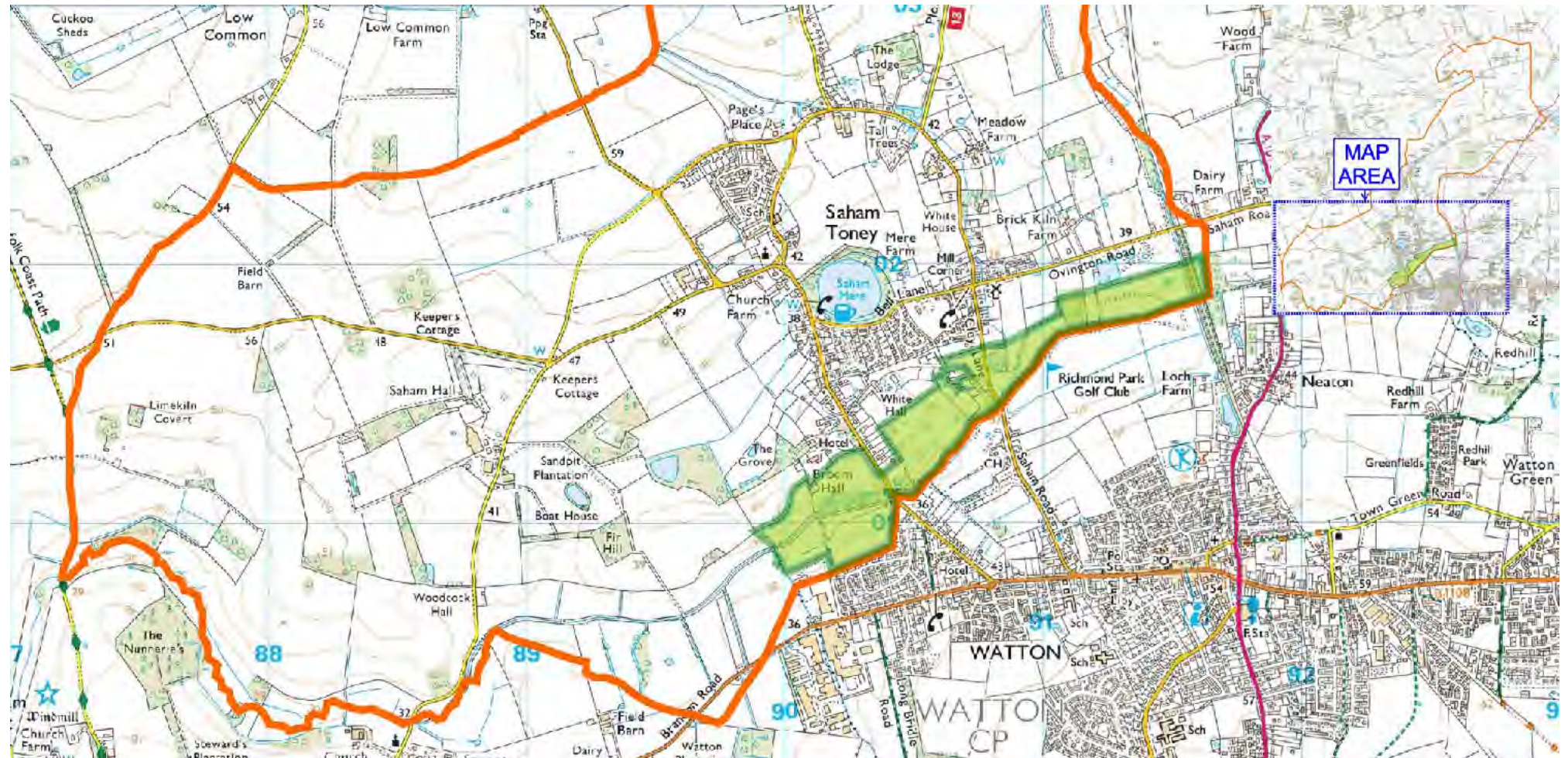




	Parish boundary 	Site allocated in the Local Plan 
	Development completed / in construction since 2016 	Commercial expansion encroaching from Watton into Saham Toney 
	Undecided planning applications / pre-application outline proposals 	Pressure for future development 

EVIDENCE MAP 5.4: FURTHER DEVELOPMENT POTENTIAL





Rural / urban gap
 Parish boundary



Scale: 1 grid square = 1000m
 Background map © Ordnance Survey

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 designated 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 designated 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 most up to date version of the National Planning Policy Framework.

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 non-designated 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 non-designated 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 designated or non-designated 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 by Breckland Council, 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 a site or area 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 (numbered as shown on Policy Maps 6A and 6B):

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. Item 21 on Policy Map 6D;
2. High Banks (shared with Ovington parish). Item 22 on policy Map 6C.

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

1. Saham Hills Methodist Church, Hills Road (Item 51 on Policy Map 6B);
2. Broom Hall, Richmond Road (Item 52 on Policy Map 6B);
3. Wisteria (formerly Alms) Cottage, opposite the Old Rectory (Item 53 on Policy Map 6B);
4. Windmill. Bristow's Tower Mill, Ovington Road (Item 54 on Policy Map 6B);
5. Hunt's Farm (Item 55 on Policy Map 6B);
6. Parkers Church of England Primary School (Item 56 on Policy Map 6B);
7. The Terrace, Richmond Road (Item 57 on Policy Map 6B);
8. The Old Bell Inn (Item 58 on Policy Map 6B);
9. Saham College, Richmond Road (Item 59 on Policy Map 6B).

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.

EVIDENCE BASE:

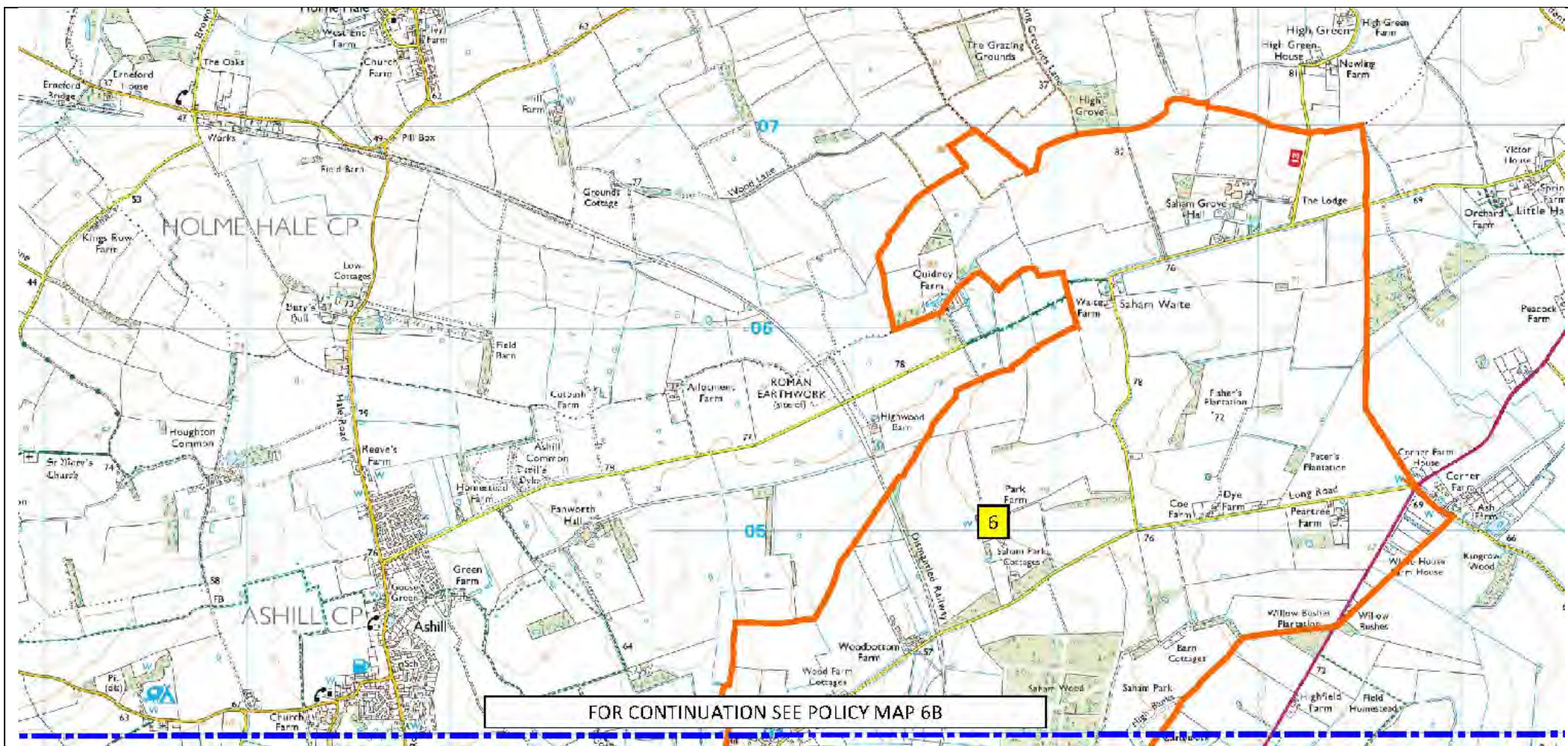
STNP Evidence Base: Reasoned Justification for Policy 6: Heritage Assets

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



Figure 23: 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



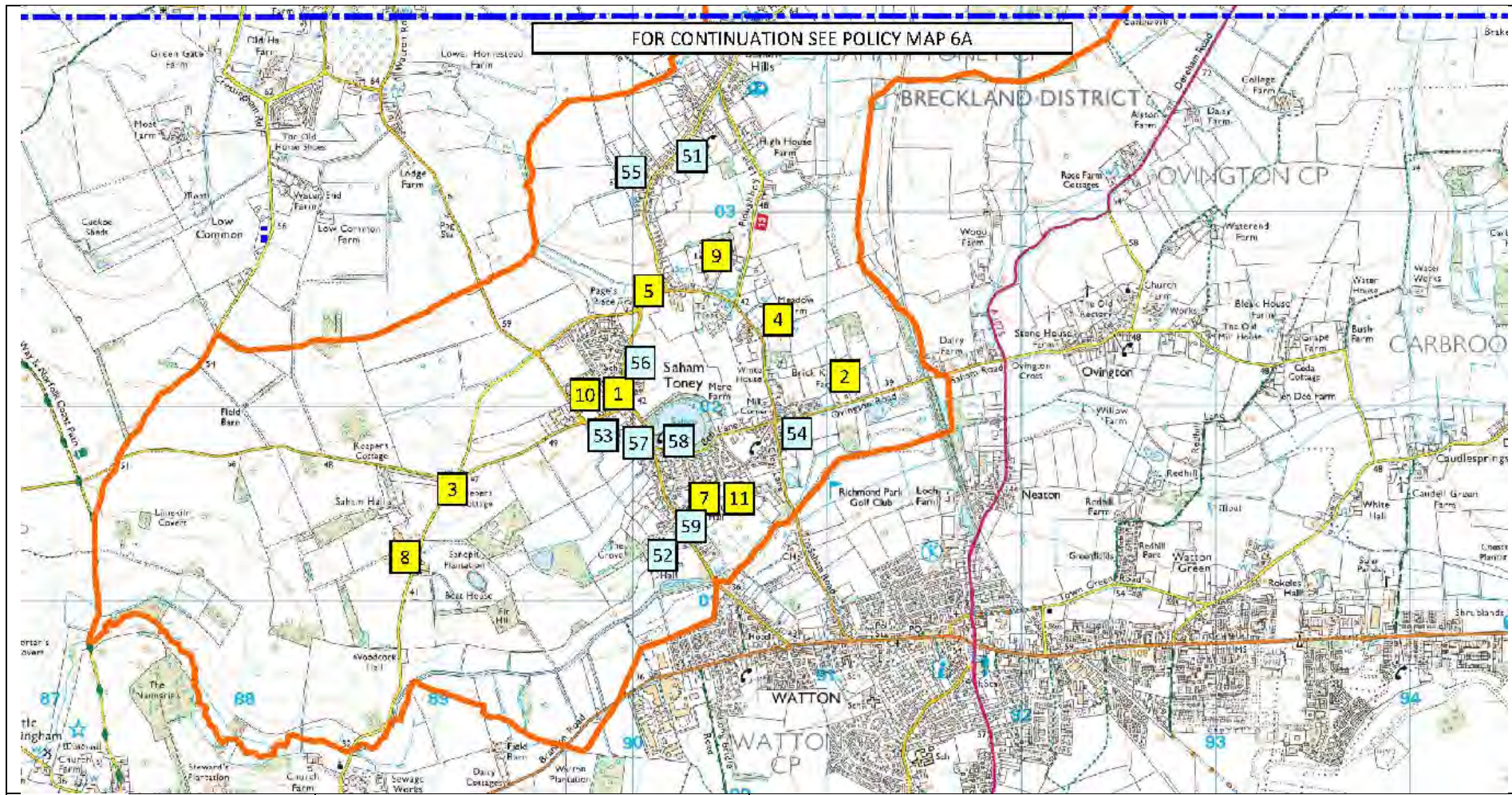
Scale 1:25000

See the Saham Toney Heritage Asset register for more details including asset number descriptions (numbering matches that in the Saham Toney Heritage Asset register)

Background map: © Ordnance Survey

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





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

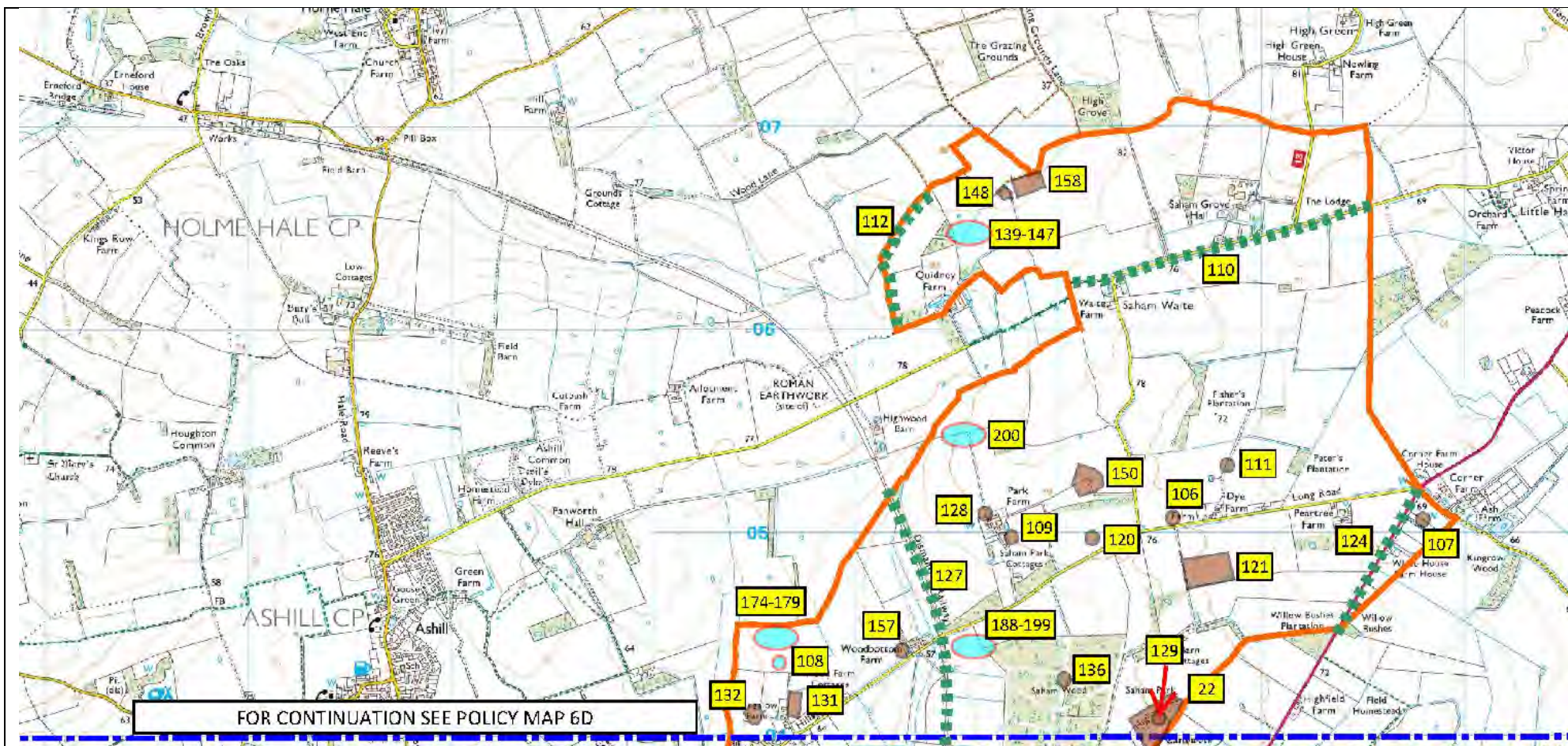
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See the Saham Toney Heritage Asset register for more details including asset number descriptions (numbering matches that in the Saham Toney Heritage Asset register)

Background map : © Ordnance Survey

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





FOR CONTINUATION SEE POLICY MAP 6D



- 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

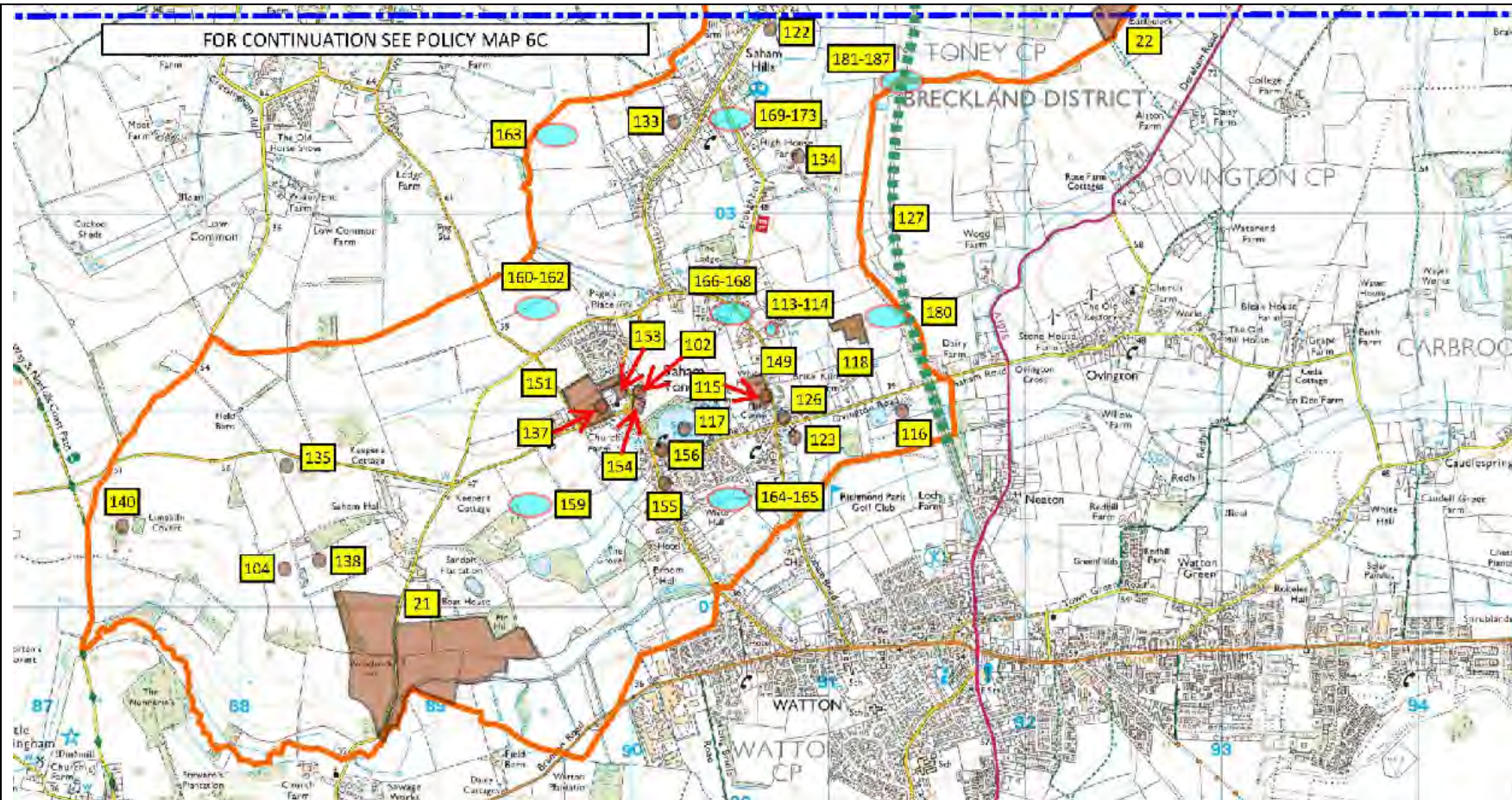
Scale 1:25000

See the Saham Toney Heritage Asset register for more details including asset number descriptions (numbering matches that in the Saham Toney Heritage Asset register)

Background map: © Ordnance Survey

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





- 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 (numbering matches that in the Saham Toney Heritage Asset register)

Background map: © 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; and
- d) It retains rural spaces between existing village settlement clusters to avoid their coalescence.

P7A.3 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.4 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.5 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.6 All proposals for sites located in areas of high or moderate-high combined landscape sensitivity, shall include a professionally prepared and proportionate Landscape and Visual Appraisal



that provides full justification for the proposal in landscape and visual amenity 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.7 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.8 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 unable 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.

T7A.3 Where required by criterion P7A.5, Landscape and Visual Appraisal shall be undertaken in accordance with best practice set out in Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, 3rd edition (or any subsequent update), and shall consider potential effects of a proposal on:

- a) Landscape elements and features, such as vegetation, topography and water bodies;
- b) Landscape character; and
- c) Visual amenity.

T7A.4 The Landscape and Visual Appraisal shall also identify any proposed mitigation in a rational way that allows it to be fully considered through the planning process

Supporting text - Key Facts:

T7A.5 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.6 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”:

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



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.7 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.

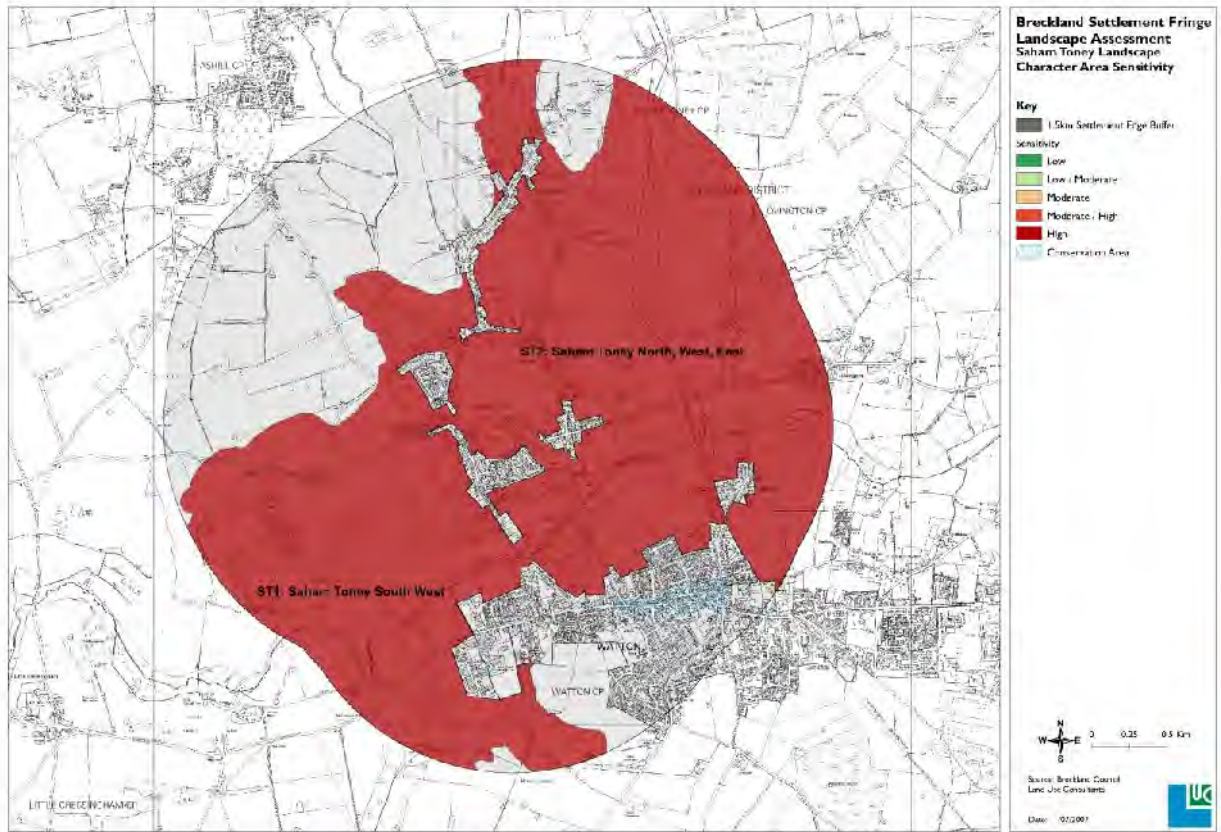
T7A.8 Areas where successful mitigation would be feasible would have lower sensitivity. Areas where mitigation measures would be unachievable or have little impact, or would be detracting features in their own right, are considered more vulnerable and, therefore, more sensitive.

T7A.9 The requirement for Landscape and Visual Appraisal is justified by key aspects of the Landscape Institute's guidance, as follows:

- a) When a proposal is likely to affect landscape assets or features in the environment, a landscape assessment should be carried out. The purpose of such assessment is to evaluate the potential effects of change;
- b) Where a proposal is not subject to Environmental Impact Assessment, but has the potential to affect landscape, a landscape and visual appraisal of the proposal should be undertaken;
- c) The Appraisal shall be proportionate to the scale and nature of the proposed development;
- d) In order to follow a logical process, the appraisal should follow the process set out in Guidelines for Landscape and Visual Impact Assessment, 3rd Edition;
- e) In all cases an Appraisal shall refer to an appropriate landscape character assessment (in this case the Saham Toney Parish Landscape Assessment, January 2019).

T7A.10 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:





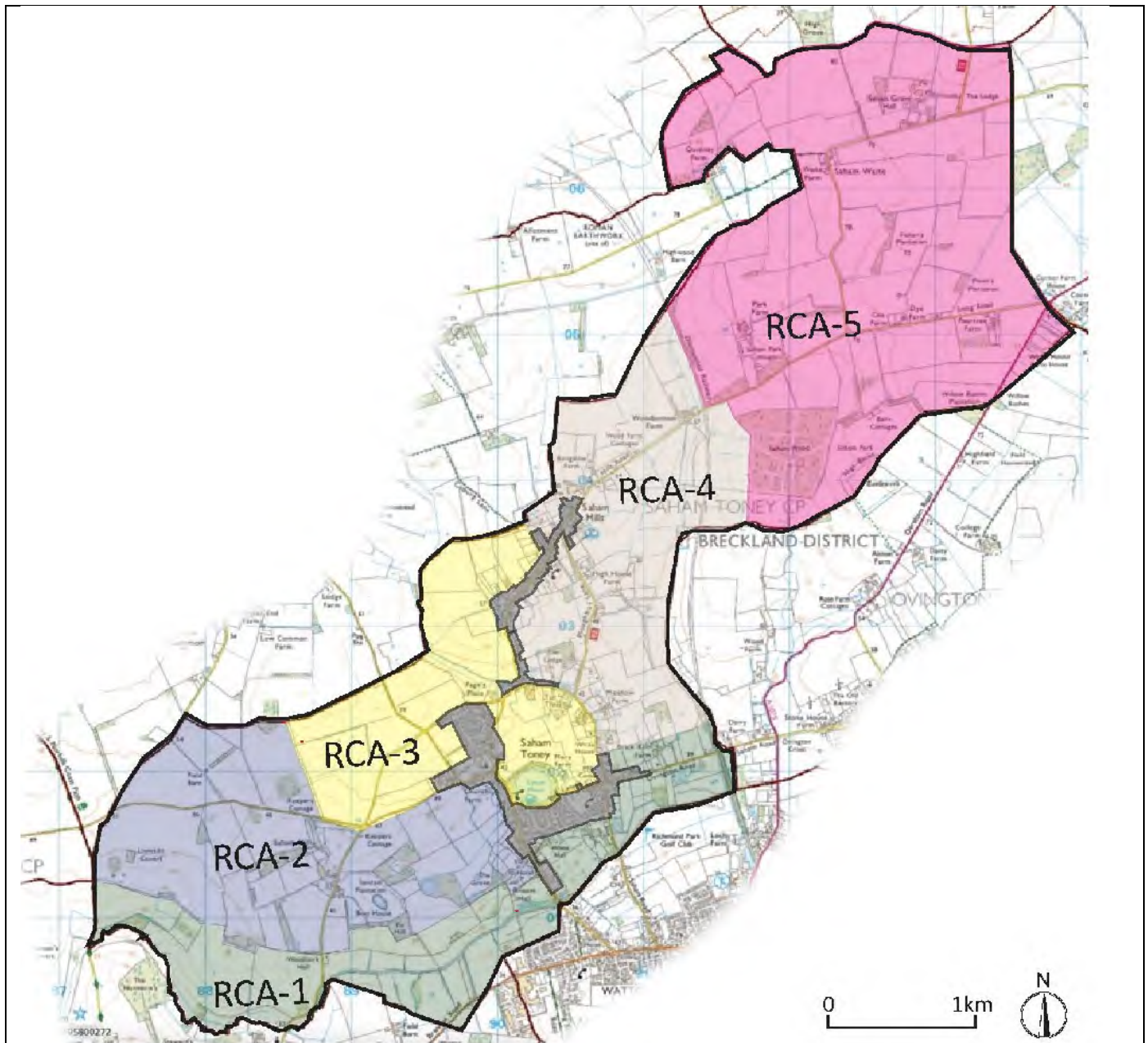
EVIDENCE MAP 7A: BRECKLAND DISTRICT SETTLEMENT FRINGE SENSITIVITY FOR SAHAM TONEY

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 

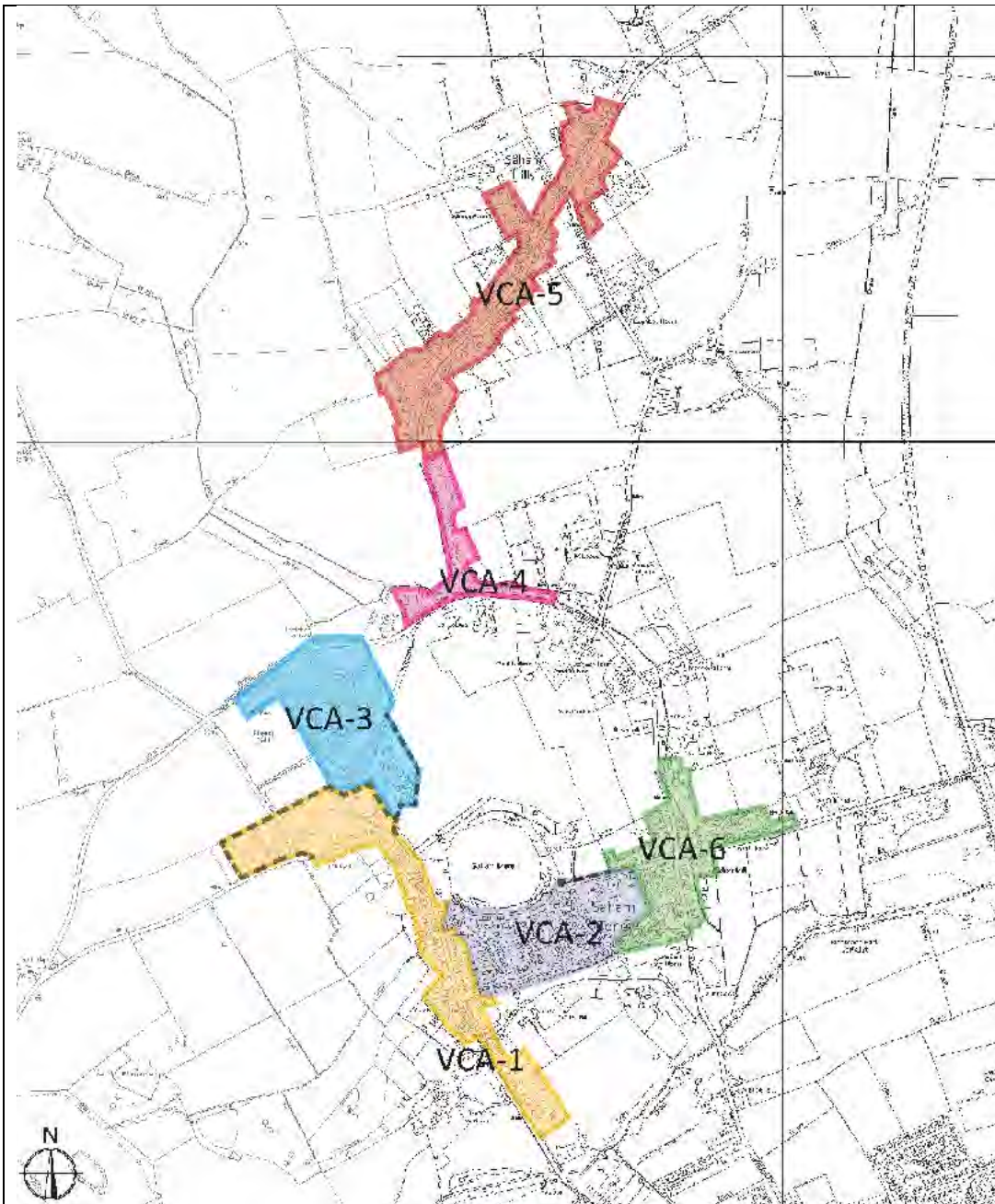
Village character areas 

Background map: ©
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: Mill Corner

Notes:

Background map: © Ordnance Survey

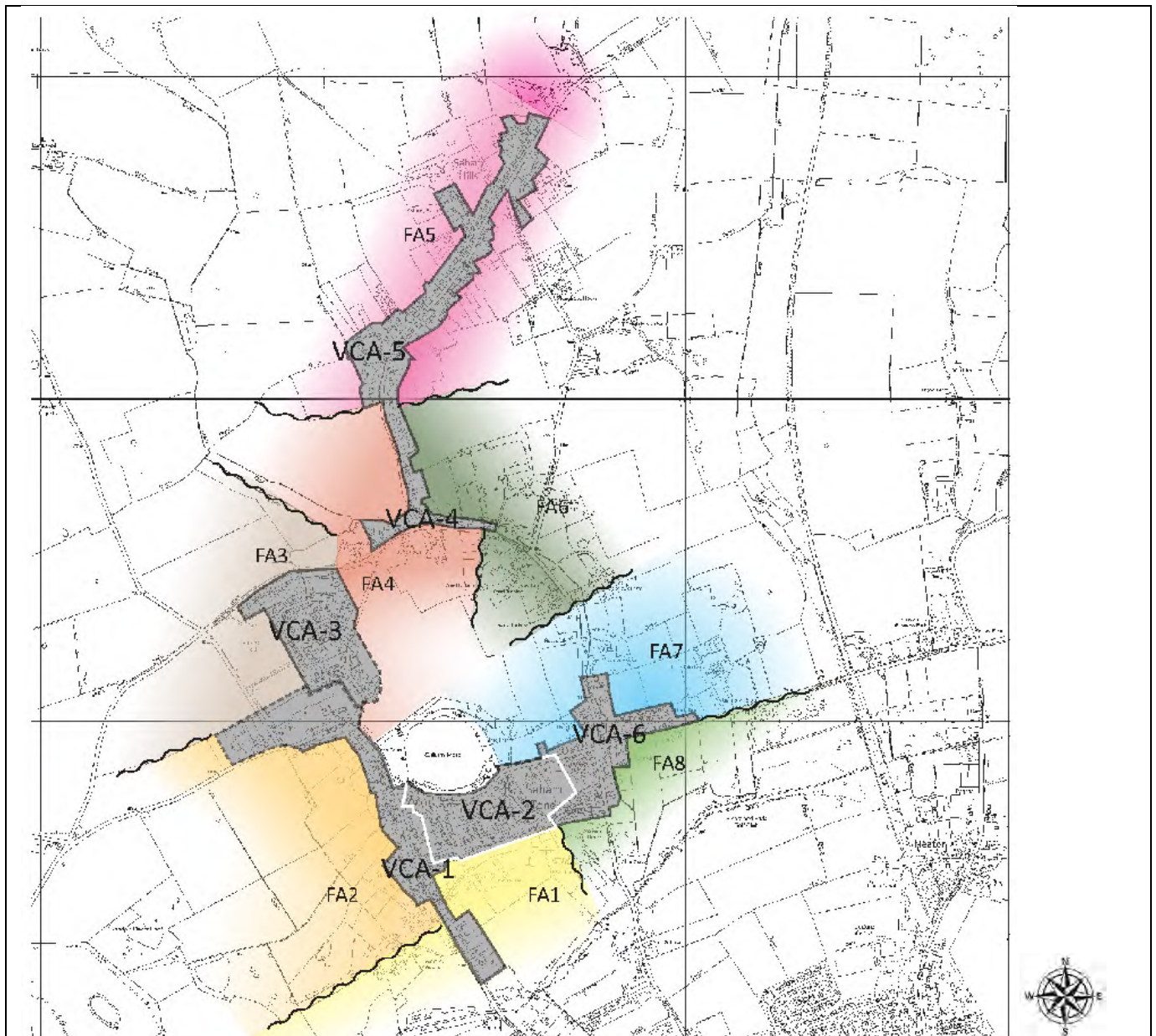
Character area boundaries generally correlate with the Saham Toney settlement boundary as given in the Local plan, but where dashed lines are shown, they indicate the character area boundary has been extended beyond the settlement boundary to include additional areas of built form



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: © 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 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.

Development proposals which adversely impact on these key views will not be supported.

- 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 and where possible enhance explicit and glimpsed views of St. George's Church over the length of Richmond Road covered by Key View 2.
- c) Preserve and where possible enhance Key View 3 by managing trees and hedges that may interfere with the view, by improvement to Page's Place and its setting and careful design of any new buildings, particularly with respect to the use of styles and materials in the local vernacular and building heights.
- d) 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.
- e) Where opportunities arise, improve Key View 5 through the management of street furniture on Pound Hill.
- f) Preserve and where possible enhance explicit and glimpsed views of St. George's Church over the length of Richmond Road covered by Key View 6.
- g) 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.



- h) In Key View 8 continue to manage the meadows for grazing, and retain and manage the mature vegetative features.
- i) Preserve and where possible enhance views of Bristow's Mill Tower in Key View 9 by careful management of trees and hedges along Ovington Road.
- j) 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:



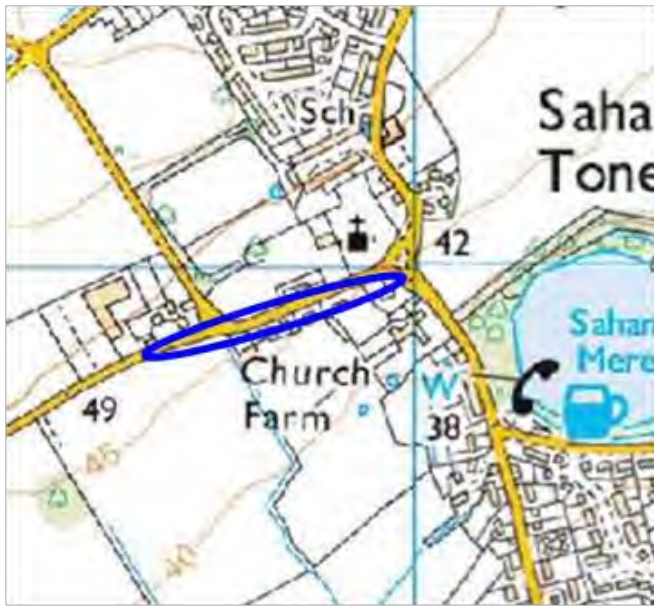
T7B.8 KEY VIEW 2: East along Cressingham Lane and Richmond Road to St George's Church (sequential views)



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:

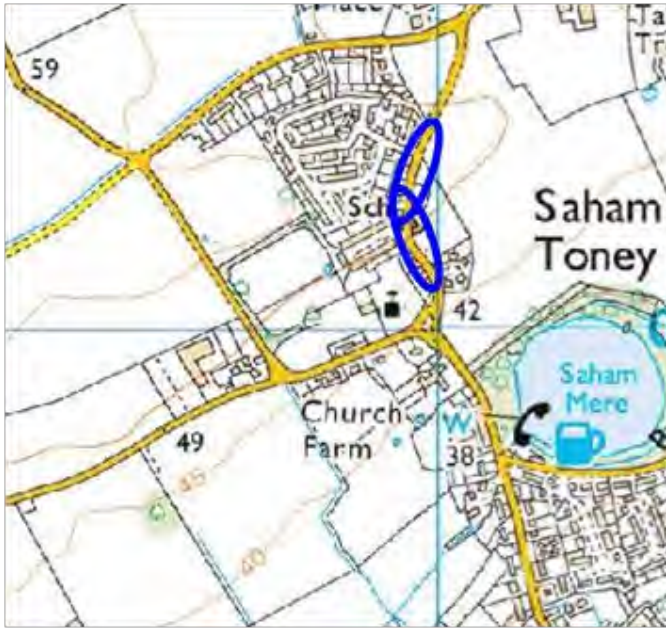


T7B.11 KEY VIEW 5: South along Pound Hill to St. George's Church (sequential views)



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."

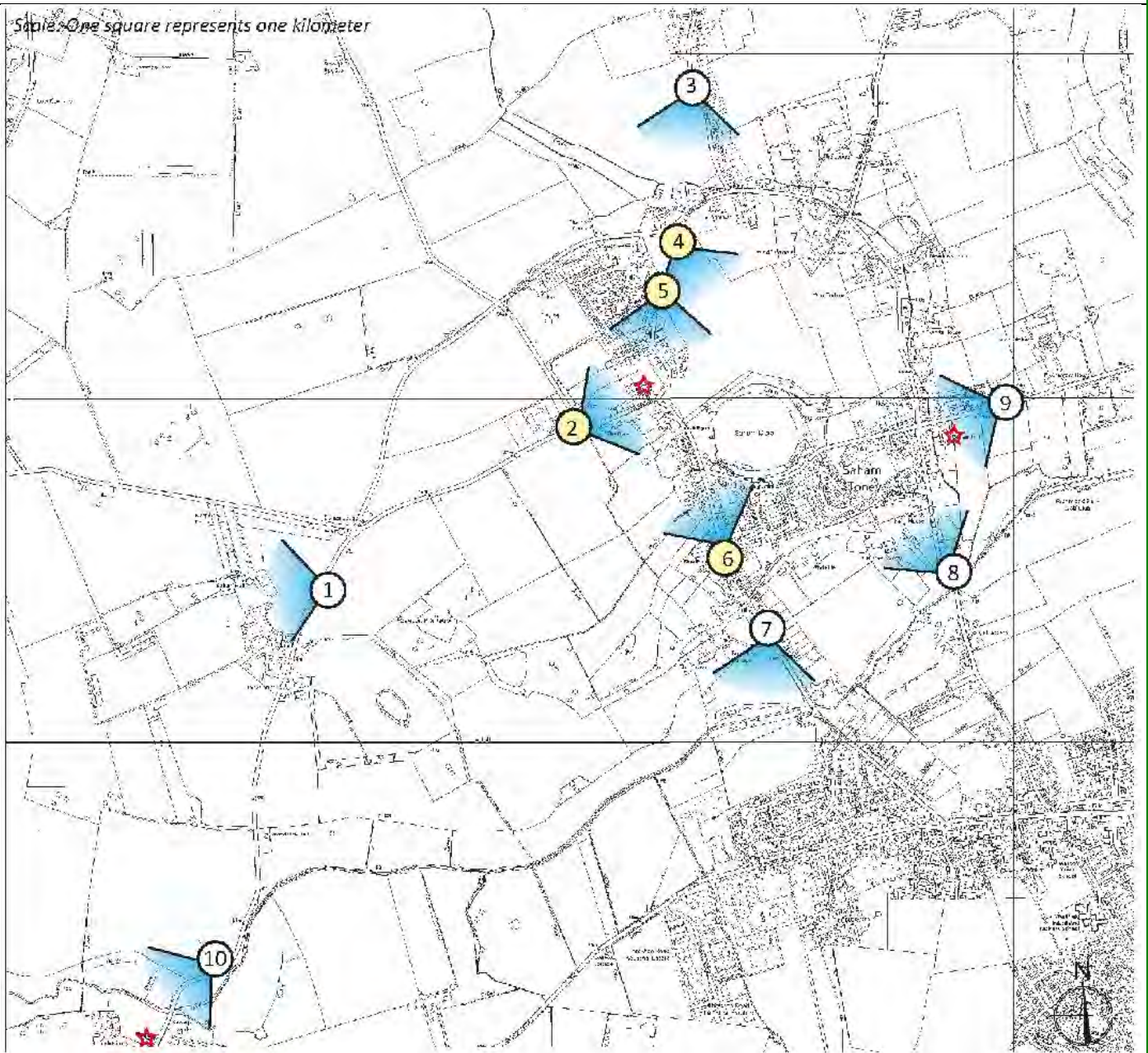
T7B.18 Designation as a Key View is based on the findings of the Saham Toney Parish Landscape Assessment: Part Three, Key Views Report, by Lucy-Batchelor-Wylam CMLI, January 2019, which took into account the following factors:

- 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.

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



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 a 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



Background map:
© Ordnance Survey

Scale
1:25000

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.

T7C.4 In accordance with paragraph 100 of the National Planning Policy Framework the following criteria have been used for assessing open spaces as potential Local Green Spaces:

- a) The green space is in reasonably close proximity to the community it serves;
- b) 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;
- c) The green space concerned is local in character and is not an extensive tract of land.



T7C.5 Table T7C below categorises each Local Green Space against criteria a-c and further defines whether there is public access to the green space. It can be seen that all the designated Local Green Spaces satisfy all three of the above criteria. In order to be deemed "demonstrably special to the community" open spaces were assessed against the following criteria suggested by the Open Spaces Society in its Information Sheet No. 20 - Local Green Space Designation:

- a) Beauty: This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement;
- b) Historic significance: The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks;
- c) Recreational value: It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community;
- d) Tranquillity; it may provide an oasis of calm and a space for quiet reflection;
- e) Richness of wildlife: This might include the value of its habitat;
- f) Supported by the Parish Council.

CRITERIA	LOCAL GREEN SPACE					
	ST-GS1	ST-GS2	ST-GS3	ST-GS4	ST-GS5	ST-GS6
Close proximity to the community?	Yes	Yes	Yes	Yes	Yes	Yes
Demonstrably special to the community?	Yes	Yes	Yes	Yes	Yes	Yes
Local and not extensive?	Yes	Yes	Yes	Yes	Yes	Yes
Beauty	x	x	✓	x	x	x
Historic significance	x	x	✓	✓	x	x
Recreational value	✓	✓	x	x	✓	x
Tranquillity	✓	✓	✓	✓	✓	✓
Richness of wildlife	x	✓	✓	✓	x	✓
Supported by the Parish Council	✓	✓	✓	✓	✓	✓

TABLE T7C: Evidence for Designation of Local Green Spaces

(see Reasoned Justification for Policy 7C: Local Green Spaces for further detail)



T7C.6 Best practice research commissioned by the organisation Fields in Trust is summarised in the report 'Revaluing Parks and Green Spaces', which describes the economic, well-being benefits of green spaces. This acts as further justification for Policy 7C.

EVIDENCE BASE:

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





	<p>Local Green Space </p> <p>Parish boundary </p> <p>Background map source: Ordnance Survey</p>	<p>Scale 1:25000</p>
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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 significant 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 may adversely affect primary habitats (as defined on Policy Maps 7D.1a/b) or priority habitats (as defined on Policy Maps 7D.2a/b), or the ecological connectivities between them (as defined on Policy Maps 7D.3a/b), or protected species, or other priority species (as defined on Policy Maps 7D.4a/b) shall demonstrate in an ecological assessment, 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 significant wildlife habitat or its ecological connectivity; or if that is not possible:
 - i. They include measures to avoid harm to a significant wildlife habitat or its ecological connectivity; or if that is not possible
 - ii. Suitable mitigation measures are proposed to reduce or minimise impact on the significant wildlife habitat or ecological connectivity 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 a significant wildlife habitat or ecological connectivity will be supported.

P7D.5 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.6 Biodiversity offsetting shall be applied where necessary to ensure no net biodiversity loss after impacts have, as far as possible, been avoided, minimised and biodiversity has been restored on-site.

P7D.7 Existing undeveloped green space, both private and public, should be generally conserved for its visual and biodiversity value.

P7D.8 Development proposals shall take account of Natural England's Impact Risk Zones to assess any potential impact of a proposal on a Site of Special Scientific Interest.

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 the ecological connectivities between habitats and the



proposed methods of landscaping and management. For example, where a habitat or ecological connectivity is known to be of value for a particular species, contributions to the effectiveness of the habitat or ecological connectivity should be tailored to meet the specific requirements of that species although not to the detriment of minority species.

T7D.2 Areas of significant biodiversity importance comprise the habitats listed in T7D.3 and shown on the policy maps, together with the wildlife corridors that connect them.

T7D.3 The following hierarchy of significance shall be applied to habitats in the Neighbourhood Area:

Level 1: Primary Habitats: Breckland Special Protection Area Buffer Zone (stone curlew); County Wildlife Sites; ancient woodland; ancient and veteran trees. See Policy Maps 7D.1a and 1b;

Level 2: Priority habitats: core areas of woodland and grassland, as shown on Policy Maps 7D.2a and 2b; Saham Mere; streams, ditches and natural ponds; ancient hedgerows; notable trees;

Level 3: Important habitats: woodland and grassland stepping stones and permeable areas, as shown on Policy Maps 7D.2a and 2b;

Level 4: Semi-natural habitats of lower quality: basic grassland, not species-diverse; mixed woodland;

Level 5: Arable fields; parks / improved grassland.

T7D.4 For development proposals in the area of significant wildlife habitats or ecological connectivities between them, 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.5 Policy 7D is intended to complement the approach set out in Local Plan Policy ENV02, which establishes how proposals which may have an adverse impact on priority species will be determined.

T7D.6 As highlighted by the Saham Toney Neighbourhood Plan Habitats Regulations Assessment, AECOM, June 2020, 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 Policy Map 7D.1b. Adopted Local Plan Policy ENV03 is applicable to development proposals coming forward in this area.

T7D.7 Regarding the hierarchy of designated sites:

- a) There are no internationally designated sites in the Neighbourhood Area;
- b) There are no nationally designated sites in the Neighbourhood Area;
- c) A small area in the south-west of the Neighbourhood Area forms part of a locally designated 1500m buffer zone for a Breckland stone curlew Special Protection Area. In accordance with the Local Plan, Policy ENV03 development within this zone will not normally be permitted.

T7D.8 The remainder of the Neighbourhood Area is undesignated and therefore the requirements of P7D.3 apply equally to all other locations. It is not the intention of P7D.3 to prevent development per se, but rather to ensure that suitable mitigations and compensatory measures are included in



proposals where biodiversity and habitats may be adversely affected. The impact of a loss of habitat is self-evident. The loss of connectivity between them is no less important and hence mitigation of that is required to ensure species have alternate options. Therefore, ecological assessments are required to ensure that adequate mitigations are identified and shown to be suitable. Where necessary implementation of such mitigating measures shall be ensured by planning conditions.

T7D.9 National and Local Plan policy requirements will apply to the conservation of species:

- a) Designated as protected under the Wildlife and Countryside Act 1981, as amended; or
- b) Designated by the Government as a priority species or species of principal importance.

T7D.10 Additionally certain species are designated as of local priority by this Plan and shall be considered in like manner to T7D.8.

T7D.11 Reference shall be made to Government standing advice when deciding applications that may impact the habitats, ecological connectivities or species covered by this policy.

Supporting text - Key Facts:

T7D.12 As stated in the Government strategy document “Biodiversity 2020”, “Biodiversity is important for its own sake and has its own intrinsic value. A number of studies such as the National Ecosystems Assessment have shown this value also goes further, and suggest it is the building block of our ‘ecosystems’. These provide us with a wide range of benefits that support our economic and social wellbeing, including essentials such as food, fresh water and clean air, but also less obvious benefits such as protection from natural disasters, regulation of our climate, and purification of our water or pollination of our crops. Biodiversity also provides important cultural services, enriching our lives.” The strategy sets out a number of aims which justify and are supported by Policy 7D.

T7D.13 Ecological connectivity refers to a network of high-quality sites, protected by buffer zones, and connected by wildlife corridors and smaller, but still wildlife-rich, “stepping-stone” sites. Within such networks the following components are important:

- a) ‘Core areas’ have high nature conservation value and contain rare or important habitats or ecosystem services;
- b) ‘Corridors’ are a mosaic of habitats that allow species to move and support ecosystem functions;
- c) ‘Stepping stones’ are small sites that enable species to move between core areas.

T7D.14 The Norfolk Biodiversity Information Service (NBIS), who provided data for 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.15 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.16 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, paragraph 170d.

T7D.17 The ecological connectivities shown on Policy Maps 7D.3a and b and the priority species sightings shown on Policy Maps 7D.4a and b are based on sightings reported by parishioners and verified by other village observers. As well as visual sightings, footprints and animal droppings have also provided evidence. The connectivity corridors are primarily those used by larger mammals, those being easier to observe, but are also used by many other species. They are also important to various birds who more easily find prey in them, for example buzzards.

T7D.18 Clause P7L.5 reflects the aspirations of the Accessible Natural Green Space Standard and Natural England's "Nature Nearby" report published in 2010.

T7D.19 Fragmentation of habitats, such as may arise from development, is one of the main causes of habitat degradation and the loss of biodiversity, which in turn can reduce functionality and the provision of ecosystem services. Valuable ecosystem services may be lost if the natural ecosystems become too small or isolated, because the isolated 'islands' of nature, including species, do not allow for genetic exchange between populations of the same species. Maintaining an interconnected network of wildlife habitats and corridors helps support the movement of species that is necessary for many of them to thrive.

T2D.20 Wildlife corridors need not only be at ground level: for example, birds, bees and other pollinators will benefit from sensitive landscaping planting and the introduction of wildlife friendly features such as green roofs.

T2D.21 The wildlife corridors (ecological connectivities) shown on Policy Maps 7D.4a and b are the main routes used by larger mammals (and others). Numerous hedgerows and ditches also act as corridors of equal importance to smaller species and likewise warrant preservation and enhancement.

T7D.22 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.23 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.

T7D.24 There are no Sites of Special Scientific Interest in the Neighbourhood Area, but several are located close to the south and south-west boundaries of the Area, and their Impact Risk Zones extend into the Neighbourhood Area. The Magic Map application may be used to establish if a development proposal lies within an Impact Risk Zone for a Site of Special Scientific Interest.



EVIDENCE BASE:

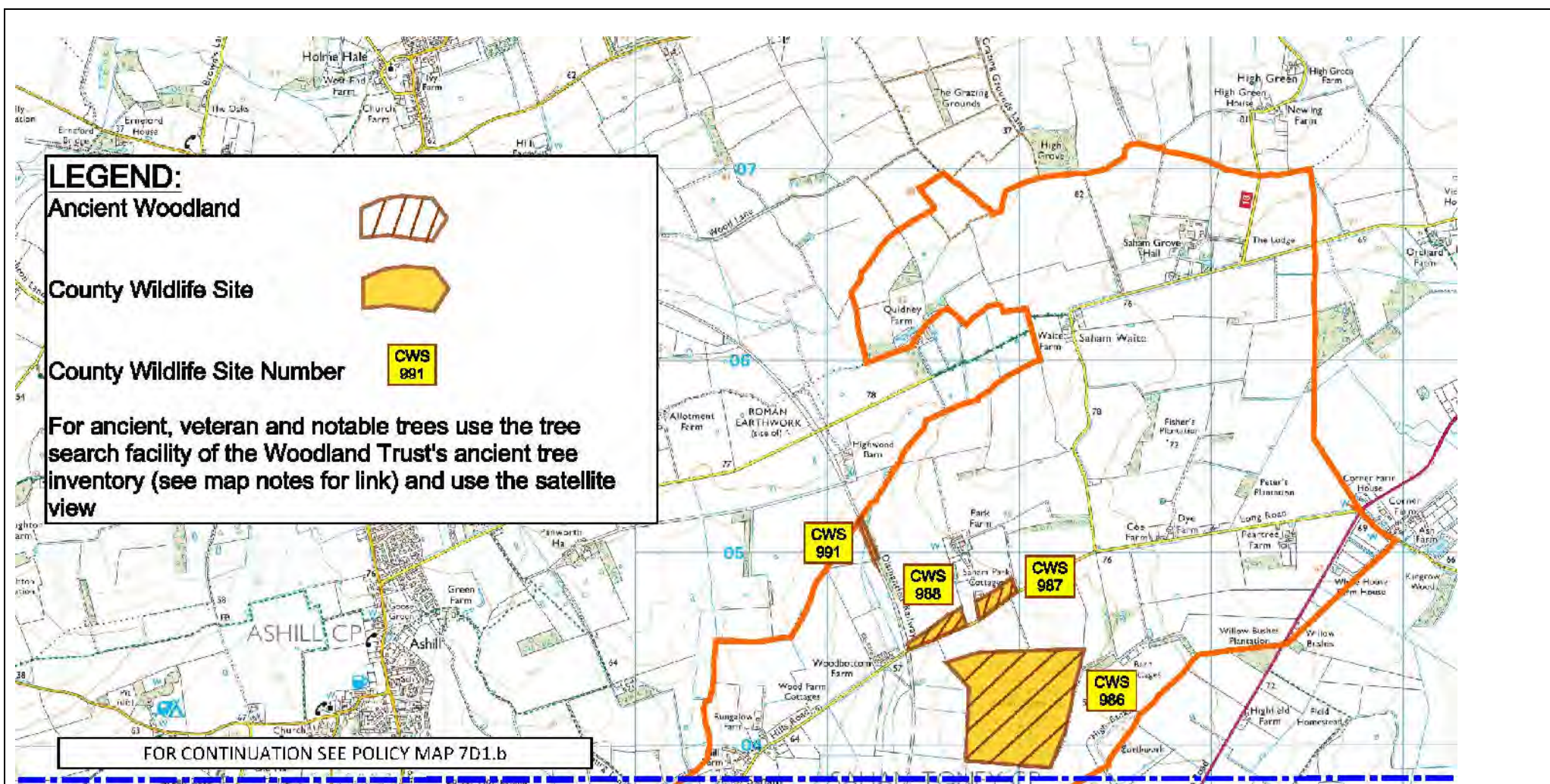
Saham Toney Neighbourhood Plan Habitats Regulations Assessment, AECOM, June 2020

Strategic Environmental Assessment for the Saham Toney Neighbourhood Plan, AECOM, June 2020






Figure 24: Our village – Village sign at the junction of Richmond Road and Pound Hill






LEGEND:

- Ancient Woodland** 
- County Wildlife Site** 
- County Wildlife Site Number** 

For ancient, veteran and notable trees use the tree search facility of the Woodland Trust's ancient tree inventory (see map notes for link) and use the satellite view

FOR CONTINUATION SEE POLICY MAP 7D1.b

To locate ancient veteran and notable trees enter "Saham Toney" at <https://ati.woodlandtrust.org.uk/tree-search/>

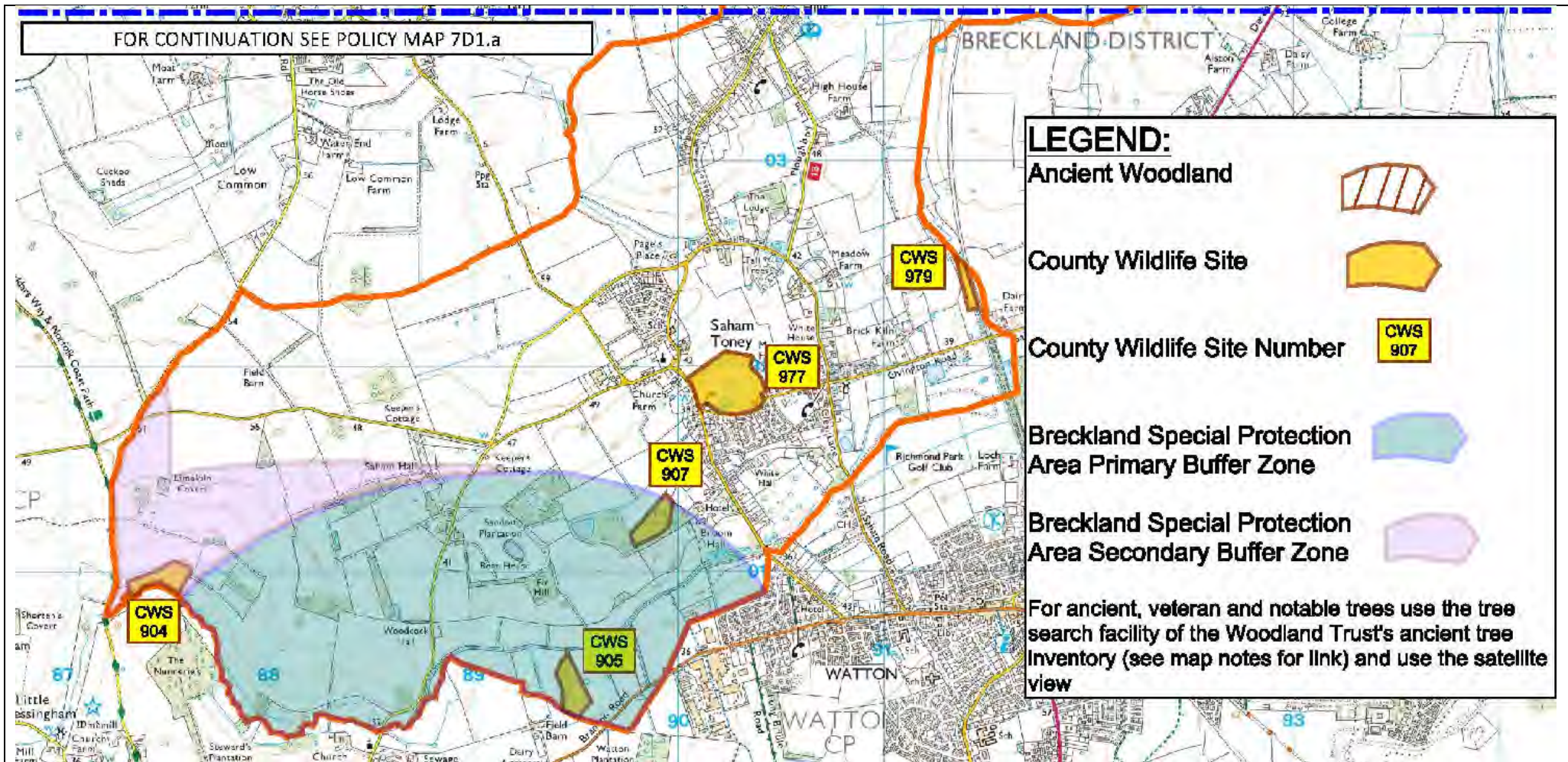
Parish boundary


Scale: One grid square = 1km x 1km
Background map: © Ordnance Survey



POLICY MAP 7D.1a: PRIMARY HABITATS NORTH





Data sources: Norfolk Biodiversity Information Service & "Magic Maps"
 To locate ancient veteran and notable trees enter "Saham Toney" at <https://ati.woodlandtrust.org.uk/tree-search/>

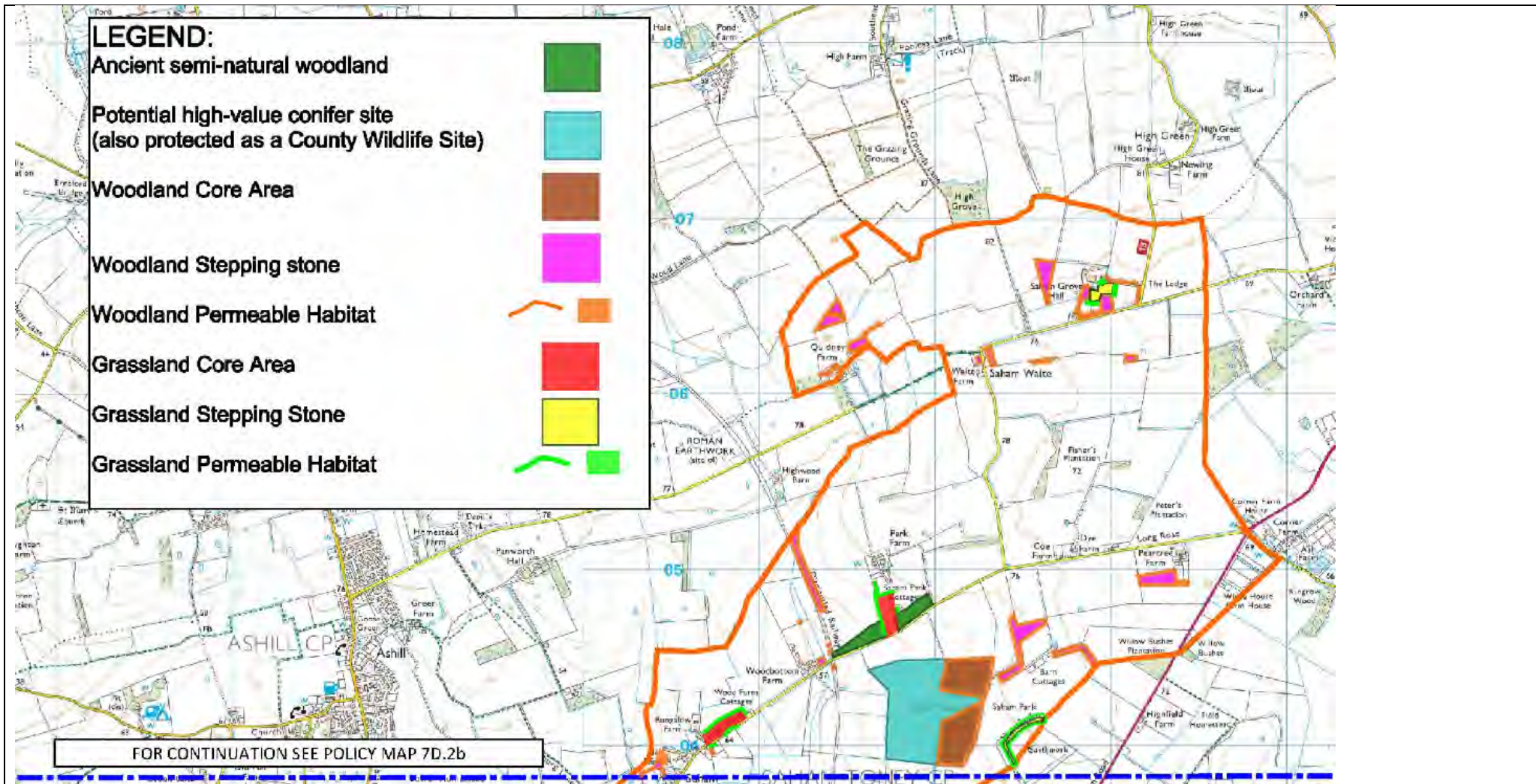
Parish boundary

Scale: One grid square = 1km x 1km
 Background map: © Ordnance Survey



POLICY MAP 7D.1b: PRIMARY HABITATS SOUTH





Data sources:
Norfolk Biodiversity Information Service & "Magic Maps"

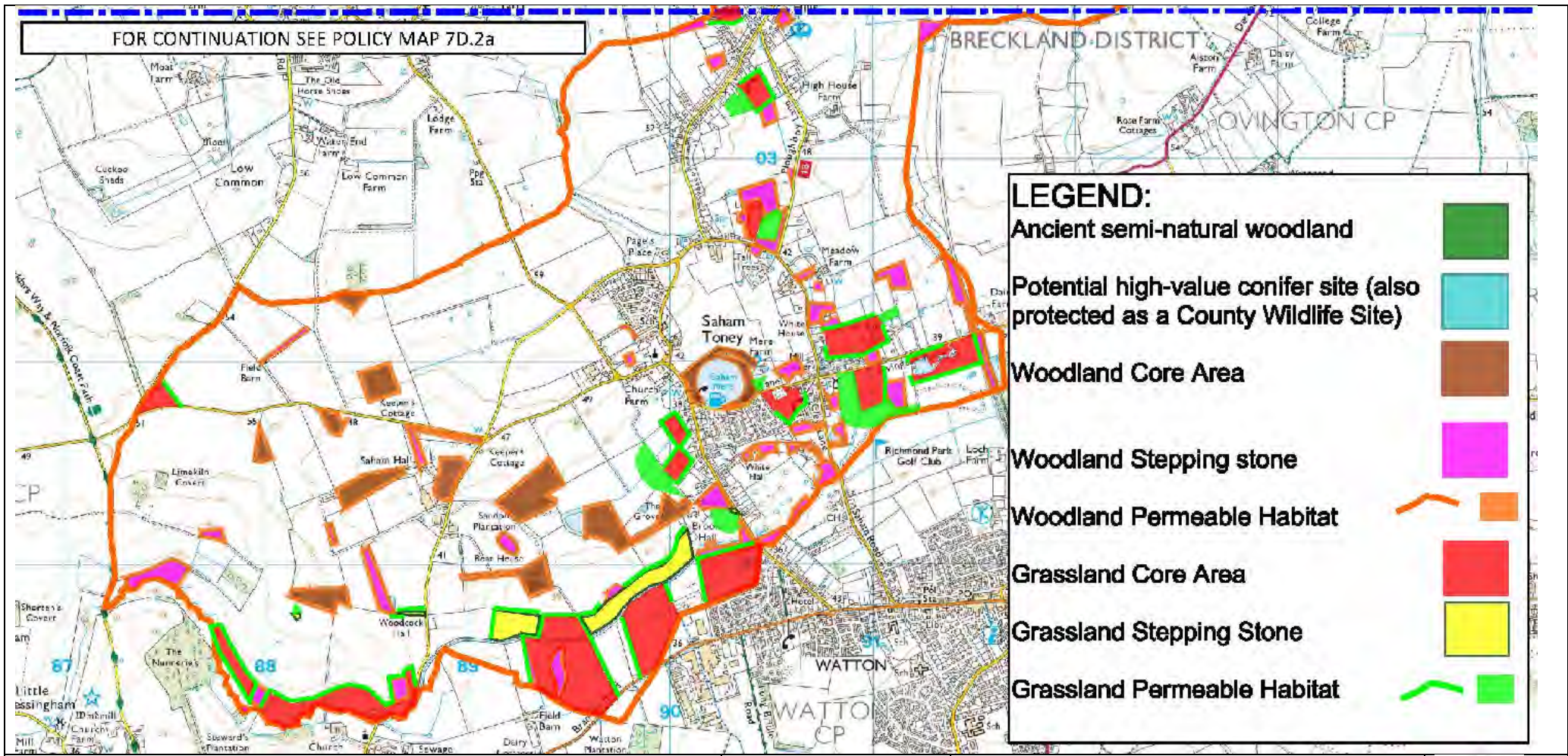
Parish boundary

Scale: One grid square = 1km x 1km
Background map: © Ordnance Survey




POLICY MAP 7D.2a: PRIORITY HABITATS NORTH





Data sources:
Norfolk Biodiversity Information Service & "Magic Maps"

Parish boundary

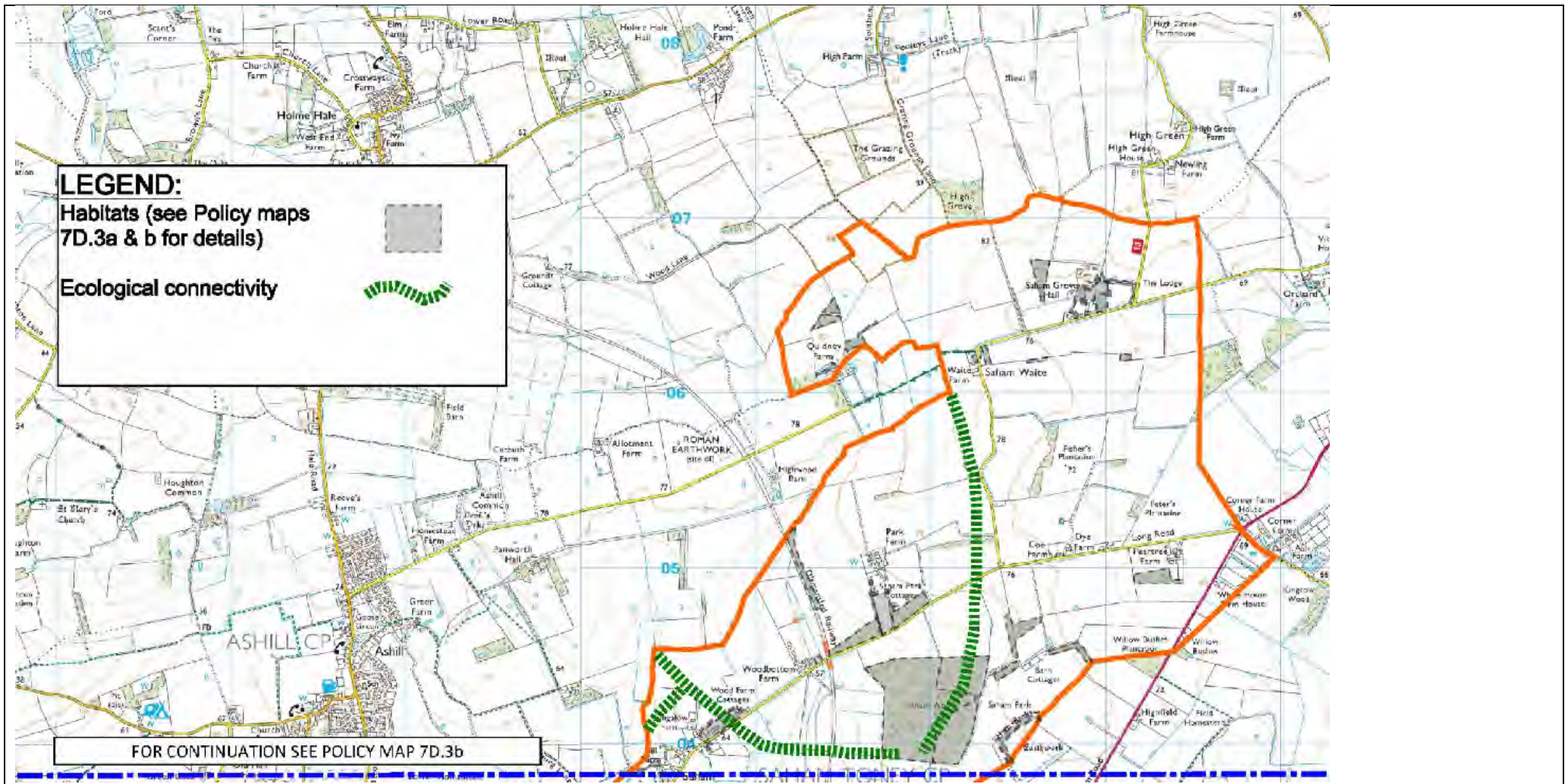


Scale: One grid square = 1km x 1km
Background map: © Ordnance Survey




POLICY MAP 7D.2b: PRIORITY HABITATS SOUTH





Data sources:
 Local sightings verified by the Saham Toney nature group

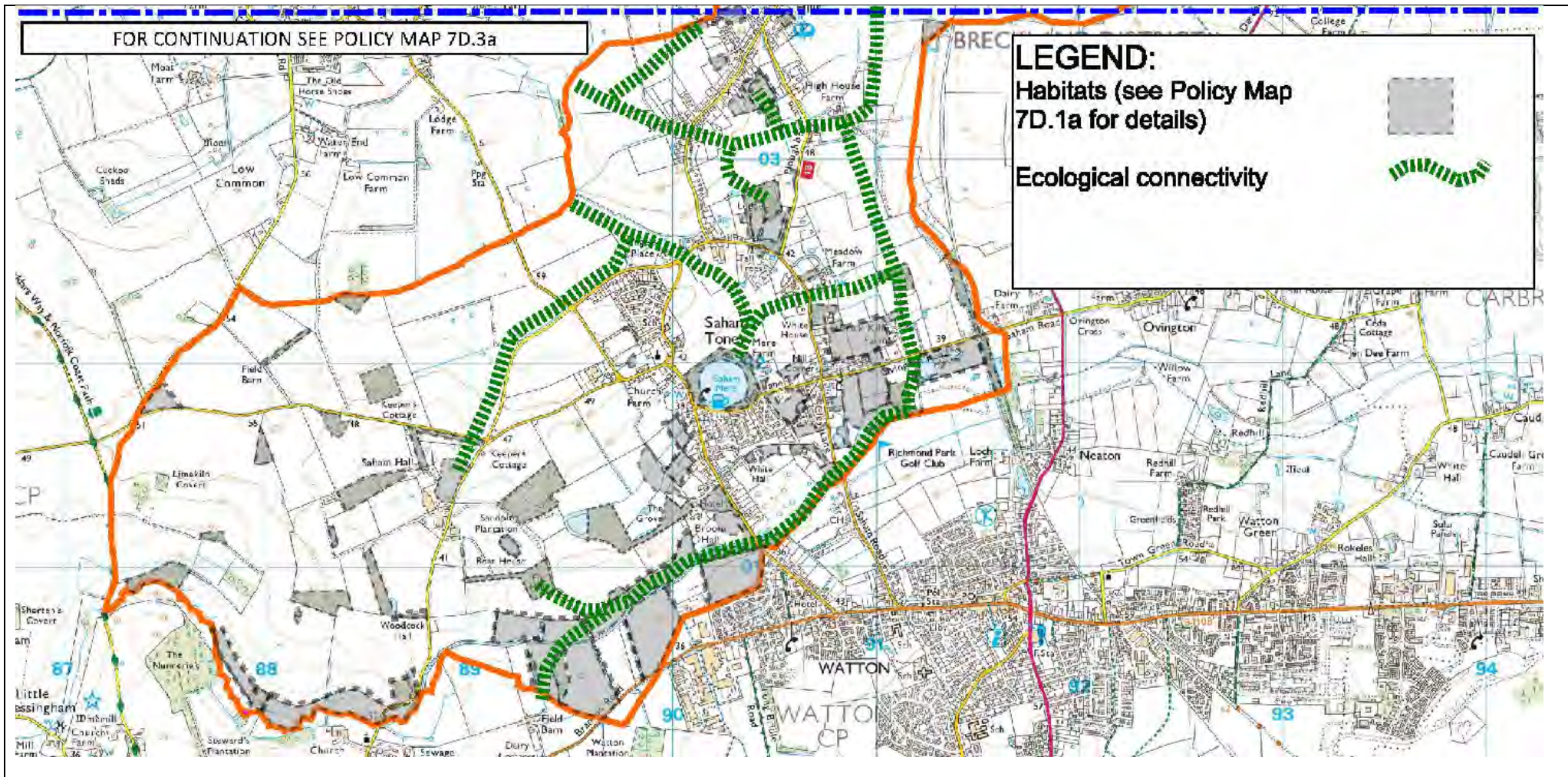
Parish boundary


Scale: One grid square = 1km x 1km
 Background map: © Ordnance Survey




POLICY MAP 7D.3a: ECOLOGICAL CONNECTIVITY NORTH





Data sources:
 Local sightings verified by the Saham Toney nature group

Parish boundary


Scale: One grid square = 1km x 1km
 Background map: © Ordnance Survey



POLICY MAP 7D.3b: ECOLOGICAL CONNECTIVITY SOUTH



LEGEND:

Habitats (see Policy Map 7D.1a for details)



Ecological connectivity (see Policy Map 7D.3a for details)



Protected and national priority species

Hares 

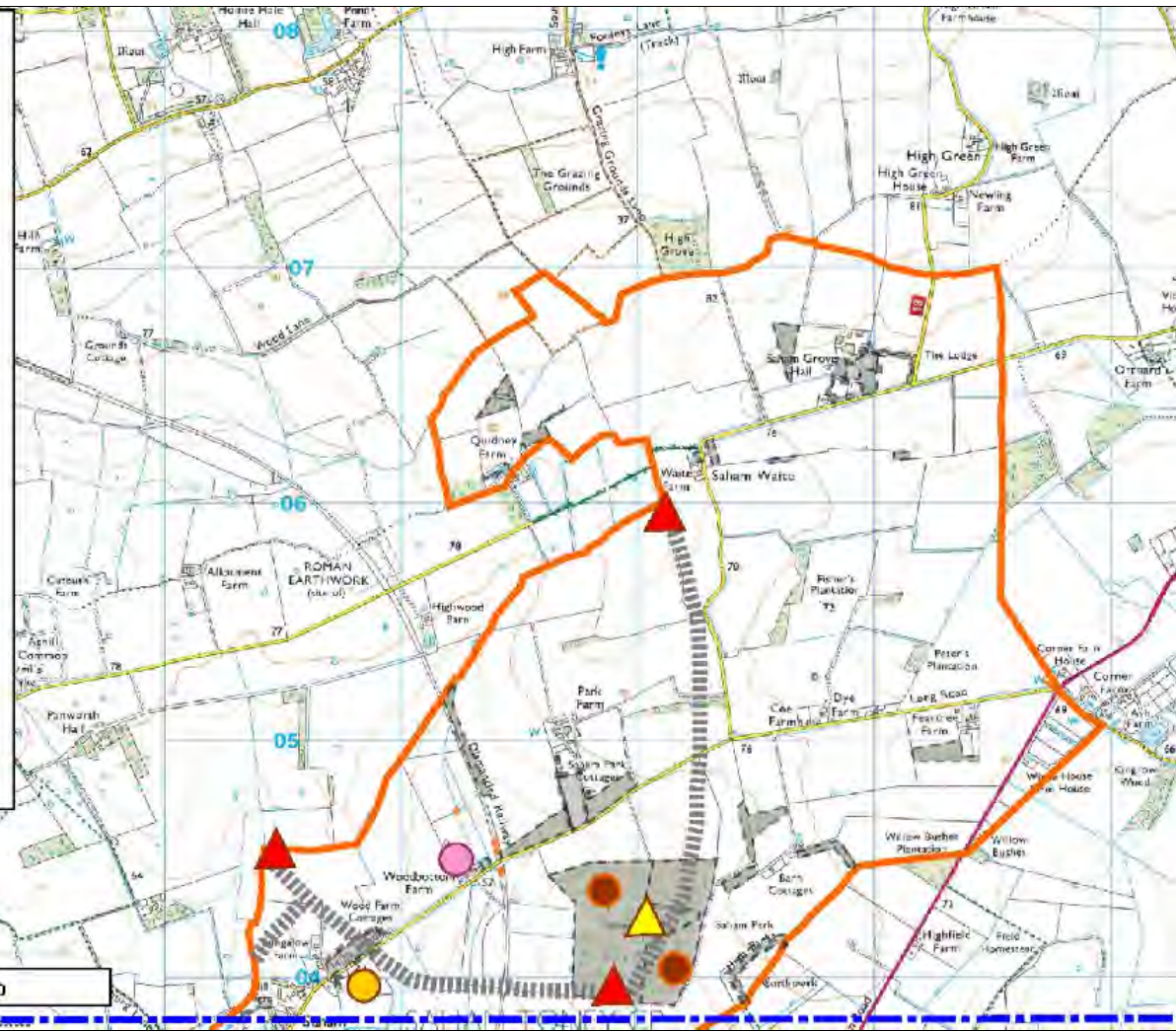
Tawny owls 

Barn owls 

Buzzards 

Other local priority species

Roe deer 



FOR CONTINUATION SEE POLICY MAP 7D1.b

Data sources: Norfolk Biodiversity Information Service database; local sightings verified by the Saham Toney nature group.

Parish boundary

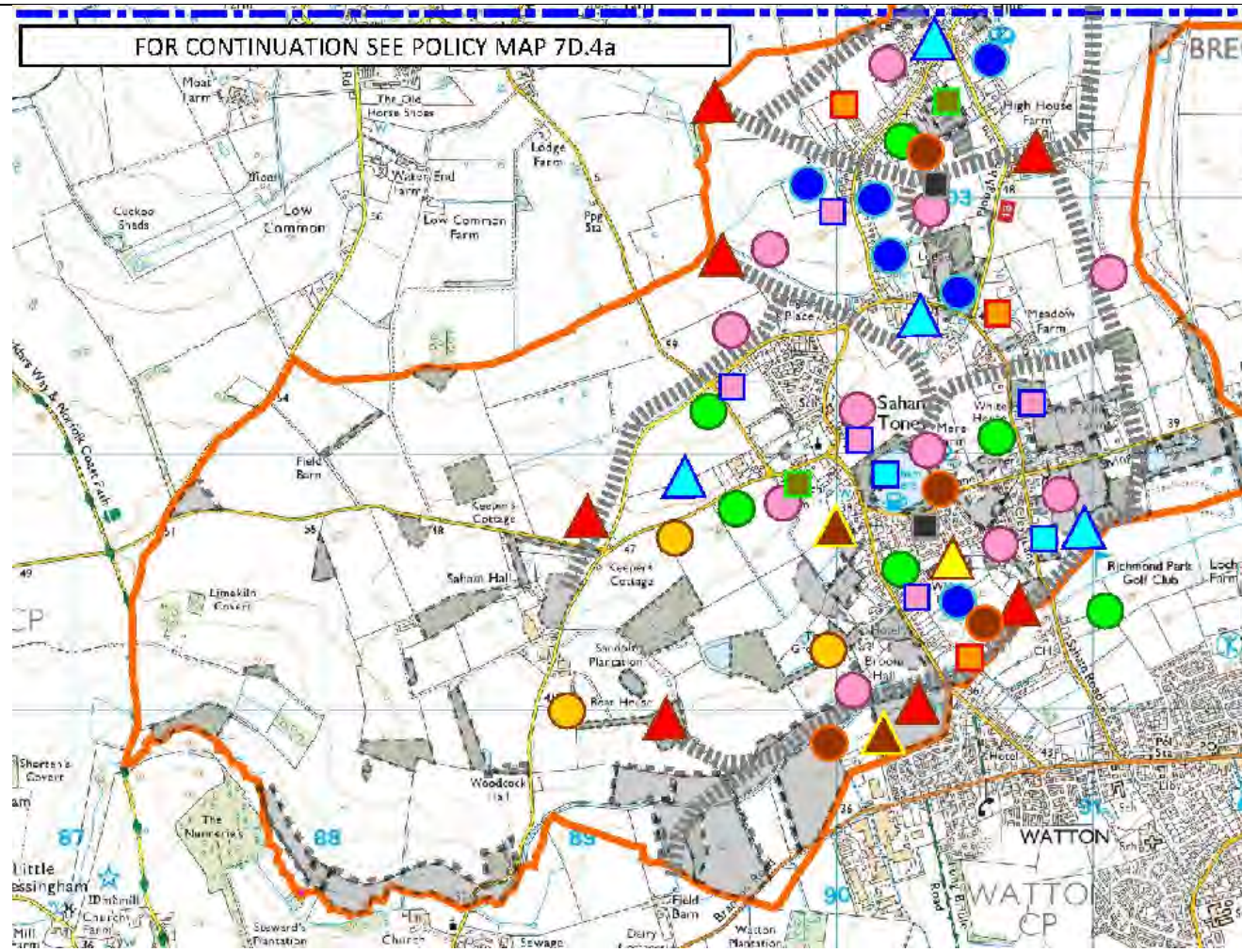

Scale: One grid square = 1km x 1km
Background map: © Ordnance Survey



POLICY MAP 7D.4a: PRIORITY SPECIES SIGHTINGS NORTH



FOR CONTINUATION SEE POLICY MAP 7D.4a



LEGEND:

Habitats (see Policy Map 7D.3b for details)

Ecological connectivity (see Policy Map 7D.3b)

Protected and national priority species

- | | | | |
|--------------|---|--------------|---|
| Bats | ■ | Hares | ● |
| GC Newts | ● | Tawny owls | ● |
| Otters | ■ | Barn owls | ● |
| Water voles | ▲ | Water fowl | ■ |
| Adders | ■ | Sparrowhawks | ▲ |
| Grass snakes | ■ | Buzzards | ▲ |

Other local priority species

- | | |
|-----------|---|
| Roe deer | ▲ |
| Hedgehogs | ● |

Data sources: Norfolk Biodiversity Information Service database; local sightings verified by the Saham Toney nature group.

Parish boundary



Scale: One grid square = 1km x 1km
Background map: © Ordnance Survey



POLICY MAP 7D.4b: PRIORITY SPECIES SIGHTINGS SOUTH



Notes for Policy Maps 7D.4a and 7D.4b: 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 +/- 100m.

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

P7E.5 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 This Neighbourhood Plan accepts that there is an urgent need for more homes that meet people's needs and responds to that need. But in line with Town and Country Planning Association guidance, as well as housing numbers, it is equally important to focus on planning and building high-



quality places. As highlighted by Town and Country Planning Association guidance, one crucial element of a high-quality place is green infrastructure, because of the multiple benefits it provides.

T7E.14 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.15 There is also increasing recognition that climate change is the greatest challenge facing our society. In the UK greater awareness of the need for action has been translated into many local authorities declaring climate emergencies, including Breckland Council in September 2019. The inclusion of green infrastructure as part of developments securing planning permission, is one of a range of ways in which such a declaration may be made more meaningful. More detail about the case for such action can be in “Factsheet 3: Green Infrastructure and Climate Change”, published by the Town and Country Planning Association and Perfect (Planning for Environment and Resource Efficiency in European Cities and Towns).

T7E.16 One of many aims set out in the Government’s “A Green Future: A 25 Year Plan to Improve the Environment”, 2018, is to increase the provision of green infrastructure and Policy 7E supports that aim.

T7E.17 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.18 More detailed justification for the way in which Policy 7E 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. All retained trees and hedges that could be adversely affected by development shall be protected as defined in sections 5-7 and Appendix A of British Standard BS5837:2012 "Trees in Relation to Design, Demolition and Construction".

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:

T7F.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.

T7F.2 Tree and hedge categories shall be taken from BS 5837:2012. 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.

T7F.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:

T7F.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.

T7F.5 Policy ENV 05 of the 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".

T7F.6 Policy ENV 06 of the Local Plan deals specifically with the protection of trees and hedgerows.

T7F.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.



T7F.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 25: Our village - looking north-west across Littleton Farm, Cley Lane

POLICY 8A: SURFACE WATER MANAGEMENT GENERAL PROVISIONS

P8A.1 All development proposals shall include a site-specific Surface Water Drainage Strategy. That 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.

P8A.2 All development proposals 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 include a site-specific Flood Risk Assessment that gives adequate and appropriate consideration to all sources of flooding and the proposed method of surface water drainage.

P8A.3 All proposals shall have a neutral or positive impact on surface water drainage.

P8A.4 All development proposals shall demonstrate engagement with the relevant agencies and shall seek to incorporate appropriate mitigation measures to manage flood risk and reduce surface water run-off to the development and wider area.

P8A.5 All proposals in areas of high, medium or low risk of surface water flooding, regardless of development 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.



P8A.6 Permission for proposals for which no other practicable alternative exists to dispose of surface water other than a public sewer, shall only be granted if it is confirmed by Anglian Water, the Local Highways Authority, or their agents that there is adequate spare capacity in the existing system taking future development requirements into account.

P8A.7 As a condition of their adoption, SuDS drainage schemes shall comply with the guidelines given in Water UK's "Sewers for Adoption", Edition 8, 2019, or any more up to date version made available, and with the most up to date version of CIRIA 753, The SuDS Manual.

Supporting text - Implementation:

T8A.1 This policy is intended to be applied alongside the adopted Local Plan Policy ENV 09 Flood Risk & Surface Water Drainage, and the relevant requirements set out in the National Planning Policy Framework.

T8A.2 The need to avoid increased risk of flooding, as set out in Local Plan Policy ENV 09, shall apply both on the development site itself and to the wider area, and relates to flood risk due to fluvial, surface water, groundwater and/or artificial sources.

T8A.3 The Flood Risk Assessment, where required, shall include as a minimum:

- a) Appropriate measures to address any identified risk of flooding (in the following order of priority: assess; avoid; manage; and mitigate flood risk;
- b) Where appropriate the results of sequential and/or exception tests;
- c) Demonstrate how only compatible development is located in areas at risk of flooding, considering the proposed vulnerability of land use;
- d) The use of appropriate allowances for climate change;
- e) Any other requirements set out in the latest published version of Norfolk County Council's LLFA Statutory Consultee Guidance; and
- f) All requirements of national and local policy.

T8A.4 A Surface Water Drainage Strategy shall include the following as a minimum:

- a) A general description of how a site drains prior to its development;
- b) A description of the sustainable drainage measures included in the design;
- c) 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;
- d) An outline surface water drainage layout drawing showing flow routes, storage and treatment locations and discharge location;
- e) The method used to calculate pre- and post-development peak runoff rates and volumes;
- f) The method used to calculate any rainwater storage volume forming part of the drainage system;
- g) Pre- and post-development surface water runoff rates and runoff volume from the site;
- h) Evidence of measures proposed to protect the public against flooding, both on site and in downstream areas, from watercourses; from the drainage system and from overland flows (from sources within or external to a proposed site);



- i) Evidence to show how preference has been given to shallow (<2m deep) infiltration drainage ahead of alternative drainage methods;
- j) Evidence to show that there is at least 1.0m between the base of any soakaway and seasonally high groundwater levels;
- k) Evidence of at least one achievable drainage method, and where appropriate comparison of that method with alternate(s);
- l) Summary information regarding infiltration test results and runoff rates and volumes;
- m) Evidence of measures proposed to protect water quality;
- n) Evidence of compliance with Anglian Water standards if appropriate;
- o) Outline surface water drainage system long term adoption and maintenance proposals;
- p) Evidence of compliance with the most up to date Lead Local Flood Authority guidance for developers (available on the Norfolk County Council website); and
- g) A description of the outcome of any pre-application discussions with Breckland Council, Anglian Water, the Lead Local Flood Authority and the Environment Agency; and
- h) Any other requirements set out in the latest published version of Norfolk County Council's LLFA Statutory Consultee Guidance.

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.

T8A.5 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:

- a. 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>)
- b. 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.
- c. Non-statutory technical standards for SuDS (<https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards>)

T8A.6 Areas or 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/map>, or any more up to date information made available by the Environment Agency.

T8A.7 Proposed development in areas subject to fluvial flood risk shall be subject to national and local 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.

T8A.8 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.

T8A.9 The Lead Local Flood Authority's guidance on its role as a statutory consultee to planning states "The LLFA should be consulted on development sites that have a current risk of flooding or have the potential to increase local flood risk." This justifies criterion P8A.5. Low risk areas are included as the low risk extent can be used as a proxy for the medium risk extent (1 in 100 year) plus climate change, as the NPPF requires this to be considered.

T8A.10 Proposed development in groundwater protection zones shall be subject to national and district policies and subject to Environment Agency guidelines and requirements.

T8A.11 The need for proposals for non-allocated sites to undergo the sequential and/or exception test shall be guided by the National Planning Policy Framework, paragraphs 157 – 163.

Supporting text - Key Facts:

T8A.12 Failing to adequately consider local flood risk or making adequate provision for SuDS within a development site may result in properties within the development being placed in an area at risk of flooding or alternatively may result in an increase in the risk of flooding elsewhere. This is contrary to the requirements of Paragraph 163 and 165 of the National Planning Policy Framework.

T8A.13 The requirement that all proposals in areas of high, medium and low risk from surface water flooding 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. As defined by footnote 50 such areas, if developed, are "land that is subject to other sources of flooding where development would introduce a more vulnerable land use", per the footnote. Additionally, 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)".

T8A.14 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 given in Figure 8A.1, 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.



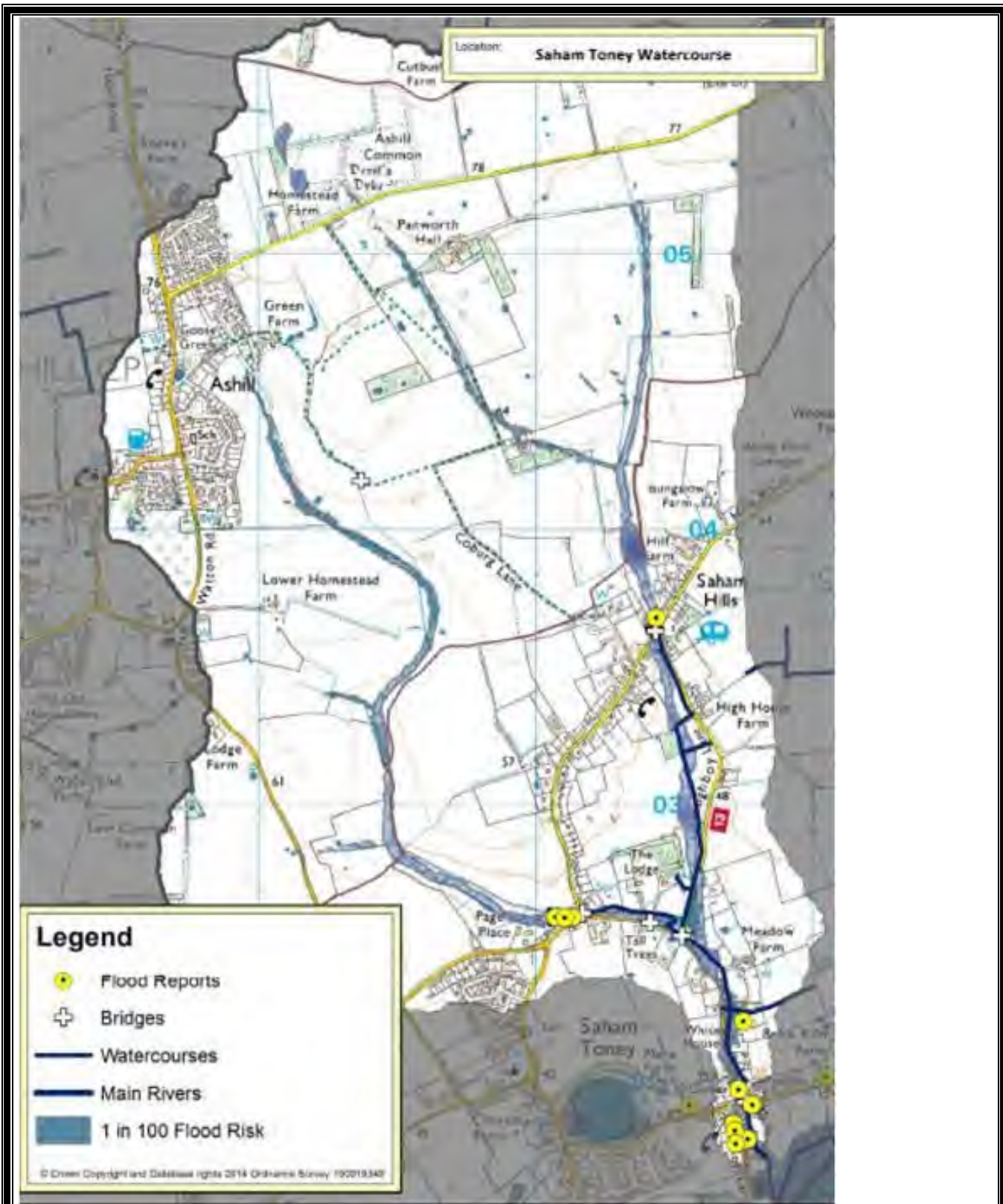


Fig 8A.1: The Saham Toney Watercourse

T8A.15 Paragraph P8A.1 is based on guidance provided by the Lead Local Flood Authority.

T8A.16 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 P8A.5 specifies that those two organisations are consulted on all development proposals in areas of high or medium surface water flood risk, regardless of development size.

T8A.17 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.

T8A.18 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.

T8A.19 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 8A 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.

T8A.20 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.

T8A.21 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.

T8A.22 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:



Richmond Road at Watton Brook



Hills Road / Ploughboy Lane



Cley Lane / Bell Lane/ Ovington Road / Chequers Lane Junction



Chequers Lane-Hills Road



Chequers Lane-Ploughboy Lane



Page's Lane



Amy's Close / Bell Lane



Ploughboy Lane



Ovington Road



Chequers Lane



Page's Lane



Hills Road



Page's Lane



Page's Lane



Page's Lane



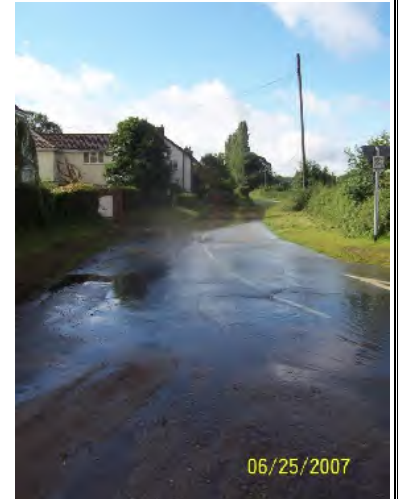
Hills Road north of Saham Hills



Hills Road / Ploughboy Lane Junction



Hills Road / Ploughboy Lane Junction



T8A.23 The 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 of the Local Plan 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 Local Plan.

T8A.24 Paragraph 155 of the National Planning Policy Framework dictates that development should be directed away from the areas of highest flood risk.

T8A.25 Paragraph 163 of the National Planning Policy Framework dictates that new development shall not increase flood risk elsewhere.

EVIDENCE BASE:

Saham Toney Parish Flood Risk Study, Create Consulting Engineers, May 2020



POLICY 8B: SURFACE WATER RUNOFF (DISCHARGE) RATE & VOLUME

P8B.1 Appropriate on-site water storage measures shall be incorporated in the drainage scheme to intercept, attenuate or store long term surface water run-off within the development site boundary, up to and including the 1% AEP (Annual Exceedance Probability) event plus 40% climate change allowance.

P8B.2 For the 100% AEP and the 1% AEP events, the peak runoff rate and volume from a site to any highway drain, sewer or surface water body:

- a) For greenfield developments, shall never exceed the peak greenfield runoff rates and volumes for the same events;
- b) For brownfield developments, shall be as close as reasonably practical to the greenfield runoff rates and volumes for the same events, but shall never exceed the rates and volumes of discharge from the site for the same event prior to redevelopment.

P8B.3 The method used to calculate pre- and post-development runoff rates and volumes shall be agreed with the Lead Local Flood Authority and stated in the Drainage Strategy.

P8B.4 Where it is not possible to dispose of any runoff additional to greenfield rates and/or volumes on the site, final runoff rates and/or volumes shall be restricted further to ensure compliance with Standard S6 of the SuDS Non-Statutory Technical Standards (2015) or any subsequent update of those standards.

P8B.5 If control to greenfield runoff volume is considered unachievable, then any excess runoff volume shall be temporarily stored and released at a rate no more than 2l/s/ha.

P8B.6 Proposals shall identify appropriate SuDS discharge outlets for surface water runoff (both above and underground).

P8B.7 Where discharge is into an ordinary watercourse with known surface water flooding issues, a flood flow (i.e. surcharged outfall) shall be applied as a constraint in runoff calculations., using the 1% AEP event, plus relevant catchment specific, climate change fluvial flow.

P8B.8 Drainage strategies shall consider and account for the potential increase in the volume of runoff from a development as a result of increases in the area of impermeable surfaces.

P8B.9 Where runoff from off-site sources is drained together with the site runoff, the contributing catchment shall be modelled as part of the drainage system in order to take full account of the additional inflows to the site.

P8B.10 Where runoff from off-site sources is conveyed separately to a site's proposed drainage system the flood risk should be managed in accordance with BS8533:2011 "Assessing and managing flood risk in development – code of practice".

P8B.11 Surface water run-off mitigation measures shall address any identified risk of flooding in the Lead Local Flood Authority's order of priority: Assess; Avoid; Manage and Mitigate.



P8B.12 For residential developments, an allowance based on development density for increases in impermeable surfaces throughout the lifetime of a development shall be considered in runoff calculations, up to total impermeable surface percentage of 100%. The allowance shall be:

- a) 10%, where density is less than or equal to 25 dwellings per hectare;
- b) 8%, where density is greater than 25, but less than or equal to 30 dwellings per hectare;
- c) 6%, where density is greater than 30, but less than or equal to 35 dwellings per hectare;
- d) 4%, where density is greater than 35, but less than or equal to 45 dwellings per hectare;
- e) 2%, where density is greater than 45 dwellings per hectare.

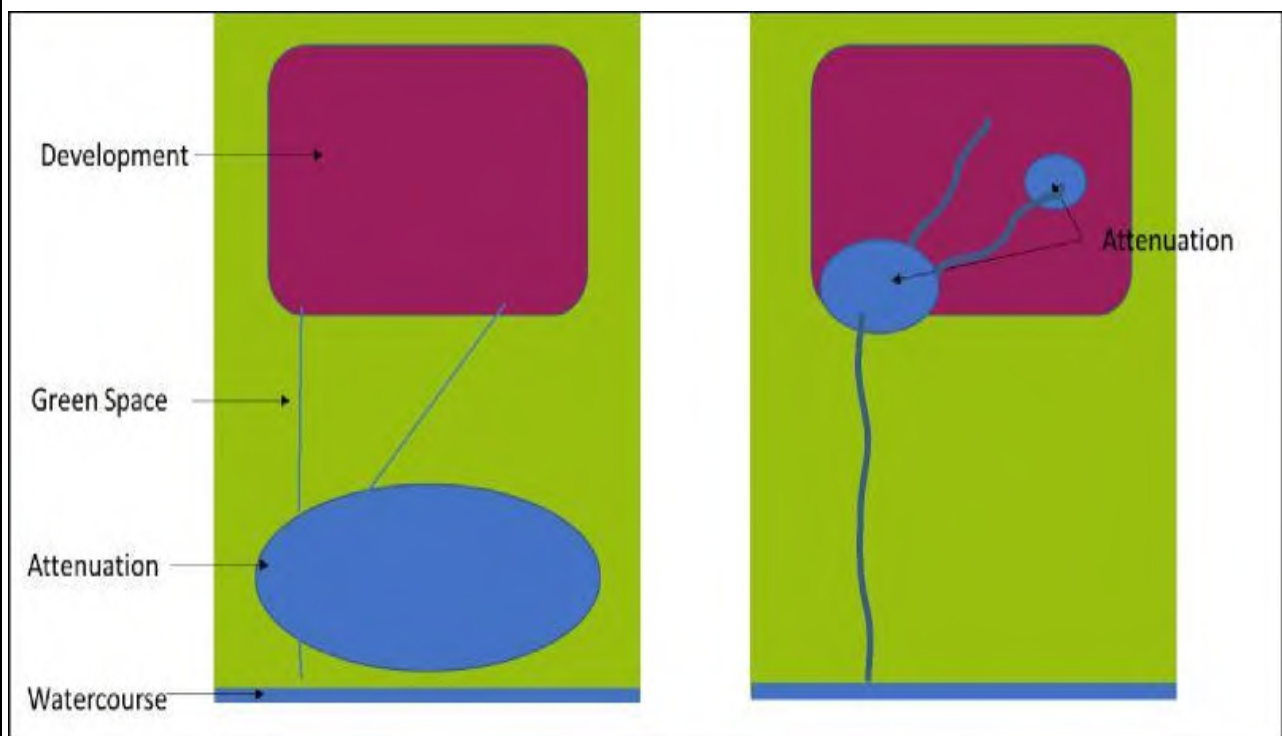
Supporting text - Implementation:

T8B.1 Attenuation of surface water run-off rates and volumes is required to mitigate against the creation of additional impermeable surfaces by new development.

T8B.2 For brownfield site developments, if it is demonstrated that it is not possible to achieve the greenfield runoff rate, then a significant reduction in the pre-development rate of discharge shall be achieved and agreed with the relevant drainage body (Lead Local Flood Authority or Anglian Water).

T8B.3 All calculations of greenfield runoff rates shall use the most up to date Flood Estimation Handbook rainfall data, and be in accordance with the most up to date guidance in the CIRIA SuDS Manual.

T8B.4 Calculations for greenfield runoff rates to watercourses should be based on the proposed area of impermeable land within the sub-catchment of the watercourse for the location of the proposed discharge. It may be possible to divert water to a different sub-catchment, only if the greenfield runoff rate for that watercourse is demonstrably not exceeded. Where there are large areas of open green space within a development, an allowance for the greenfield runoff rate and volume of the open space should be made. This is to account for water that naturally enters the watercourse prior to development, that would subsequently be intercepted by a SuDS feature, see Figure 8B.1.



Case (a) Include open space allowance

Case (b) Open space allowance not required

Figure 8B.1 An indication of when to allow for open space with greenfield runoff calculations for a SuDS storage feature.

T8B.5 With regard to P8B.3 and P8B.4, for the avoidance of doubt, the Lead Local Flood Authority will agree runoff rates to a watercourse and Anglian Water will agree runoff rates to sewers.

T8B.6 With regard to P8B.6, of the sites allocated in this Plan, sites STNP1, STNP4, STNP7 and STNP9 have known surface water flooding issues.

T8B.7 The CIRIA SuDS Manual presents two approaches for consideration of runoff volume from a development site (complex and simple). Although the simple approach will require a greater volume of storage than the complex approach, it is preferred by the Lead Local Flood Authority and should therefore normally be used in calculations.

Supporting text - Key Facts:

T8B.8 Restrictions to surface water runoff rate and volume are aimed at ensuring new development does not increase flood risk, either on the proposed site or elsewhere.

T8B.9 The acceptable rate of release of any excess runoff volume above greenfield levels is set at an industry-standard value low enough to ensure no increase to downstream flood risk.

T8B.10 With regard to P8B.7, although runoff rates may be restricted to equivalent pre-development greenfield rates, the duration over which the site could discharge at this rate is likely to increase after development. As noted in the CIRIA SuDS Manual, C753, "Peak rates of surface water runoff discharged from a development (i.e. relatively impermeable) site, if left uncontrolled, are normally significantly greater than from the site in its greenfield state." This is because most of the runoff drains off the surfaces of the developed site much quicker than the greenfield site and there is much more runoff, as less water is able to penetrate the ground or be intercepted in other ways. This is illustrated in Figure 8B.2.



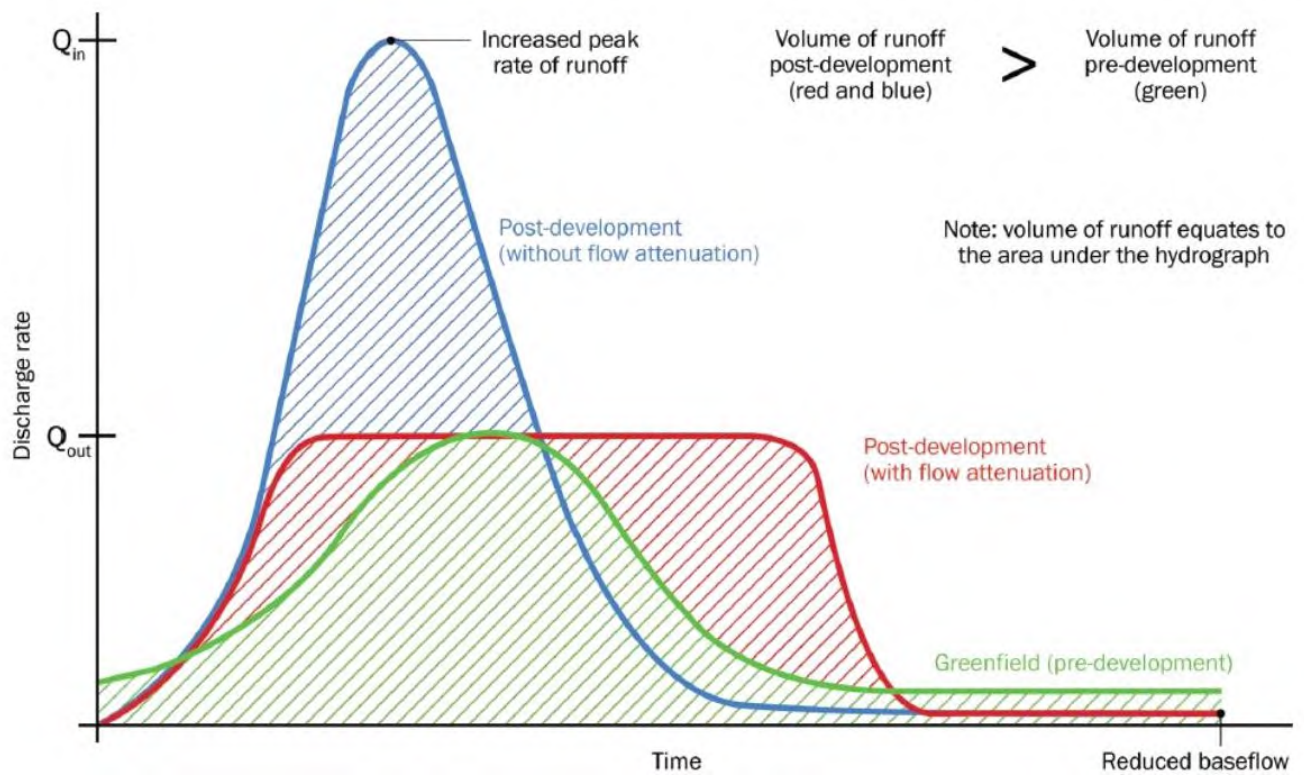


Figure 8B.2 Example of a runoff hydrograph (Reproduced from C753 SuDS Manual Section 3.1.1 ©CIRIA 2015)

T8B.11 The allowances specified are P8B.9 is taken from Local Authority SuDS Officer Organisation (LASOO) Non-Statutory Technical Standards for Sustainable Drainage: Practice Guidance.

T8B.12 Policy 8B is in part informed by advice provided by the Lead local Flood Authority, in particular its publication "Norfolk LLFA Statutory Consultee Guidance Document", Version 4, March 2019.

EVIDENCE BASE:

Saham Toney Parish Flood Risk Study, Create Consulting Engineers, May 2020

POLICY 8C: INFILTRATION TESTING

P8C.1 All proposals shall include an assessment of the suitability of the underlying geology to discharge collected surface water to the ground via infiltration.

P8C.2 Evidence from infiltration tests shall be submitted to support the assumed infiltration rate(s) across a site.

P8C.3 Infiltration testing shall be undertaken in line with BRE Digest 365 guidance, and shall include a minimum of three tests undertaken within 24 hours at each location.

P8C.4 The depth of testing shall be representative of the drainage proposals.



P8C.5 It shall be confirmed that any proposed use of infiltration will not lead to any geotechnical risks to a site.

P8C.6 On-site test results shall be made submitted at appropriate planning application stages in accordance with the recommendations of CIRIA C753: The SuDS Manual.

Supporting text - Implementation:

T8C.1 Infiltration testing is required for all proposals, rather than just those proposing an infiltration drainage method. This is because for non-infiltration methods to be accepted, it must first be demonstrated that an infiltration method is not practical. Infiltration test results will be central to such a demonstration. Infiltration testing will be required to provide evidence that infiltration of surface water is or is not possible where such cases arise.

T8C.2 For applications at outline stage, indicative infiltration testing is acceptable. For applications at full or reserved matters stages, infiltration testing at a depth and location representative of the proposed structures is required.

T8C.3 Multiple test depths may be required to represent different drainage methods, for example permeable paving and soakaways.

Supporting text - Key Facts:

T8C.4 BRE Digest 365 is the only accepted standard for infiltration testing for surface water drainage strategies, hence test results shall only be accepted if undertaken accordingly.

T8C.5 Policy 8C is in part informed by advice provided by the Lead local Flood Authority, in particular its publication "Norfolk LLFA Statutory Consultee Guidance Document, Version 4, March 2019.

EVIDENCE BASE:

Saham Toney Parish Flood Risk Study, Create Consulting Engineers, May 2020

POLICY 8D: SURFACE WATER FLOOD RISK & CLIMATE CHANGE

P8D.1 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.

P8D.2 For sustainable drainage systems, a 40% climate change scenario shall be tested for developments with a lifespan over 50 years.

P8D.3 Peak river flow climate change allowances for the relevant catchment (in line with Environment Agency guidance "Flood Risk Assessments: Climate Change Allowances", shall be considered for ordinary watercourses as well as main rivers.

Supporting text - Implementation:



T8D.1 Allowance for climate change should be assessed at the outline planning stage as it can significantly affect the amount of attenuation storage required, which may have a bearing on the sustainability and/or viability of a proposal, and is therefore a key factor in granting permission in principle.

Supporting text - Key Facts:

T8D.2 The frequency and intensity of rainfall is predicted to increase as a result of climate change and an allowance for how this will affect a proposal will need to be factored into design. Reference should be made to the latest guidance published by the Environment Agency at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

T8D.3 The relevant climate change allowances are predictions of anticipated change for peak river flow and peak rainfall intensity.

T8D.4 Making an allowance for climate change helps to minimise vulnerability and provide resilience to flooding in the future.

T8D.5 The 40% climate change allowance is the industry accepted approach and hence is to be used at all stages of design. It is required to ensure there is no additional mitigation required to protect people, property and infrastructure.

T8D.6 Policy 8D is in part informed by advice provided by the Lead local Flood Authority, in particular its publication "Norfolk LLFA Statutory Consultee Guidance Document, Version 4, March 2019.

EVIDENCE BASE:

Saham Toney Parish Flood Risk Study, Create Consulting Engineers, May 2020

POLICY 8E: SURFACE WATER DRAINAGE & WATER QUALITY

P8E.1 All proposals shall consider risk to water quality that may arise, taking account of the final discharge location(s).

P8E.2 Where piped components are proposed as part of a surface water drainage scheme, non-piped SuDS components shall be used to treat water prior to final discharge.

P8E.3 Providing it is separated from other surface water runoff residential roof water may be directly discharged to a watercourse or soakaway without treatment.

P8E.4 The sensitivity of the receiving waterbody (ground or surface), including protected aquifers, should be considered and extra water quality treatment provided if a protected resource is identified.

P8E.5 Protection of water quality in the Breckland SAC and Norfolk SAC shall be given high priority.



P8E.6 Proposals shall demonstrate a total pollution mitigation index \geq the pollution hazard index, using the indices set out in chapter 26 of CIRIA 753: The SuDS Manual, or by a bespoke risk assessment process.

Supporting text - Key Facts:

T8E.1 An online tool is available to assist with assessment of risk to water quality at <http://www.uksuds.com/drainage-calculation-tools/water-quality-assessment-for-suds-developments>

T8E.2 Water quality treatment requirements are considered not to be met by the Environment Agency if piped schemes are proposed. Examples of SuDS components that may be used to treat water where a scheme includes piped components (for example pipes connecting to geo-cellular crates or attenuation tanks) include swales or filter strips.

T8E.3 Policy 8E is in part informed by advice provided by the Lead local Flood Authority, in particular its publication "Norfolk LLFA Statutory Consultee Guidance Document, Version 4, March 2019.

T8E.4 Policy criterion P8E.5 is guided by a recommendation made in the Saham Toney Neighbourhood Plan Habitats Regulations Assessment.

EVIDENCE BASE:

Saham Toney Parish Flood Risk Study, Create Consulting Engineers, May 2020

POLICY 8F: MANAGEMENT & MAINTENANCE OF SUSTAINABLE DRAINAGE SYSTEMS

P8F.1 All proposals shall appropriately address the management and maintenance of SuDS to account for the construction and long-term operation of all components of the drainage system, both surface and sub-surface.

P8F.2 Proposals shall sufficiently consider the likely maintenance requirements of new and existing drainage infrastructure over the design life of a development, including those for ordinary watercourses that are bounded by, or within a development site.

P8F.3 All proposals shall provide a SuDS Management and Maintenance Plan including:

- a) A maintenance schedule of work detailing the activities required and who will adopt and maintain the surface water drainage features for the lifetime of the development; and
- b) Clear maintenance and management proposals for SuDS elements, including riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.

P8F.4 Where SuDS is not proposed to be adopted by the Local Highways Authority or Anglian Water, maintenance plans and schedules shall be included with a proposal, clearly communicating



requirements on any future property owners, in accordance with section 12 and 11.4 of British Standard BS8582:2013. Such communication shall include explanation of the consequences of future property owners not carrying out the maintenance.

P8F.5 Appropriate easements shall be provided around SuDS features to allow access for maintenance.

P8F.6 Where pumping is proposed as part of SuDS, it shall be demonstrated that appropriate maintenance proposals are included for the pumping system.

P8F.7 All SuDS management and maintenance proposals shall be guided by the most up to date version of CIRIA 753: The SuDS Manual.

Supporting text - Implementation:

T8F.1 A proposal must demonstrate that the intended minimum standards of SuDS operation are appropriate and satisfactory.

T8F.2 it shall be ensured through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of a development.

Supporting text - Key Facts:

T8F.3 SuDS adoption indicates the agreement of an organisation to take responsibility for the future management and maintenance of SuDS components.

T8F.4 Guidance regarding the typical key operation and maintenance activities for each type of SuDS component shall be taken from Table 32.1 of the SuDS Manual (2015), or any subsequent update.

T8F.5 Options for the adoption of SuDS include:

- a) By Anglian Water if a scheme is designed to their standards set out in their manual (see <http://www.anglianwater.co.uk/developers/suds.aspx>);
- b) The Local Highways Authority for SuDS and drainage schemes which only drain a highway (not additional housing or open space areas). Further information can be found at <https://www.norfolk.gov.uk/roads-and-transport/roads/highway-boundaries-new-private-and-adopted-roads/adopted-and-private-road>;
- c) Through a Section 106 Agreement with the Local Planning Authority;
- d) By a third-party company established to adopt and maintain SuDS across the whole or part of a development;
- e) Individual property owners can become responsible for management and maintenance where SuDS falls within their property boundary (even if it serves other properties). This is the default arrangement if no other adoption options are implemented.

T8F.6 A maintenance buffer zone of 10m is advocated by British Standard BS 8533:2011, but discussions should be held with the appropriate regulatory authority to agree specific requirements.



T8F.7 For maintenance of ordinary watercourses, it is recognised they can be relatively small in width and depth. If a watercourse is 2m wide by 1m deep the Lead Local Flood Authority recommends that a minimum buffer of 3.5m in width should be allocated to allow for access for maintenance. This should be provided from the top of both banks unless it can be shown that uninterrupted access along the length of the watercourse can be delivered. Locations of outfalls into the watercourse must be identified and plant not be placed directly above it to prevent damage to the structure.

T8F.8 Policy 8F is in part informed by advice provided by the Lead local Flood Authority, in particular its publication "Norfolk LLFA Statutory Consultee Guidance Document, Version 4, March 2019.

T8F.9 There is no single reason for surface water flooding problems in Saham Toney, but poor maintenance of ordinary watercourses is a significant contributory factor, and it is the riparian owner's responsibility to carry out such maintenance. This will be better facilitated if development includes a practical and readily accessible scheme for management and maintenance of watercourses.

T8F.10 CIRIA C753: The SUDS Manual is considered the best reference guide for the maintenance of SUDS systems and includes maintenance schedules for different SUDS features throughout which are accepted as industry standard.

T8F.11 The importance of maintenance is reflected by the fact that under the Land Drainage Act 1991, Norfolk County Council is the 'operating authority' for ordinary watercourses in the Neighbourhood Area, and advises that whilst riparian owners are responsible for maintaining watercourses, the Council may take action where an event has or is likely to increase flood risk and relates to:

- a) Internal flooding of a residential property which can include an attached garage (please note - a detached garage or shed is not considered internal);
- b) Flooding of critical infrastructure;
- c) Flooding of main roads.

In such circumstances the Council will, in line with the Council's Flood and Water Management Enforcement Protocol:

- a) Inspect ordinary watercourses;
- b) Contact riparian owners where maintenance is required and if necessary, serve notice to require maintenance if water flow is seriously impaired;
- c) Coordinate work along a watercourse;
- d) Take action to prevent unauthorised piping or culverting of watercourses.

EVIDENCE BASE:

Saham Toney Parish Flood Risk Study, Create Consulting Engineers, May 2020



POLICY 8G: RESISTANCE & RESILIENCE OF SUSTAINABLE DRAINAGE SYSTEMS

P8G.1 SuDS capacity shall be such that no onsite flooding or increased offsite flood risk will occur for events up to the drainage system standard of service capacity, which shall be taken as the 1% AEP plus climate change allowance. All proposals shall demonstrate how impacts to people and property will be minimised where this is a residual risk of flooding (i.e. if the drainage system capacity will be exceeded in an event greater than the 1% AEP event plus 40% climate change).

P8G.2 All proposals shall demonstrate that safe access and egress through a site will be maintained during a flood event that exceeds the 1% AEP plus 40% climate change.

P8G.3 It shall be demonstrated that the drainage system is designed so that unless specifically designated to hold or convey water, flooding will not occur in any part of a building nor to utility plant that is susceptible to water.

P8G.4 Where applicable, proposals shall identify safe exceedance routes and storage areas for residual flood water.

P8G.5 In all cases there shall be a minimum of at least 150mm freeboard between proposed external ground levels and property finished ground floor levels (FFL).

P8G.6 Resistance and resilience measures shall be included where there is a residual risk of flooding. In such cases, as a minimum, property FFL throughout the development shall be set to a minimum of 300mm freeboard above the anticipated flood levels in a 1% AEP event plus 40% climate change from any source of flooding. This shall be increased to 600mm where there is uncertainty about flood levels.

P8G.7 The design of the drainage system for exceedance flow management shall take account of any residual flood risk for the site. An assessment shall also be made of the likely significance of risks associated with the following scenarios:

- a) A blockage or failure of a drainage system component;
- b) Failure of any embanked storage facility; and
- c) Rainfall events that are larger than the storms used for the design of the drainage system.

P8G.8 Where there is a residual risk of flooding, design shall be such that water on roads where speed limits do not exceed 30mph shall be no greater than 100 mm deep where there are kerb upstands.

P8G.9 All proposals shall demonstrate the use of appropriately flood resistant / resilient construction.

Supporting text - Implementation:



T8G.1 Any areas of a development site expected to be subject to residual flood risk shall be managed in accordance with the DEFRA / Environment Agency Hazard to People Classification Rating.

Supporting text - Key Facts:

T8G.2 A residual risk of flooding exists where the design of a development has avoided the risk of flooding up to a 1% AEP plus climate change allowance, but there are still properties proposed that would be at risk in a 0.1% AEP flood event.

T8G.3 The rapid inundation often experienced with surface water flooding, especially those events caused by convective thunder storms, means that careful consideration should be given to development proposed in areas identified at risk.

T8G.4 The requirement in P8G.8 is taken from CIRIA Report C635.

T8G.5 Flood reinsurance is not available for houses built after 1 January 2009. This date was agreed between the Government and the Insurance industry. It is therefore essential that the risks of flooding are appropriately considered and mitigated at the planning stage. Hence, new developments are subject to risk-reflective pricing, meaning those built without due consideration of flood risk may struggle to access affordable insurance. Any development should fully consider the potential available finance and insurance for the future owners and / or tenants of the proposed dwellings.

EVIDENCE BASE:

Saham Toney Parish Flood Risk Study, Create Consulting Engineers, May 2020

POLICY 8H: DESIGN OF SUSTAINABLE DRAINAGE SYSTEMS

P8H.1 Surface water runoff shall be controlled as near its source as possible through a sustainable drainage approach.

P8H.2 The provision of a sustainable urban drainage system (SuDS) is the preferred method to manage surface water runoff, and the proposed method of draining a site shall be in accordance with the sustainable drainage hierarchy.

P8H.3 All necessary SuDS design data and calculations shall be presented with proposals and shall demonstrate the system will function satisfactorily throughout its lifetime.

P8H.4 Where a SuDS solution is proposed, outline or final SuDS Design Statements shall be provided at appropriate stages of a planning application.

P8H.5 Design of the proposed drainage system shall be such that runoff is completely contained within the system for all events up to the standard of service for the critical duration event for the system (the 1% AEP, 6-hour plus allowance for climate change event).



P8H.6 All drainage system proposals shall be guided by the drainage section of the most up to date version of the Saham Toney Parish Design Guide and the most up to date version of CIRIA Report C753: The SuDS Manual.

P8H.7 Infiltration drainage shall generally be shallow (less than 2m deep); deeper methods shall only be used in exceptional circumstances.

P8H.8 A design safety factor shall be applied to measured infiltration rates, guided by Table 25.2 of CIRIA Report C753: The SuDS Manual.

P8H.9 Where the rate of infiltration established in accordance with Policy 8C is found to be less than 1×10^{-6} m/s or 0.0036 m/hour, only partial or no infiltration should be considered at a site, combined with on-site interception of run-off.

P8H.10 Design shall demonstrate sufficient surface water storage capacity to enable an infiltration system to meet the design standard of service.

P8H.11 Where any part of the system is at risk of inundation during extreme events, the impact of a potential loss of storage on overall system performance shall be evaluated and accounted for.

P8H.12 SuDS features shall be provided with appropriate inlets, outlets and control components to manage the flow of water. Such components shall be resistant to blockage.

P8H.13 There shall be a minimum of 1.0m between the base of any soakaway and seasonally high groundwater levels.

P8H.14 Wherever possible and practical, drainage system design proposals shall take every opportunity to improve (i.e. lessen) existing flood risk on a site and/or in downstream areas.

P8H.15 Where applicable, design of SuDS systems shall include measures to improve land drainage via watercourses or ditches that form part of a site or run adjacent to its boundary, and make adequate provision for their future maintenance.

P8H.16 Culverting of existing watercourses shall be avoided wherever possible. If adopted, it shall be in accordance with the Lead Local Flood Authority's Standing Advice 1: Ordinary Watercourse Consenting.

P8H.17 Design of temporary drainage for the construction phase shall be included where necessary and shall demonstrate construction activities will not lead to an increase in flood risk.

P8H.18 SuDS design shall meet the most up to adoption standards of the Highways Authority and/or Anglian Water as applicable.

Supporting text - Implementation:

T8H.1 The Lead Local Flood Authority requires priority use of source control SuDS, such as permeable surfaces, rainwater harvesting and storage or green roofs and walls, but accepts consideration of other SuDS components which convey or store surface water.



T8H.2 SuDS Design Statements shall include as a minimum:

- a) In order to support an outline planning application, those items set out for the outline design reporting stage in the latest published version of CIRIA's SuDS Manual; and
- b) In order to support a final, or reserved matters planning application, those items set out for the detailed design reporting stage in the latest published version of CIRIA's SuDS Manual; together with
- c) Demonstration of how the proposals follow the drainage hierarchy;
- d) Justification of at least one feasible proposal, supported by the inclusion of appropriate evidence;
- e) Demonstration of how climate change allowances have been applied;
- f) A illustrated description of the proposed management train showing all SuDS components and how they link together from initial interception to the discharge point(s) from a proposed site;
- g) Location of the final discharge point(s) (and connection point into a sewer, if applicable);
- h) Existing and proposed levels that demonstrate the relationship between inlet and outlet levels at all points in the scheme and the storage volumes required for each component
- i) The permitted discharge rates fro the proposed site at each outfall;
- j) How exceedance flows (when the volume of rainwater is greater than the system's drainage capacity) will be dealt with and how they link wuth the SuDS;
- k) Proposed contour plans to confirm bank gradients for any swales or attenuation ponds; and
- l) Details of how the SuDS can be accessed for maintenance, and where applicable, recreation.

T8H.3 The sustainable drainage hierarchy is as follows:

- a) Rainwater re-use (harvesting, water butts, etc);
- b) Shallow (< 2m below ground level) infiltration measures;
- c) Drainage to a nearby watercourse;
- d) Discharge to a surface water sewer;
- e) Discharge to a combined sewer;
- f) Deep infiltration methods (>2m below ground level).

T8H.4 The standard of service for the critical duration event for the system shall correspond with an event having an Annual Exceedance Probability (AEP) of 1% plus climate change allowance.

T8H.5 Hydraulic design shall show that the surface water drainage system has sufficient capacity to store and infiltrate runoff from the extreme storm case.

T8H.6 For the avoidance of doubt, holding tanks and piped systems are not SuDS components.

Supporting text - Key Facts:

T8H.7 SuDS are designed to contribute to the achievement of sustainable development, which is a fundamental principle of the National Planning Policy Framework.

T8H.8 CIRIA's SuDS Manual confirms that SuDS schemes may be delivered for all developments, including those low infiltration capacity, high groundwater levels or within floodplains. Hence it is justified for the policy to require SuDS in preference to other types of drainage scheme.



T8H.9 The overall aims of SuDS design as listed below justify SuDS being the preferred surface water drainage method:

- a) Water Quantity: Control the quantity of runoff off to:
 - i. Support the management of flood risk;
 - ii. Maintain and protect the natural water cycle.
- b) Water Quality: Manage the quality of surface water runoff to prevent pollution.
- c) Biodiversity: Create and sustain better places for nature.
- d) Amenity: Create and sustain better places for people.

T8H.10 Rainfall on a natural landscape soaks (infiltrates) into the ground, evaporates, is taken up by plants and some of it eventually finds its way into ditches, streams and rivers. Development may impede these stages of the water cycle due to an increase in impermeable surfaces and a reduction of vegetation, leading to increased surface water runoff and thereby increased flood risk. The continued provision of new sewer capacity to cope with the increased runoff is impractical and unaffordable. Hence Policy 8H specifies that a sustainable drainage approach must be adopted, with a preference for SuDS.

T8H.11 The preference for infiltration is to avoid overloading existing sewers or the need to increase existing sewer capacity.

T8H.12 Source control is designed to counter increased discharge from a developed site as close to source as possible and to minimise the volume of water discharged from the site

T8H.13 The Lead Local Flood Authority do not consider deep infiltration (greater than 2m below ground level) or borehole soakaways as infiltration systems that meet the requirements of the first level of the drainage hierarchy. Whilst deep infiltration can provide important groundwater recharge via infiltration at depth, it does not mimic the natural drainage system as would shallow infiltration. It should only be used as a final option for the location of discharge of surface water on a par with a sewer.

T8H.14 Without early consideration of local flood risk in the planning process the viability for the site can be compromised as the layout (and hence density of housing) may require significant alteration or the need to re-apply or vary planning permissions.

T8H.15 Climate change projections suggest that water shortages will become more frequent, thereby increasing pressure on water supplies. Hence when designing a drainage scheme, every opportunity should be taken to incorporate efficient and creative methods of capturing and using rainwater.

T8H.16 The design of blue green corridors within any development has the ability to create and enhance habitats and ecological connectivity. Use of a variety of structures (e.g. swales, wetlands, and ponds) will allow for a diverse habitat development.

T8H.17 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/>

T8H.18 The level of detail presented shall be proportionate to the size of the proposed scheme, the severity of the flood risk at the proposed site and the planning application stage.

EVIDENCE BASE:

Saham Toney Parish Flood Risk Study, Create Consulting Engineers, May 2020

POLICY 9: SEWERAGE PROVISION

P9.1 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.

P9.2 Evidence shall be provided by applicants to demonstrate that capacity* is available within the foul sewerage network, including at the treatment works and at intermediate pumping stations, or can be made available in time to serve the development.

P9.3 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.

P9.4 All development proposals for 10 or more houses shall include a sewerage capacity assessment. Where such assessment identifies a need for mitigation within the foul sewer network any foul drainage solution must be implemented before occupation commences.

P9.5 All development proposals shall demonstrate that there is no increased risk of flooding either on the development site itself or to the wider area from sewers or artificial sources as a result of the development.

P9.6 Foul sewers shall comply with the guidelines given in "Sewers for Adoption", Edition 8, 2019, or any more up to date version made available.

*When calculating available capacity, 25% surface water infiltration into the foul sewer shall be assumed, unless a lower figure is provided in written confirmation by Anglian Water in response to a pre-development enquiry.

Supporting text - Key Facts:

T9.1 Development proposals should have regard to the findings of the Breckland Water Cycle Study, as updated February 2017, 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.



T9.2 Parts of the Neighbourhood Area are prone to backing up of sewerage into properties. The most recent reports were included in Regulation 14 (second pre-submission, August 2019) consultation representations by villagers. Hence it is important that larger proposals verify that adequate capacity exists in the foul sewerage system.



8: MONITORING AND UPDATE OF THE NEIGHBOURHOOD PLAN

8.1 The effectiveness of this Plan's policies and the manner in which they are applied by the Local Planning Authority will be monitored by Saham Toney Parish Council against the indicators listed in 8.4. Such monitoring will be carried out on an ad hoc basis, and is not intended to duplicate the Authorities' Monitoring Report prepared annually by Breckland Council, which has a somewhat different purpose and focuses on district-wide topics.

8.2 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.

8.3 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 8.4.

8.4 Monitoring indicators for this Plan's Policies 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 Settlement Boundary	Landscape impact	Sites located only in low sensitivity areas, or otherwise impacts adequately mitigated															
	Character and density	Sympathetic to the immediately surrounding area															
	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> </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
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1	19	2.6															
2	157	21.7															
3	356	49.2															
4	152	21.1															



	5+	39	5.4
Policy 2F: Common Criteria for Allocated Sites	Ecological assessments	Satisfactory documents submitted with planning applications	
	Wildlife friendly measures	Number and type of features incorporated	
	Visibility splays	Adherence to minimum requirements	
Policy 2G: Masterplanning	Site layouts submitted with planning applications	Adherence to masterplanning principles where applicable	
Policies 2H-2O: 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 Parish 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 Appraisal
	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.
Policies 8A-8H: Suite of policies for Surface Water Management	Flooding of existing properties and their curtilage, and infrastructure.	No increase in flood occurrence or risk due to new development.
Policy 9: Sewerage Provision	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.



9. PARISH ACTION POINTS

9.1 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.

9.2 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).

9.3 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.

9.4 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.



10: GLOSSARY

10.1 Definition of the following terms used in this Plan shall be that given in the glossary of the National Planning Policy Framework, which may be found at www.stnp2036.org

Affordable housing	Developable	Local planning authority	Significance (for heritage policy)
Ancient or veteran tree	Development plan	Major development	Special Protection Areas
Ancient woodland	Green infrastructure	Neighbourhood plan	Site investigation information
Archaeological interest	Habitats site	Older people	Starter homes
Best and most versatile agricultural land	Heritage asset	Original building	Stepping stones
Brownfield land (or site) Also called "previously developed land"	Historic environment	People with disabilities	Strategic environmental assessment
Climate change adaptation	Historic environment record	Planning condition	Strategic policies
Climate change mitigation	International, national and locally designated sites of importance for biodiversity	Playing field	Supplementary planning documents
Conservation (for heritage policy)	Irreplaceable habitat	Priority habitats and species	Sustainable transport modes
Deliverable	Local housing need	Rural exception sites	Wildlife corridor
Designated heritage asset	Local plan	Setting of a heritage asset	Windfall sites

10.2 Definition of the following terms used in this Plan shall be that given in the glossary of the Breckland Local Plan, which may be found at www.stnp2036.org

Allocation	Density	Infrastructure	Protected Species
Amenity	Design & Access Statement	Landscape Character Assessment	Section 106 Agreement
Authorities' Monitoring Report (AMR)	Development	Listed Building	Sequential Approach / Sequential Test



Biodiversity	Dwelling	Material Consideration	Site of Special Scientific Interest
Commitments & Completions	Flood Risk Assessment	National Planning Policy Framework	Sites of Archaeological & Historic Interest
Community Facilities	Flood Zones	National Planning Practice Guidance	Sustainable Development
Community Infrastructure Levy	General Conformity	Nature Conservation	
Contaminated Land	Greenfield Site	Open space	Sustainable Urban Drainage Systems (SuDS)
County Wildlife Site	Habitat	Planning Permission	Tree Preservation Order

10.3 Other terminology used in this Plan is defined below:

TERM	DEFINITION
AECOM	Planning consultants commissioned to provide independent studies in support of the Neighbourhood Plan
Agricultural worker exceptions	Permission granted for development of permanent dwellings outside the settlement boundary for occupation only by full-time workers in agriculture or other rural activities
Allocated site	An area of land designated in the Neighbourhood Plan for residential housing development subject to meeting specified policy conditions
Annual exceedance probability	The statistical probability of a flood event occurring in any one year, expressed as a percentage chance of occurrence.
Annual monitoring	See Authorities Monitoring Report in the Local Plan glossary
Basic conditions	Legislative criteria and requirements that a neighbourhood plan must meet
Biodiversity offsetting	Compensation for harm caused by development to habitats and species by provision of an equivalent or greater benefit elsewhere (usually near the development site)
Building for Life 12	A tool that provides criteria against which the design quality of homes and neighbourhoods may be assessed
Call for Sites	A formal invitation to submit proposals for areas of land to be accepted as allocated sites in the Neighbourhood Plan
Classified roads	Motorways, 'A' and 'B' roads or roads designated as classified unnumbered (often denoted 'C')
Coalescence	The merging together of previously separate areas of settlement
Combined landscape sensitivity	The degree to which an area will be affected by change to both its landscape and visual character
Core area (habitat)	Areas having high nature conservation value and containing rare or important habitats or ecosystems
Corridor	A mosaic of habitats that allow species to move around and support ecosystem functions
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.
Dark skies	The night sky free from intrusive artificial lighting or light pollution
Developer contribution	A levy on new development to ensure the costs of additional demand on local infrastructure are not borne by the community
Drainage Strategy	A document submitted with a planning application setting out how surface water flood risk will be dealt with and providing details of a proposed sustainable urban drainage system
Ecological appraisal	A formal assessment to determine the anticipated impact of a development on all forms of biodiversity
Ecological connectivity	Links provided between networks of high-quality sites and their buffer zones, by wildlife corridors and wildlife-rich, "stepping-stone" sites
Evidence Base	A suite of documents submitted in support of the Neighbourhood Plan which provide the evidence to justify the Plan's policies.
Exception test	A comparison of the benefits of new development and any harmful impact it gives rise to as a result of flood risk
Flood event	A temporary condition during which normally dry land is inundated with water
Flood Risk Assessment	A formal evaluation of a development site's risk of flooding from any source, and the identification of any necessary mitigation measures
Flood risk attenuation	Physical measures incorporated in a development to mitigate the consequences of flooding on people, property and infrastructure
Green spaces	Undeveloped open areas of land that are publicly accessible
Ground Contamination Risk Assessment	A formal evaluation of the likelihood of land containing substances potentially hazardous to health or the environment
Groundwater protection zone	An area designated by the Environment Agency to ensure underground sources of drinking water are not contaminated or interrupted
Health check	A pre-submission review of a neighbourhood plan by a qualified inspector to assess the likely acceptability of the plan at formal examination
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
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
Heritage Statement	A planning submission giving an assessment of the significance of heritage assets and / or their settings affected



	by a development, and of the impacts of that development upon them
Housing allocations policy	Breckland Council policy defining eligibility for the Council's housing register and the hierarchical priority for assignment of a property
Housing mix	The range of dwellings types and their sizes in terms of number of bedrooms that jointly best meet the housing needs of the Neighbourhood Area
Housing Needs Assessment	The compilation and evaluation of demographic data and local housing market trends to establish the housing mix that will best serve the needs of the local community
Housing Register	A database, managed by Breckland Council, of those who qualify for affordable and social housing in the District
Infill development	Development in vacant or under-used parcels of land within areas already largely developed and inside the settlement boundary
Key View	A view determined by landscape character assessment as having notable qualities or features, landmarks, or a particularly attractive composition that warrants preservation
Landscape and Visual Appraisal	A formal evaluation of the likely effects of development on the landscape of an area and on specific views and the general visual amenity people experience
Landscape sensitivity	The degree to which an area will be affected by change to its landscape character
Lead Local Flood Authority	The body responsible for managing the risk of flooding from surface water, groundwater and ordinary watercourses. Norfolk County Council is the Lead Local Flood Authority for the Neighbourhood Area
Lifetime Homes Standard	A document that sets out principles of good housing design, in the context of maximising utility, independence and quality of life, while not compromising other issues such as aesthetics or cost effectiveness
Lifetime of a development	The period from the start of construction until last use of a building
Light spillage	The intrusion caused by light cast where it is not needed or wanted
Local connection	Meeting one of the hierarchical criteria set out in Policy 2D: Affordable Housing, with regard to the preferential allocation of affordable housing
Local Green Space	An area of open land that meets defined criteria for discretionary designation giving it protection from development in a similar manner to green belt land
Local Highways Authority	The body responsible for all matters concerned with highway safety and maintenance of adopted roads. Norfolk County Council is the Local Highway Authority for the Neighbourhood Area
Local lettings	A policy applying to affordable rent tenure properties whereby preference for the allocation of such housing may be given to those with a local connection



Local Priority Species	Species not designated as protected or as priority species nationally, but which are rare and vulnerable in the local context
Making of the Plan	The formal, legal acceptance of the Neighbourhood Plan as part of the Local Development Plan by Breckland Council
Masterplanning	The preparation of coherent site layout drawings in compliance with Plan policies and a report describing key design considerations that together serve as an indication of layouts likely to be acceptable at planning application stage
Neighbourhood Area	The formally defined area dealt with by a Neighbourhood Plan. In the case of Saham Toney, it corresponds with the Parish boundary
Non-designated 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
Notable Tree	A tree or group of trees that a community or nation regards as being of special importance
Parish Action Points	Items identified during the preparation of the Neighbourhood Plan as important to the local community, but which fall outside the permitted scope of neighbourhood planning, and so are to be dealt with separately
Parish Design Guide	A document that supports Policy 3A of the Neighbourhood Plan by providing guidance on the design principles and details to be used for all new developments
Permeable Habitat	Land surrounding habitat core areas and stepping stones through which species may travel
Planning Statement	A document providing justification for a planning proposal in terms of local context, need for the development, how national, regional and local planning policies have been complied with and how other material considerations and emerging policies have been considered
Policy Map	A map illustrating Neighbourhood Plan policy requirements and/or providing information to aid understanding of a policy
Prescribed conditions	Part of the Basic Conditions a neighbourhood plan is required to satisfy
Protected water resource	In the context of the Neighbourhood Area, potential protected water resources are: Groundwater Source Protection Zone 1 areas; Principal aquifers; Areas within 50m of a private potable groundwater abstraction; Nitrate sensitive areas; and Nitrate vulnerable zones
Residual risk of flooding	The risk that remains after necessary measures have been implemented to mitigate or defend against flood risk for the most extreme design case (where the design of a development has avoided the risk of flooding up to a 1% AEP



	plus climate change allowance, but there are still properties proposed that would be at risk in a 0.1% AEP flood event)
Riparian ownership	Ownership of all or part of a watercourse by a person or people with watercourses on, next to or under their property, even if not included on Title Deeds
Rural Character Area	A sub-division of the unsettled areas of the Parish defined by it having a particular set of landscape characteristics
Rural Gap	A formally defined area set to be free from development in order to prevent coalescence of Saham Toney and Watton
Scheduled Monument	As defined under the Ancient Monuments and Archaeological Areas Act 1979
Secured by Design	A police design initiative aimed at improving the security of buildings and their immediate surroundings
Services and facilities	Taken to include (a) Community facilities; (b) Schools; (c) Healthcare; (d) Public transport; (e) Shops and businesses; (f) Employment; (g) Leisure facilities; and (h) Recreational spaces
Settlement boundary	A line around an area defined by the Local Planning Authority within and immediately adjacent to which development will be allowed subject to meeting a range of policy conditions in the Local Development Plan
Settlement Fringe Area	An area of land peripheral to the main settled areas (denoted Village Character Areas) of the Parish, distinguished by having a particular set of landscape characteristics
Settlement hierarchy	The classification of towns and villages into tiers of priority with regard to housing development in Breckland, as set out in the Local Plan
Sewerage Capacity Assessment	A formal evaluation to determine if the existing foul drainage system and local waste water treatment works have sufficient spare capacity to deal with additional flows as a result of proposed development
Significant wildlife habitat	Habitats designated nationally as of priority, or locally designated habitats, county wildlife sites, ancient woodland, ancient and veteran trees, or habitat stepping stones and permeable habitats
Site allocation	The designation of a residential housing site as an allocated site in the Neighbourhood Plan following a process of site assessment and selection
Site Assessment	A formal evaluation of the suitability for development or otherwise of a proposed site, taking into account all relevant national, local and neighbourhood planning policies
Site Selection	A process building on the results of site assessment, to assess and rank all proposed sites against relevant criteria to determine which warrant designation as an allocated site
Social housing	Housing, provided for rent by a Local Authority or Housing Association, to eligible households whose needs are not met by the housing market
Social infrastructure	The key services and facilities required to support a community



Source control in Sustainable (urban) Drainage Systems (SuDS)	Systems designed to counter increased surface water discharge within developed sites as close to its source as possible, by maximising permeability through attenuation and infiltration, thus reducing or eliminating a need for offsite discharge
Special Protection Area Buffer Zone	An area defined by Breckland Council to provide a 1500m wide buffer to the Breckland Special Protection Area in which development is not normally permitted
Standing Advice	Pre-written advice by expert bodies for use by Local Planning Authorities as a material consideration to inform their decision making
Starter homes	Houses marketed at a cost likely to be affordable to first-time buyers
Statutory Water Authority	The body responsible for providing clean water and dealing with foul water disposal. Anglian Water is the Statutory Water Authority for the Neighbourhood Area.
Stepping stones (habitat)	Small habitat sites that allow species to move between core areas
SuDS Management Train	The sequence of components that collectively provide the necessary processes to control the frequency of runoff, the flow rates and volumes of runoff, and to reduce concentrations of contaminants to acceptable levels
Surface water run-off rate	The velocity at which surface water flows when it is unable to soak into the ground
Surface water run-off volume	The volume of excess surface water which would drain from a defined area under a specified storm condition
Sustainable location	An area with the potential for development that meets present needs without compromising future economic, environmental and social needs
Swale	A semi-natural drainage feature designed to slow and retain surface water runoff by spreading it horizontally, facilitating better infiltration into the ground
Transport Impact Report	A formal evaluation of the effect new development will have on traffic in the area, measured against baseline data including number and speed of vehicles and road junction capacities
Vernacular	A characteristic of built-form which is typical of an area, relating particularly to design and architectural features
Viability	A measure of the value (revenue) generated by a development relative to the costs of undertaking the development
Village Character Area	A sub-division of the settled areas of the Parish defined by it having a particular set of landscape and townscape characteristics
Village with Boundary	The Local Plan settlement hierarchy classification applicable to Saham Toney
Visibility splay	A defined area adjacent to a road junction or access point required to have unobstructed sight lines for motorists and pedestrians



Visual sensitivity	The degree to which an area will be affected by change to its visual character
Water Framework Directive Assessment	An assessment of the impact development may have on the quality of a protected water resource

APPENDIX A: GUIDING PRINCIPLES OF THE SAHAM TONEY PARISH DESIGN GUIDE



The Saham Toney Parish Design Guide 2nd edition, May 2020, is a document formally adopted by the Parish Council, and accepted by Breckland Council as a material consideration in its planning decisions. It is a document intended for use by all those involved in the development process. It is the basis against which design of all new development shall be proposed, assessed and implemented.

This appendix sets out the guiding principles of the Design Guide in support of Policy 3A: Design and Policy 8H: Design of Sustainable Drainage Systems, but does not negate the need to take account of the wider range of information given in the full Guide.

Guiding Principle 1: Context – Design to Enhance the Surroundings

- An understanding of the Saham Toney Landscape Character Assessment is fundamental to making design decisions that will work successfully
- Preventing coalescence of existing village settlement clusters is essential
- Reinforcing village vernacular is more important than replicating the features of a particular character area

Guiding Principle 2: Identity – Attractive and Distinctive Design

Summary of the Village Character Vernacular: External Walls

- Favoured option: red brick inset with local flint
- Alternate options: yellow or grey / buff brick; partial use of white or pale-coloured render
- Features that are encouraged: decorative inserts and quoins

Summary of the Village Character Vernacular: Roofs

- Favoured option: red clay or concrete pantiles
- Alternate options: black or grey pantiles
- Features that are encouraged: decorative chimneys

Summary of the Village Character Vernacular: Windows and Doors

- Favoured option: multi-pane windows with white or stained wood frames: timber doors; brick / timber entrance porches
- Alternate options: dormer windows



- Features that are encouraged: decoration around window frames

Summary of the Village Character Vernacular: Built Form

- Spread out settlement clusters separated by rural spaces
- Low density residential housing
- A mix of one, one and a half, and two-storey buildings
- Dwellings set back from the roadside
- Roofs predominantly set parallel to the street, with a degree of non-uniformity
- Height, massing and scale consistent with existing townscape

Guiding Principle 3: Identity – Setting and Landscape

- Pay as much attention to the public and private surrounds of buildings as to the buildings themselves, to achieve a coherent, well-integrated development
- Street frontages to be coherent as well as attractive
- Use natural boundary features
- Break up hard landscaping with natural planting

Guiding Principle 4: Built Form - A Coherent Pattern of Development

- Generally low residential densities, rather than compact development
- Housing mix to meet identified village needs
- Layouts that relate well to existing development pattern
- Buildings that front onto streets
- Integrated interfaces with the countryside
- Maintain dark skies

Guiding Principle 5: Movement – Accessible and Easy to Move Around

- Provide a rural character to shared access roads and private driveways
- Large, unrelieved areas of tarmac, monolithic concrete, or geometric concrete pavers have an undesirable urbanising effect and are inappropriate to Saham Toney's rural setting
- The use of impermeable surfaces for streets and footways adds to flood risk and shall not be adopted



Guiding Principle 6: Nature – Enhanced and Optimised

- Saham Toney has a very rural character. Provision of adequate, well-designed open green space in a development is essential to maintain that character
- It is essential that design avoids adding to, or creating surface water flood risk
- Sustainable surface water drainage systems (SuDS) shall be used
- Improve resilience to surface water flood risk
- Seek to achieve amenity and biodiversity benefits through SuDS design
- Incorporate nature-rich and wildlife-friendly features

Guiding Principle 7: Public Spaces: Safe, Social and Inclusive

- Design to suit all potential users
- Include natural elements such as planting and water
- Make spaces safe and secure
- Avoid public spaces being simply those that are “left over” after design of private space
- Apply “Secured by Design” principles

Guiding Principle 8: Uses – Mixed and Integrated

- Integrate a coherent mix of housing types in residential developments
- Design all tenure types to the same level of quality and appearance

Guiding Principle 9: Homes and Buildings – Functional, Healthy and Sustainable

- Follow National Design Guide advice
- Incorporating convenience features at the design stage is likely to be at lower cost than retro-fitting them and will likely increase a property’s saleability

Guiding Principle 10: Resources – Efficient and Resilient

- Follow the energy hierarchy in the National Design Guide
- Incorporate energy saving and conservation measures
- Consider the use of domestic renewable energy systems
- Select sustainable, natural, durable and preferably local materials

Guiding Principle 11: Lifespan – Made to Last

- Follow National Design Guide advice





**Prepared by the Neighbourhood
Plan Work Group**



**Saham Toney
Parish Council**