

SAHAM TONEY NEIGHBOURHOOD PLAN PRESENTATION SUITE



SLIDESHOW 06 - UPDATED POLICY SUMMARIES



Key
point



This presentation summarises the Neighbourhood Plan policies, updated to reflect the Reg. 14 consultation comments and the various studies and reviews undertaken since

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Key
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LINK INACTIVE



Aims to ensure the village has adequate, accessible social infrastructure to support proposed development



Requires phasing of development to allow any necessary infrastructure improvements to be made at the right time



Social infrastructure includes education, community facilities, healthcare, public transport, shops, businesses, employment, leisure and open space

POLICY

Policy 1: Services, Facilities & Infrastructure

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This set of policies:

**Sets and manages how many houses may be developed up to 2036,
and where they can be located;**

Defines 9 allocated sites; 📄

Makes provisions for affordable housing; 📄

Defines a required housing mix; 📄

**Sets out common and site-specific criteria allocated sites must
adhere to;**

Defines an area of public amenity land at Richmond Hall



POLICIES

Policy 2A: Residential Housing Allocation

**Policy 2B: Residential Development Within
the Settlement Boundary**

**Policy 2C: Residential Development Outside
the Settlement Boundary**

Policy 2D: Affordable Housing

POLICIES

Policy 2E: Housing Mix

Policy 2F: Common Criteria for Allocated Sites

Policy 2G: Masterplanning

**Policies 2H – 2P: Individual Site Allocation
Policies**

Policy 2Q: Amenity Land at Richmond Hall

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LINK INACTIVE



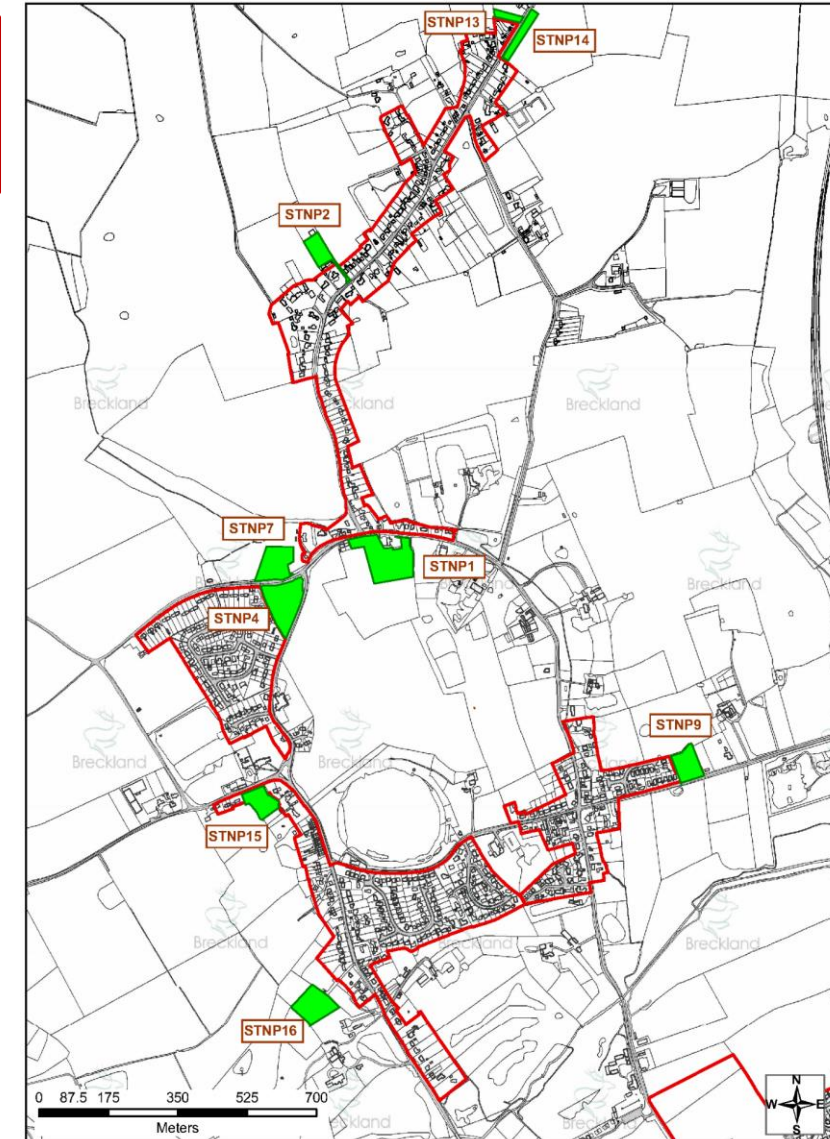


9 SITES ARE ALLOCATED, PROVIDING A TOTAL OF 70 NEW HOMES UP TO 2036



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SITE No	SITE NAME	No of HOUSES	PHASING
STNP1	Grange Farm, Chequers Lane	10	2025 - 2028
STNP2	Croft Piggery, Hills Road	4	2020 - 2024
STNP4	Pound Hill east	17	2025 - 2028
STNP7	Page's Farm, Page's Lane	8	2029 - 2032
STNP9	Ovington Road	3	2020 - 2024
STNP13	Hill Farm, Hills Road	5	2029 - 2032
STNP14	Croft Field, Hills Road	5	2033 - 2036
STNP15	8 Richmond Road	6	2033 -2036
STNP16	Richmond Hall	12	2020 - 2024



This set of policies:

Defines overall design requirements, with reference to the Village Design Guide; 

Highlights and promotes use of the village character vernacular; 

Sets density guidelines for housing developments; 

Specifies criteria for site roads;

Sets parking standards;

Seek to preserve Saham's dark skies



POLICIES

Policy 3A: Design

Policy 3B: Density of Residential Developments

POLICIES

Policy 3C: Site Access & On-Streets Layout

Policy 3D: Parking

Policy 3E: Dark Skies Preservation

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Summary of the Village Character Vernacular: External Walls

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

Summary of the Village Character Vernacular: Roofs

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

Summary of the Village Character Vernacular: Windows and Doors

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

Summary of the Village Character Vernacular: Built Form

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

KEY POINT:

The Saham Toney Neighbourhood Plan seeks to ensure the village continues to grow and thrive by embracing new developments but expects them to respect, conserve, reinforce and enhance the best aspects of its character



Criteria for development of business, recreation, sport or tourism-related facilities

Protection of community facilities:

- The Wells-Cole Community Centre;
- St George's Church;
- Saham Hills Methodist Chapel;
- The sports and social club;
- Broom Hall Country Hotel;
- The Old Bell public house
- Penny's tearoom;
- Lowe's caravan park;
- Any other community facility developed during the life of the Plan



POLICY

Policy 4: Non-Residential Development

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Defines and conserves 'designated' heritage assets – 11 listed buildings:

- St George's Church
- Brick Kiln Farmhouse, Ovington Road
- Gardener's Cottage
- Meadow Farmhouse, Chequers Lane
- Page's Place
- Park Farmhouse, Hills Road
- Post-Mediaeval barn, Richmond Road
- Saham Hall Farmhouse
- The Lodge, Chequers Lane
- The Old Rectory, Richmond Road
- White Hall, Richmond Road

Protects scheduled monuments and archaeological sites and finds

Defines 'non-designated' heritage assets – 9 non-listed buildings of note:

- Saham Hills Methodist Church, Hills Road
- Broom Hall, Richmond Road
- Wisteria (formerly Alms) Cottage, opposite the Old Rectory
- Windmill. Bristow's Tower Mill, Ovington Road
- Hunt's Farm
- Parkers Church of England Primary School
- The Terrace, Richmond Road
- The Old Bell Inn
- Saham College, Richmond Road



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[POLICY](#)

[Policy 6: Heritage Assets](#)



Protection against harmful impact on village landscape character in:

- 5 rural character areas;
- 6 village character areas;
- 8 settlement fringe areas



Reference to Parish Landscape Character Assessment for detailed guidance



Protection of 10 'Key Views'



Definition of a 'Rural Gap' area to prevent coalescence with Watton



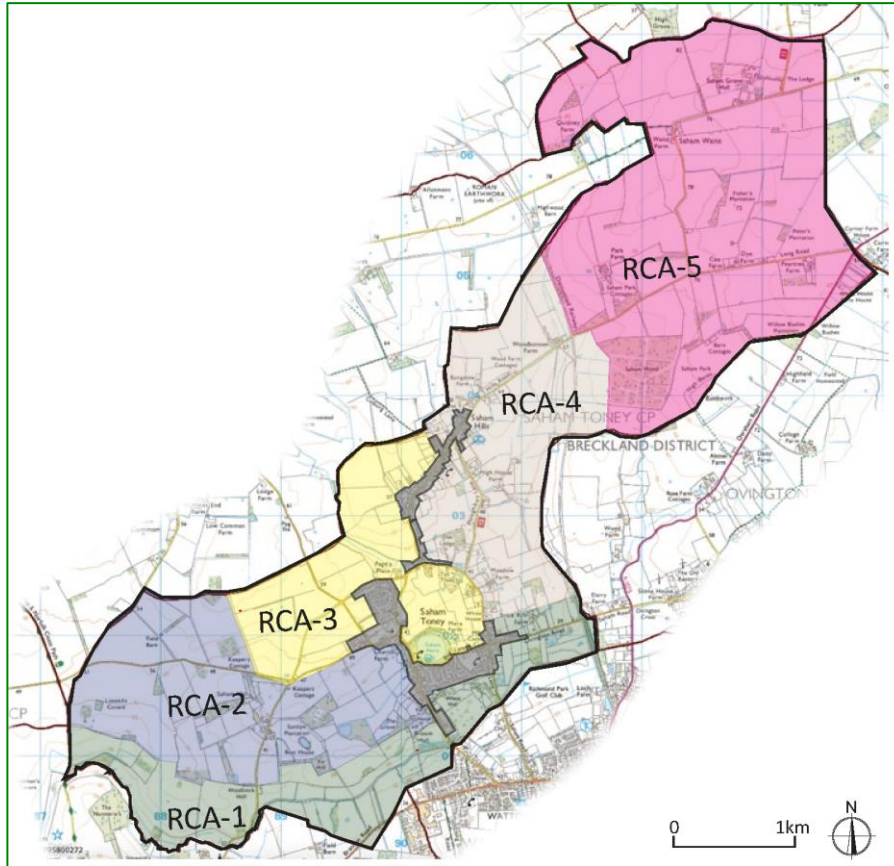
POLICIES

Policy 5: Saham Toney Rural Gap

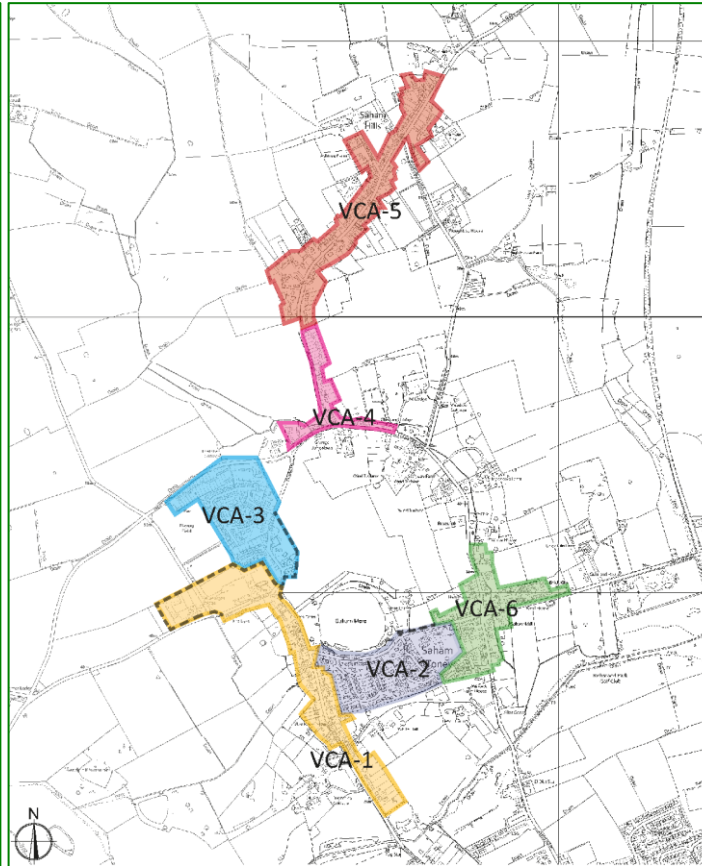
Policy 7A: Landscape Character Preservation & Enhancement

Policy 7B: Key Views

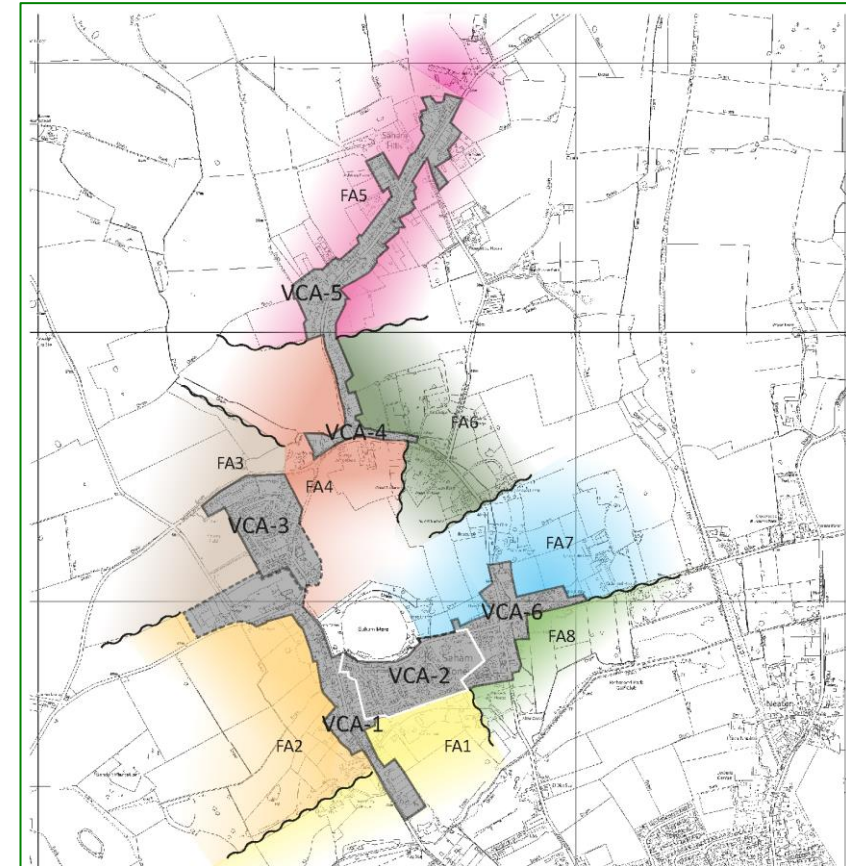




Rural Character Areas



Village Character Areas

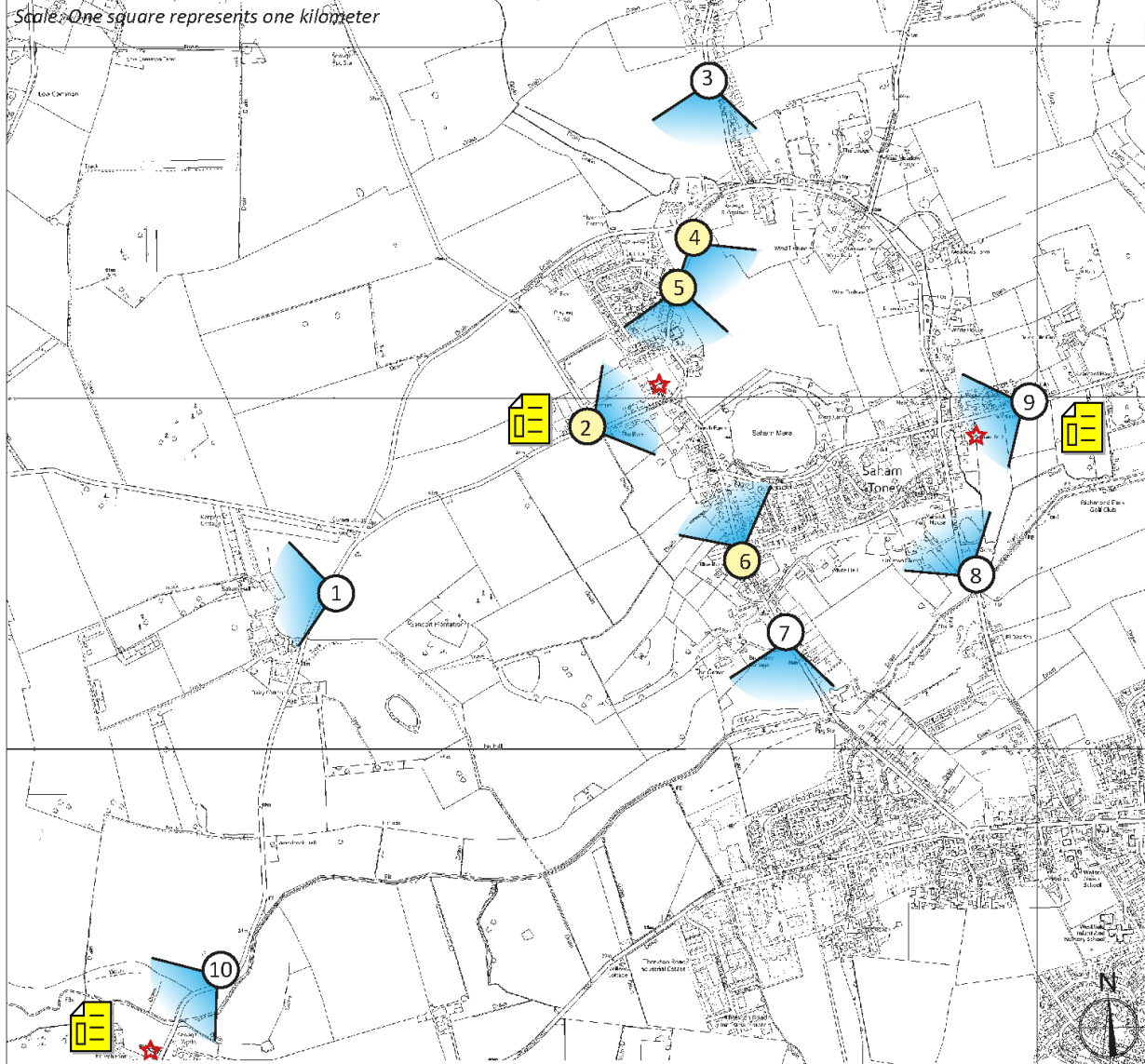


Settlement Fringe Areas





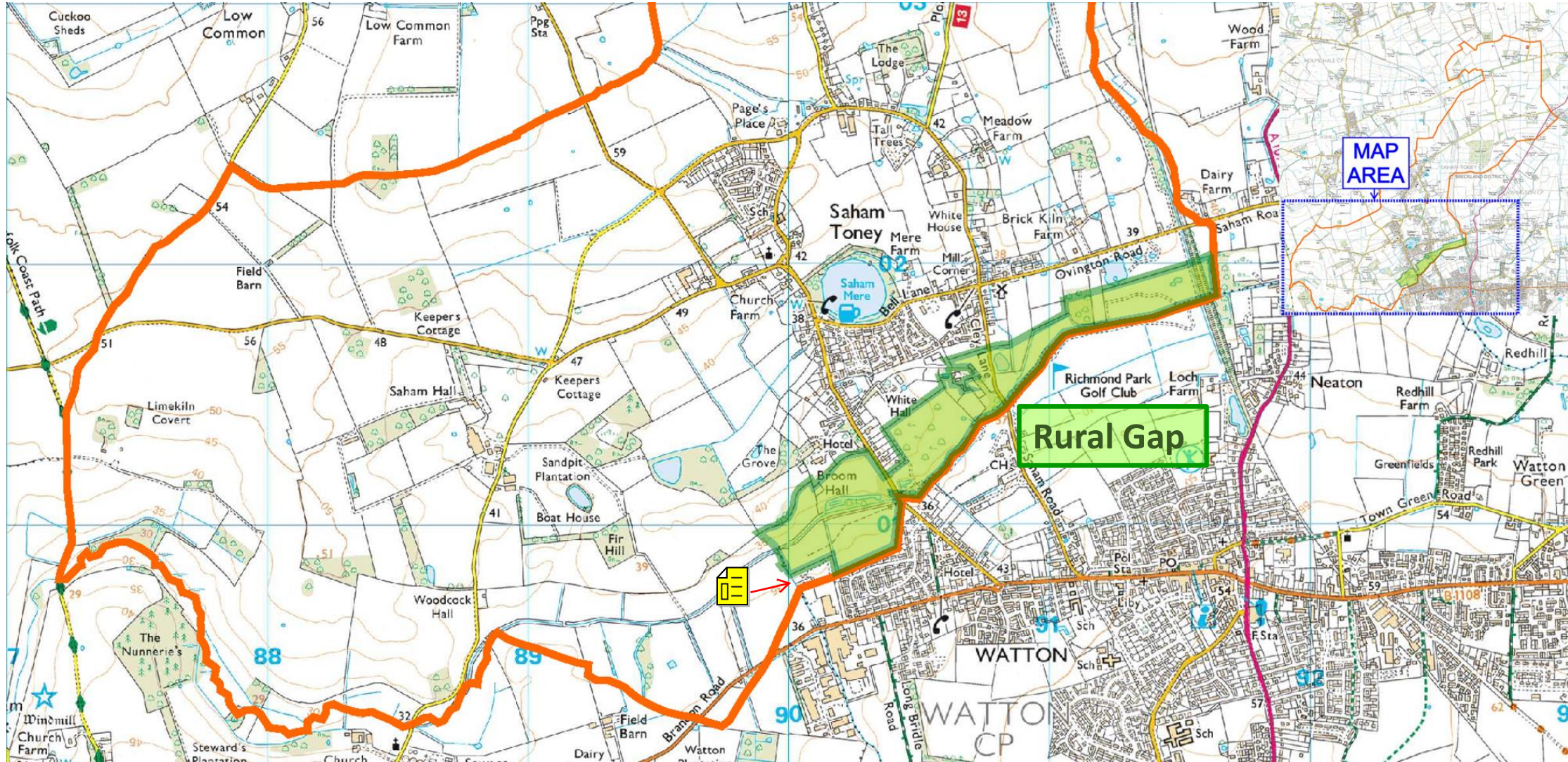
Scale: One square represents one kilometre



VIEW	DESCRIPTION 
1	West to Saham Hall Parkland
2	East along Cressingham Lane and Richmond Road to St George's Church
3	South from Hills Road to St. George's Church
4	South from Pound Hill to Saham Mere
5	South along Pound Hill to St. George's Church
6	North along Richmond Road to St. George's Church
7	South across Broom Hall meadows
8	North at the Cley Lane village gateway
9	West from Ovington Road to Bristow's Mill Tower
10	South-west to Threxton Church

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LINK INACTIVE



6 green spaces protected from development:

- Parish sports field and community orchard;
- Wells Cole Community Centre Park;
- Land surrounding Saham Mere;
- St. George's churchyard & cemetery;
- The village allotments;
- The bird sanctuary

Key habitats, species and wildlife corridors defined, 
with a need to mitigate any adverse impact on them

Green infrastructure to be conserved and added to 

Wildlife friendly measures to be incorporated

Removal of trees and hedges to be avoided or
compensated for



POLICIES

Policy 7C: Local Green Spaces

Policy 7D: Biodiversity &
Habitats

Policy 7E: Green Infrastructure

Policy 7F: Trees and Hedges





8 policies covering all key aspects of surface water management to avoid on-site flooding or increased flood risk elsewhere: 

- **Strict documentation requirements;** 
- **Runoff rates and volumes controlled;** 
- **Infiltration tests obligatory;** 
- **Climate change effects to be accounted for;** 
- **No impact on water quality permitted;**
- **Management and maintenance of drainage systems;** 
- **Resilience against extreme flood events required;** 
- **Design principles specified** 

Separate policy dealing with sewerage provision 



POLICIES

Policy 8A: General Provisions

Policy 8B: Runoff Rate & Volume

Policy 8C: Infiltration Testing

Policy 8D: Flood Risk & Climate Change

Policy 8E: Drainage & Water Quality

Policy 8F: System Management & Maintenance

Policy 8G: System Resistance & Resilience

Policy 8H: Design of Drainage Systems

Policy 9: Sewerage Provision

