

SAHAM TONEY NEIGHBOURHOOD PLAN PRESENTATION SUITE

SLIDESHOW 05 - POST-CONSULTATION STUDIES



This presentation describes the various studies and reviews undertaken since the Reg. 14 consultation to further strengthen the Plan and provide evidence for its policies



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Key Plan Updates Based On studies & reviews 

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PLAN TIMELINE & FUNDING

REMAINING STEPS

CONSULTATION COMMENTS & RESPONSES



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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



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MASTERPLANNING

Undertaken by AECOM who studied the largest sites / group of sites

a) STNP1 and STNP4-7: Pound Hill / Page's Lane cluster:

3 options: 35, 48 or 72 houses

a) STNP16: Richmond Hall – in combination with a site approved for 5 houses:

4 options - all for 12 + 5 houses: focused on various layouts

Indicative site layouts prepared for each option

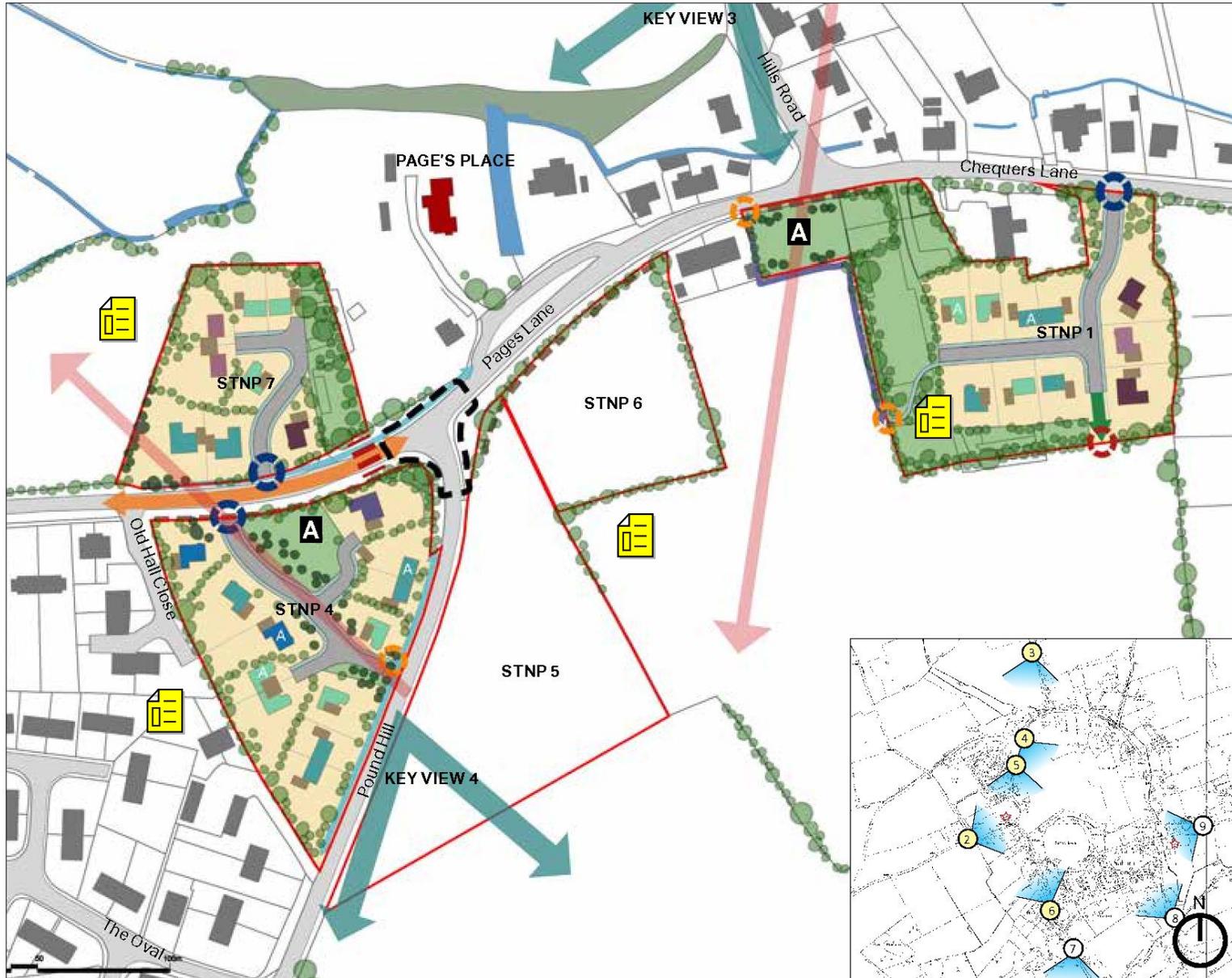
Professional review of potential landscape impact, which indicated: 

- Sites STNP5 and 6 unacceptable
- Sites STNP 1, 4 & 7 acceptable. STNP4 capacity could be increased a little
- Site STNP16 acceptable

Artist's illustrations for Pound Hill / Page's Lane sites helped confirm findings  

Allocated sites and number of houses updated accordingly giving reduced overall total = 70

PREFERRED SITE LAYOUT POUND HILL / PAGE'S LANE



Views protected and maintained

Green areas set aside for flood risk attenuation measures

 Key view

 General open view

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POUND HILL / PAGE'S LANE WITH & WITHOUT STNP5 & 6 – VIEW 1



LOOKING SOUTH ACROSS PAGE'S PLACE TOWARDS THE MERE



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POUND HILL / PAGE'S LANE WITH & WITHOUT STNP5 & 6 – VIEW 2



LOOKING WEST ALONG CHEQUERS & PAGE'S LANES



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PREFERRED SITE LAYOUT RICHMOND HALL

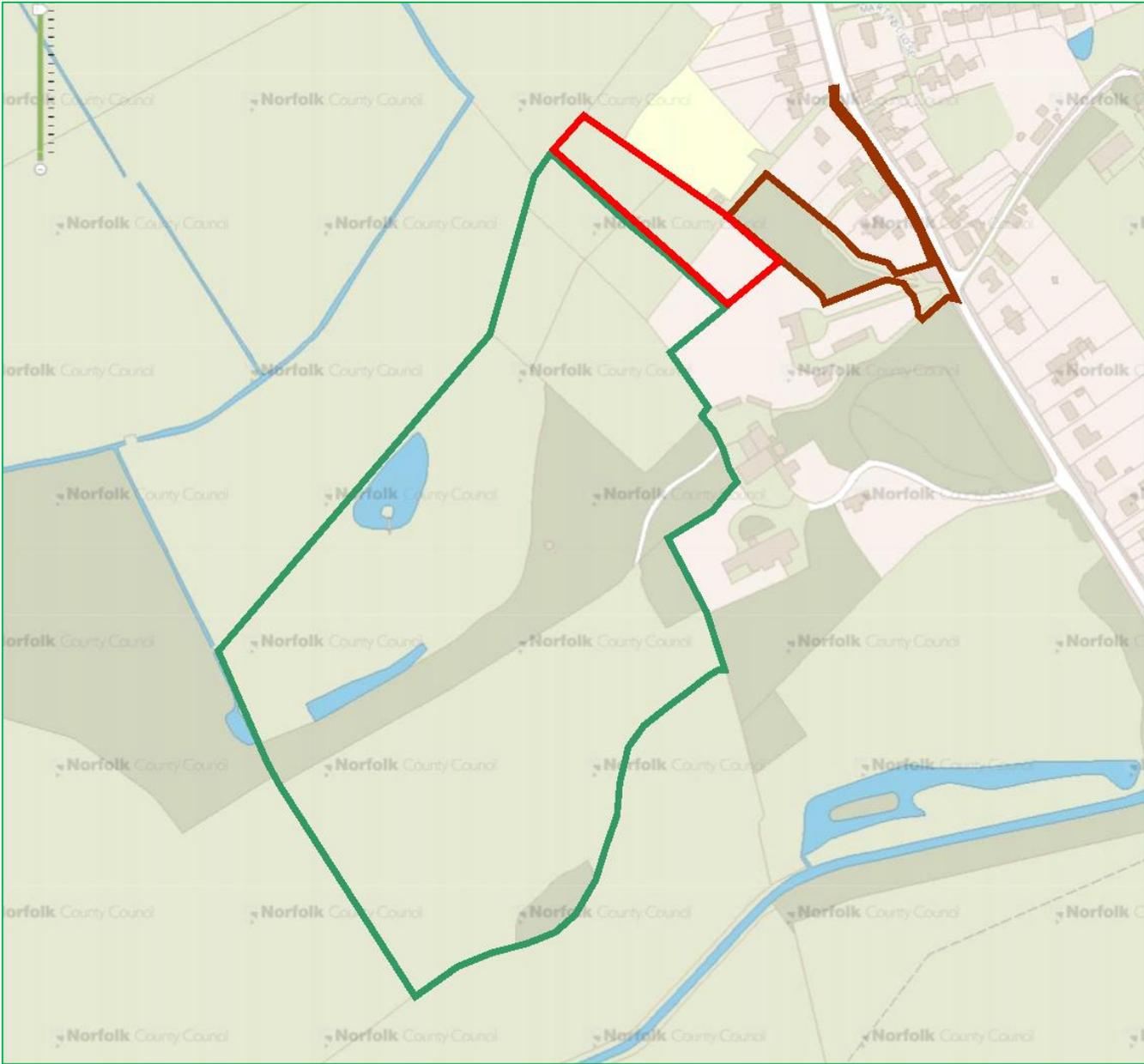


ORIGINAL SITE BOUNDARY

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PUBLIC AMENITY LAND AT RICHMOND HALL



Amenity land boundary



Allocated site boundary



Previously approved site boundary

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Scoping report – set out what would be assessed and why:

- **Biodiversity and geodiversity impact**
- Climate change and flood risk
- **Landscape impact**
- Heritage assets impact
- **Land, soil & water resources**
- Population & community issues
- **Health & wellbeing**
- Transport

Consultation with NCC, Historic England, Natural England and the Environment Agency

Comments from NCC and Historic England addressed in stages 2 & 3

SCOPING REPORT AVAILABLE AT
www.stnp2036.org



STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) – STAGE 2

Assessment of reasonable alternatives - options versus base case:

- **Base case as Reg 14 Plan: 11 sites; 83 houses**
- **Option A from consultation comment concerning sites STNP4-7: 11 sites, 107 houses**
- **Option B as masterplanning recommendations: 9 sites, 70 houses**
- **Option C in line with Local Plan minimum target (33): 4 sites, 34 houses**
- **Option D in line with minimum NP target (48): 6 sites, 53 houses**

Summary:

- **It is not the purpose of SEA to recommend which option is best;**
- **Instead this stage highlighted the relative merits of each option;**
- **That together, with other studies, guided the choice of option B to take forward to final assessment in the context of the Plan's policies**



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STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) – STAGE 3

Verification assessment of the selected development option final draft Plan:

- In progress – details to follow when complete
- Conclusion will be of the form, either:
 - a) **The selected option is acceptable; or**
 - b) **The selected option is acceptable subject to relevant policy updates;**
or
 - c) **The selected option is unacceptable**

When complete the SEA report will be published for a six-week public consultation open to parishioners and organisations

SEA report will then be updated to account for valid comments

Plan will be updated to account for any recommendations of final SEA report



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Simpler process than SEA

Policies of the Reg. 14 Plan reviewed to decide which may have a 'likely significant effect' on the following internationally designated sites:

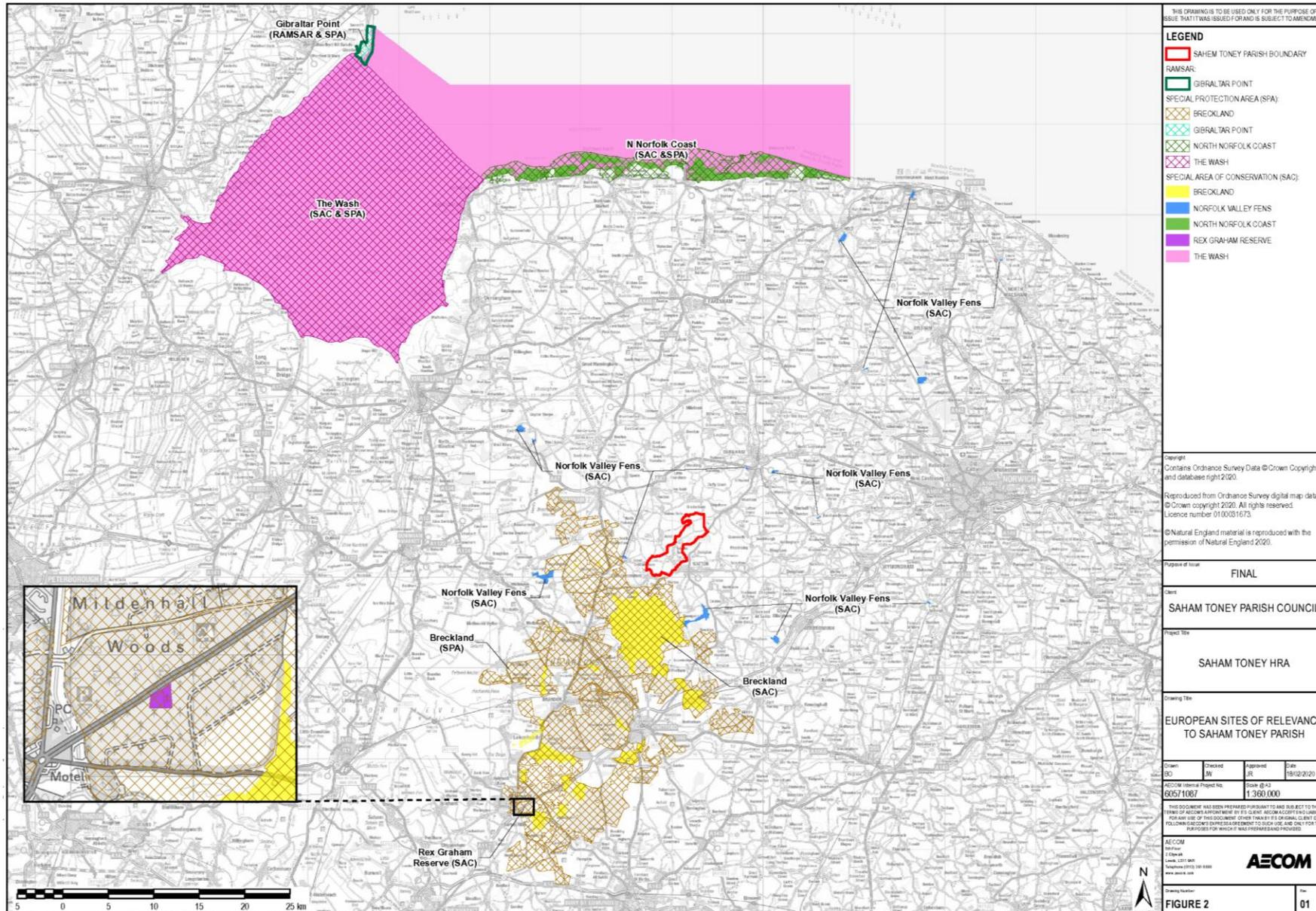
- The Breckland SAC / SPA
- The Norfolk Valley Fens SAC;
- The Rex Graham Reserve SAC
- The Wash and North Norfolk Coast Complex of protected sites

With respect to:

- Water quality (surface water runoff and discharge of treated sewage);
- Hydrological changes;
- Air quality;
- Habitat fragmentation;
- Recreational pressure; and
- Urbanisation



INTERNATIONALLY DESIGNATED SITES CONSIDERED BY THE HRA



1. Breckland Special Protection Area (SPA) & Special Area of Conservation (SAC);
2. Norfolk Valley Fens Special Area of Conservation (SAC);
3. The Rex Graham Special Area of Conservation (SAC);
4. The Wash & North Norfolk Coast complex

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Purpose of Issue	FINAL						
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Project Title	SAHEM TONEY HRA						
Drawing Title	EUROPEAN SITES OF RELEVANCE TO SAHEM TONEY PARISH						
Drawn	30	Checked	30	Approved	30	Date	18/12/2020
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HABITATS REGULATIONS ASSESSMENT (HRA) – STAGE 2

The general housing policies and all of the site allocation policies were determined to have likely significant effects and were assessed further

Recommendations related to protection of the Breckland SPA / SAC

The report was consulted on by Natural England, who had no comments

The recommendations were incorporated in the relevant policies, principally:

- **Stone curlew surveys and measures to mitigate any impact on them, to be submitted with future planning applications for all allocated sites, other than those on Hills Road**

Following complete update of the Plan a second, confirmatory assessment undertaken of the draft Reg. 15 policies - **pending**

Natural England will again be consulted

Any further recommendations will be included as revisions to the Plan



HABITATS REGULATIONS ASSESSMENT (HRA) – STAGE 3

Following complete update of the Plan a second, confirmatory assessment of the draft Reg. 15 policies - **pending**

Natural England will again be consulted

Any further recommendations will be included as revisions to the Plan

Breckland Council will be requested to confirm the HRA is legally compliant

The report will form part of the evidence for the final submission of the Plan and public consultation on that



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REVIEW OF THE HOUSING NEEDS ASSESSMENT

Undertaken by consultants experienced in preparing similar documents

Overall, the review concluded that the document was fundamentally sound, but could be improved by implementing the following main recommendations:

- Provide more data on the age of the existing housing stock;
- **Add data on existing affordable housing in the Parish;**
- Add data from property websites;
- **Add affordability analyses for properties (a) for sale, and (b) for rent**

All of the above were included in an updated document, together with the latest data from the Breckland Housing Register

Additionally Plan policies for housing mix and affordable housing were reinforced

REVISED DOCUMENT AVAILABLE AT
www.stnp2036.org



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TRANSPORT STUDY

Commissioned to address consultation concerns of villagers and the Local Highways Authority

Traffic speeds measured during the last week of February 2020 and used to help determine safe access arrangements for each allocated site

➤ Indicative access drawings prepared for each site

Traffic volumes recorded at each end of Pound Hill as a basis for assessing possible impact of allocated sites on those two junctions

Disputed Local Highways Authority concerns addressed and responded to

Overall conclusion: new sites will have negligible impact, individually and cumulatively, on the local highway network



BASIC CONDITIONS STATEMENT

Regulatory requirement to confirm the Plan:

- Has regard to national planning policies and guidance;
- Contributes to sustainable development;
- Conforms with the Local Plan;
- Is compatible with and does not breach EU obligations

CONSULTATION STATEMENT

Regulatory requirement to publish:

- Details of people and organisations consulted;
- Details of how they were consulted;
- A summary of the main issues and concerns raised;
- A description of how the issues and concerns have been considered, and where relevant, addressed in the Plan

WHEN COMPLETE, BOTH DOCUMENTS WILL BE AVAILABLE AT www.stnp2036.org



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SITE SELECTION REPORT UPDATE

Part 1, as submitted at Reg. 14:

- 11 sites justified; total houses = 83
- 2 of those sites borderline with regard to landscape impact

Part 2, to explain changes arising from consultation responses and subsequent studies:

- As a result of masterplanning and a professional landscape impact review, 9 sites justified: total houses = 70

Part 3, to explain changes arising from SEA assessment of options:

- To follow, if any changes result...

Part 4, a 'road-map' of the whole document, summarising:

- The process involved in its preparation;
- The evolution of housing numbers at various stages of the process

UPDATE OF VILLAGE DESIGN GUIDE & POLICY

Initially updated following consultation comments, but further review by Breckland Council highlighted that the guide remained:

- **Too prescriptive;**
- **Difficult to follow, with more about what is unacceptable than what is acceptable;**
- **Lacking in clarity about what the local design vernacular is**

That review also concluded the Plan's design policy:

- **Was too generic and lacking in Saham-specific criteria;**
- **Unnecessarily duplicated elements of the Local Plan;**
- **Lacked clarity as to requirements**

Both design guide and policy were again updated and restructured in a similar format to the new National Guide. Subsequent Council review concluded:

- **To follow...**

REVISED DOCUMENT WILL BE AVAILABLE
AT www.stnp2036.org WHEN COMPLETE



FLOOD RISK STUDY

Following the various other studies, there was a limited budget for this work, so it concentrated on:

- **The 3 sites allocated in the Reg. 15 version of the Plan in the Pound Hill / Page's Lane area;**
- **An overview of the existing situation and some high-level recommendations of measures that might alleviate problems;**
- **A review of the Plan's 8 drainage policies and the relevant aspects of 4 site allocation policies with recommendations on any improvements to best ensure development will not add to flood risk;**
- **Advising how the green areas of the 3 sites may best be utilised for flood risk attenuation measures**

Study report conclusions to follow...

DOCUMENT WILL BE AVAILABLE AT
www.stnp2036.org WHEN COMPLETE



HEALTH CHECK OF THE PLAN (PENDING)

A 'health check' is a review of the Plan by a qualified examiner in advance of its submission – essentially a 'dummy run' of the examination that will follow that submission

A health check of an early version of the Plan was carried out in May 2018 and its recommendations were implemented, but a lot has changed since then

Hence, we obtained approval for another health check under a Locality technical support package

It will be undertaken by “Intelligent Plans and Examinations Ltd”, we anticipate during June

The outcome of the health check will be summarised here when complete



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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 (*to be confirmed*)

Additional evidence added based on post-Reg. 14 studies

Glossary added

Compliance with regulatory requirements demonstrated in the Basic

Conditions Statement (*in progress*)



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