

SAHAM TONEY NEIGHBOURHOOD PLAN PRESENTATION SUITE

COFFEE BREAK UPDATE



Hover your mouse over the post-its and key symbols to see notes about a topic



Want to know what's been happening with the Neighbourhood Plan over the last nine months or so, but don't have much time, or only really interested in the highlights? Read on, this is the presentation for you!

Later if you decide you want to know more, have a look at any or all of the more detailed slideshows  



PUBLISHED: MAY 2020

HOW THE PLAN ACHIEVES A SUSTAINABILITY BALANCE



Policies for growth that exceed the Local Plan target for Saham Toney



Policies to preserve and enhance the environment that are rigorous, but appropriate when set against the planned level of growth



Because the Plan's policies are in balance, Saham Toney grows and thrives as a sustainable place to live and work





BRECKLAND COUNCIL: 88 COMMENTS



- Mostly minor, logical or needing a little clarification – generally accepted
- Disputed any that would weaken the Plan, such as no strict limit on number and no phasing of new houses, and presented more evidence to persuade Council to withdraw those

NORFOLK COUNTY COUNCIL



- Comments on infrastructure, highways, flood risk and heritage issues
- Mostly helpful and accepted
- Some highways comments disputed: more evidence provided to overcome them

PARISHIONERS: 42 RESPONDED; 11 OF THOSE MADE 27 COMMENTS



- 31 supported the Plan without comment
- 6 others supported the Plan, subject to their comments
- 5 others did not support the Plan and gave their reasons in comments

OTHER ORGANISATIONS: 121 CONSULTED; 10 RESPONDED; 6 WITH COMMENTS



- Mostly not significant
- Comments from the agent of the owners of sites STNP4-7 seeking more houses



WHAT'S BEEN DONE SINCE THE PUBLIC CONSULTATION AUG-OCT 2019

Analysed all comments received and prepared responses to each

Secured additional grant funding and technical support (from Ministry of Housing) 

Masterplanning studies of the main sites (by consultants) 

Strategic Environmental Assessment (SEA) of the Plan (by consultants) – in progress 

Habitats Regulations Assessment (HRA) of the Plan (by consultants) – **in progress**  

Professional review of the housing needs assessment (by consultants) 

Transport study of the allocated sites (by consultants) 

Prepared Basic Conditions and Consultation Statements 

Reconsidered and updated site selection 

Updated the village design guide

Flood risk study (by consultants) – **in progress** 

Consultant's review of all main Plan documents

'Health check' of the Plan - pending 

The Plan was updated as a
result of all of these

KEY PLAN UPDATES BASED ON STUDIES & REVIEWS

All consultation comments responded to: Plan updated where applicable 

Two sites removed from allocation 

Site allocation policy requirements updated and added to

Masterplanning policy added 

Surface water management policy split into 9 stronger component parts 

Design policy rewritten 

Biodiversity and habitats policy rewritten 

Climate change more fully addressed 

Additional evidence added based on post-Reg. 14 studies

Glossary added

Compliance with regulatory requirements demonstrated in the Basic Conditions Statement



GROWTH & DEVELOPMENT



INFRASTRUCTURE

Policy 1



HOUSING

Policies 2A – 2Q

Allocated Sites



DESIGN

Policies 3A – 3E

Village Vernacular



NON-RESIDENTIAL DEVELOPMENT

Policy 4

PROTECTING THE ENVIRONMENT



HERITAGE

Policy 6



LANDSCAPE

Policies 5, 7A & 7B

Character Areas

Key Views

Rural Gap



BIODIVERSITY & HABITATS

Policies 7C – 7F



FLOOD RISK

Policies 8A – 8H & 9

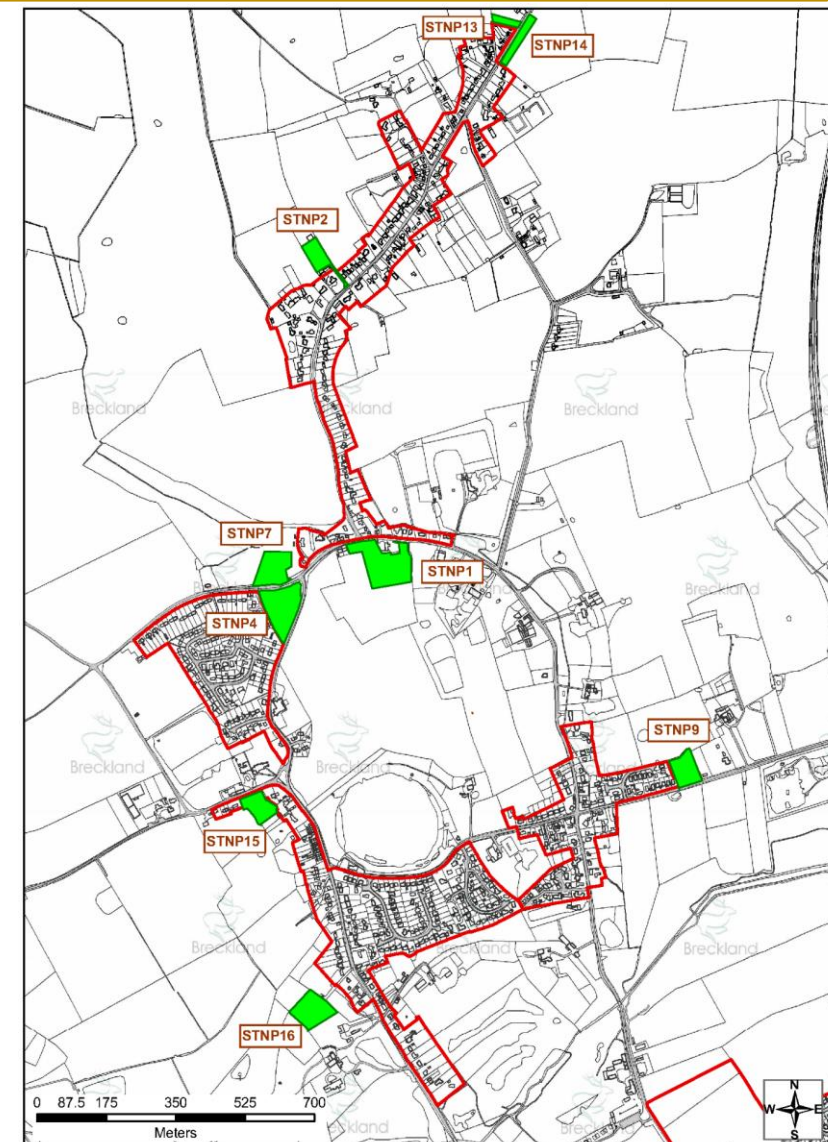




9 SITES ARE ALLOCATED, PROVIDING A TOTAL OF 70 NEW HOMES UP TO 2036



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



REMAINING STEPS: FINAL SUBMISSION TO EXAMINATION

Request for Parish Council to formally approve submission of the Plan
Formal Regulation 15 submission of the Plan to Breckland Council
Council makes internal checks that the Plan is acceptable for submission
Breckland Council formally publish the Plan and organise and publicise a 6-week consultation 

Comments are returned to Breckland Council who send them to the appointed independent examiner at the close of the consultation 

The Plan is examined and a report of the examination prepared 

The report declares if the Plan can go to referendum:

- **If so, that may be on condition of implementing recommended changes** 

REMAINING STEPS: POST-EXAMINATION

In theory, Breckland Council may implement the examiner's recommendations without reference to the PC or NP group

In practice, we expect this to be done in conjunction with the NP group, who would involve the PC as necessary

After any Plan updates are made, Breckland Council organise and publicise a village referendum and publish a final version of the Plan

- The referendum question will be: 'Do you want Breckland Council to use the neighbourhood plan for Saham Toney to help it decide planning applications in the neighbourhood area?' The choices will be 'yes' and 'no' 
- The referendum will be decided by a simple majority among those who vote

If the 'yes' votes are in the majority the Plan will become part of Local Development Plan with full force in planning decisions 

