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### Introduction

- 4.1 In accordance with the SEA Regulations the Environmental Report must include:
- An outline of the reasons for selecting the alternatives dealt with; and
  - The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.
- 4.2 The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. The following sections therefore describe how the SEA process to date has informed the preferred development strategy for the Neighbourhood Plan area and potential locations for development. Specifically, this chapter explains how the Saham Toney Neighbourhood Plan's development strategy has been shaped through considering alternative approaches for the location of housing in the Neighbourhood Plan area.

### Overview of plan making / SEA work undertaken since 2016

- 4.3 Saham Toney Neighbourhood Plan's preparation began in 2016, initiated by Saham Toney Parish Council. It has been led by the Neighbourhood Plan Work Group, which includes volunteers from the local community, supported by representatives of the Parish Council.
- 4.4 Significant public consultation has been carried out to date to support the Neighbourhood Plan. This has gathered local views and opinions, with a view to engaging local people throughout the Neighbourhood Plan's preparation process. This has included events, engagement workshops, community questionnaires, exhibitions and publicity exercises. An initial Regulation 14 consultation on a draft plan was undertaken in March/April 2018, and after significant update of the Plan, a further Regulation 14 pre-submission consultation was undertaken between August and October 2019. After further updates of the Plan, which included a reduction in the number of dwellings allocated, a third Regulation 14 pre-submission consultation was undertaken between June and August 2020. A parallel pre-submission consultation on this Environmental Report was undertaken over the same period
- 4.5 The Consultation Statement which will accompany the Neighbourhood Plan at submission will describe in detail how the community has been involved during the development of the Neighbourhood Plan. That statement will also describe the results of consultation on this Environmental Report.

### Housing numbers to deliver through the Neighbourhood Plan

- 4.6 As discussed in Chapter 2 above, the Saham Toney Neighbourhood Plan is being prepared in the context of the adopted Breckland Local Plan (2019)<sup>8</sup>.
- 4.7 In the Local Plan, Saham Toney has been designated as one of seventeen 'Villages with Boundaries', meaning that the village has a designated settlement boundary. Policy HOU 04 (Villages with Boundaries) indicates that appropriate development will be allowed immediately adjacent to the settlement boundary, subject to being supported by other policies within the development plan and where all of the following criteria are satisfied:

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<sup>8</sup> Breckland Council (2019) Breckland Local Plan. [online] available at <https://www.breckland.gov.uk/adoption> [accessed 14/01/2020]

- The development is of an appropriate scale and design to the settlement;
  - It would not lead to the number of dwellings in the settlement increasing by significantly more than 5% from the date of adoption of the Plan. The settlement refers to the number of buildings inside the defined settlement boundary;
  - The design contributes to preserving, and where possible enhancing, the historic nature and connectivity of communities; and
  - The development avoids coalescence of settlements.
  - In addition, windfall development is allowed inside the settlement boundary.
- 4.8 Appendix 5 of the Breckland Local Plan also indicates that the minimum number of dwellings to be built over the plan period to 2036 in Saham Toney is 33 (representing 5% growth of the number of dwellings in the settlement from the date of adoption of the Local Plan).
- 4.9 Whilst the minimum number of homes to deliver through the Neighbourhood Plan is 33 dwellings, the Neighbourhood Plan Steering Group recognise that there is a need to deliver homes of a type and tenure in the parish which meets the needs of the community. In response to this, a Housing Needs Assessment was undertaken for Saham Toney Parish between January and March 2019.<sup>9</sup> This sought to establish what type and tenure of housing is required in the parish over the plan period, based on unconstrained demand and need as opposed to development constraints.
- 4.10 The key conclusions of the Housing Needs Assessment were as follows:
- Housing needs in Saham Toney Parish differ from those for Breckland as a whole.
  - Greater focus on the needs of younger adults and older people is required; housing development over recent years have not sufficiently addressed those needs.
  - There tends to be an over-supply of four or more-bedroom properties and a corresponding undersupply of one and two bedroom properties, and to a certain extent also of three-bedroom properties.
  - The ratio of house prices to local wages mean it is very difficult for many young people locally to enter the property market.
  - There is an insufficient amount of social housing available to meet demand (as evidenced by the Breckland housing register data).
  - To satisfactorily address parish housing needs, residential development in Saham Toney over the coming years should focus on the supply of one, two and three-bedroom properties, that for both market and social housing are more genuinely affordable to those seeking such homes.
- 4.11 Additionally the minimum number of new dwellings required by the Local Plan was reviewed in the light of (a) updated household projections for Breckland published in September 2018, but not addressed in the Local Plan, and (b) an affordability factor as set out in Planning Practice Guidance, but also not addressed in the Local Plan. The results of that review are given in the Justification of a Minimum Housing Target for the Saham Toney Neighbourhood Plan, April 2020. The review concluded that a more appropriate minimum housing target for the Neighbourhood Area is 48 new dwellings over the period to 2036.
- 4.12 In recognition of both these findings, it was considered that the minimum delivery of 33 homes through the Neighbourhood Plan would potentially not deliver the number and type/tenure of homes required in the parish, including affordable homes, market and social housing, smaller homes, and homes for younger and older people. In addition, there was a recognition that there is a need to “future-proof” the Neighbourhood Plan area against any increase in national or district housing requirements that may arise during the time period of the plan due to changing circumstances. As such, it was recognised that the possibility of delivering an

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<sup>9</sup> Saham Toney Parish Council (May 2019) Saham Toney Parish Housing Needs Assessment

additional level of housing through allocations should be explored through the Neighbourhood Plan’s development process.

- 4.13 For these reasons, and to provide the community and others with greater certainty about the type, extent and location of future residential development, the Neighbourhood Plan Steering Group decided to allocate sites in the Neighbourhood Plan, with the aim of delivering a range of housing through the Neighbourhood Plan, including over and above the minimum 33 dwelling housing delivery target set out in the Local Plan.

## Assessment of alternative development strategies for the Neighbourhood Plan

### Site assessment undertaken for the Neighbourhood Plan

- 4.14 In late 2018, as part of its site allocation process, the Neighbourhood Plan Steering Group commissioned independent site assessment of potential residential development sites.<sup>10</sup> The purpose of the site assessment was to deliver an independent and objective assessment of the sites that had been identified as potentially available for allocation through the Neighbourhood Plan. The site assessment was undertaken through an assessment of whether the sites were suitable, available and achievable.
- 4.15 The site assessment considered 18 sites, including 16 identified through a ‘call for sites’ process undertaken between August and October 2018 and consideration of two other sites that were the subject of undecided planning applications at the time of the assessment.
- 4.16 Following consideration of the site assessment and other evidence base studies, it was determined that the eleven of the sites would be appropriate for further consideration for the purposes of the Neighbourhood Plan.
- 4.17 These sites were as follows:

**Table 4.1: Sites identified for further consideration through the Neighbourhood Plan**

Site number	Site address
STNP1	Pages Lane, The Grange, Pig Farm
STNP2	Croft Pig Unit (disused), 69 Hills Road
STNP4	West side of Pound Hill near its junction with Pages Lane
STNP5	Pound Hill east
STNP6	Pages Lane
STNP7	Page’s Farm (disused), Page’s Lane.
STNP9	Ovington Road, close to Brick Kiln Farm
STNP13	Hill Farm
STNP14	Croft Field, Hills Road
STNP15	8 Richmond Road
STNP16	Land adjacent to Richmond Hall, Richmond Road

<sup>10</sup> AECOM (June 2019) Saham Toney Neighbourhood Development Plan Site Assessment

## Assessment of development strategy options

4.18 To inform the development of a spatial strategy to deliver housing of an appropriate type and tenure through the Neighbourhood Plan, the SEA process has considered five development strategy options. The options, which comprise different combinations of the eleven sites identified above, are as given in Table 4.2. Figure 4.1 (overleaf) visually represents these options. The reasons for selection of each option were as follows:

- Option A: In response to a consultation representation by the landowners of sites STNP4 – 7, which proposed an increased allocation of dwellings on those four sites;
- Option B: An adjustment to the ‘base case’ arising from the conclusions of masterplanning studies<sup>11</sup> for sites STNP1, 4, 5, 6 and 7, which highlighted unacceptable landscape character impact from STNP 5 and 6;
- Option C: The highest ranked sites as identified by the Site Selection Report, required to satisfy the minimum housing target (33) specified in the Local Plan; and
- Option D: The highest ranked sites as identified by the Site Selection Report, required to satisfy the minimum housing target (48) for the Neighbourhood Plan.
- Option E: The ‘base case’ as established by the Saham Toney Neighbourhood Plan Site Selection Report, first edition, July 2019;

**Table 4.2: Development strategy options assessed as reasonable alternatives**

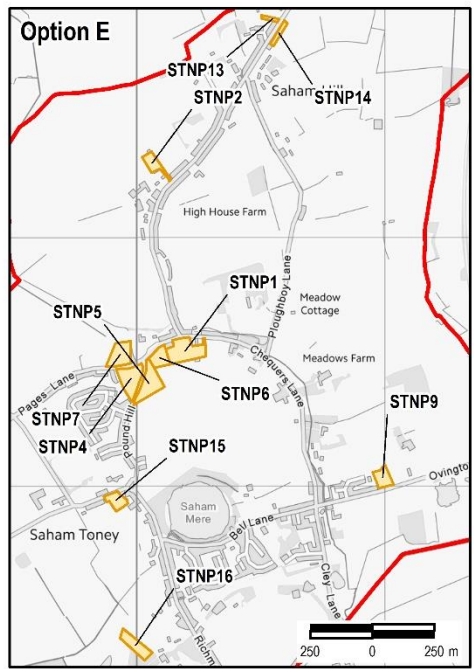
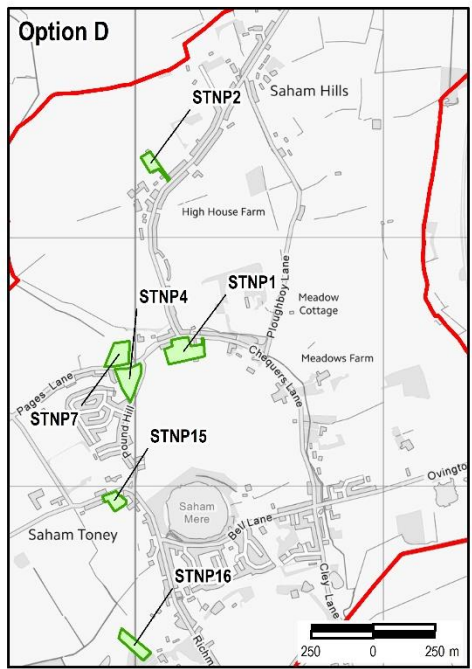
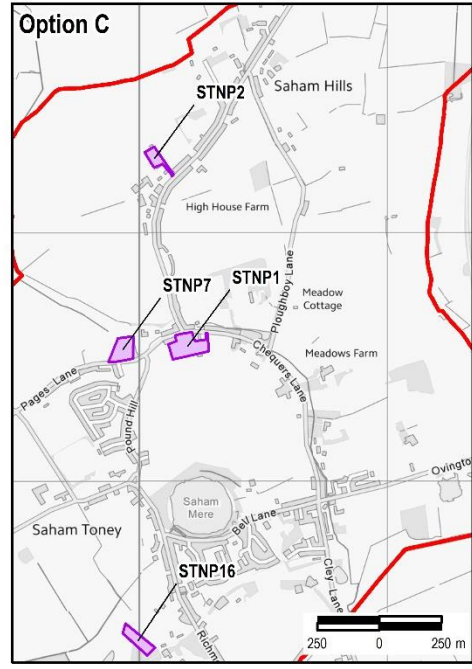
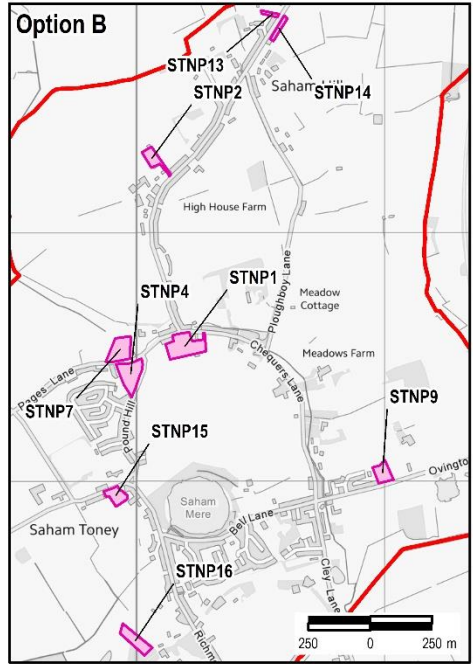
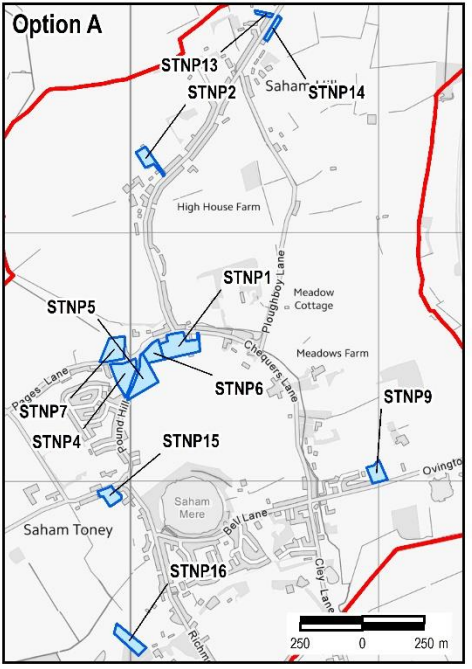
Development strategy option	Sites included in option (and number of dwellings to be delivered on each site)	Total number of dwellings
Option A	STNP1 (10); STNP2 (4); STNP4 (18); STNP5 (22); STNP6 (10); STNP7 (12); STNP9 (3); STNP13 (5); STNP14 (5); STNP15 (6); and STNP16 (12)	107
Option B	STNP1 (10); STNP2 (4); STNP4 (17); STNP7 (8); STNP9 (3); STNP13 (5); STNP14 (5); STNP15 (6) and STNP16 (12)	70
Option C	STNP1 (10); STNP2 (4); STNP7 (8) and STNP16 (12)	34
Option D	STNP1 (10); STNP2 (4), STNP4 (13); STNP7 (8); STNP15 (6) and STNP16 (12)	53
Option E	STNP1 (10); STNP2 (4); STNP4 (13); STNP5 (12); STNP6 (5); STNP7 (8); STNP9 (3); STNP13 (5); STNP14 (5); STNP15 (6) and STNP16 (12)	83

4.19 **Tables 4.3 to 4.10** below present the findings of the assessment of these five development strategy options. The assessment has explored the relative merits of different spatial strategies for the Neighbourhood Plan in relation to the eight SEA themes.

4.20 To support the assessment findings, the options have been ranked in terms of their sustainability performance against each of the key sustainability issues described in Chapter 3. It is intended that this will provide a basic indication of the relative sustainability merits of the options in relation to each key issue considered. An appreciation of those relative merits was a useful tool to aid the plan-making group in its selection of a final option to carry forward through the Neighbourhood Plan.

<sup>11</sup> Saham Toney Masterplanning Report, AECOM, February 2020

THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT



**LEGEND**

- ▭ Saham Toney Neighbourhood Plan Area
- ▭ Option A
- ▭ Option B
- ▭ Option C
- ▭ Option D
- ▭ Option E

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Purpose of Issue  
**FINAL**

Client  
**SAHAM TONEY NEIGHBOURHOOD PLAN STEERING GROUP**

Project Title  
**SEA FOR THE SAHAM TONEY NEIGHBOURHOOD PLAN**

Drawing Title  
**DEVELOPMENT STRATEGY OPTIONS ASSESSED THROUGH THE SEA PROCESS**

Drawn CN	Checked TD	Approved TS	Date 29/05/2020
AECOM Internal Project No. 60571087		Scale @ A4 1:30,000	

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Drawing Number  
**FIGURE 4.1**

Rev.  
**01**

**Table 4.3: Assessment of development strategy options: Biodiversity and Geodiversity**

<p><b>Option A:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 107 dwellings)</p> <p><b>Option B:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 70 dwellings)</p> <p><b>Option C:</b> Sites STNP1, STNP2, STNP7 and STNP16 (total 34 dwellings)</p> <p><b>Option D:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP15 and STNP16 (total 53 dwellings)</p> <p><b>Option E:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 83 dwellings)</p>				
<p><b>Discussion of potential effects and relative merits of options: Biodiversity and Geodiversity</b></p> <p>The proposed development areas put forward through all five options are within an SSSI Impact Risk Zone for “<i>All planning applications (except householder<sup>12</sup>) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.</i>”<sup>13</sup> This relates to the Breckland Farmland SSSI (much of which is also internationally designated as the Breckland SAC/SPA), and south of the parish boundary, Wayland Wood, Watton SSSI. As such, all options have the potential to have impacts on SSSI IRZs without careful management of new development and the integration of appropriate mitigation and avoidance measures. However, the options delivering the highest level of housing (Options A and E) have increased potential to lead to effects on these nationally designated sites given the increased potential for impacts on features of biodiversity value from development.</p> <p>Whilst none of the sites proposed as allocations through the options have Biodiversity Action Plan Priority Habitats present on or adjacent to the site, all of the sites have some potential ecological value. In particular, development at site STNP16, which would be taken forward through all options has the potential to lead to impacts on biodiversity. This is because it is located adjacent to a County Wildlife Site and is close to areas covered by the Breckland SPA Primary Buffer Zone. Whilst development on the site would not lead to the direct loss of land within these areas, the site has some biodiversity value, including associated with on-site habitats where protected species may be present. Development at the site may therefore impact on habitats which form important components of local ecological networks linking these areas.</p> <p>None of the other sites considered through the options are located on or adjacent to a County Wildlife Site or the SPA Buffer Zone. However, sites STNP1, 4, 5, 6, 7, 9, 15 and 16 are within 1km cells where RSPB data was insufficient to provide for full analysis, which have been identified as potentially also supporting functionally linked habitat to the SPA.</p> <p>Overall, the delivery of a higher level of development in Saham Toney has the potential to result in an increased negative effect on biodiversity in and around the village. This includes through loss of habitats, ecological connections and key landscape features of biodiversity value. As such, Options A and E have increased potential to lead to negative impacts on biodiversity when compared to the remaining options.</p> <p>It should be noted though that a larger scale of housing delivery may increase opportunities for biodiversity enhancements in the Neighbourhood Plan area through developer led contributions. Whilst all allocations have the potential to lead to adverse impacts on biodiversity allocations, they also have the potential to promote net gains in biodiversity value if appropriate measures are included in relevant policies of the Neighbourhood Plan. Therefore, potential effects on biodiversity will vary depending on the specific site plans, Neighbourhood Plan policies and developer-led contributions. The introduction of the Environment Bill, which seeks to implement a new duty for developers to deliver ten per cent net biodiversity gain in new schemes, is also a consideration in the longer term. However, whilst bearing this inherent uncertainty in mind, it is considered that an increased level of housing delivery in the Neighbourhood Plan area has additional potential to result in negative impacts on the parish’s biodiversity resource in the short and medium term through impacting on established habitats and ecological networks.</p>				
<b>Rank of relative sustainability performance</b>				
<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Option E</b>
5	3	1	2	4

<sup>12</sup> Proposals to alter or enlarge a single existing dwelling

<sup>13</sup> Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make rapid initial assessment of the potential risks posed by development proposals to: Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special

**Table 4.4: Assessment of development strategy options: Climate Change**

<p><b>Option A:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 107 dwellings)</p> <p><b>Option B:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 70 dwellings)</p> <p><b>Option C:</b> Sites STNP1, STNP2, STNP7 and STNP16 (total 34 dwellings)</p> <p><b>Option D:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP15 and STNP16 (total 53 dwellings)</p> <p><b>Option E:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 83 dwellings)</p>				
<p><b>Discussion of potential effects and relative merits of options: Climate Change</b></p> <p>In terms of climate change mitigation, the options which facilitate an additional level of development (Option A and Option E) will potentially lead to an increased level of greenhouse gas emissions due to an enlarged built footprint of the parish unless appropriate climate change adaptation and mitigation measures are introduced.</p> <p>All of the options will promote development which is accessible by foot to the limited range of facilities in Saham Toney. However, most journeys for key services and amenities will be made to locations outside of the parish, notably Watton. Options A and E, through focusing a greater proportion of the overall development on sites located adjacent to each other, may do more than the other options (which promote a greater proportion of the overall allocations on sites dispersed around the parish) to enable enhancements to infrastructure provision to be delivered. This includes through the potential delivery of on-site community and social infrastructure and enhanced walking and cycling networks. This may help limit the need to travel by the private car. Overall however, Option A and E are most likely of the options to lead to the largest increases in emissions through facilitating additional growth in the parish.</p> <p>In relation to adapting to the effects of climate change, all of the sites proposed through the options are within a Flood Zone 1 for fluvial flooding. This denotes that the area has less than a 1 in 1,000 annual probability of river flooding (taking into account the effect of any flood defences in the area).</p> <p>A number of the sites however have areas of surface water flood risk which may affect development, (as identified through the Government’s Flood Map for Planning). These are: site STNP1 (taken forward through all five options); site STNP4 (taken forward through Options A, B, D and E); site STNP5 (taken forward through A and E); site STNP6 (taken forward through A and E); site STNP7 (taken forward through all options); site STNP9 (taken forward through A, B and E); and site STNP15 (taken forward through A, B, D and E). Much of the parish also has a high groundwater level which can contribute to flooding as it hinders rainfall infiltration. This has the potential to affect all of the site allocations taken forward through the options.</p> <p>In light of these issues, the Lead Local Flood Authority (LLFA), Norfolk County Council, considered the flood risk issues which have the potential to affect allocations at each of the sites brought forward through the Neighbourhood Plan’s call for sites. Of the sites taken forward by the five options, none of these were highlighted by the LLFA as having flood risk constraints that would prevent development. However, the LLFA highlighted that site STNP7 (taken forward through all options) would only be suitable subject to a reduction in site size (as a result, the original proposal for 35 houses on a site of 1.86 ha was reduced to 8 houses on a site of 0.54 ha, and it is the latter that is taken forward through all options).</p> <p>Given that areas of flood risk are limited within site boundaries, and can be readily avoided through careful location of new development areas, flood risk is unlikely to comprise a significant constraint to development through all options if avoidance and mitigation measures are implemented. Likewise, it is also considered that the provisions of the NPPF and national policy (including relating to the sequential / exception test) will help guide development away from potential flood risk areas and ensure that appropriate mitigation measures are implemented. There would continue to be a need for potential surface and groundwater flood risk issues to be addressed through development however.</p>				
<p><b>Rank of relative sustainability performance</b></p>				
<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Option E</b>
5	3	1	2	4

Protection Areas (SPAs) and Ramsar sites. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. IRZs are used to consider whether there will be a need to consult Natural England to seek advice on the nature of any potential impacts and how they might be avoided or mitigated.

**Table 4.5: Assessment of development strategy options: Landscape**

<p><b>Option A:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 107 dwellings)</p> <p><b>Option B:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 70 dwellings)</p> <p><b>Option C:</b> Sites STNP1, STNP2, STNP7 and STNP16 (total 34 dwellings)</p> <p><b>Option D:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP15 and STNP16 (total 53 dwellings)</p> <p><b>Option E:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 83 dwellings)</p>				
<p><b>Discussion of potential effects and relative merits of options: Landscape</b></p> <p>Through increasing the scale of development to be taken forward in Saham Toney for the purposes of the Neighbourhood Plan, Option A, and to a lesser extent, Option E, have greater potential to lead to significant impacts on landscape character in the area. Potential impacts include through loss of landscape features, visual impacts and impacts on noise quality linked to increased traffic flows. In this context Options C and D, through promoting a more limited scale of development, are less likely to lead to significant effects on landscape and villagescape character in Saham Toney.</p> <p>In terms of the findings of the Saham Toney Parish Landscape Character Assessment, five of the sites proposed through the options are within an area of ‘moderate-high’ combined landscape sensitivity, that has high visual sensitivity. These are: site STNP1 (taken forward through all five options); site STNP2 (taken forward through all options); site STNP4 (taken forward through Options A, B, D and E); Site STNP5 (taken forward through A and E); site STNP6 (taken forward through Options A and E); and site STNP7 (taken forward through all options). All the other sites have been evaluated as being within areas of ‘medium’ combined landscape sensitivity. However, site STNP16 (taken forward through all options), whilst not in an area of higher landscape sensitivity, is located in an area which is not within the curtilage of the village’s existing settlement pattern. This increases the potential for development at this location to lead to additional impacts on landscape character.</p> <p>In the context of these sensitivities, a number of the options, through focusing development in certain vicinities of the village, have increased potential to lead to landscape and villagescape character impact at particular locations. In this respect Options A and E have the potential to have additional impacts on landscape and villagescape character in the vicinity of Pages Lane and Pound Hill through delivering an additional level of infill in this part of the village. These options will lead to cumulative and synergistic effects on landscape character in the area, including through affecting the open perspective between existing clusters of buildings. This has the potential to be significant given the open aspect of this part of the village.</p> <p>Similarly, the options, through taking forward site STNP16, has additional potential to lead to impacts on landscape and villagescape character to the west of Richmond Road, including through promoting development which is outside of the existing settlement pattern of the village.</p> <p>Impacts however depend on the specific layout of development, design measures and the integration of appropriate green infrastructure provision within new development areas. In this respect there is the potential for all of the options to limit potential effects through appropriate location, high quality design and the provision of new planting and open space provision.</p>				
<p><b>Rank of relative sustainability performance</b></p>				
<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Option E</b>
5	3	1	2	4

**Table 4.6: Assessment of development strategy options: Historic Environment**

**Option A:** Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 107 dwellings)

**Option B:** Sites STNP1, STNP2, STNP4, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 70 dwellings)

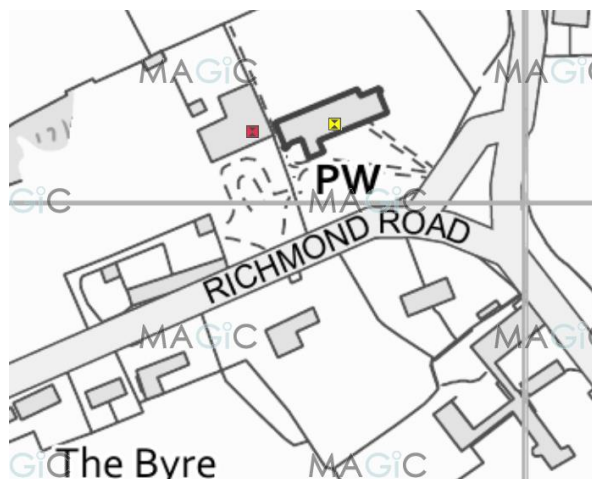
**Option C:** Sites STNP1, STNP2, STNP7 and STNP16 (total 34 dwellings)

**Option D:** Sites STNP1, STNP2, STNP4, STNP7, STNP15 and STNP16 (total 53 dwellings)

**Option E:** Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 83 dwellings)

**Discussion of potential effects and relative merits of options: Historic Environment**

In relation to historic environment constraints, a key feature with the potential to be affected by development taken forward by the options is the Grade II listed Page’s Place, which dates from the late 16<sup>th</sup> / early 17<sup>th</sup> century and is located on Page’s Lane. In this context development of sites STNP6 and STNP7 may have particular potential to lead to impacts on the setting of this feature through impacts on views to and from the site, depending on screening measures and the design and layout of development. In this respect Options A and E, which take forward both sites, have most potential of the options to lead to significant in-combination impacts on the setting of this key feature of historic environment interest, with Options B and D having the potential to have less significant effects. Option C, which only takes forward site STNP7, has the least potential of the options to have significant effects.



**Figure 4.2: location of Page’s Place      Figure 4.3: Church of St George and The Old Rectory**

STNP15 is a further site which has the potential to impact on the setting of key historic environment assets in the parish. The site is located directly opposite the Grade II listed The Old Rectory and the Grade I listed Church of St George. Whilst the site is in a number of respects screened from these two key features of historic environment interest, inappropriate design and layout has the potential to have effects. This includes through the development of a previously undeveloped private garden and the demolishing of a residential dwelling. As such, Options A, B, D and E, through taking forward STNP15, all have the potential to impact on the setting of these assets without sensitive design and layout. In terms of other features recorded on the Norfolk Historic Environment Record, none of the sites proposed through the options have the potential to lead to development on or adjacent to these recorded archaeological sites and finds.

**Rank of relative sustainability performance**

Option A	Option B	Option C	Option D	Option E
5	2	1	3	4

**Table 4.7: Assessment of development strategy options: Land, Soil and Water Resources**

<p><b>Option A:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 107 dwellings)</p> <p><b>Option B:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 70 dwellings)</p> <p><b>Option C:</b> Sites STNP1, STNP2, STNP7 and STNP16 (total 34 dwellings)</p> <p><b>Option D:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP15 and STNP16 (total 53 dwellings)</p> <p><b>Option E:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 83 dwellings)</p>				
<p><b>Discussion of potential effects and relative merits of options: Land, Soil and Water Resources</b></p> <p>Regarding the location of the best and most versatile land for agricultural purposes, a detailed agricultural land classification assessment has not been undertaken within the Neighbourhood Plan area. The provisional agricultural land classification dataset from Natural England suggests that most of the sites are underlain by Grade 3 (good to moderate) agricultural land. Given recent detailed classification has not been undertaken, it is uncertain whether this land comprises Grade 3a land (comprising land classified as the ‘best and most versatile’ (BMV), or Grade 3b land (which is not classified as such). However, the predictive BMV assessment undertaken in 2017 on behalf of Natural England<sup>14</sup> suggests that most of the sites taken forward by the options are within a ‘moderate’ likelihood (20-60%) of taking place within an area of BMV land. The sites in the north of the area - STNP2, STNP13 and STNP14 - are in a location with ‘high’ likelihood (&gt;60%) of being in a location underlain by BMV land. Therefore, Option A, B and E have most potential to lead to development which will result in the loss of BMV land. It should be noted though that all five options have the potential to result in the loss of BMV land and areas of greenfield land within the parish, and the additional loss of land which will take place through A and E have the most potential to lead to the loss of productive agricultural land.</p> <p>In terms of water resources, Anglian Water have stated that for all sites, infrastructure and/or treatment upgrades would be required to serve proposed growth in terms of water recycling capacity/sewerage. With regard to water supply, there is currently capacity available within the water supply network for the sites identified. Overall however, the options which deliver an increased level of growth would be most likely to require additional water resource infrastructure.</p> <p>In terms of water quality, it is difficult to come to a conclusion regarding the potential for development at any given location to result in negative effects without an understanding of the design measures that will be put in place. For example, sustainable drainage systems – SuDS – are an effective means of minimising surface water runoff and hence pollution. However, it should be noted that there is likely to be more scope for the implementation of measures such as SuDS within the larger scale of development promoted by Options A and E.</p> <p>There are no mineral safeguarding areas within the parish and as such, development will not compromise the integrity of mineral resources.</p>				
<p><b>Rank of relative sustainability performance</b></p>				
<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Option E</b>
5	3	1	2	4

<sup>14</sup> Natural England (2017): ‘Likelihood of Best and Most Versatile (BMV) Agricultural land – Strategic scale map Eastern Region’, [online] available to access via: <  
<http://publications.naturalengland.org.uk/publication/6205542189498368?category=5208993007403008>> last accessed [22/04/20]

**Table 4.8: Assessment of development strategy options: Population and Community**

<p><b>Option A:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 107 dwellings)</p> <p><b>Option B:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 70 dwellings)</p> <p><b>Option C:</b> Sites STNP1, STNP2, STNP7 and STNP16 (total 34 dwellings)</p> <p><b>Option D:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP15 and STNP16 (total 53 dwellings)</p> <p><b>Option E:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 83 dwellings)</p>				
<p><b>Discussion of potential effects and relative merits of options: Population and Community</b></p> <p>Options A, E and B, through delivering an additional level of housing growth in Saham Toney, has increased potential to deliver a broader range of types and tenures of housing, including those identified through the Housing Needs Assessment as being required to meet the needs of the parish. In this respect, affordable housing provision may be easier to deliver through the allocations delivered through these options.</p> <p>In terms of community infrastructure provision, the options which focus allocations on sites adjacent to each other (including A and E) may have more potential to deliver such provision on site. This also offers additional potential for community infrastructure provision to be targeted to the specific needs of the parish, and to limit specific impacts on the community from new development areas. Whilst Breckland Council does not currently have a Community Infrastructure charging schedule, concentrating the delivery of housing at larger sites may help enable the securing of additional contributions to site-specific mitigation through Section 106 planning agreements and other mechanisms (it should be noted however that such contributions are typically required to make a development proposal acceptable in planning terms that would not otherwise be acceptable).</p> <p>In terms of accessibility to local services and facilities, all of the options will promote development which is accessible by foot to the very limited range of facilities present in Saham Toney. Most journeys to access key services and amenities will however be made to locations outside of the parish, notably Watton. That notwithstanding, potential enhancements to the vitality of the village provided by the increased level of population growth promoted through Options E, A and B may support the availability and viability of amenities within Saham Toney.</p>				
<b>Rank of relative sustainability performance</b>				
<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Option E</b>
1	3	5	4	2

**Table 4.9: Assessment of development strategy options: Health and Wellbeing**

<p><b>Option A:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 107 dwellings)</p> <p><b>Option B:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 70 dwellings)</p> <p><b>Option C:</b> Sites STNP1, STNP2, STNP7 and STNP16 (total 34 dwellings)</p> <p><b>Option D:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP15 and STNP16 (total 53 dwellings)</p> <p><b>Option E:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 83 dwellings)</p>				
<p><b>Discussion of potential effects and relative merits of options: Health and Wellbeing</b></p> <p>The benefits to wellbeing and mental health resulting from close contact with the natural environment are well-documented. In this respect, all of the sites taken forward through the options are accessible to the parish’s open space network. Similarly, the sites are all accessible to key leisure and recreational opportunities available locally, including the Village Hall, play park and sports facilities.</p> <p>The delivery of an additional level of housing through Option A, E and B may however offer additional potential to deliver community infrastructure which supports the health and wellbeing of residents, such as open space and green infrastructure provision.</p>				
<p><b>Rank of relative sustainability performance</b></p>				
<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Option E</b>
1	3	5	4	2

**Table 4.10: Assessment of development strategy options: Transportation**

<p><b>Option A:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 107 dwellings)</p> <p><b>Option B:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 70 dwellings)</p> <p><b>Option C:</b> Sites STNP1, STNP2, STNP7 and STNP16 (total 34 dwellings)</p> <p><b>Option D:</b> Sites STNP1, STNP2, STNP4, STNP7, STNP15 and STNP16 (total 53 dwellings)</p> <p><b>Option E:</b> Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16 (total 83 dwellings)</p>				
<p><b>Discussion of potential effects and relative merits of options: Transportation</b></p> <p>All of the sites are relatively accessible (i.e. within walking distance) to the bus services available in Saham Toney and are accessible to the parish’s Public Rights of Way Network.</p> <p>The delivery of an additional level of housing through Option A, E and B may offer additional potential to deliver new and enhanced walking and cycling links in the village.</p>				
<p><b>Rank of relative sustainability performance</b></p>				
<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Option E</b>
1	3	5	4	2



































































Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2<sup>nd</sup> Edition) (December 2017)<sup>49</sup> provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views can contribute to setting. Specifically, Part 2 of the advice note outlines a five stepped approach to conducting a broad assessment of setting:

- Step 1: Identify which heritage assets and their settings are affected;
- Step 2: Asses the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5: Make and document the decision and monitor outcomes.

Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11 (October 2018)<sup>50</sup> outlines the importance of considering the historic environment whilst preparing the plan (section 1), which culminates in a checklist of relevant of issues to consider, followed by an overview of what this means in terms of evidence gathering (section 2). Sections 3 to 5 of the advice note focus on how to translate evidence into policy, understand the SEA process and Historic England's role in neighbourhood planning.

At the local level, Policy HOU 06 (Principle of New Housing), Policy ENV 07 (Designated Heritage Assets), Policy ENV 08 (Non-Designated Heritage Assets) and Policy COM 03 (Protection of Amenity) from the Breckland Local Plan relate to the Historic Environment SEA theme.

## Summary of Current Baseline

Historic England is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms.

### Listed Buildings

The Neighbourhood Plan area contains one Grade I and ten Grade II listed buildings. There are no Grade II\* listed buildings in the Neighbourhood Plan Area.

The Grade I listed building is Church of St George located towards the centre of the Neighbourhood Plan area. The Grade II listed buildings in the Neighbourhood Plan area are as follows:

- Saham Hall Farmhouse;
- Gardeners Cottage;
- Barn 30 Metres West of White Hall;
- White Hall;
- The Old Rectory;
- Brick Kiln Farmhouse;
- Meadow Farmhouse;
- The Lodge;
- Page's Place; and
- Park Farmhouse.

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<sup>49</sup> Historic England (2017): 'Setting of Heritage Assets: 2<sup>nd</sup> Edition', [online] available to download via: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> [accessed 15/01/2020]

<sup>50</sup> Historic England (2018): 'Neighbourhood Planning and the Historic Environment', [online] available at: <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/> [accessed 15/01/2020]

None of the listed buildings within the Neighbourhood Plan area are identified as 'at risk' on Historic England's Heritage at Risk Register<sup>51</sup>, but Page's Place is presently undergoing a major programme of restoration.

### Scheduled Monuments

The Neighbourhood Plan area contains two scheduled monuments: 'Roman settlement at Woodcock Hall (located to the south west of the Neighbourhood Plan area) and High Banks' (located on the east boundary of the Neighbourhood Plan area).<sup>52</sup>

### Conservation Areas

Conservation areas are designated because of their special architectural and historic interest<sup>53</sup>. Conservation area appraisals are a tool to demonstrate the area's special interest, explaining the reasons for designation and providing a greater understanding and articulation of its character - mentioned within the 'Conservation Area Designation, Appraisal and Management' advice note by Historic England. Ideally, appraisals should be regularly reviewed as part of the management of the conservation area and can be developed into a management plan.

There are no conservation areas located within Saham Toney. The nearest conservation area is located in Watton.

### Locally Important Heritage Features

It should be noted that not all the area's historic environment features are subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. Although not designated, many buildings and areas are of historic interest and are important by local communities. For example, open spaces and key distinctive buildings in the area are likely to be of value for local people. The Neighbourhood Plan process is developing a list of locally important assets.

The Historic Environment Record (HER) is the principal record of the historic environment in Norfolk, going beyond the national heritage list to record many non-designated heritage assets. This is identified in both the NPPF and NPPG as an important information source for the historic environment that should be used in planning decisions.

Following a high-level review of the Historic Environment Record (HER) for Norfolk (accessed via the Heritage Gateway)<sup>54</sup>, there are 153 records within Saham Toney Parish including a variety of structures and archaeological finds such as: Roman roads, Roman stones, Roman forts, Neolithic flint implements, Neolithic flint axes and Medieval objects<sup>55</sup>.

### Summary of Future Baseline

New development in the Neighbourhood Plan area has the potential to impact on the fabric and setting of heritage assets; for example, through inappropriate design and layout. It should be noted, however, that existing historic environment designations offer a degree of protection to heritage assets and their settings.

New development need not be harmful to the significance of a heritage asset, and in the context of the Neighbourhood Plan area there may be opportunity for new development to enhance the historic setting of the village and better reveal assets' heritage significance.

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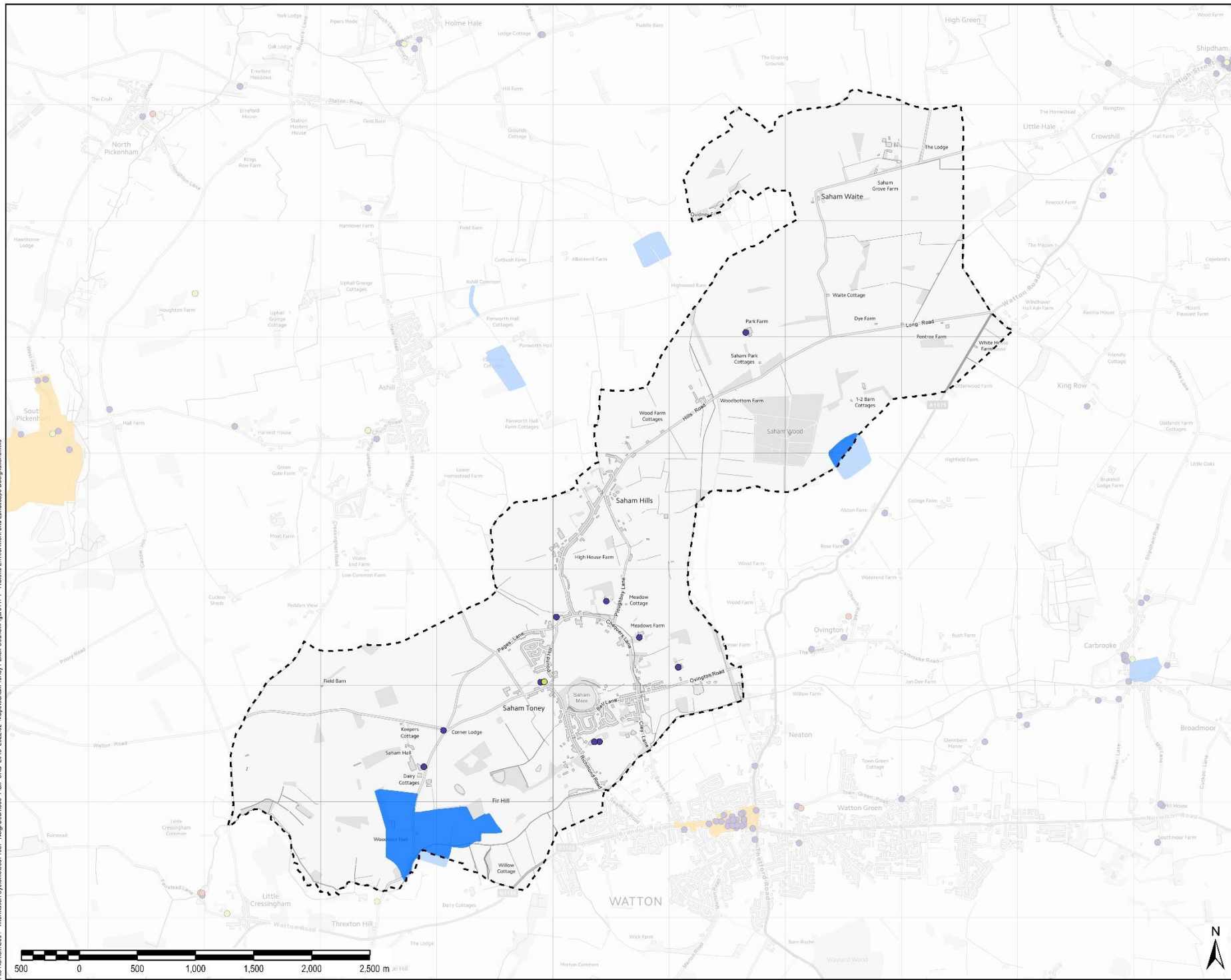
<sup>51</sup> Historic England (2019) Heritage at Risk Register [online] available at: <https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/> [accessed 15/01/2020]

<sup>52</sup> Historic England (2019): 'Saham Toney', [online] available at: <https://historicengland.org.uk/listing/the-list/list-entry/1004038> [accessed 15/01/2020]

<sup>53</sup> Historic England (2019): 'Conservation Areas', [online] available at: <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/> [accessed 20/09/19]

<sup>54</sup> Heritage Gateway (2019): Historic Environment Record for Norfolk, [online] available at: <https://www.heritagegateway.org.uk/Gateway/Results.aspx> [accessed 16/01/2020]

<sup>55</sup> Heritage Gateway (2019): Historic Environment Record for Norfolk, [online] available at: <https://www.heritagegateway.org.uk/Gateway/Results.aspx> [accessed 16/01/2020]



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE (HA) | WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

**LEGEND**

- Saham Toney Neighbourhood
- Plan Area
- Conservation Area
- Record of Scheduled Monument

**Listed Building**

- Grade I
- Grade II\*
- Grade II

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Purpose of Issue: **FINAL**

Client: **SAHAM TONEY PARISH COUNCIL**

Project Title: **SAHAM TONEY NEIGHBOURHOOD PLAN**

Drawing Title: **HISTORIC ENVIRONMENT DESIGNATIONS**

Drawn CN	Checked JW	Approved TS	Date 15/04/2020
AFCDM Internal Project No. <b>60571087</b>		Scale @ A3 <b>1:30,000</b>	

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 Date: **FIGURE A4.1**  
 Rev: **01**



## A5 – Landscape

### Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- ‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty [...]. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.’
- Strategic policies should set out an overall strategy making provision for ‘conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.’
- Planning policies and decisions should ensure that developments ‘are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation of change (such as increased densities).’
- ‘Planning policies and decisions should contribute to and enhance the natural and local environment by:
  - i. *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils*
  - ii. *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and*
  - iii. *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*’

At the local level, Policy HOU 12 (Conversion of Buildings in the Countryside), ENV 04 (Open Space, Sport & Recreation) and ENV 05 (Protection and Enhancement of the Landscape) from the Breckland Local Plan relate to the Landscape SEA theme.

### Summary of Current Baseline

#### National Character Areas

National Character Areas (NCAs) are landscape areas which share similar characteristics, following natural lines in the landscape rather than administrative boundaries. Developed by Natural England, NCA profiles describe the natural and cultural features that shape each of these landscapes, providing a broad context to their character. The Neighbourhood Plan area is located within the ‘Mid Norfolk’ NCA<sup>56</sup>.

The Mid Norfolk NCA is a broadly flat, rural landscape which occupies the northern section of the East Anglian Plain. This is ancient countryside with a long-settled agricultural character, where arable land is enclosed by winding lanes and hedgerows, interspersed with woodland and heath and dissected by lush pastoral river valleys. Key characteristics of this NCA include:

- Broadly flat, glacial till plateau dissected by river valleys which create a more intricate landscape to the west of Norwich.
- Chalk bedrock overlain by gravels, sands and glacial till left behind by the retreating ice of Anglian glaciations, and the resulting complexity of soils, determine natural vegetation patterns.

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<sup>56</sup> Natural England (2014): ‘NCA Profile 84: Mid Norfolk (NE523)’, [online] available at: <http://publications.naturalengland.org.uk/publication/4560839075954688> [accessed 15/01/2020]

- Underlying chalk aquifer; small, fast-flowing chalk streams and biodiversity-rich, wide, lush river valleys with wooded valley slopes, including the internationally important chalk-fed River Wensum.
- Tranquil agricultural landscape with extensive areas of arable land, dominated by cereals with break-cropping of sugar beet and oilseed rape, and some pastures along valley floors.
- Ancient countryside, much of it enclosed in the 14th century, with a sporadically rationalised patchwork field system, sinuous lanes and mixed hedges with hedgerow oaks.
- Large number of 18th-century estates with their associated parkland, and a great density and stylistic variety of churches which are prominent features in the landscape.
- A mix of villages and many isolated farmsteads within a complex minor road network, with a traditional pattern of market towns connected by main roads, and the city of Norwich providing a centre for cultural and economic activity.

### Local Landscape Character

A Saham Toney Parish Landscape Character Assessment<sup>57</sup> was carried out in (2019) to update the Breckland Council Landscape Character Assessment (2007)<sup>58</sup> and provide greater detail relating to Saham Toney. It identifies a number of areas as having high landscape and/or visual sensitivity. This assessment splits the parish into five rural character areas and six village character areas and are summarised in **Table A5.1** and **Table A5.2** below. The rural character areas and village character areas can be viewed in **Figure A5.1** and **Figure A5.2**.

**Table A5.1: Rural character areas identified by the Saham Toney Landscape Character Assessment**

Rural character areas		
Area	Key characteristics	Opportunities and Management aims
<b>RCA-1</b>	<ul style="list-style-type: none"> <li>• Low lying, gently rolling valley bottom below the 40m contour along the Watton Brook.</li> <li>• Soils are seasonally wet, sands loams and peats with high water table.</li> <li>• Land use dominated by meadows, used for hay and grazing.</li> <li>• Forms of enclosure are gappy and scrubby hedges, and trees along ditches.</li> <li>• Visual experience is varied. Open within the valley bottom, trees edge the skyline on the upper valley sides to the north. More intimate where small field systems endure to the east side of the village.</li> <li>• Little settlement, which is instead is found on higher land, the exception being Ovington Road</li> <li>• Lack of public access</li> </ul>	<ul style="list-style-type: none"> <li>• Condition is fair but poor in places. Settlement creeping into the floodplain at Watton infringes on the natural character.</li> <li>• Belts of dark green conifers planted to screen and enclose the water treatment plant close to the bridge appear out of place and have strong visual impact. These would be better replaced with species more suited to a river corridor.</li> <li>• Hedges in the valley bottom are sometimes in poor condition and would benefit from gapping up and managing more regularly, especially those with a high proportion of elm.</li> <li>• Retain quiet and tranquil character along Threxton Road. Retain backroads feel - development here is likely to be intrusive and inappropriate.</li> </ul>

<sup>57</sup> Lucy Batchelor-Wylam CMLI (2019) 'Saham Toney Parish Landscape Character Assessment', [online] available at: [https://www.stnp2036.org/uploads/1/1/2/2/112245343/saham\\_toney\\_landscape\\_assessment\\_part\\_one\\_lca\\_final\\_january\\_2019.pdf](https://www.stnp2036.org/uploads/1/1/2/2/112245343/saham_toney_landscape_assessment_part_one_lca_final_january_2019.pdf) [accessed 15/01/2020]

<sup>58</sup> Breckland Council (2007) 'Breckland Council Landscape Character Assessment' pg 43, [online] available at: [https://www.breckland.gov.uk/media/2069/Landscape-Character-Assessment/pdf/Landscape\\_Character\\_Assessment\\_-\\_May\\_2007\\_Final2.pdf](https://www.breckland.gov.uk/media/2069/Landscape-Character-Assessment/pdf/Landscape_Character_Assessment_-_May_2007_Final2.pdf) [accessed 15/01/2020]

		<p>Avoid utility or highways interventions that detract from the rural character.</p> <ul style="list-style-type: none"> <li>• Generally development is unlikely to be appropriate in this landscape owing to its sensitivity and value as traditionally managed riverside meadows, and because of its function as undeveloped gap with Watton.</li> </ul>
<p><b>RCA-2</b></p>	<ul style="list-style-type: none"> <li>• Gently sloping farmlands between 40 and 60m AOD with sandy, easily worked soils.</li> <li>• Arable estate farmlands, with a strongly rural and unified feel. Parkland provides setting for Saham Hall.</li> <li>• Wooded feel from frequent belts, plantations and small woodlands. No ancient woodlands. Oaks stud the field boundaries and parkland trees have skyline presence.</li> <li>• Straight sided large arable fields with network of narrow straight lanes.</li> <li>• No settlement other than the Hall and its associated cottages</li> <li>• Unified estate style with flint facing, brick quoins and ornate chimneys. Flint features in walls.</li> <li>• Sense of scenic well managed countryside. Quiet and tranquil feel. long views possible.</li> </ul>	<ul style="list-style-type: none"> <li>• Landscape is in good condition. Hedges here are in better condition than other landscapes where the influence of estate farming is not present.</li> <li>• Strongly wooded character is robust and this characteristic provides some capacity for development or land uses to be absorbed within it. However, the character of the area is very consistent so anything that departs from the settlement pattern or architectural forms would be noticeable.</li> <li>• Protect areas of parkland, and their individual features, for their important contribution to character.</li> <li>• Apart from the woodland, semi-natural habitats are otherwise absent as this fertile farmland is valuable and productive.</li> <li>• Plan for enhancements to biodiversity, perhaps opportunities that might emerge through agrienvironmental scheme.</li> <li>• Seek opportunities to create public access where it is consistent with other land management aims.</li> </ul>
<p><b>RCA-3</b></p>	<ul style="list-style-type: none"> <li>• Flat or very gently sloping.</li> <li>• Land use is entirely arable farmland (cereals).</li> <li>• Simple, open farmland dominates. No woodlands. Hedges sometimes present. Roadsides often un-hedged, or hedges present behind narrow verges. Ash trees in hedgerows.</li> <li>• Large open fields with straightened boundaries.</li> <li>• No settlement but views across open farmland to village edges of Ashill and Saham Toney are part of the visual experience.</li> <li>• Expansive views across large fields, under big skies.</li> </ul>	<ul style="list-style-type: none"> <li>• Landscape is in moderate condition. Loss of hedgerows causes associated loss of historic character; absence of features showing time depth.</li> <li>• As the tree stock is limited and has a high percentage of ash - monitor for impact of Chalara dieback. Consider encouraging alternative species.</li> <li>• Semi-natural habitats are absent as this fertile farmland is valuable and productive.</li> <li>• Plan for enhancements to biodiversity, perhaps opportunities that might emerge through agrienvironmental</li> </ul>

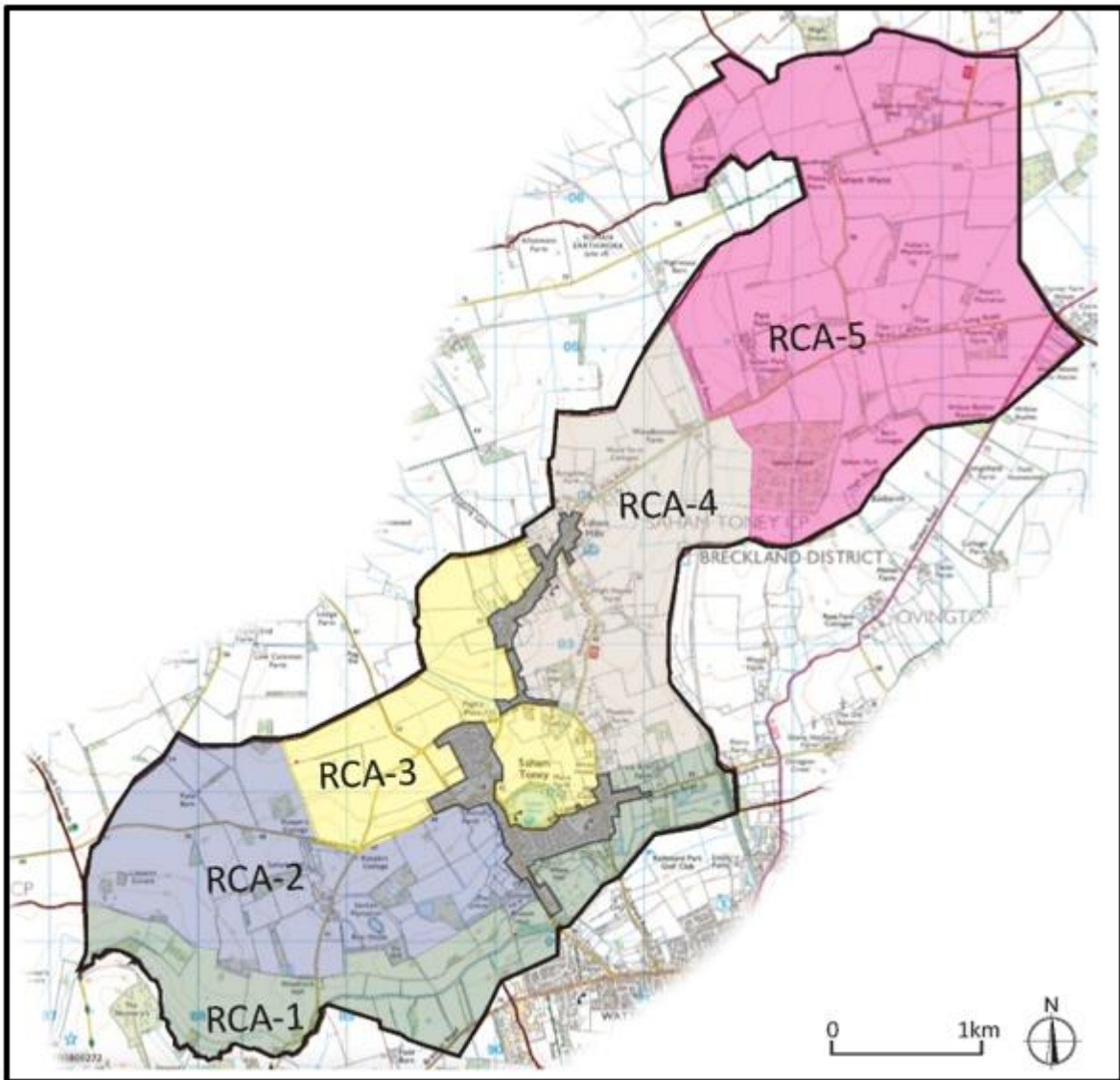
	<ul style="list-style-type: none"> <li>No particular landmarks but poplar trees have skyline impact.</li> </ul>	<p>schemes. Plan to increase the stock of trees and woodland in the landscape. Replace lost hedges.</p> <ul style="list-style-type: none"> <li>Seek opportunities to create public access where it is consistent with other land management aims.</li> </ul>
<b>RCA-4</b>	<ul style="list-style-type: none"> <li>Gently sloping valley side on the east side of the parish.</li> <li>Land use is often pasture in the lower parts and arable farmland on the more elevated areas</li> <li>Where there is a network of hedges and trees that creates an intimate feel. Opens out to long views when absent.</li> <li>Finer grain to the landscape, smaller field sizes than seen elsewhere. Strong sense of time depth.</li> <li>Settlement scattered along the west side of the area, often integrated within well vegetated settings but some stark edges.</li> <li>Disused railway embankment is a strong linear feature in the east</li> <li>Vernacular materials are red brick and render houses, large decorative chimneys. Pantile roofs, some black-coloured.</li> </ul>	<ul style="list-style-type: none"> <li>Landscape is in moderate condition. Some loss of hedgerows and associated loss of historic character. Plan for improvement to hedge network.</li> <li>Semi-natural habitats are absent as this fertile farmland is valuable and productive.</li> <li>Plan for enhancements to biodiversity, perhaps opportunities that might emerge through agri-environmental schemes. Plan to maintain the stock of trees and woodland in the landscape.</li> <li>Seek opportunities to create public access along the disused railway line for recreation/tourism use, and radiating from the village edge through the farmlands.</li> </ul>
<b>RCA-5</b>	<ul style="list-style-type: none"> <li>Elevated plateau farmland in the far northeast of the parish</li> <li>Land use is arable farmland with a well-managed feel.</li> <li>Large woodland at Saham Wood (Ancient woodland) as well as regular plantations and coniferous shelter belts.</li> <li>Regularised landscape with geometric feel to the grid of lanes, fields have straight boundaries</li> <li>Settlement found in the form of scattered farms, some on the site of ancient manors and the location of medieval deer park</li> <li>Vernacular materials are red brick and render houses with pantile roofs, some black glazed.</li> </ul>	<ul style="list-style-type: none"> <li>Landscape is in good condition.</li> <li>Semi-natural habitats are absent as this fertile farmland is valuable and productive. Plan for enhancements to biodiversity, perhaps opportunities that might emerge through agri-environmental schemes.</li> <li>Plan to maintain and increase the stock of trees and woodland in the landscape. Continue to replace lost hedges.</li> <li>Careful treatment of vernacular barns under residential conversion, as they contribute to the agricultural character.</li> </ul>

**Table A5.2: Village character areas identified by the Saham Toney Landscape Character Assessment**

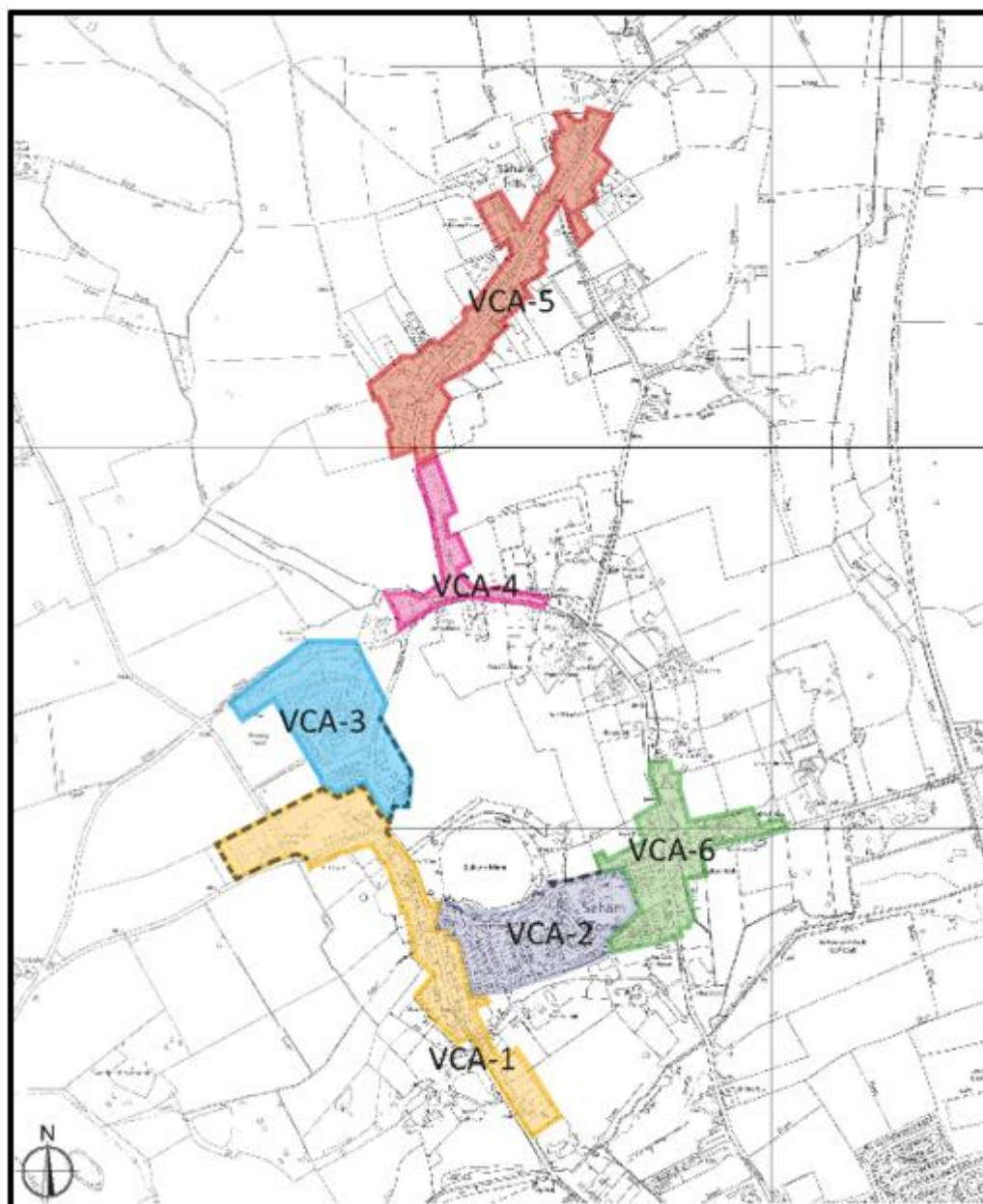
Village character areas	
Area	Key characteristics
<b>VCA-1</b>	<ul style="list-style-type: none"> <li>Linear development along Richmond Road, generally one plot deep. Plot depths vary.</li> <li>Main road is busy and carries traffic from Watton to Ashill and other outlying villages</li> <li>Historical dwellings are scattered, in small clusters along the Richmond Road. Now much infilled with substantial 20th additions, all generally following the ribbon pattern</li> </ul>

	<ul style="list-style-type: none"> <li>• No open space or public realm but opens out at junction with Bell Lane, and important node where adjoins space in front of St. George's. Important for orientation.</li> <li>• Trees west of the mere provide a strong green edge</li> <li>• Settlement edges are hard to experience from the highway but appear backed by well vegetated edges.</li> <li>• Glimpses of church tower heading north along Richmond Road provide a series of key views to this landmark</li> </ul>
<b>VCA-2</b>	<ul style="list-style-type: none"> <li>• Modern, compact, estate-type development dating from the 1980/90s.</li> <li>• Served by two estate roads - Amy's Close and Bellmere Way/Mere Close - each displaying a unified built form type.</li> <li>• Dwellings on Amy's Close have a particularly uniform appearance with little variation in house type or materials.</li> <li>• Curved estate roads - no through roads with no connectivity</li> <li>• Strong green edges of the Mere provide a well-defined edge, and provide containment, preventing views to the north.</li> <li>• No public open space within the estates but large area of open space adjacent at the village hall.</li> <li>• Mature trees play a role on the skylines along boundaries to the north and south, but trees within the estates are smaller scale and more suburban in character.</li> </ul>
<b>VCA-3</b>	<ul style="list-style-type: none"> <li>• Slightly elevated and gently rolling landscape north of the Mere along Pound Hill between St. George's church and Page's Lane.</li> <li>• Shallow soils over chalk, adjoining land use is both arable and unenclosed pastures.</li> <li>• Comprises some older properties along Pound Hill, including the schoolhouse, but larger area is covered by unified 1970s bungalow estate development.</li> <li>• The tracts of open arable land provide extensive views and are key to sense of place.</li> <li>• Land bounding to the north provides separation between different clusters of settlement.</li> <li>• Notable views to tower of St George's church along southerly route on Pound Hill.</li> </ul>
<b>VCA-4</b>	<ul style="list-style-type: none"> <li>• Flat and gently rolling landscape associated with a small stream</li> <li>• Shallow soils over chalk, adjoining land use is both arable and unenclosed pastures.</li> <li>• Features an ancient manor at Pages Place indicating the long-settled nature of this area, as well as a number of attractive cottages displaying traditional vernacular finishes.</li> <li>• Low density dwellings along the southern end of Hills Road and along the north side of Chequers Lane.</li> <li>• Farmsteads are found at intervals along the southern side of Chequers Lane with large scale buildings and a sometimes commercial purpose and character, with associated visual intrusion.</li> <li>• The tract of open arable land to the west of Hills Road provides extensive views.</li> <li>• Rural feel maintained owing to little modern development and maturity of vegetated curtilages and edges which contribute positively to rural character.</li> </ul>
<b>VCA-5</b>	<ul style="list-style-type: none"> <li>• Elevated fringes of the plateau, indented with small streams. Heavier land - clayey and loamy soils over chalky boulder clay. Poorly drained meadows along tributary stream.</li> <li>• Settlement pattern is strongly linear, gaps between historic scattered farmsteads and cottages since in filled with 20th century bungalows and houses. Important open space around Ploughboy Lane.</li> <li>• Built form type mixed - older cottages and occasional farmsteads within 20th century additions</li> <li>• No public open spaces, but footpath offers access to countryside from Coburg Lane. Undeveloped meadows adjacent to Ploughboy Lane contribute to character.</li> <li>• No landmarks as such, but Chapel is notable in the streetscape.</li> <li>• Contained visual experience often, longer views along streetscape where Hills Road straightens out and over countryside at either end of the cluster.</li> </ul>

	<ul style="list-style-type: none"> <li>• Ornamental garden frontages and boundary treatments create a suburban feel at points in the streetscape.</li> </ul>
<b>VCA-6</b>	<ul style="list-style-type: none"> <li>• Well vegetated, small scale pastoral valley bottom landscape provides setting. Tree belts line small fields.</li> <li>• Low-lying village edge separated from Watton only by a narrow belt of undeveloped land. Golf course occupies much of the valley bottom.</li> <li>• Linear settlement pattern where older cottages and 1970/80s housing sit side by side. A recent small estate has been added at Labybird Lane. Farms and holdings west of Cley Lane.</li> <li>• Settlement edges well integrated with well vegetated landscape. Enclosure from hedges and tree belts creates sense of intimacy. Long views are not obtained.</li> <li>• A number of vernacular buildings are seen, small scale brick and flint cottages and a works building. Narrow plot frontages for older properties.</li> <li>• Mill tower is local landmark, but not easily seen in the landscape owing to well wooded nature. View from the west from Ovington Road.</li> </ul>



**Figure A5.1: Rural character areas in Saham Toney**



**Figure A5.2: Village character areas in Saham Toney**

### Tree Preservation Orders

Implemented by local planning authorities, Tree Preservation Orders (TPOs) are designated to protect specific trees, groups of trees or woodlands in the interests of their amenity value. When considering 'amenity'; the local planning authority will likely take into consideration the following criteria<sup>59</sup>:

Visibility: the extent to which the trees or woodlands can be seen by the public; and

Individual, collective and wider impact: considering the importance of the trees or woodlands in relation to their cultural or historic value, contribution to and relationship with the landscape and/or their contribution to the character or appearance of a conservation area.

In this context, Breckland Council have allocated multiple TPOs within the Neighbourhood Plan area.

<sup>59</sup> GOV.UK (2014): 'Tree Preservation Orders – General', [online] available a.t <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas> last accessed [15/01/2020]

## Summary of Future Baseline

New development has the potential to lead to incremental changes in landscape and townscape character and quality in and around the Neighbourhood Plan area. This includes from the loss of landscape features and areas with an important visual amenity value. Inappropriate levels of development within the open countryside or in settlement fringe areas could negatively impact upon the landscape features which contribute to the distinctive character of Saham Toney.

## A6 – Land, Soil and Water Resources

### Context Review

The EU's Soil Thematic Strategy<sup>60</sup> presents a strategy for protecting soil resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

Adopted in October 2000, the purpose of the EU Water Framework Directive (WFD) is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater, driving a catchment-based approach to water management. In England and Wales there are 100 water catchments and it is Defra's intention to establish a 'framework for integrated catchment management' across England. The Environment Agency is establishing 'Significant Water Management Issues' and recently presented second River Basin Management Plans to ministers. The plans seek to deliver the objectives of the WFD namely:

- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems;
- Promote the sustainable use of water;
- Reduce the pollution of water, especially by 'priority' and 'priority hazardous' substances;
- Ensure the progressive reduction of groundwater pollution; and
- Contribute to achieving 'good' water quality status for as many waterbodies as possible by 2027.

Key messages from the NPPF include:

- 'Planning policies and decisions should contribute to and enhance the natural and local environment by:
  1. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and
  2. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'
- Prevent new or existing development from being '*adversely affected*' by the presence of '*unacceptable levels*' of soil pollution or land instability and be willing to remediate and mitigate '*despoiled, degraded, derelict, contaminated and unstable land, where appropriate*'.
- '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. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.'
- 'Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.'

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<sup>60</sup> European Commission (2006) Soil Thematic Policy [online] available at: [http://ec.europa.eu/environment/soil/index\\_en.html](http://ec.europa.eu/environment/soil/index_en.html) [accessed 16/01/2020]

- Planning policies and decisions should ‘give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs’, and ‘promote and support the development of under-utilised land and buildings.’
- Taking a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for water supply.
- Prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.
- The government has produced a separate plan that specifically deals with planning policy in relation to waste management; this should be read in conjunction with the NPPF.
- Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.

Along with the policies contained within Chapter 1 ‘Using and managing land sustainably’ and Chapter 4 ‘Increasing resource efficiency, and reducing pollution and waste’, Goal 2 ‘Clean and plentiful water’, Goal 5 ‘Using resources from nature more sustainably and efficiently’ and Goal 8 ‘Minimising waste’ of the Government’s ‘A Green Future: Our 25 Year Plan to Improve the Environment’ directly relates to the Land, Soil and Water Resources SEA theme.

Other key documents at the national level include Safeguarding our Soils: A Strategy for England<sup>61</sup>, which sets out a vision for soil use in England, and the Water White Paper<sup>62</sup>, which sets out the Government’s vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources. In terms of waste management, the Government Review of Waste Policy in England<sup>63</sup> recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

In terms of waste management, the Government Review of Waste Policy in England<sup>64</sup> recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

The National Waste Management Plan<sup>65</sup> provides an analysis of the current waste management situation in England and evaluates how it will support the implementation of the objectives and provisions of the revised Waste Framework Directive<sup>66</sup>. This includes an assessment of the need for new collection schemes, additional waste infrastructure and investment channels, as well as providing general or strategic waste management policies.

At the local level, the Norfolk Minerals and Waste Development Framework Core Strategy and Minerals and Waste Development Management Policies Development Plan Document<sup>67</sup> sets out the approach to Minerals and Waste in the period to 2026. The key minerals safeguarding policy is Policy CS16 (Safeguarding mineral and waste sites and mineral resources), which sets out how Norfolk County Council will safeguard existing, permitted and allocated mineral extraction and associated development and waste management facilities. The policy states that Norfolk County Council should be consulted on all development proposals within Mineral Consultation Areas, and for other development types within Mineral Consultation Areas (i.e. non-minor development outside settlement boundaries), it will expect to see appropriate investigations carried out to assess whether any mineral

<sup>61</sup> Defra (2009) Safeguarding our Soils: A strategy for England [online] available at:

<https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england> [accessed 16/01/2020]

<sup>62</sup> Defra (2011) Water for life (The Water White Paper) [online] available at

<http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf> [accessed 16/01/2020]

<sup>63</sup> Defra (2011) Government Review of Waste Policy in England [online] available at:

<http://www.defra.gov.uk/publications/files/pb13540-waste-policy-review110614.pdf> [accessed 16/01/2020]

<sup>64</sup> DEFRA (2011) Government Review of Waste Policy in England [online] available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69401/pb13540-waste-policy-review110614.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69401/pb13540-waste-policy-review110614.pdf) [accessed 16/01/2020]

<sup>65</sup> DEFRA (2013) Waste Management Plan for England [online] available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/265810/pb14100-waste-management-plan-20131213.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf) [accessed 16/01/2020]

<sup>66</sup> Directive 2008/98/EC

<sup>67</sup> Norfolk County Council (September 2011) Norfolk Minerals and Waste Development Framework: Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026 <file:///C:/Users/nick.chisholm-batten/Downloads/Core%20Strategy%20and%20Minerals%20and%20Waste%20Development%20Management%20Policies%20Development%2020102026.pdf>

resource there is of economic value, and if so, whether the material could be economically extracted prior to the development taking place.

Policy ENV 02 (Biodiversity Protection and Enhancement), Policy ENV 06 (Trees, Hedgerows and Development), Policy ENV 09 (Flood Risk & Surface Water Drainage) from the Breckland Local Plan relate to the Land, Soil and Water Resources SEA theme.

## Summary of Current Baseline

### Soil resources

The Agricultural Land Classification (ALC) classifies land into size grades (plus 'non-agricultural land' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land and Grades 3b to 5 of poorer quality. Sub-grade 3a is described in the agricultural land classification thus: "Good quality agricultural land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops." Sub-grade 3b is described as "moderate quality agricultural land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year." In this context, there is a need to avoid loss of higher quality 'best and most versatile' agricultural land.

At the local level a detailed classification has not been undertaken for the Neighbourhood Plan area. There is therefore a need to rely on the national 'Provisional Agricultural Land Quality' dataset, supplemented by interpretation of the sub-grade definitions given in the agricultural land classification.

The Provisional Agricultural Land Quality dataset<sup>68</sup> shows that the Neighbourhood Plan area is predominantly covered by Grade 3 agricultural land with a section of Grade 4 agricultural land along the western boundary. Without the subset grading (3a or 3b) it is not possible to tell at this stage whether the agricultural land is considered to be 'best and most versatile'. It is also important to note that the national dataset is of very low resolution, and may not necessarily provide an accurate reflection of the agricultural land quality within the Neighbourhood Plan area.

Saham Toney Landscape Assessment Part One<sup>69</sup> classifies the soilscape of the Neighbourhood Plan area identifying that the Parish is a collection of:

- Soilscape 3: Shallow lime-rich soils over chalk or limestone;
- Soilscape 8: Slightly acid loamy and clayey soils with impeded drainage;
- Soilscape 10: Freely draining slightly acid sandy soils;
- Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils; and
- Soilscape 23: Loamy and sandy soils with naturally high groundwater and a peaty surface.

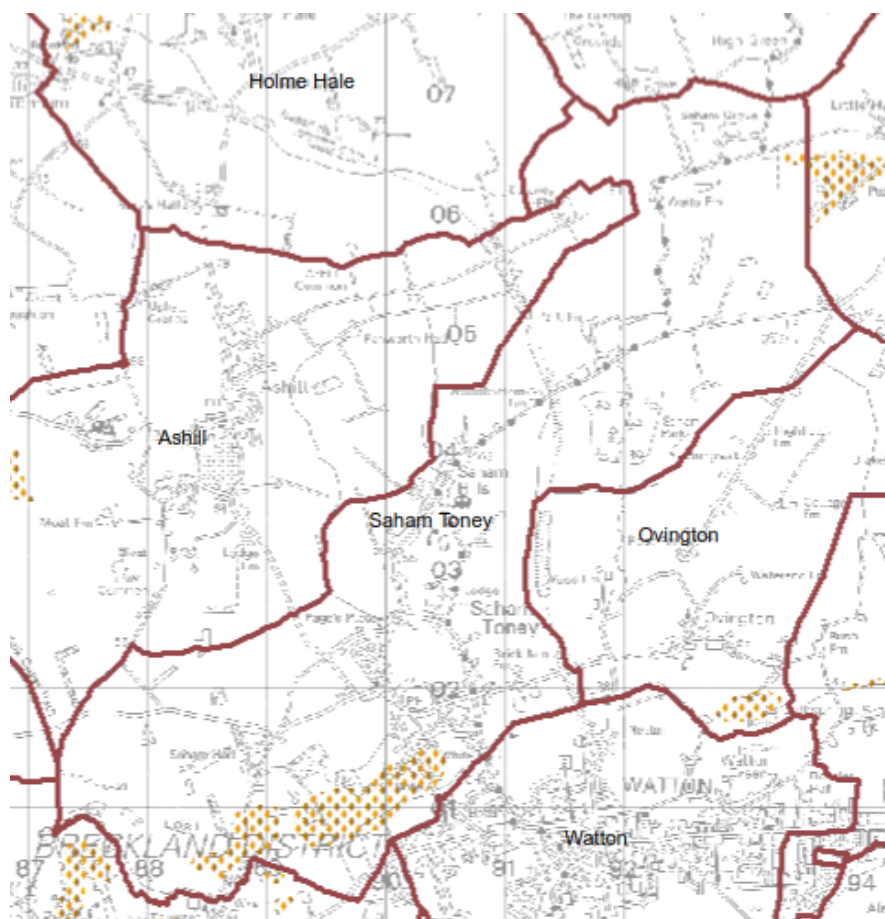
### Minerals resources

Minerals Safeguarding Areas (MSAs) are known areas of mineral resources that are of sufficient economic value to warrant protection for generations to come. There is no presumption that any areas within a MSA will ultimately be environmentally acceptable for mineral extraction. The purpose of MSAs is not to automatically preclude other forms of development, but to make sure that mineral reserves are considered in land-use planning decisions.

There are three areas within the Neighbourhood Plan area covered by sand and gravel MSAs. Two are located in the south of the parish, with a very small area located in the far north east of the parish. The location of these areas is highlighted in the map below.

<sup>68</sup> Natural England (2018) Agricultural Land Classification map London and the South East (ALC007) [online] available at <http://publications.naturalengland.org.uk/publication/141047?category=5954148537204736> [accessed 16/01/2020]

<sup>69</sup> Saham Toney Parish Council (2019) 'Landscape Assessment Part One', [online] available at: [https://www.stnp2036.org/uploads/1/1/2/2/112245343/saham\\_toney\\_landscapes\\_assessment\\_part\\_one\\_lca\\_final\\_january\\_2019.pdf](https://www.stnp2036.org/uploads/1/1/2/2/112245343/saham_toney_landscapes_assessment_part_one_lca_final_january_2019.pdf) [accessed 16/01/2020]



**Figure A6.1 Minerals Safeguarding Areas (sand and gravel), Saham Toney (source Norfolk County Council)**

### Water resources

The main watercourse flowing through the Neighbourhood Plan area is the Watton Brook. Watton Brook is a tributary of the River Wissey. It flows west through Saham Toney and joins the complex river network of the tributaries of the Little Ouse.

The Nitrates Directive (91/676/EEC) requires Member States to identify areas where groundwater have nitrate concentrations of more than 50 mg/l nitrate or are thought to be at risk of nitrate contamination. Areas associated with such groundwater are designated as Nitrate Vulnerable Zones (NVZs) within which, Member States are required to establish Action Programmes to reduce and prevent further nitrate contamination. In this regard the Neighbourhood Plan area is situated within the 'Ely Ouse and Cut-off channel' NVZ.

Groundwater Source Protection Zones (SPZs) have been defined by the Environment Agency in England and Wales to protect groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The south eastern part of the Neighbourhood Plan area is within SP22 (Outer Protection) with a small section in the south in SP33 (Total Catchment).

### Water Quality

Saham Toney is located within the Anglian River Basin District, within the 'Cam and Ely Ouse' Management Catchment and the 'River Wissey' Operational Catchment. There are six water bodies within the Operational Catchment which include the 'Watton Brook' which flows through the south of the Neighbourhood Plan boundary.

Based on the most recently completed water quality assessments undertaken in 2016, the Environment Agency's Catchment Data Explorer<sup>70</sup> classifies Watton Brook<sup>71</sup> as having a 'good' chemical status and 'moderate' ecological status. The overall classification for the waterbody in 2016 was 'moderate'. The reasons for not achieving good (RNAG) are primarily attributed to sewage discharge and poor nutrient management.

## Summary of Future Baseline

Future development has the potential to affect water quality through diffuse pollution, wastewater discharges, water run-off, and modification. However, water companies are likely to maintain adequate water supply and wastewater management over the plan period, and the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality within the Neighbourhood Plan area and wider area.

In the absence of a detailed Agricultural Land Classification assessment for the majority of the Parish, it remains uncertain whether new development on greenfield land in the Neighbourhood Plan area will lead to losses of higher quality (best and most versatile) agricultural land.

Safeguarded mineral resources in Saham Toney have the potential to be affected by non-mineral development.

## A7 – Population and Community

### Context Review

Key messages from the NPPF include:

- One of the three overarching objectives of the NPPF is a social objective to; 'support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.'
- To support the Government's objective of significantly boosting the supply of housing, strategic policies 'should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.'
- The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site where possible.
- Recognise the important contribution of small and medium sized development sites in meeting housing needs. Local Plans should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, and neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites.
- In rural areas, planning policies and decisions should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

<sup>70</sup> Environment Agency (2019): 'Catchment Data Explorer', [online] available to access via: <https://environment.data.gov.uk/catchment-planning/> [accessed 16/01/2020]

<sup>71</sup> Environment Agency (2019): 'Catchment Data Explorer – Watton Brook, [online] available at: <https://environment.data.gov.uk/catchment-planning/WaterBody/GB105033047870> [accessed 16/01/2020]

- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high-quality public spaces, which encourage the active and continual use of public areas.
- Ensuring that there is a 'sufficient choice of school places' and taking a 'proactive, positive and collaborative approach' to bringing forward 'development that will widen choice in education'.

The 'Ready for Ageing?' report, published by the Select Committee on Public Service and Demographic Change<sup>72</sup> warns that society is underprepared for an ageing population. The report states that *'longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises'*. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders to ensure that these housing needs are better addressed, giving as much priority to promoting an adequate market of social housing for the older generation as is given to the younger generation.

At the local level, Policies from the Housing chapter, the Economy and Employment chapter and the Communities chapter from the Breckland Local Plan relate to the Population and Community SEA theme.

## Summary of Current Baseline

### Population

The population of Saham Toney decreased by 3.7% between 2001 and 2011, whereas Breckland, the East of England and England all increased in population<sup>73</sup>.

### Age Structure

There is a significantly higher proportion of residents within the 60+ age category within the Neighbourhood Plan area (40.0%) in comparison to the total for Breckland (29.1%), the East of England (23.9%) and England (22.3%)<sup>74</sup>.

A lower proportion of residents are within the working age categories (25-44 and 45-59) in the Neighbourhood Plan area (39.0%) in comparison to the totals for Breckland (43.2%), the East of England (46.3%) and England (46.9%).

Additionally, 21.0% of residents within the Neighbourhood Plan area are within the younger age categories (0-15 and 16-24), lower than the proportions for Breckland (27.7%), the East of England (29.9%) and England (30.8%).

### Household Deprivation

Census statistics measure deprivation across four 'dimensions' of deprivation, summarized below:

- **Employment:** Any person in the household (not a full-time student) that is either unemployed or long-term sick.
- **Education:** No person in the household has at least a level 2 qualification and no person aged 16-18 is a full-time student.
- **Health and Disability:** Any person in the household that has generally 'bad' or 'very bad' health or has a long term health problem.
- **Housing:** The household accommodation is either overcrowded (with an occupancy rating of -1 or less), in a shared dwelling or has no central heating.

<sup>72</sup> Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: <http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/> [accessed 16/01/2020]

<sup>73</sup> ONS (no date): Census 2011: Population Density 2011 (Table QS102EW); Population Density 2001 (Table UV02)

<sup>74</sup> ONS (no date): Census 2011: Age Structure 2011 (Table KS102EW)

A similar percentage of households are deprived in one or more dimensions within the Neighbourhood Plan area (58.9%) in comparison to the totals for Breckland (59.9%) and England (57.4%). However, this is greater than the East of England (55.2%). Out of the 58.9% of households which are deprived in the Neighbourhood Plan area, the majority are deprived in one or two dimensions, which is similar to the regional and national trends<sup>75</sup>.

## Index of Multiple Deprivation

The Index of Multiple Deprivation 2019 (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights, as described below. The seven deprivation domains are as follows:

- **Income:** The proportion of the population experiencing deprivation relating to low income, including those individuals that are out-of-work and those that are in work but who have low earnings (satisfying the respective means tests).
- **Employment:** The proportion of the working-age population in an area involuntarily excluded from the labour market, including those individuals who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.
- **Education, Skills and Training:** The lack of attainment and skills in the local population.
- **Health Deprivation and Disability:** The risk of premature death and the impairment of quality of life through poor physical or mental health. Morbidity, disability and premature mortality are also considered, excluding the aspects of behaviour or environment that may be predictive of future health deprivation.
- **Crime:** The risk of personal and material victimisation at local level.
- **Barriers to Housing and Services:** The physical and financial accessibility of housing and local services, with indicators categorised in two sub-domains.
  - a. 'Geographical Barriers': relating to the physical proximity of local services
  - b. 'Wider Barriers': relating to access to housing, such as affordability.
- **Living Environment:** The quality of the local environment, with indicators falling categorised in two sub-domains.
  - c. 'Indoors Living Environment' measures the quality of housing.
  - d. 'Outdoors Living Environment' measures air quality and road traffic accidents.
- Two supplementary indices (subsets of the Income deprivation domains), are also included:
  1. Income Deprivation Affecting Children Index: The proportion of all children aged 0 to 15 living in income deprived families.
  2. Income Deprivation Affecting Older People Index: The proportion of all those aged 60 or over who experience income deprivation.

Lower Super Output Areas (LSOAs)<sup>76</sup> are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2015, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalized into deciles, with a value of 1 reflecting the top 10% most deprived LSOAs in England and Wales.

The Neighbourhood Plan area lies within two LSOAs: Breckland 008A and Breckland 008B. Breckland 008A LSOA is within the 50% least deprived neighbourhoods within England and Breckland 008B is within the 50% most deprived neighbourhoods within England.

<sup>75</sup> ONS (no date): Census 2011: 'Households by Deprivation Dimensions 2011 (Table QS119EW)

<sup>76</sup> DCLG (2015): Indices of Deprivation Explorer', [online] available at: <http://dclgapps.communities.gov.uk/imd/idmap.html> [accessed 16/01/2020]

## Housing Tenure

Within the Neighbourhood Plan area, 77.4% of residents either own their home outright or with a mortgage, higher than the totals for Breckland (68.6%), the East of England (67.6%) and England (63.3%).

A lower proportion of residents live within privately rented housing in the Neighbourhood Plan area in comparison to the regional and national figures<sup>77</sup>.

A lower percentage of residents in the Neighbourhood Plan area live in rent-free accommodation or shared ownership accommodation in comparison to the regional and national trends.

## Education

Based on the 2011 census data, 30.7% of residents in the Neighbourhood Plan area have no qualifications, higher than the totals for Breckland (28%), the East of England (22.5%) and England (20.7%). Comparatively, 17.5% of residents within the Neighbourhood Plan area have a Level 4 qualification or above, which broadly aligns to the total for Breckland (18.7%) but is lower than the totals for the East of England (25.7%) and England (27.4%).

## Employment

Regarding employment within the Neighbourhood Plan area, the following three occupation categories support the most residents<sup>78</sup>:

- Skilled trade occupations (18.4%); and
- Elementary occupations (12.9%); and
- Managers, directors, senior officials (12.6%).

Overall, 43.9% of residents within the Neighbourhood Plan area are employed in one of the above three occupation categories, greater than the total for Breckland (39.1%), the East of England (34.0%) and England (33.3%).

## Community Assets

The Neighbourhood Plan area has a number of local community facilities which serve the needs of the local community and play a vital role in supporting the parish's sense of identity. Such facilities include: one pub, one tearoom, Broom Hall Country Hotel, Parkers C of E Primary School, St Georges Parish Church, Thrextton All Saints Church, Saham Toney Cricket Club and Watton Football Club. A wide range of services and facilities are in Watton.

## Summary of Future Baseline

As the population of the Neighbourhood Plan area continues to age, this could potentially negatively impact upon the future vitality of the local community of the Neighbourhood Plan area, whilst also placing additional pressures on existing services and facilities, including in Watton. The suitability (e.g. size and design) and affordability of housing for local requirements depends on the implementation of appropriate housing policies through the Breckland Local Plan and Neighbourhood Plan. Unplanned development may have wider implications in terms of transport and access to infrastructure, or the natural environment.

# A8 – Health and Wellbeing

## Context Review

Key messages from the NPPF include:

- One of the three overarching objectives of the NPPF is a social objective to; 'support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-

<sup>77</sup> ONS (no date): Census 2011: Tenure-Households 2011 (Table QS405EW)

<sup>78</sup> ONS (no date): Census 2011: 'Occupation 2011' (Table KS608EW)

designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing. '

- 'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'
- Policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Development should avoid building on existing open space, sports and recreational buildings and land, including playing fields.
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

In relation to other key national messages in relation to health, Fair Society, Healthy Lives<sup>79</sup> ('The Marmot Review') investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: "overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities".

The increasing role that local level authorities are expected to play in providing health outcomes is demonstrated by recent government legislation. The Health and Social Care Act 2012 transferred responsibility for public health from the NHS to local government, giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.

At the local level, Policy TR 01 (Sustainable Transport Network), Policy TR 02 (Transport Requirements), Policy COM 02 (Healthy Lifestyles) and Policy COM 04 (Community Facilities) from the Breckland Local Plan relate to the Health and Wellbeing SEA theme.

## Summary of Current Baseline

### Public Health Profile for Breckland

Published in November 2019 by Public Health England, the public health profile for Breckland outlines the following two key trends<sup>80</sup>:

- Life expectancy is lower for both men and women in Breckland than the England average; and
- In Year 6, 17.4% of children are classified as obese, better than the average for England.

### Health Indicators and Deprivation

Deprivation is a significant contributor to poor health and can have adverse effects on wellbeing, with elements related to poor housing quality, living environment, income and employment previously discussed in detail in the 'Population and Community' theme. 79.0% of residents in the Neighbourhood Plan area consider themselves as having 'very good health' or 'good health', similar to

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<sup>79</sup> The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available at: <https://www.nice.org.uk/media/default/About/what-we-do/NICE-guidance/NICE-guidelines/Public-health-guidelines/Additional-publications/Spatial-planning/the-marmot-review-implications-for-spatial-planning.pdf> [accessed 16/01/2020]

<sup>80</sup> Public Health England (2019) Local Authority Health Profile – Breckland, [online] available at: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000143.html?area-name=breckland> [accessed 23-01-2020]

the total for Breckland (79.5%), but a lower than the totals for the East of England (82.5%) and England (81.4%)<sup>81</sup>.

Additionally, 6.9% of residents in the Neighbourhood Plan area consider themselves to have 'bad health' or 'very bad health', higher than the totals for Breckland (5.5%), the East of England (4.7%) and England (5.4%).

The total percentage of residents within the Neighbourhood Plan area who report that their activities are limited 'a lot' is greater than the totals for Breckland, the East of England and England<sup>82</sup>. 78.2% of residents in the Neighbourhood Plan area confirm that their activities are 'not limited'. This is lower than the totals for Breckland (80.3%), the East of England (83.3%) and England (82.4%).

## Summary of Future Baseline

As the population continues to age, this has the potential to place pressures on existing services and facilities within the timeframe of the Neighbourhood Plan. This could negatively impact on the future vitality of the local community and economy.

Obesity is also seen as an increasing issue by health professionals, and one that will contribute to significant health impacts on individuals, including increasing the risk of a range of diseases, including heart disease, diabetes and some forms of cancer.

## A9 – Transportation

### Context Review

European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth.

Key messages from the NPPF include:

- 'Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
  - i. The potential impacts of development on transport networks can be addressed
  - ii. Opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised
  - iii. Opportunities to promote walking, cycling and public transport use are identified and pursued
  - iv. The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account
  - v. Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.'
- 'Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.'

At the local level, each Local Transport Authority in England and Wales has a statutory duty to produce and adopt a Local Transport Plan through the Local Transport Act 2000, as amended by the

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<sup>81</sup> ONS (no date): Census 2011: 'General Health 2011' (Table QS302EW)

<sup>82</sup> ONS (no date): Census 2011: 'Long-term Health Problem or Disability 2011' (Table QS303EW)

Local Transport Act 2008.<sup>83</sup> Norfolk's Transport Plan for 2026<sup>84</sup> highlights Norfolk's transport vision as 'A transport system that allows residents and visitors a range of low carbon options to meet their transport needs and attracts and retains business investment in the county'. This will be achieved by:

- Making the best use of what we have to facilitate reliable journeys;
- Reducing the need to travel;
- Influencing others and ensuring transport is integrated into development plans;
- Working with communities and our partners to seek new solutions and new ways of delivering; and
- Lobbying for and pursuing improvements to Norfolk's strategic transport network.

At a local level Breckland Council published a Local Plan Examination document for the Transport policies TR 01 and TR 02 <sup>85</sup> to compliment the Breckland Local Plan. This document considers how Breckland will be consistent with national policy in regard to a sustainable transport network. The document acknowledges that given that the District contains rural areas, including the Neighbourhood plan, travel by car will remain an essential option; however:

*'Sustainable transport policy TR 01 seeks to widen the choice of travel opportunities using public transport, walking and cycling in order to achieve the mutually beneficial aims of reducing reliance on the private car and promoting active lifestyles'.*

At the local level, Policy HOU 02 (Level and Location of Growth), TR 01 (Sustainable Transport Network) and TR 02 (Transport Requirements) relate to the Transport SEA theme.

## Summary of Current Baseline

### Rail network

There is no railway station located within the Neighbourhood Plan area. The nearest mainline railway station is Harling Road or Attleborough. Harling Road Rail station is approximately 14km south of the Neighbourhood Plan and Attleborough is approximately 14km east of the Neighbourhood Plan. Harling Road and Attleborough stations are both on the line which runs between Cambridge and Norwich. Saham Toney is also equal distance to Norwich station and Kings Lynn station which are both approximately 30km away. Journey times from both Kings Lynn station and Norwich station into London Kings Cross is approximately 110 minutes.

### Bus network

Regarding the bus network, there is one daytime bus service which operates through Saham Toney. The 11 Konectbus route between Swaffham and Dereham runs through the western part of Saham Toney every hour on weekdays and every two hours on Saturdays, with no services running on Sundays. Additionally, the 6 Konnectbus provides a 7-day service from nearby Watton to Norwich. The route from Saham Toney into Dereham takes approximately 50 minutes and to Swaffham about 30 minutes.

### Road network and congestion

The Neighbourhood Plan area is relatively well connected to the road network. The A1075 runs to the north east of the Neighbourhood Plan and can be accessed at Watton providing a route north to Dereham and south to Thetford. The B1108 also runs through Watton, providing a route east to Norwich and west to the A1065 which provides a route to Cambridge. Additionally, a network of country roads are also present in the Neighbourhood Plan area, providing local access routes to Watton.

<sup>83</sup> Local Transport Act 2008 [online] available at: <http://www.legislation.gov.uk/ukpga/2008/26/contents> [accessed 16/01/2020]

<sup>84</sup> Norfolk County Council (2011) Connecting Norfolk: Norfolk's Transport Plan for 2026 [online] available at: <https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/policies-and-strategies/roads-and-travel-policies/local-transport-plan> [accessed 16/01/2020]

<sup>85</sup> Breckland Council (2018) 'Breckland Local Plan Examination, Matter 17: Transport (Policies TR 01 and TR 02)' [online] available at: <https://www.breckland.gov.uk/media/8657/CS-17/pdf/CS.17.pdf?m=636577579134370000> [accessed 17/01/2020]

## Cycle and footpath network

There is one National Cycle Network which runs through the Neighbourhood Plan area (Route 13). The route runs from the south to the north-east of the parish, via Cley Lane, Chequers Lane, Ploughboy Lane, Hills Road and Long Road, providing a cycle route north to Dereham and south to Thetford.

There are no public rights of way network within the Neighbourhood Plan area, and a limited number of footpaths connecting to the village centre, particularly from the north of the Neighbourhood Plan area.

## Availability of cars and vans

Based on the 2011 census data, 90.0% of households in the Neighbourhood Plan area have access to at least one car or van, which is higher than the totals for Breckland (84.5%), the East of England (81.5%) and England (74.2%)<sup>86</sup>.

## Travel to work

The most popular method of travelling to work in the Neighbourhood Plan area is via driving a car or van (45.5%) which is similar to the totals for Breckland (44.8%) and the East of England (41.4%), but higher than the total for England (37.0%).

4.2% of residents in the Neighbourhood Plan area either catch a train, bus, minibus, coach or walk to work. This is lower than the percentage for Breckland (9.3%), the East of England (14.1%) and England (15.0%)<sup>87</sup>.

## Summary of Future Baseline

New development has the potential to increase traffic within the Neighbourhood Plan area.

Public transport use is likely to remain low compared with private car use. This is due to the rural nature of the parish and the relatively poor connectivity of the Neighbourhood Plan area via public transport.

There will be a continuing need for development to be situated in accessible locations which limit the need to travel by private car.

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<sup>86</sup> ONS (no date): 'Car or Van Availability 2011', (Table QS416EW)

<sup>87</sup> ONS (no date): Census 2011: 'Method of Travel to Work 2011' (Table QS701EW)

