

**SAHAM TONEY NEIGHBOURHOOD**  
**DEVELOPMENT PLAN**

**2017 - 2036**

**Exhibition**



# **WELCOME**

## **From the Chair of Saham Toney Council**

On behalf of Saham Toney Parish Council and the Neighbourhood Plan Steering Group, welcome to the Saham Toney Neighbourhood Plan, which deals with land development in the parish over the period up to 2036.

While some may not want any changes to Saham Toney, development is nothing new. At various times our predecessors faced similar challenges. What they perhaps thought to be too modern, we now consider to be picturesque and worth preserving. So Saham Toney will continue to adapt and develop, and the purpose of this Neighbourhood Plan is to give us all the chance to influence and shape how that happens.

On behalf of the Parish Council and residents of Saham Toney I would like to thank those who have worked so hard in the production of the Neighbourhood Plan and the wider community for their ideas and participation which have shaped and determined the vision, objectives and policies that will help determine the future of the parish.



Brian W Hinkins

Chairman, Saham Toney Parish Council

A Statement, from Mr George Freeman, our Member of Parliament for Mid-Norfolk, via his web site:

“The lack of a Town Plan is making it far too easy for developers to build wherever they want, and often without the necessary infrastructure required to support new housing. **This is particularly the case in and around both Watton and Dereham.**

That’s why I was delighted to offer my support to Watton Town Council earlier this year as they look to bring together their own Plan for the development of the town over the next 20 years.

A number of Community Meetings are scheduled to take place over the next couple of months and I will be attending the event at Queens Hall on Friday December 1<sup>st</sup> at 7pm.

Please do take this opportunity to get involved in these events and have a say in how you want YOUR town to evolve in the coming years.”

George Freeman briefed the Watton NP public consultation event at the Queens Hall, Watton on Friday 1<sup>st</sup> December. 2017. His presentation confirmed his full support for the NP process and his frustration at the barriers currently being encountered by towns and villages currently going through the process. It is encouraging that our MP is providing full and supportive backing for a concept which is aimed at giving the local population a voice in the future of their community.

We, the Saham Toney Neighbourhood Plan Committee, strongly agree.

# SUMMARY

The draft Neighbourhood Plan has been prepared by a steering committee made up of the following parish councillors and parishioners:

Brian Hinkins; Trevor Bunce; Roger Harrold; Nick Creek; Martin Bohn; Jill Glenn; Chris Blow; Brian Mitchell; Andrew Walmsley and Chris Darge.

The Neighbourhood Plan is a document for all villagers; not just the Parish Council or Steering Committee. It's important that it's agreed by a majority of parishioners, so your views are very important.

These Display Panels present key information about the Policies being proposed in the Neighbourhood Plan.

“POLICIES” are a central feature of all Neighbourhood Plans and are the only elements which have LEGAL FORCE on planning issues.

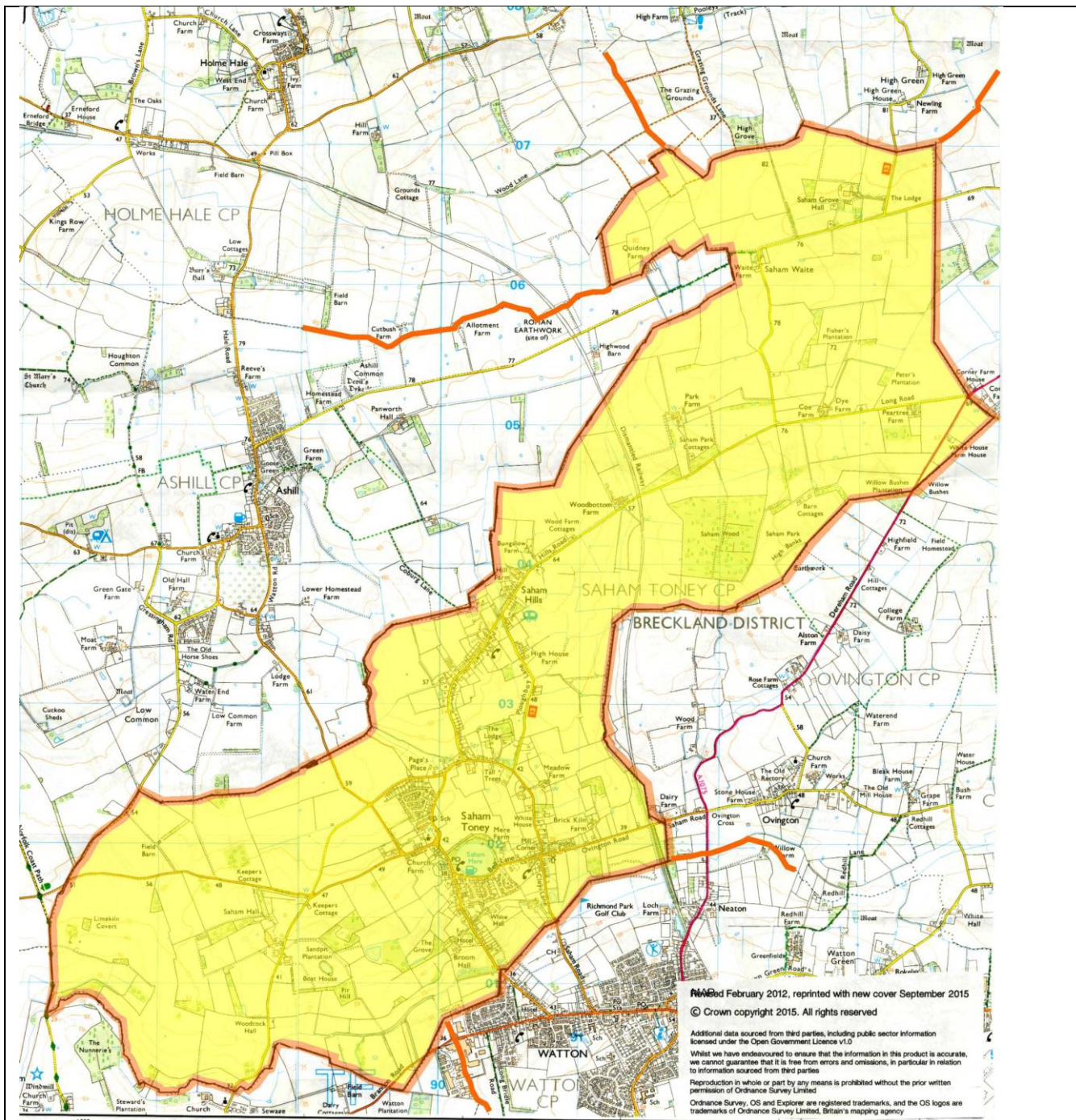
Please take your time to read them and then please give us your views on the Questionnaire Forms provided. Please raise any issues on items omitted, errors or even general impressions with any member of the Steering Committee here – they are identified by their lapel badges.

These panels represent only a small part of the total Neighbourhood Planning package being assembled. The full set of documents can be found on our web site at [www.stnp2036.org](http://www.stnp2036.org).

**ENJOY**



# The Saham Toney Neighbourhood Plan Area



CIVIL PARISH BOUNDARY

NEIGHBOURHOOD AREA

Source: Background-Ordnance Survey



SCALE: 1:25000

## Areas of main concerns to the village from previous Questionnaires

Eighty one residents responded to Questionnaire-1 in 2015. Questionnaire-2, in 2016 subsequently addressed the same topics but sought updated responses in the light of the re-designation of Saham Toney as a rural area in the emerging Local Plan and the serious flooding in the area in June 2016; two hundred and twelve residents responded. Of the fifty one local businesses and organisations canvassed thirteen responded to Questionnaire-3.

In July 2016 visitors to the village fete were invited to identify their issues and concerns on whiteboards, and one hundred and thirty two comments were made.

ISSUE CATEGORY	No. of PARISHIONER COMMENTS	No. of BUSINESS / ORGANISATION COMMENTS	TOTAL COMMENTS
HOUSING RELATED	639	3	642
ROADS, PATHS AND TRANSPORT	412	11	423
ENVIRONMENT & VILLAGE CHARACTER	324	3	327
SERVICES AND FACILITIES	286	6	292
FLOODING AND DRAINAGE	155	4	159
MISCELLANEOUS	31	0	31

In favour of allowing large housing estates

6

## HOUSING RELATED ISSUES

In favour of allowing developments of 10 or more houses

8

642 COMMENTS

Other housing related issues

30

In favour of limiting developments to "a small-scale"

105

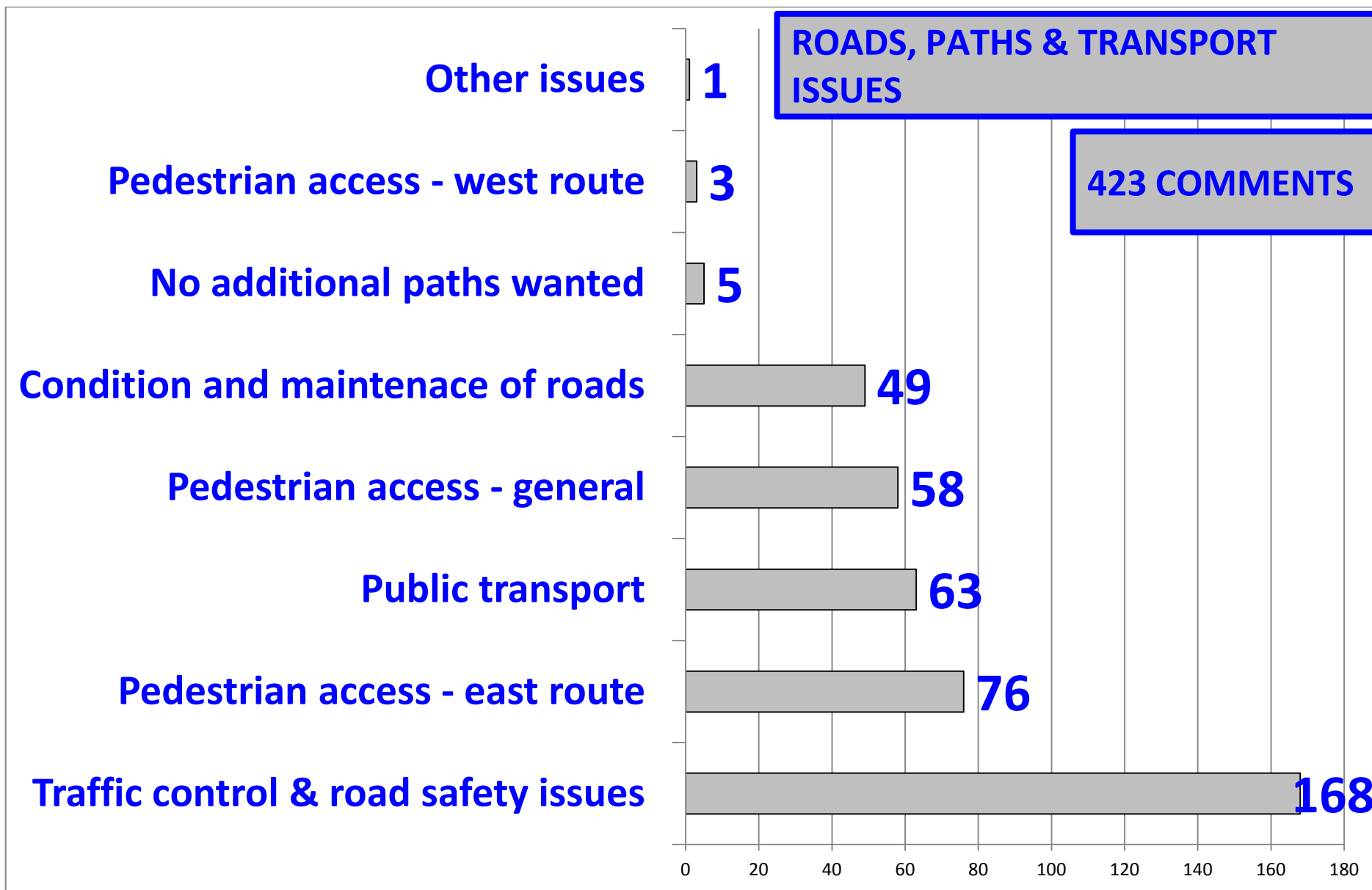
In favour of prioritising new housing for those who live in the parish

235

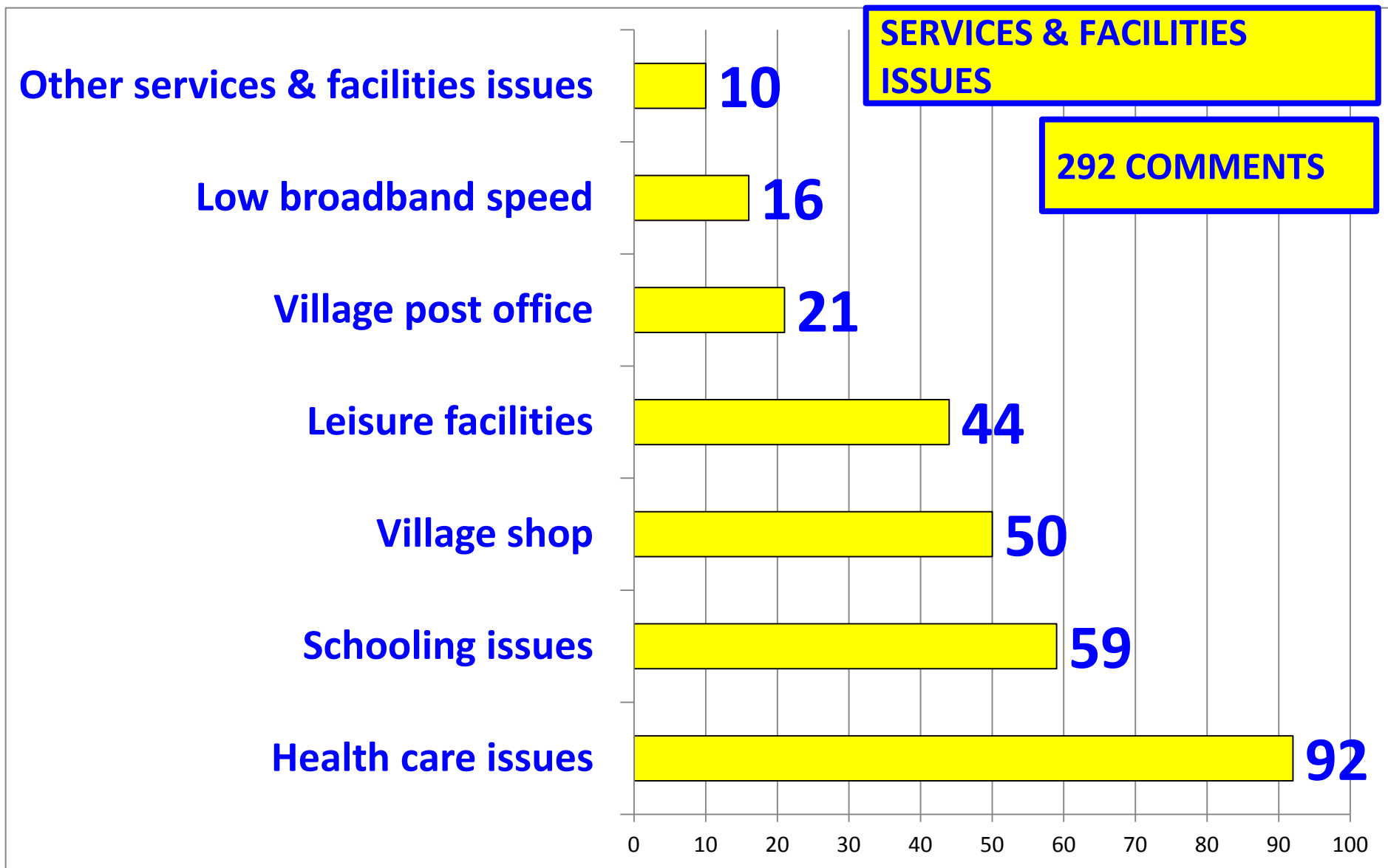
In favour of limiting developments to five or less new houses

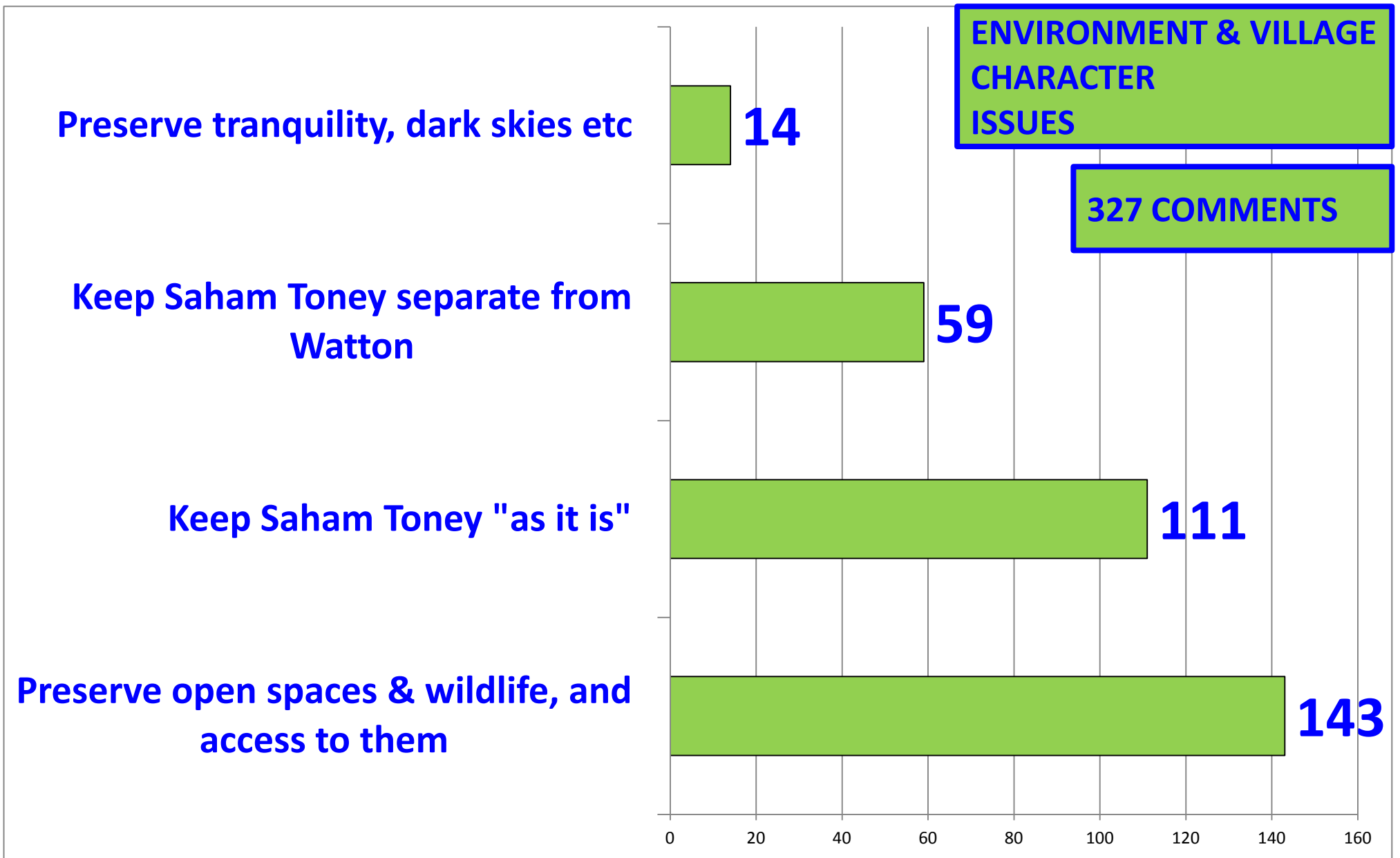
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# VISION STATEMENT AND OBJECTIVES

**The Vision:** To preserve and enhance Saham Toney's distinct and tranquil rural character whilst ensuring village life is peaceful and fulfilling for all residents. This will be achieved through a process of gradual, small-scale developments in appropriate and sustainable locations, spread over the plan period, and by protecting the area's richness of landscape, history, wildlife and community.

**Objectives:** A review of responses to preliminary consultation surveys identified the main concerns and issues that underpin this Plan (see Section 4), which in turn identified the following principle objectives:

## **Housing objectives**

H1: To support Breckland Council's policies relating to a rural settlement with boundary, per Saham Toney's classification in the emerging Local Plan.

H2: To support developments of 5 houses or less on greenfield sites, or of 10 houses or less on brownfield sites, within or immediately adjacent to the settlement boundary.

H3: To ensure development proceeds at a gradual and sustainable pace over the entire plan period.

## **Environmental objectives**

E1: To protect and enhance the village's green spaces and wildlife.

E2: To maintain the physical separation of Saham Toney from Watton.

E3: To preserve and enhance the village's landscape, character and historical assets.

E4: To protect agricultural land from non-sustainable development.

E5: To ensure developments do not cause flood or sewage out-spill problems, either to the development sites or to surrounding properties and infrastructure.

## **Community objectives**

C1: To maintain and enhance the village's community facilities and improve access to them.

## **Economic objectives**

EC1: To support and encourage appropriate levels of development of rural businesses.

# THE POLICIES

## **POLICY 1: NEIGHBOURHOOD AREA CLASSIFICATION AND HOUSING ALLOCATION**

P1.1 Planning decisions relating to the Neighbourhood Area shall be based on its classification as a rural settlement with boundary as defined by the emerging Local Plan.

P1.2 In deciding planning applications for new residential housing the Neighbourhood Area's sustainably proportionate share of the total rural settlement housing allocation shall be taken as within the range 15-37 new dwellings.

P1.3 Any development proposal that individually, or cumulatively with other planning permissions granted before the date of that proposal is disproportionate to the Neighbourhood Area's sustainably proportionate share will not be supported by Saham Toney Parish Council and shall not be permitted unless:

- a. A higher allocation for Saham Toney is explicitly specified and justified in any future adopted update of the Local Development Plan; or
- b. It can be proven that there has been a significant and rapid change in circumstances that warrants an increased allocation; and in either case (a) or (b) the proposal will only be permitted if it is also proven:
- c. To have community support; and
- d. To be economically, socially and environmentally sustainable by a rigorous sustainability assessment.



## **POLICY 2: SCALE, PHASING & LOCATION OF RESIDENTIAL DEVELOPMENTS**

P2.1 Within the settlement boundary residential development will be permitted where all of the following criteria are satisfied:

- a. Taken cumulatively with all preceding development completed or committed in the Neighbourhood Area from the date of adoption of the Local Development Plan, the development does not result in the Area's sustainably proportionate share of the total rural settlement housing allocation (as defined in Policy 1 of this Plan) being exceeded;
- b. The residential amenity of neighbours as defined in Policy COM 03 of the emerging Local Plan is maintained;
- c. It is compliant with other relevant policies of the Local Development Plan;
- d. The infrastructure of the Neighbourhood Area remains sustainable; and
- e. It is compliant with Policies 3, 6, 7 and 8 of this Plan.

P2.2 Outside the settlement boundary residential development will be permitted where:

- a. It is fully compliant with Policy HOU 04 of the emerging Local Plan, or it is a rural exception site meeting the criteria of Policy HOU 14 of the emerging Local Plan;
- b. The residential amenity of neighbours as defined in Policy COM 03 of the emerging Local Plan is maintained;
- c. It is compliant with other relevant policies of the emerging Local Plan;
- d. It is compliant with Policies 3 and 5 - 8 of this Plan;
- e. Unless it is a rural exception site, it is not sited on land in agricultural use;
- f. The infrastructure of the Neighbourhood Area remains sustainable;
- g. The proposal is proven to have community support;
- h. During the period 2017 - 2026 it would not result in the number of dwellings in the Neighbourhood Area increasing by more than 2.5% of the number of dwellings within the settlement boundary at the time of adoption of the Local Plan; and
- i. Taken cumulatively with all preceding development completed or committed in the Neighbourhood Area from the date of adoption of the Local Development Plan, the development does not result in the greater of the following being exceeded:
  - i. The Neighbourhood Area's sustainably proportionate share of the total rural settlement housing allocation (as defined in Policy 1 of this Plan); or
  - ii. 5% of the number of dwellings within the settlement boundary at the adoption date of the Local Plan.

P2.3 Development of brownfield sites is encouraged in preference to that of greenfield sites, and will be permitted where it satisfies the following:

- a. All criteria given in P2.1 or P2.2 of this Policy, whichever applies, with the one amendment that brownfield site developments may comprise up to ten dwellings;
- b. It improves the visual appeal of a site;
- c. Prior to approval it can be shown, by a simple calculation of hard surface areas before and after the development, that there would be no increase in the area of hard surfaces

(both at ground and roof level) as a result of the development, and that preferably such area would be decreased; and

- d. The proposal includes measures to remove any form of public nuisance arising or that previously arose from the pre-existing use of the site.

P2.4 Development that is not compliant with P2.1 or P2.2 or P2.3 as applicable shall only be permitted where:

- a. A higher allocation for Saham Toney is explicitly specified in any future adopted update of the Local Development Plan; or
- b. It can be proven that there has been a significant and rapid change in circumstances that warrants an increased allocation.
- c. In either case P2.4 (a) or (b) the development is proven to be economically, socially and environmentally sustainable by a rigorous sustainability assessment.

P2.5 On all sites of 10 or more dwellings, or exceeding 0.5 hectares in area, a minimum of 10% of all those dwellings shall be affordable housing (as defined by National policy).





### **POLICY 3: DESIGN OF RESIDENTIAL DEVELOPMENTS**

P3.1 Providing a residential development proposal also complies with Policies 1, 2 and 5-8 of this Plan, and with relevant policies of the emerging Local Plan, particularly GEN 2, HOU 04, HOU 10, COM 01 and COM 03, it will be permitted where it also satisfies all of the following design criteria:

- a. In addition to criteria (b) of Policy COM 01 of the emerging Local Plan, it respects the distinctive height, spacing and design of housing in the area in which it is located;
- b. In keeping with the generally low density of existing housing in the Neighbourhood Area the housing density is appropriate for a rural location, sympathetic to and in keeping with existing patterns of development in the area of its site, and shall not exceed approximately 20 dwellings per hectare, unless considerations of viability or broader quality of design issues are shown to justify a somewhat higher figure;
- c. It is not visually intrusive;
- d. Its average rear garden sizes are at least equal to approximately the average ground floor footprint of its houses;
- e. It either does not impact on the setting any building defined as a heritage asset in Policy 6, nor intrude on the public view of such a building, or if such impact/intrusion would occur a justification assessment and mitigation proposal shows it to be acceptable;
- f. It uses traditional materials common in the Neighbourhood Area, especially those sourced locally and of low ecological / environmental impact;
- g. It respects the natural contours of the site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site without its landscaping being of such a scale or design that it in itself becomes an intrusion in the landscape;
- h. Access roads within the site do not dominate the area and are designed to serve the housing layout, not determine it;
- i. Its access to and from public roads does not impede local traffic or reduce parking provision for existing neighbouring residents;
- j. Its boundary treatment to properties such as hedges or walls reflects that used in the surrounding area;
- k. Where parking provision is made to the front of a property, its impact on the street scene is mitigated by appropriate and sympathetic boundary treatment and planting and the provision of at least an equal area of landscaped front garden;
- l. Where pavements are provided alongside site roads those pavements are wide enough to allow safe passage of pedestrians without recourse to use of the roadway; and
- m. It maximises opportunities to maintain the visual openness of its surroundings and protects existing public views to the countryside.

P3.2 In addition to the criteria specified in P3.1, developments of 10 or more houses will only be permitted if it can be shown they achieve a score of 14 or more when assessed against the 20 Building For Life quality assessment criteria.

P3.3 Additionally the following design criteria while not obligatory are encouraged:

- a. Avoid the use of generic designs that do not relate well to the Neighbourhood Area;
- b. Avoid the creation of housing developments that act as single entities rather than

- integrate with the local area;
- c. Incorporate features that reduce the environmental impact of the development;
- d. Achieve good architectural quality;
- e. Make use of advances in construction or technology that enhance performance, quality and attractiveness;
- f. Be within safe and comfortable walking distance of community facilities;
- g. Be within reasonable access of public transport;
- h. Incorporate planting schemes that use native tree species and hedging plants;
- i. Include provision of secure and convenient cycle storage of a quantity consistent with the number of bedrooms to encourage increased cycle usage;
- j. Aim for the requirements of statutory building regulations to be exceeded;
- k. For developments of 10 or more houses make provision for an accommodation and tenure mix that reflects the needs of the local community.

P3.4 In the interests of crime prevention and protecting the rural character of the area rear parking courts will not be supported.

P3.5 The provision of secure and convenient cycle storage of a quantity consistent with the number of bedrooms to promote increased cycle usage will be encouraged and supported.

P3.6 Street lighting of new developments or any other lighting that affects the "dark skies" of the Neighbourhood Area will be permitted providing it strictly complies with all of the following criteria:

- a. Valid reasons justifying the installation of such lighting are provided;
- b. It can be proven prior to approval that the technology to be used would improve night-time visibility of the site while remaining unseen from outside the site, including above it;
- c. It is subject to a limit on its operation within lighting-up times (one half hour after sunset to one half hour before sunrise);
- d. It complies with The Institution of Lighting Engineers Guidance Notes For The Reduction of Obtrusive Light; and
- e. It is shown to take full account of the government's planning practice guidance on light pollution.

P3.7 Developments shall avoid any features that would create any form of noise nuisance in excess of statutory environmental standards on a regular and/or repeated basis.

## **POLICY 4: NON-RESIDENTIAL DEVELOPMENT**

P4.1 Policy COM 04 of the emerging Local Plan shall apply to the following existing community facilities:

- a. The Wells-Cole Community Centre;
- b. St George's Church;
- c. Saham Hills Methodist Chapel;
- d. The sports and social club;
- e. Broom Hall Country Hotel;
- f. The Old Bell public house
- g. Penny's tea room;
- h. Lowe's caravan park.

P4.2 Development of new community facilities will be supported where it complies with Policy COM 04 and other relevant policies of the emerging Local Plan; with Policies 5, 7 and 8 of this Plan; and with all of the criteria given in P4.5.

P4.3 Development of existing or new business facilities will be supported where it complies with Policy EC 04 and other relevant policies of the emerging Local Plan; with Policies 5, 7 and 8 of this Plan; and with all of the criteria given in P4.5.

P4.4 Tourism related development will be supported where it complies with Policy EC 07 and other relevant policies of the emerging Local Plan; with Policies 5, 7 and 8 of this Plan; and with all of the criteria given in P4.5.

P4.5 In addition to satisfying the relevant policies of the emerging Local Plan and of this Plan, the development of new community facilities, businesses, or tourism related attractions, or their expansion, will be supported where it complies with all of the following criteria:

- a. It is appropriate in scale, its design is sympathetic to its setting and it is not visually intrusive;
- b. It either does not impact on the setting of any building defined as a heritage asset in Policy 6, nor intrude on the public view of such a building, or if such impact/intrusion would occur a justification assessment and mitigation proposal shows it to be acceptable;
- c. It uses traditional materials common in the Neighbourhood Area, especially those sourced locally and of low ecological / environmental impact;
- d. It respects the natural contours of the site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site without its landscaping being of such a scale or design that it in itself becomes an

intrusion in the landscape;

- e. Adequate on-site parking space is provided consistent with the anticipated use of the facility or business and in accordance with parking standards defined in the emerging Local Plan;
- f. Its access to and from public roads does not impede local traffic or reduce parking provision for existing neighbouring residents;
- g. Any adverse impacts arising from residual traffic generated by the development shall be mitigated where this is viable and the measures are of a scale that is commensurate with the development; and
- h. It does not cause nuisance of any kind in excess of statutory environmental standards to its neighbours or the wider community, on a regular and/or repeated basis nor prejudice safety.

P4.6 Farm diversification will be permitted in accordance with Policy EC 06 of the emerging Local Plan.



## **POLICY 5: STRATEGIC GAP TO WATTON**

P5.1 Development will be directed in a way that respects and retains the open and undeveloped nature of the physical gap between Saham Toney and Watton to prevent the coalescence of the two and retain Saham Toney's separate and distinct character.

P5.2 Within Zone 1 of the strategic gap between Saham Toney and Watton, defined on Policy Map 1; other than essential utility infrastructure for which no other feasible site is available, no development will be permitted unless:

- a. It can be documented and shown by the developer that there is no alternative site within the neighbourhood area to meet Saham Toney's sustainably proportionate share of the total rural settlement housing allocation (as defined in Policy 1) over the entire Plan period; and
- b. The proposal is proven to have community support.

P5.3 No development of access roads across Zone 1 to sites beyond it will be permitted.

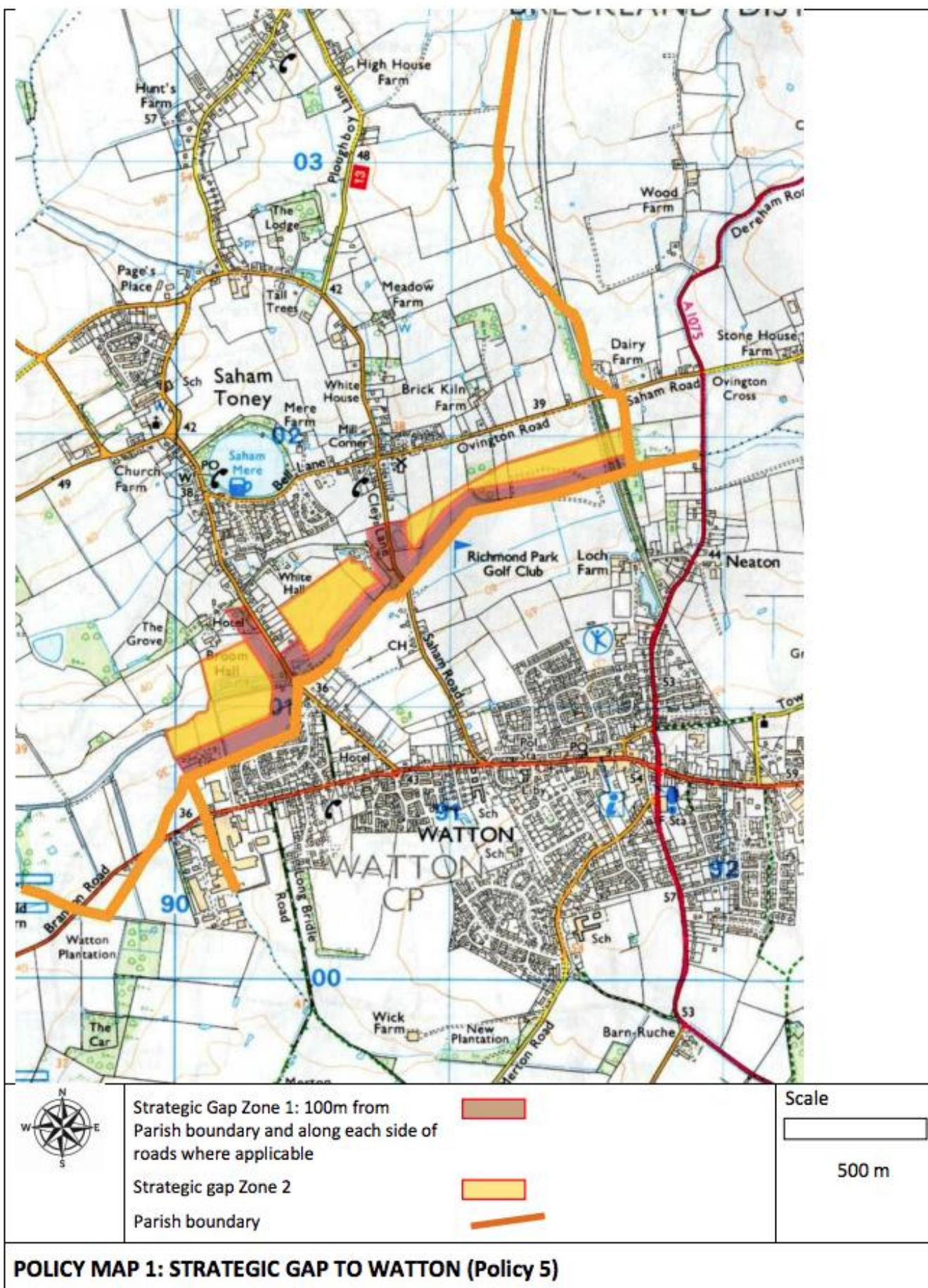
P5.4 Within Zone 2 of the strategic gap between Saham Toney and Watton, defined on Policy Map 1, development will be permitted if it satisfies all of the following criteria:

- a) It complies with Breckland Council's policy for development in rural settlements with boundaries (as defined in Policy HOU 04 of the emerging Local Plan); other relevant policies of the emerging Local Plan and with policies 1, 2, 6-8; and 3 or 4 (as applicable) of this Neighbourhood Plan;
- b) It would not result in reducing the physical and/or (where applicable) the visual separation of Saham Toney and Watton as it exists on the Saham Toney side of the parish boundary at the date this plan is made;
- c) It would not result in increasing coalescence between Saham Toney and Watton, either individually or cumulatively with other existing or proposed development;
- d) It cannot be located elsewhere in the neighbourhood area; and
- e) It can be objectively demonstrated that it will enhance the landscape;

P5.5 Development within Zone 2 that does not meet each of the criteria in P5.4 will be permitted where:

- a. It is required for essential utility infrastructure for which no other feasible site is available; or otherwise
- b. The developer can present documented evidence that consequent harm (i.e. loss of all or part of the open gap between Saham Toney and Watton, and coalescence of the two settlements) is outweighed by the benefits of the development; and
- c. The proposal is proven to have community support.







## **POLICY 6: HERITAGE ASSETS**

P6.1 This Policy shall be applied to all items defined in the most up to date version of the Saham Toney Heritage Asset Register, and shown in Policy Maps 2 and 3.

P6.2 All Designated Heritage Assets (listed buildings) shall be subject to national regulations, policies and policy guidance and development proposals affecting them shall be assessed in accordance with Policy ENV 07 of the emerging Local Plan. Above or below ground development of scheduled monuments will require Scheduled Monument Consent in addition to planning permission.

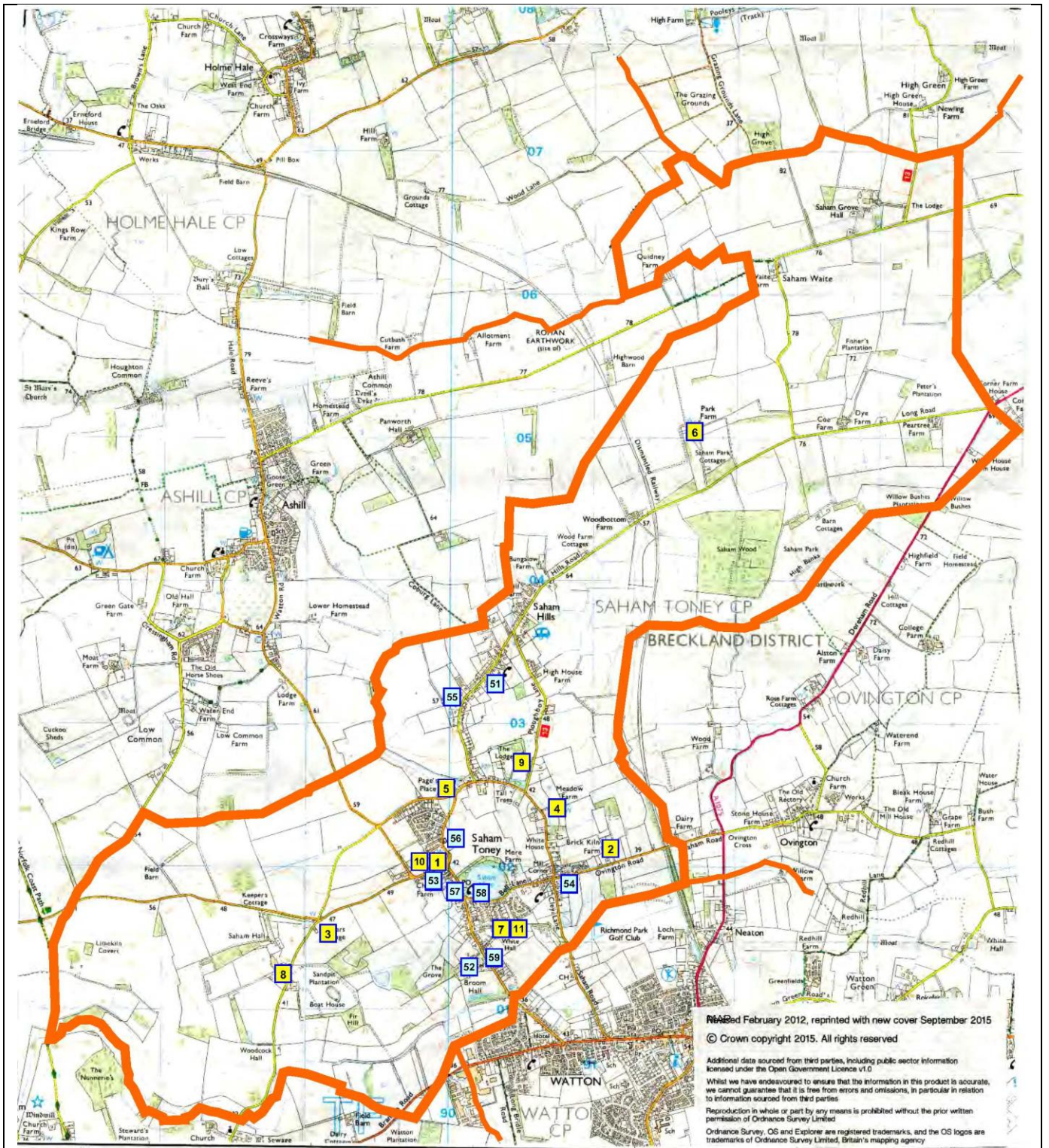
P6.3 Development of a Non-Designated Heritage Asset (non-listed building) will be permitted providing:

- a. It does not adversely affect the setting of the building itself or other heritage assets in the nearby vicinity; and
- b. It alters neither the external fabric of the building or its curtilage, nor in any other way its public appearance; or
- c. A statement is provided showing that any proposed change to the setting, character and/or appearance of the building will be such that the benefit of the change outweighs the impact.

P6.4 Where a proposed development site includes the location of a Scheduled Monument or Site or Find defined as a heritage asset in the Saham Toney Heritage Asset Register, or if a new asset is found during any preliminary site investigations, an appropriate archaeological assessment shall be provided giving the following information as a minimum:

- i. A description of the heritage asset(s) in sufficient detail to identify its (their) nature, historical significance and the likely impact of the development to the asset(s);
- ii. A proposal on the nature, extent and likely time needed for any further research, should such research be deemed necessary; and
- iii. A mitigation proposal to minimise or eliminate inappropriate impact on the asset(s), should such impact be identified.

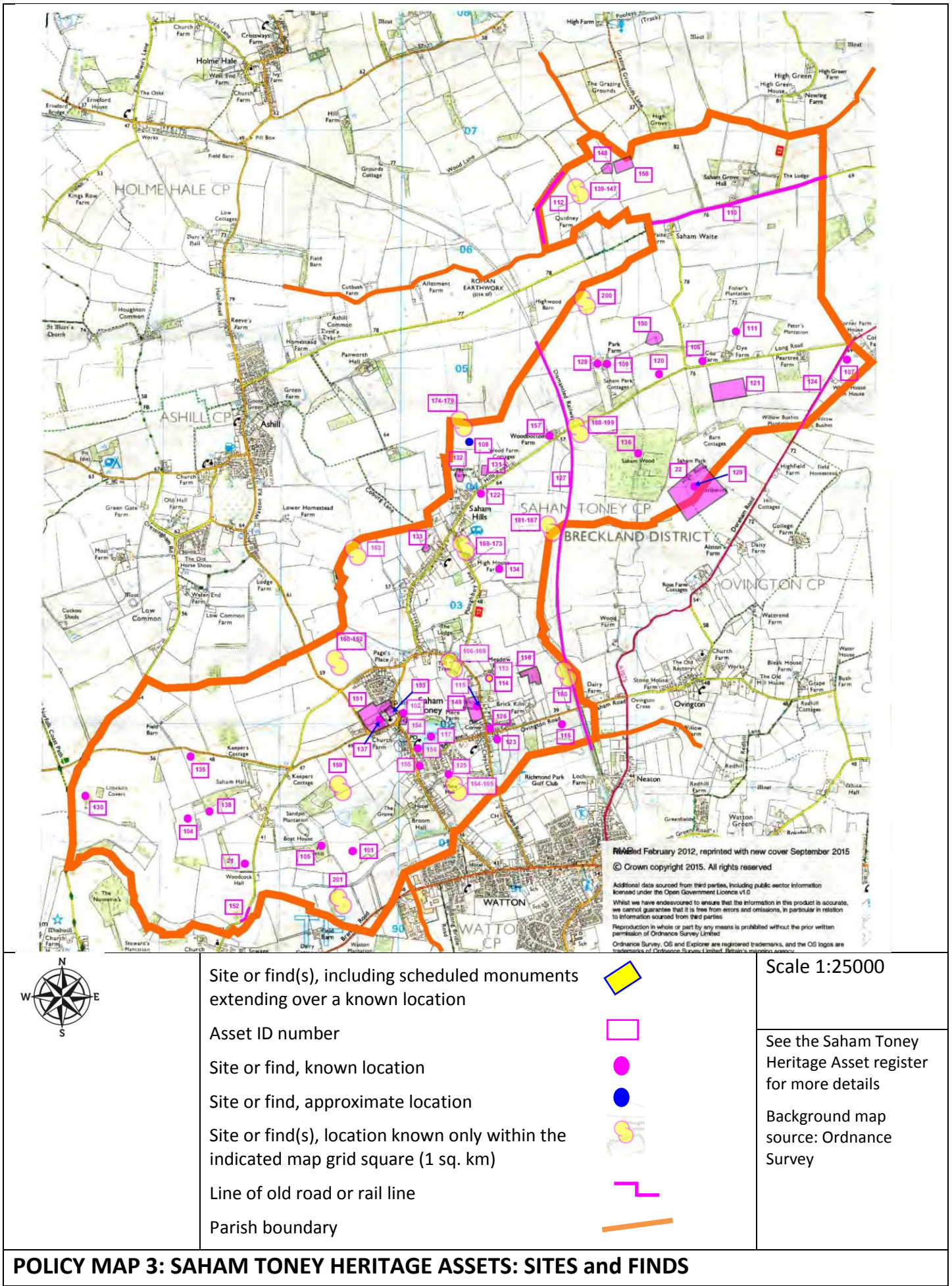
P6.5 Where a need for more extensive investigation is identified a planning condition shall be agreed to prevent any disturbance of the development site until such investigation has been completed to the satisfaction of Breckland Council.



	<p>Designated heritage asset</p> <p>Non-designated heritage asset</p> <p>Parish boundary</p>	<p>Scale 1:25000</p> <p>See the Saham Toney Heritage Asset register for more details</p> <p>Background map source: Ordnance Survey</p>
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**POLICY MAP 2: SAHAM TONEY HERITAGE ASSETS: BUILDINGS**





## **POLICY 7: LOCAL GREEN SPACES & GREEN INFRASTRUCTURE**

### Local Green Spaces

P7.1 The criteria specified in P7.2 of this Policy shall be applied when deciding any development proposal affecting one or more of the following areas which are designated as Saham Toney Local Green Spaces, as shown on Policy Map 4:

ST-GS1: The parish sports field;

ST-GS2: The Wells Cole Community Centre park land, including the "Growing Together" wildlife area;

ST-GS3: Saham Mere and the immediately surrounding land;

ST-GS4: St George's churchyard and cemetery;

ST-GS5: Wispy Meadows Lakeside Park off Ovington Road;

ST-GS6: The village allotments;

ST-GS7: The bird sanctuary;

ST-GS8: Those parts of Richmond Golf Club within the parish boundary.

P7.2 Development within a designated Local Green Space will not be permitted unless:

- a. It is required for essential utility infrastructure for which no other feasible site is available; or otherwise
- b. It complies with policies 2, 3, 4, 5, 6 and 8 of this Plan; and
- c. It is shown in a written statement submitted with an application that the circumstances are of such a special nature that development is warranted and that its benefits would outweigh the consequent loss of green space; or
- d. It comprises development of a community facility that is compliant with Policy 4 of this Plan and is shown to be consistent with the existing character and use of the Local Green Space affected; and in either case (c) or (d)
- e. It is proven to have community support.

### Communal Views

P7.3 The criteria specified in P7.4 of this Policy shall be applied when deciding any development proposal affecting the public view of a heritage asset building (either listed or non-listed) as defined by Policy 6 of this Plan or one or more of the following vistas defined as Saham Toney Communal Views and shown on Policy Map 5:

- a. CV1: From Pound Hill across agricultural land to Saham Mere;
- b. CV2: Broom Hall estate from Richmond Road;
- c. CV3: Open land south of Richmond Road as it enters Saham Toney from the north;
- d. CV4: South-west from Ploughboy Lane across open land;
- e. CV5: South-west from higher ground down to Page's Place;
- f. CV6: Saham Wood from the north and west;
- g. CV7: Saham Hall estate from the south;
- h. CV8: From Cley Lane looking north-west from just north of the Parish boundary;
- i. CV9: From Pages Lane looking north-west towards Ashill.



P7.4 Development that affects, obstructs, intrudes upon or otherwise detracts from a communal view or the public view of a heritage asset building will not be permitted unless:

- a. It complies with policies 2, 3, 4, 5, 6 and 8 of this Plan; and
- b. It is shown in a written statement submitted with an application that the circumstances are of such a special nature that development is warranted and that its benefits would outweigh the consequent full or partial loss of the view; and
- c. It is proven to have community support;

#### Trees and Hedges

P7.5 Trees, copses and woodlands forming structural landscape blocks and/or of good arboricultural or amenity value shall not be removed as a result of development unless justified by an assessment based on an on-site tree survey that verifies the poor health and condition of such items warrants their removal.

P7.6 Local Authority permission will be required prior to the removal of any hedge protected under the Hedgerow Regulations. Assessment shall be based on the criteria for determining "important" hedgerows given in Section 4 and Schedule 1 of the Regulations. Regardless of this, such removal will not be supported unless it is compensated elsewhere.

P7.7 Proposals that may result in damage to, or full or partial removal of ancient woodlands and veteran trees shall not be permitted unless they have been assessed in accordance with Natural England's "Standing Advice for Ancient Woodland and Veteran Trees" and shown to be justified.

P7.8 Wherever possible any tree or hedgerow lost as a result of development should be compensated on at least a two to one ratio elsewhere within the site, if possible, or if not, elsewhere in the nearby vicinity. Replanting should comprise native species. Supplementary planting which strengthens the existing network of hedgerows will also be supported.

P7.9 Planning conditions should be sought to secure planting of trees for all new developments as follows:

- a. 3 trees for each dwelling for residential development; or
- b. For non-residential development, whichever is the greater of 1 tree for each parking space; or 1 tree per 50m<sup>2</sup> of gross floor space.

P7.10 Appropriate measures shall be taken to protect the roots of all existing trees and hedges on a site during the process of development.

#### Green Infrastructure

P7.11 Proposals which result in an undesirable loss of biodiversity will not normally be permitted. Development that is likely to have either a direct or indirect adverse impact upon areas of local biodiversity importance should demonstrate that appropriate mitigation and/or compensation could be provided and where possible achieve a net enhancement to the biodiversity within the area.

P7.12 Proposals that affect any of the wildlife corridors shown on policy Map 6 shall demonstrate, that:

1. They would not sever the operation of a wildlife corridor; or if that is not possible
2. They include measures to avoid harm to a wildlife corridor; or if that is not possible
3. Suitable mitigation measures are proposed to reduce or minimise impact on the wildlife

corridor affected; or if that is not possible

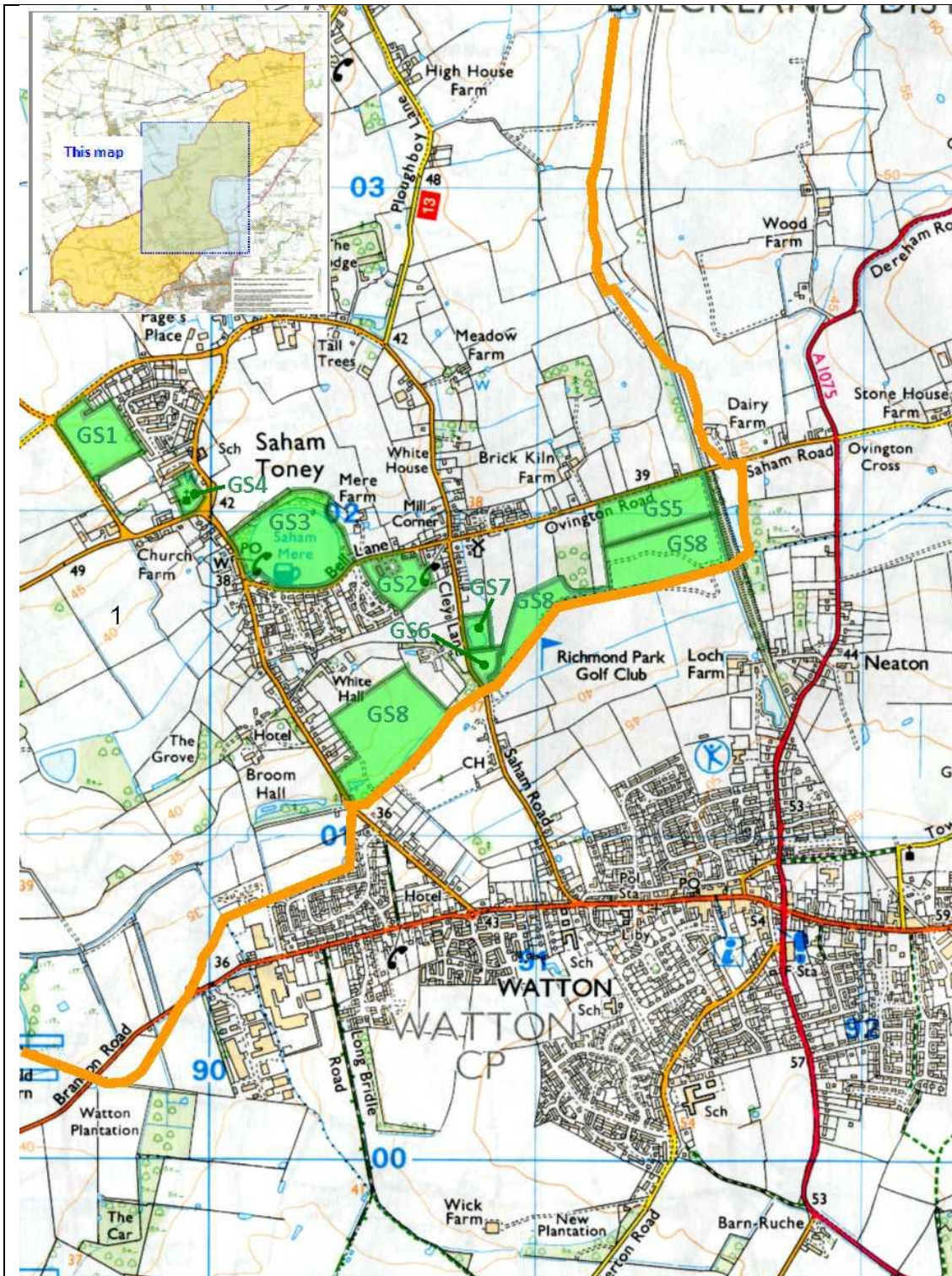
4. Suitable measures are proposed to compensate for harmful effects.

P7.13 Proposals that would lead to the enhancement of an ecological network or improve habitat connectivity will be encouraged.

P7.14 Development of land designated as a Norfolk County Wildlife site will not be supported.







Local Green Space

Parish boundary



Background map

source: Ordnance Survey

Scale

1:25000

## POLICY MAP 4: LOCAL GREEN SPACES

Please note that the owners of all green spaces have been contacted for their views





Parish Boundary

Protected view

map source:



Ordnance Survey

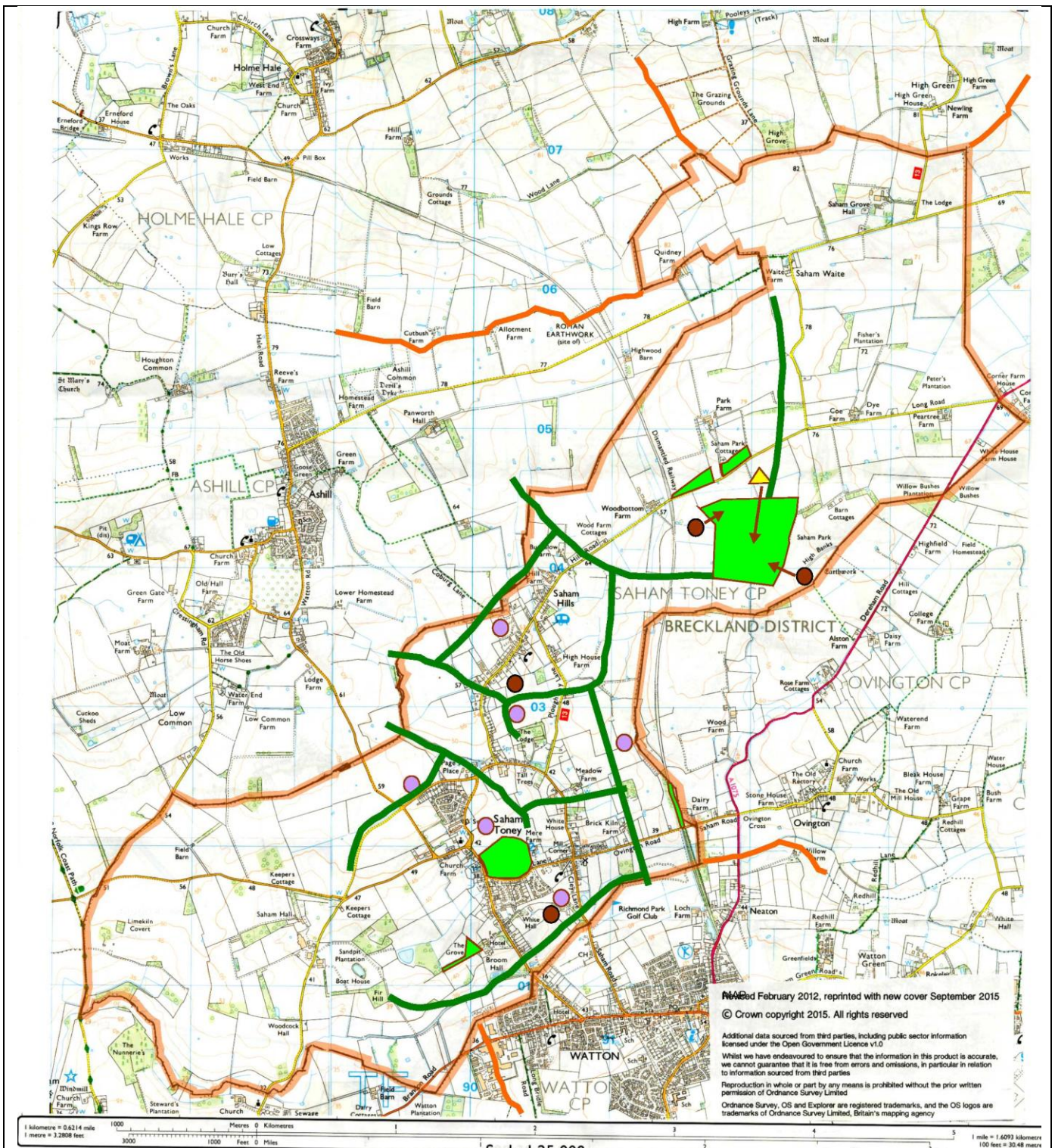
Background

Scale

1:25000

## POLICY MAP 5: PROTECTED COMMUNAL VIEWS





	<p>Wildlife corridor </p> <p>Parish Boundary </p> <p>Tawny owls </p> <p>Breeding buzzards </p> <p>Barn Owls </p> <p>County wildlife site </p>	<p>Background map source: Ordnance Survey</p>	<p>Scale 1:25000</p>
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**POLICY MAP 6: WILDLIFE CORRIDORS**

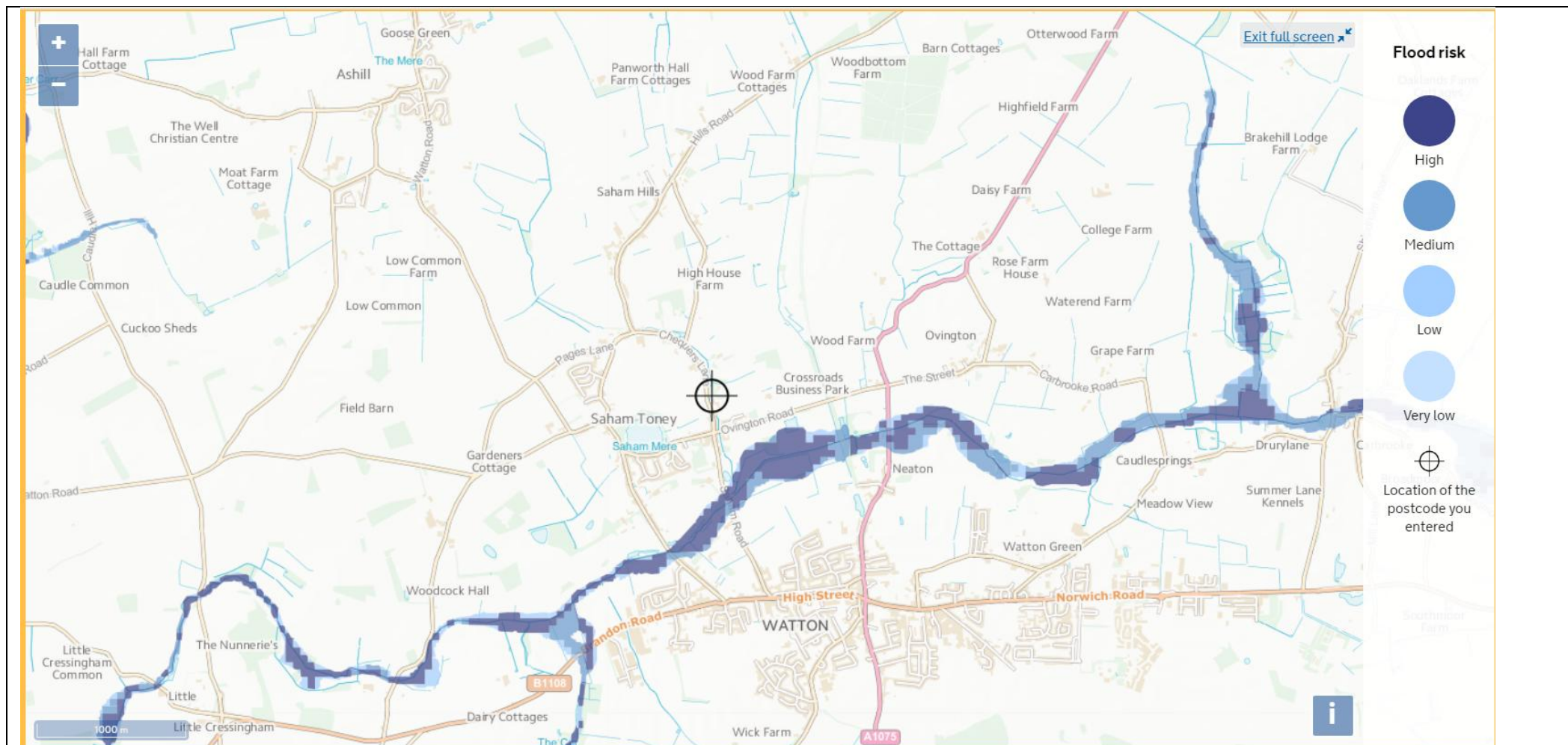
## **POLICY 8: SURFACE WATER MANAGEMENT & SEWERAGE PROVISION**

P8.1 Development will be permitted where prior to its approval it is demonstrated to comply with all of the following criteria:

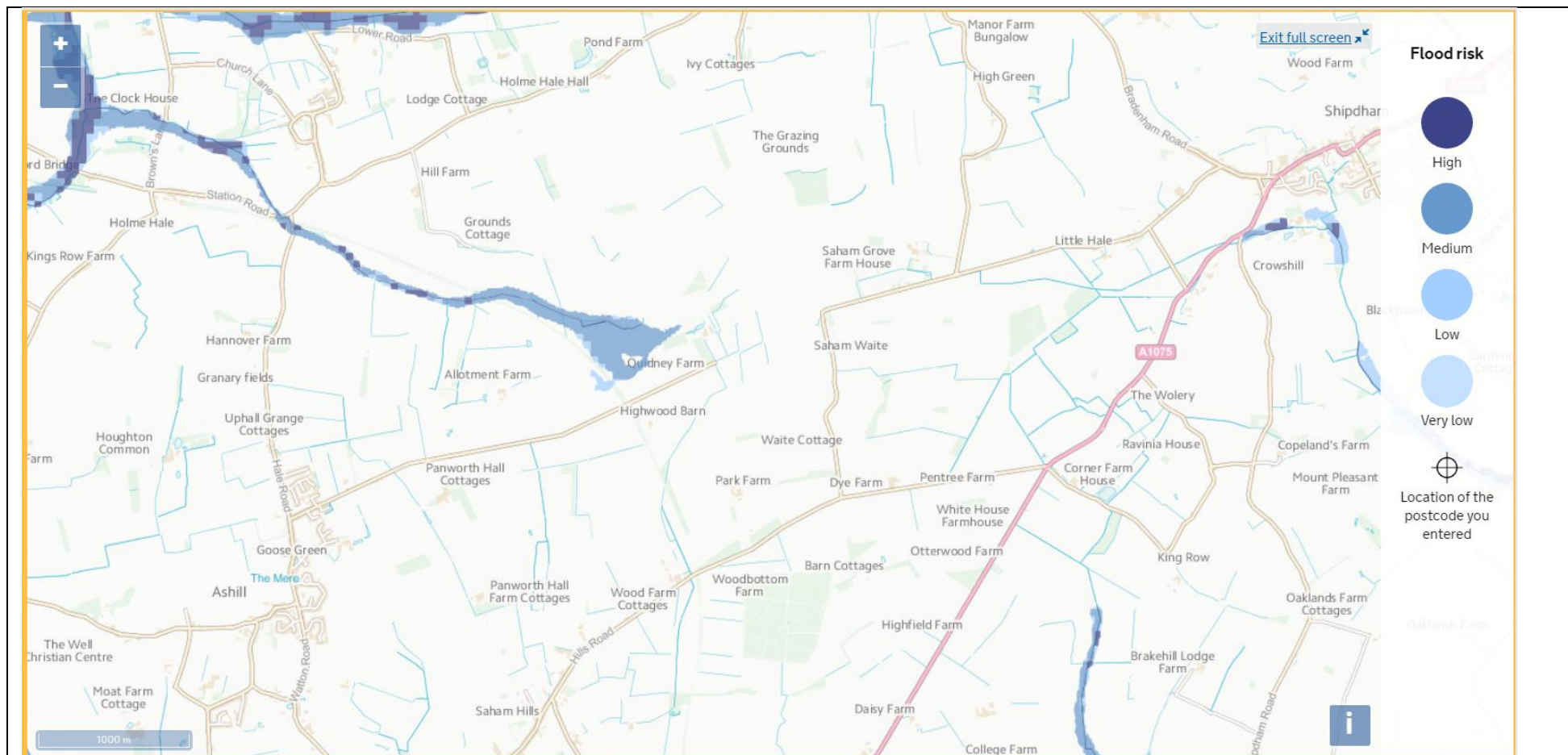
- a. It is in accordance with policies 2, 5, 6 and 7 and either 3 or 4 (as applicable to the type of development) of this Plan and with the relevant policies of the emerging Local Plan, particularly ENV 09;
- b. Regardless of a development's size, if it is within areas of high or medium risk of flooding, from (i) rivers; (ii) surface water, or within 50 metres of such zones, a flood risk assessment demonstrates there is no increased risk of flooding either on the development site itself, or to any existing property or infrastructure;
- c. Regardless of a development's size, if it is within areas of high or medium risk of flooding, from (i) rivers; (ii) surface water, or within 50 metres of such zones, a drainage strategy or solution is agreed as a condition of the development, before any work commences on the site, and implemented before the new development is connected to the existing drainage system. Development will not be allowed to proceed until this condition has been discharged;
- d. For all developments, regardless of location, a Surface Water Management Plan shall be provided prior to approval of the development which clearly demonstrates no increase in the risk of surface or ground water flooding will occur as a result of the development, both for the development site and within a radius of 1km of the site boundary;
- e. Any mitigation measures proposed in the Surface Water Management Plan to limit flood risk shall be secured by a planning condition;
- f. Where a sustainable drainage system (SuDS) solution is proposed, preliminary, outline or final SuDS Design Statements shall be provided at appropriate stages of a planning application and a SuDS Management Plan setting out ongoing maintenance requirements for the scheme's satisfactory operation shall be provided;
- g. Appropriate on-site water storage shall be incorporated in the drainage scheme to intercept, attenuate or store long term surface water run-off; and
- h. Where the highest measured ground water level is within 1 metre of ground level, means of ensuring the satisfactory operation of SUDS schemes must be clearly demonstrated prior to approval.

P8.2 All new development will be expected to connect to mains sewerage in accordance with the requirements of the Local Water Authority unless evidence is produced that it is not viable to do so. If mains sewerage is demonstrably not viable then an effective and sustainable private sewerage system plan shall be agreed with the Local Planning Authority in advance of development commencing. Such a plan must be implemented prior to the occupation of the first dwelling.





## Evidence Map E4a: Neighbourhood Area South - Flood Risk From Rivers



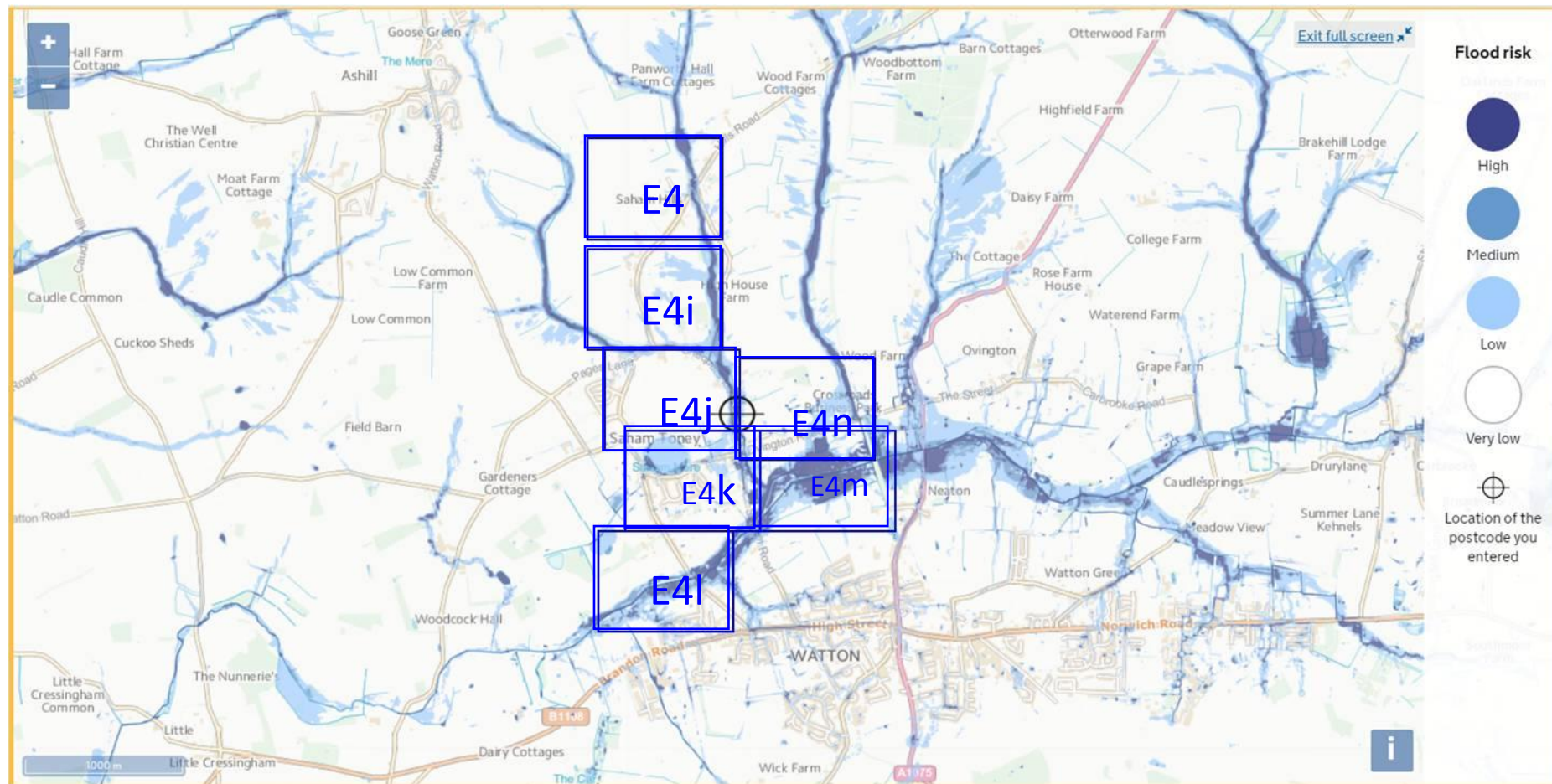
Environment Agency

Source:

Scale  
As shown

## Evidence Map E4b: Neighbourhood Area North - Flood Risk From Rivers





Enlarged map reference:

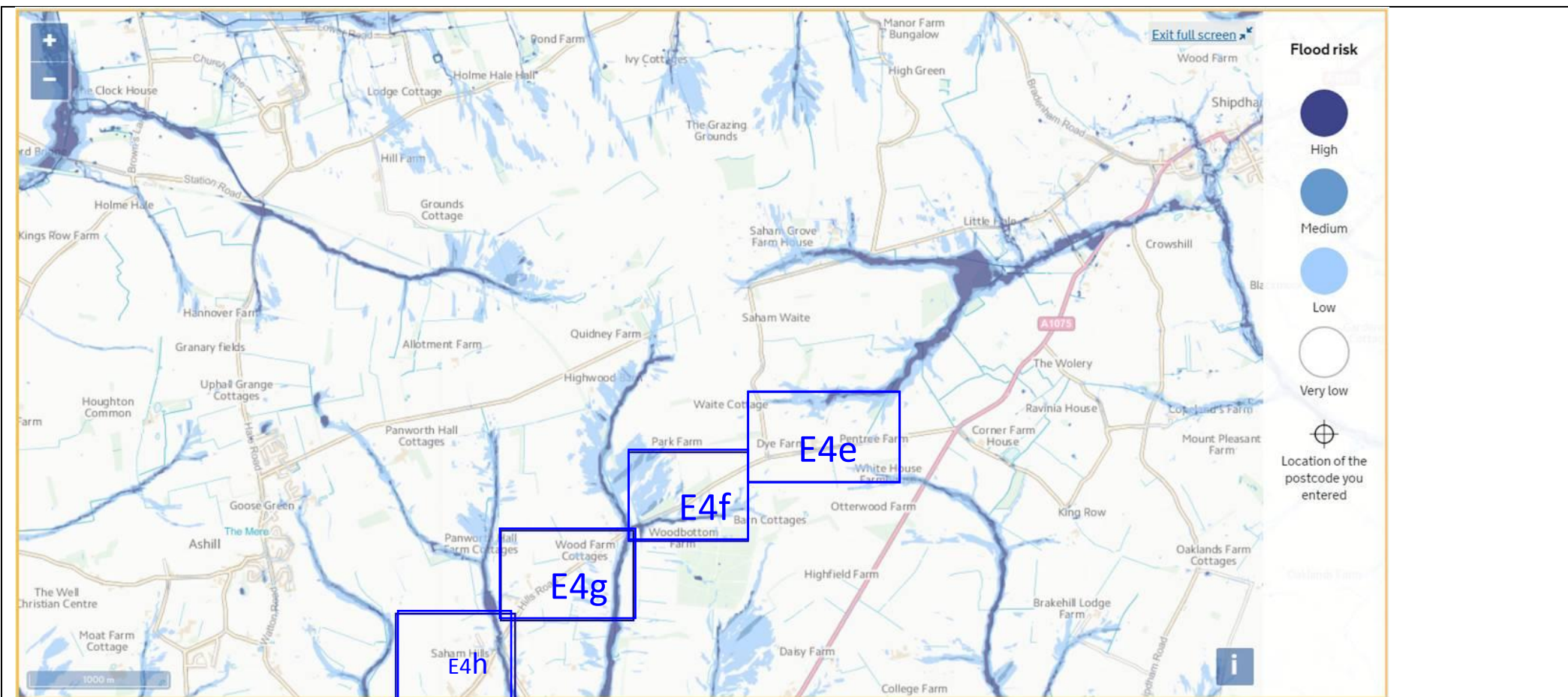
E4i

Agency

Source: Environment

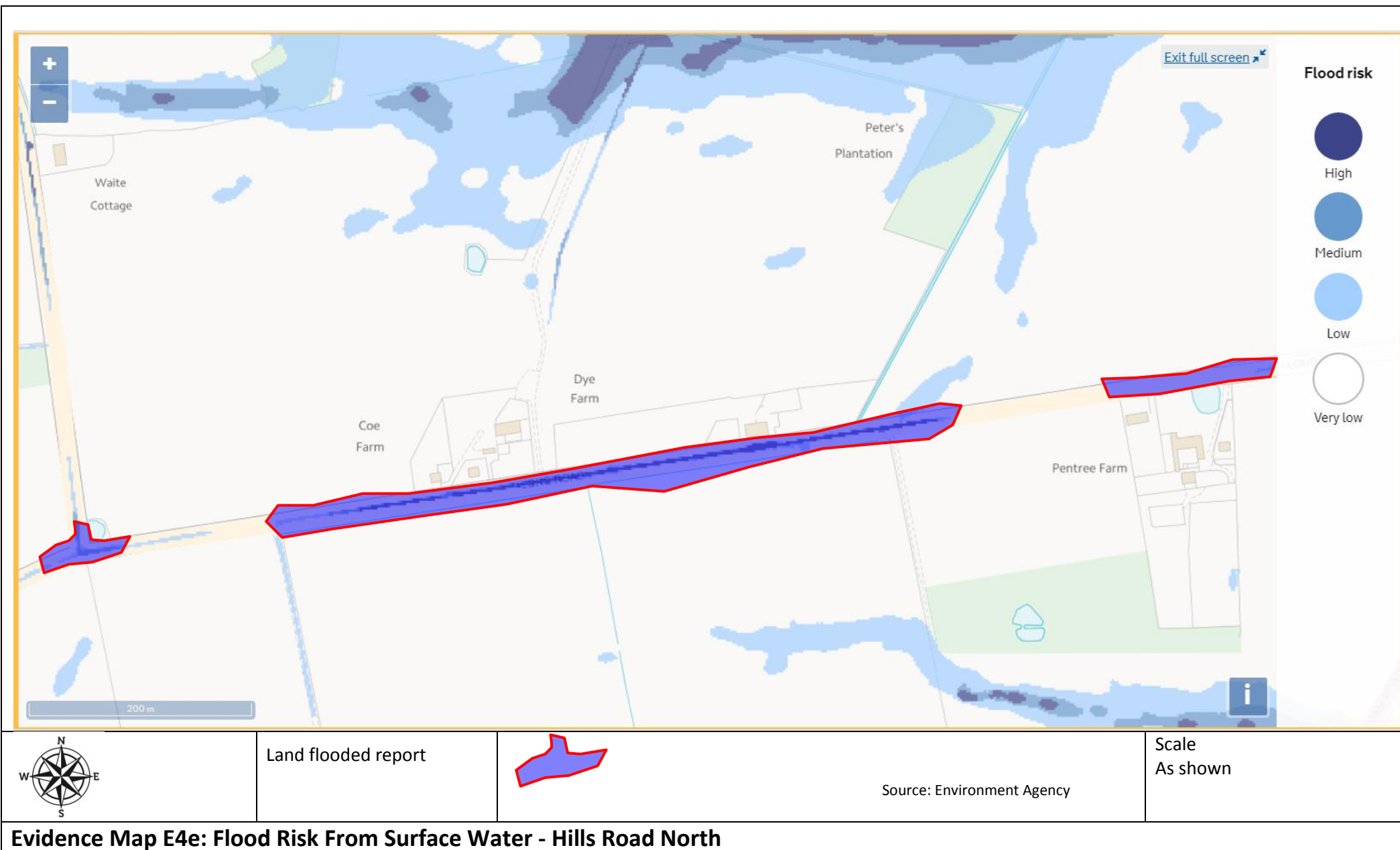
Scale  
As shown

## Evidence Map E4c: Neighbourhood Area South - Flood Risk From Surface Water

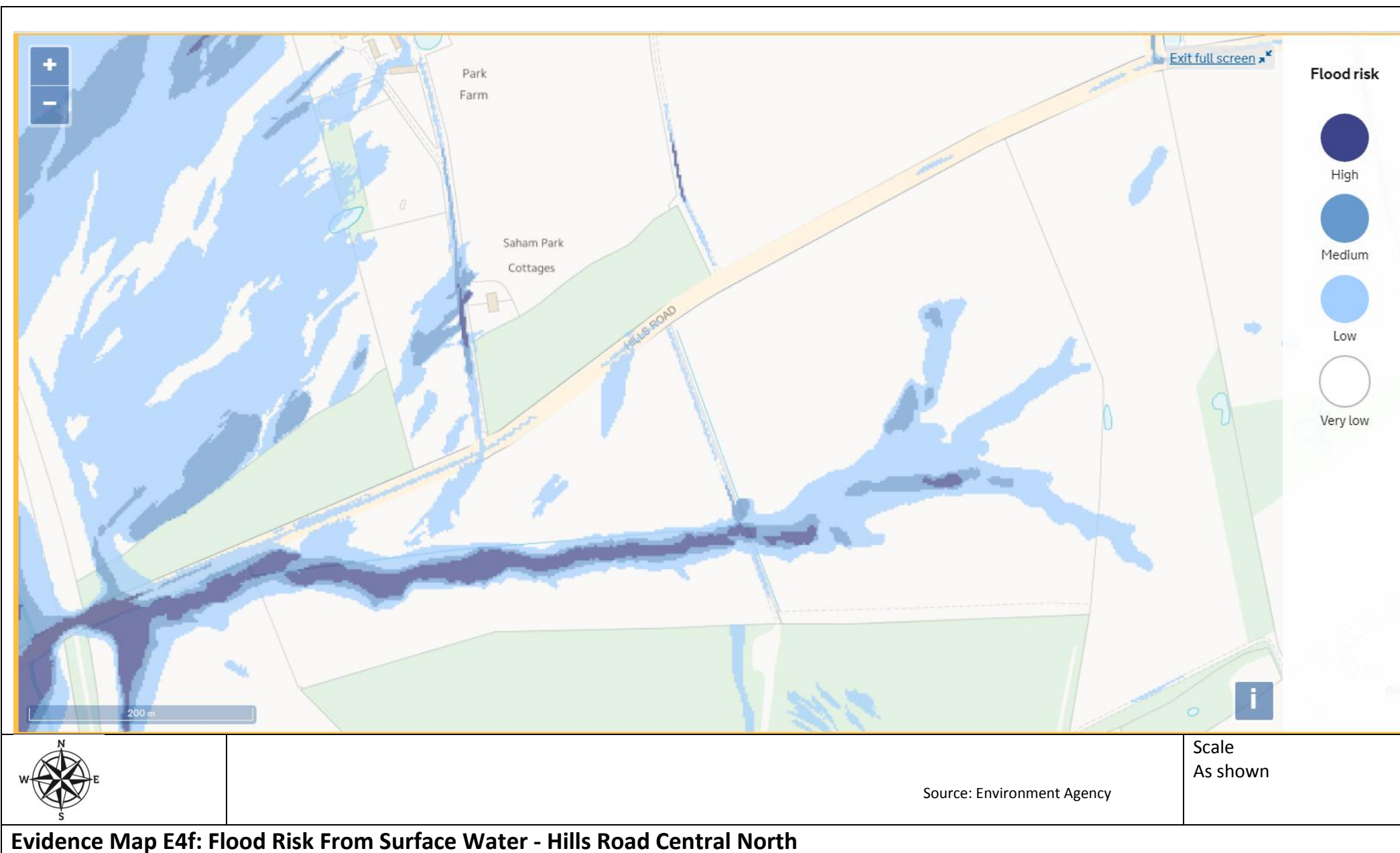


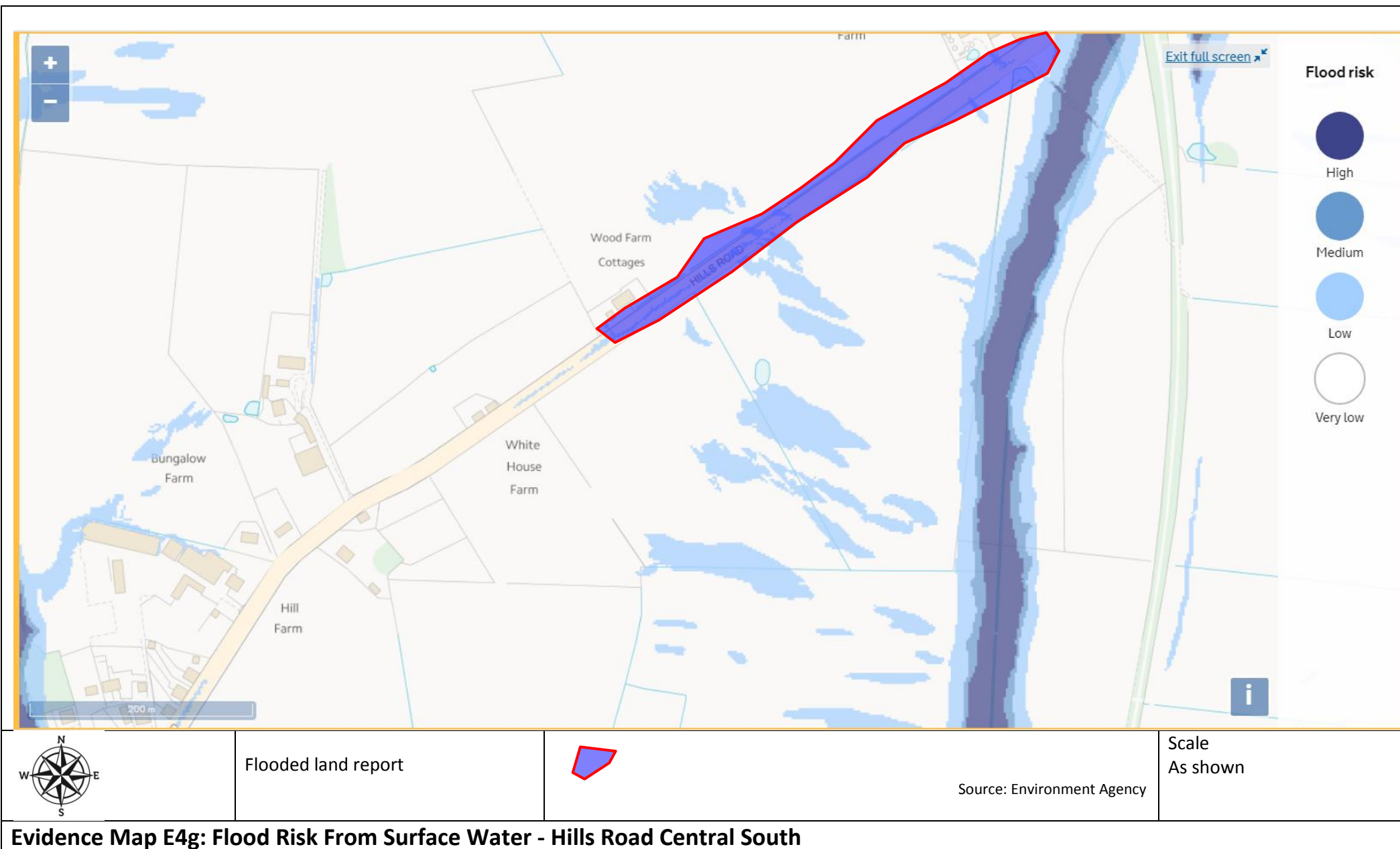
	<p>Enlarged map reference:</p> <div data-bbox="582 1125 745 1249" style="border: 1px solid blue; padding: 5px; display: inline-block;">E4h</div> <p>Source:</p> <p>Environment Agency</p>	<p>Scale</p> <p>As shown</p>
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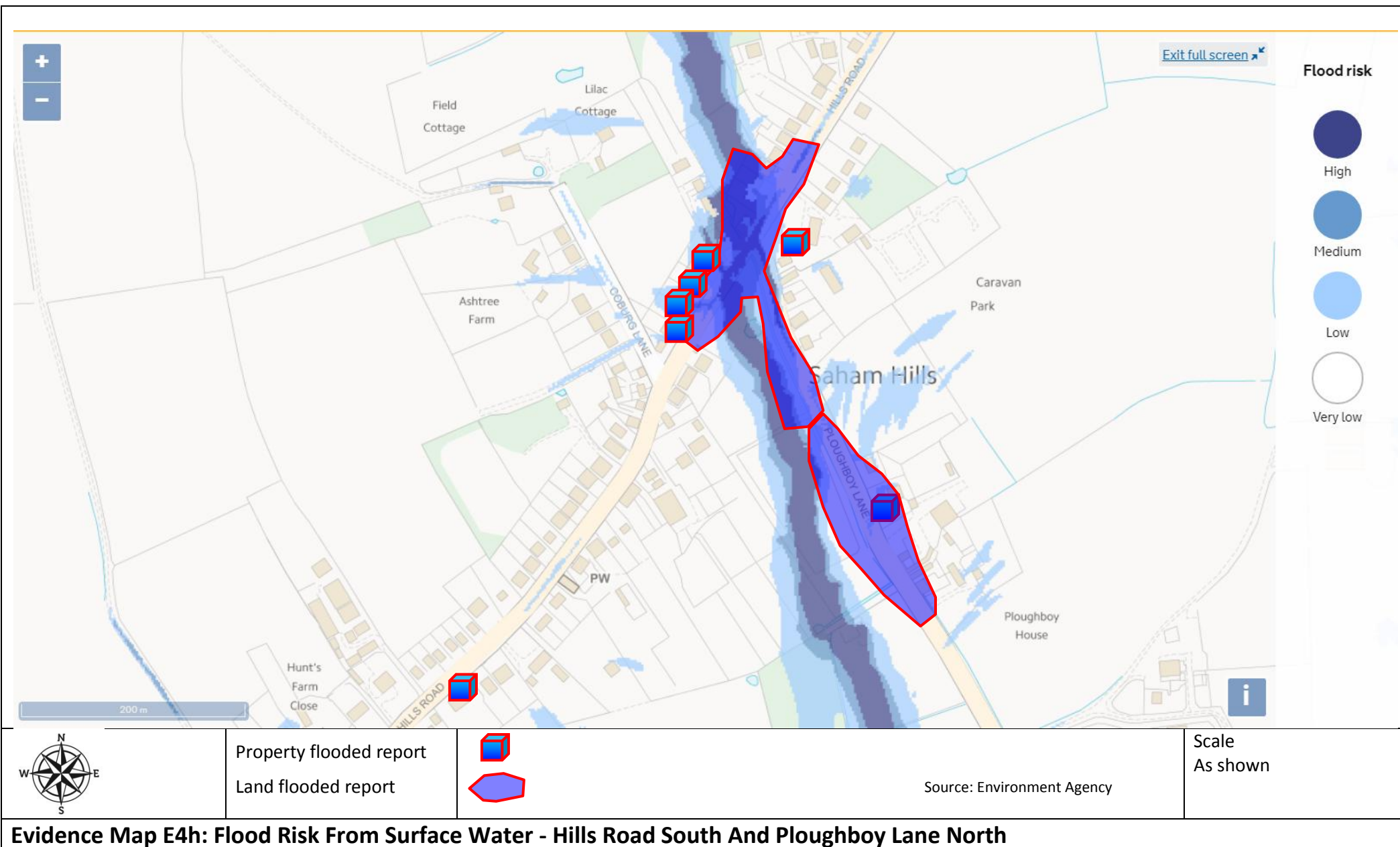
**Evidence Map E4d: Neighbourhood Area North - Flood Risk From Surface Water**



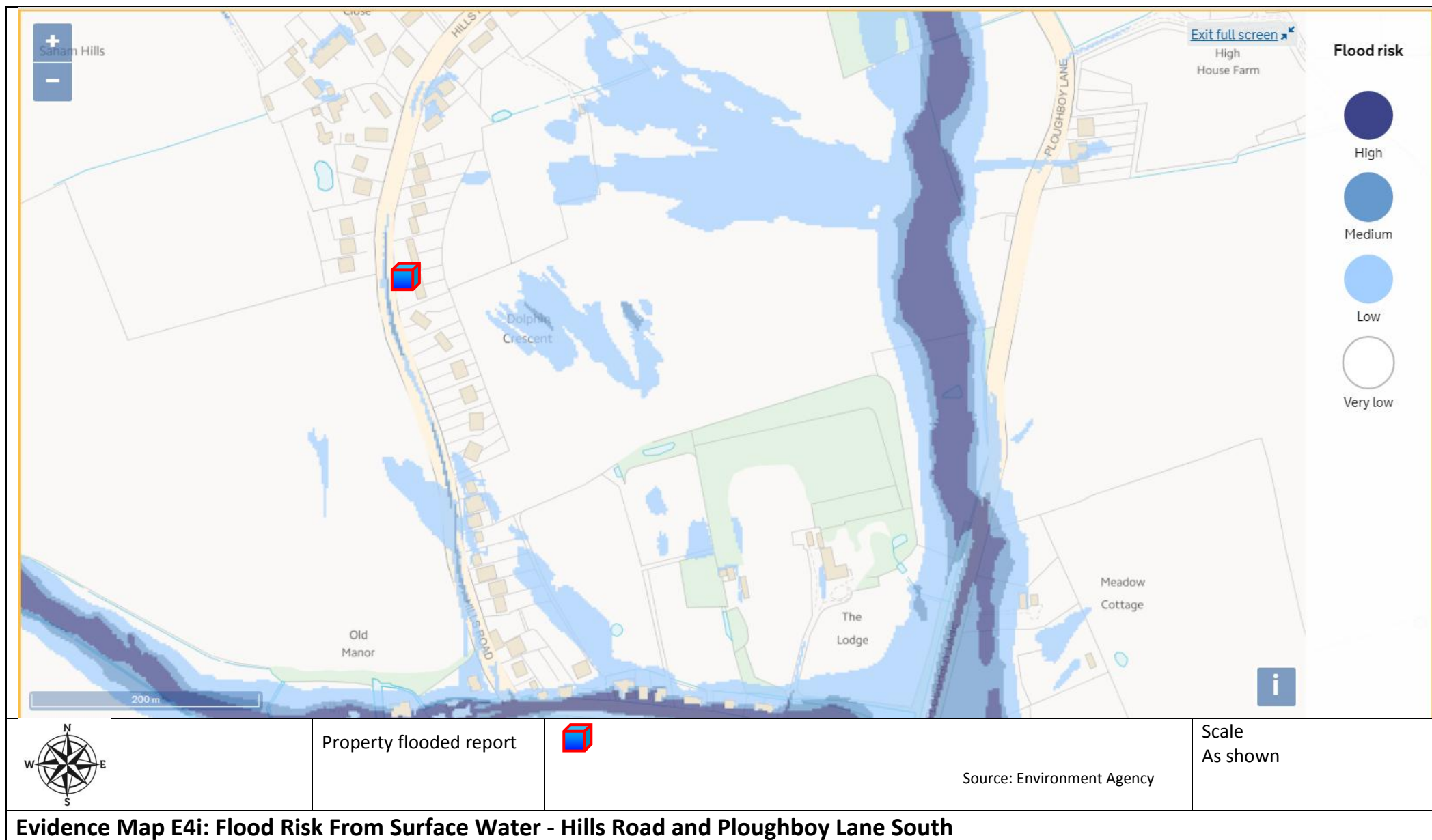


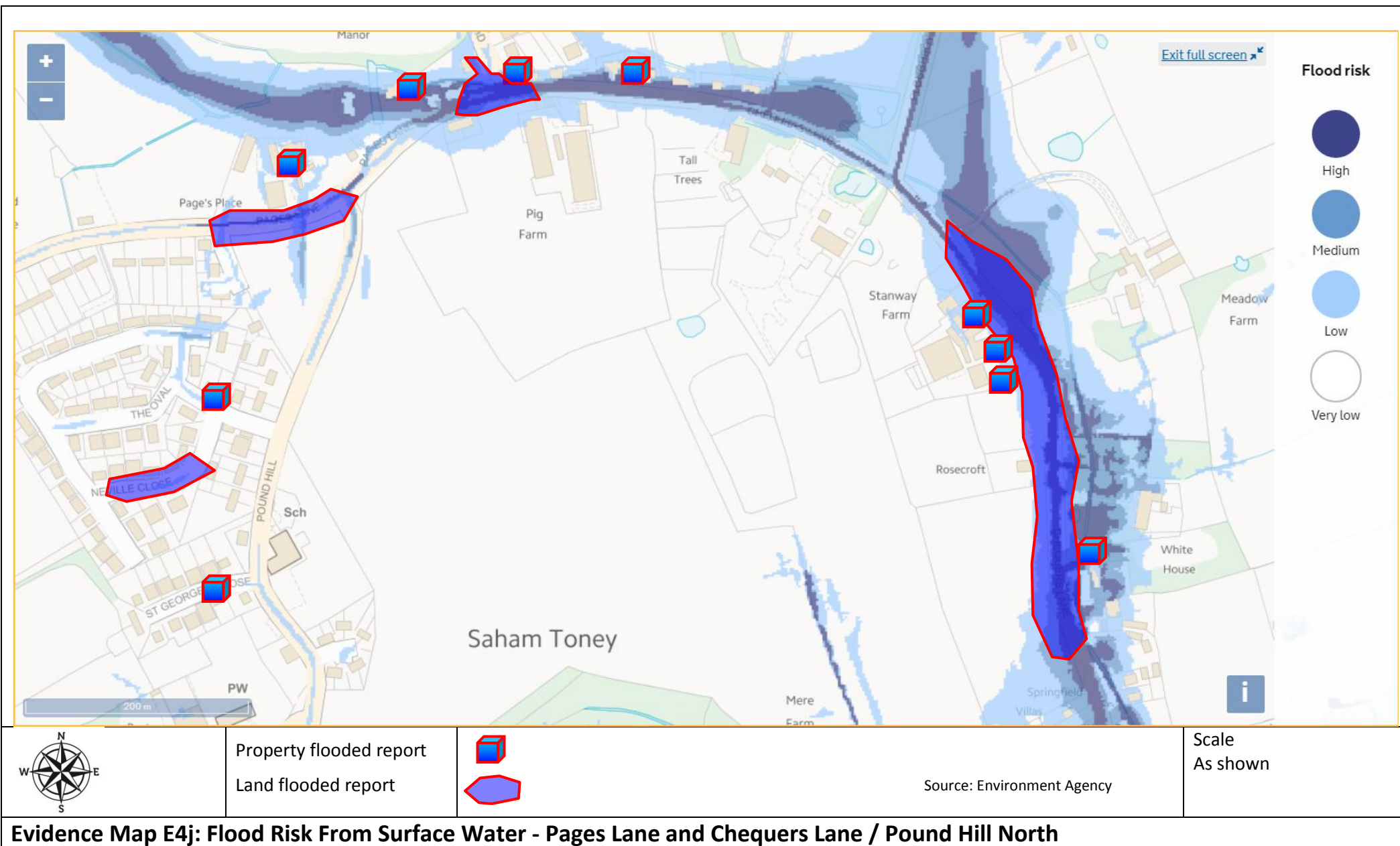


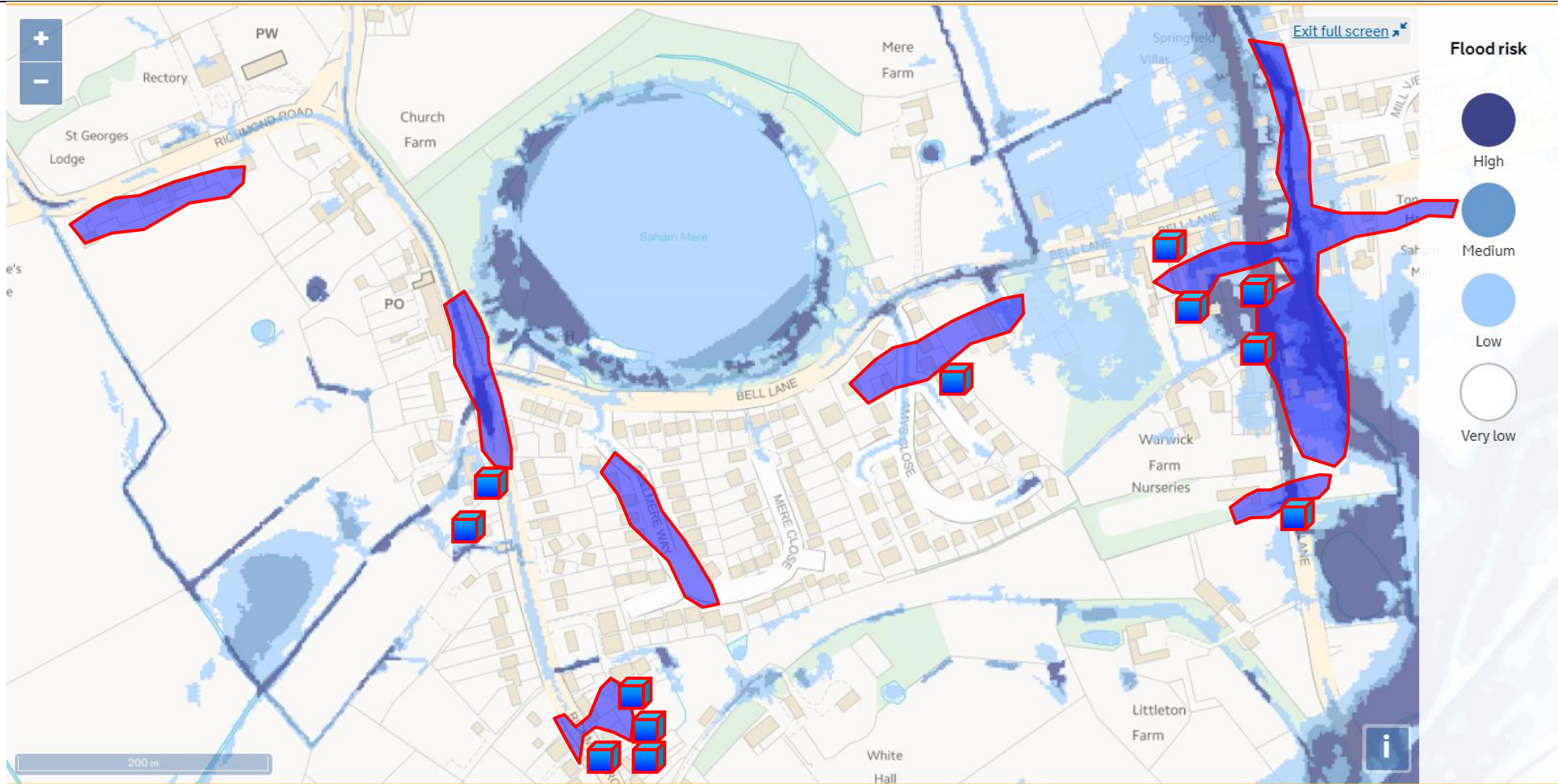












Property flooded report

Land flooded report



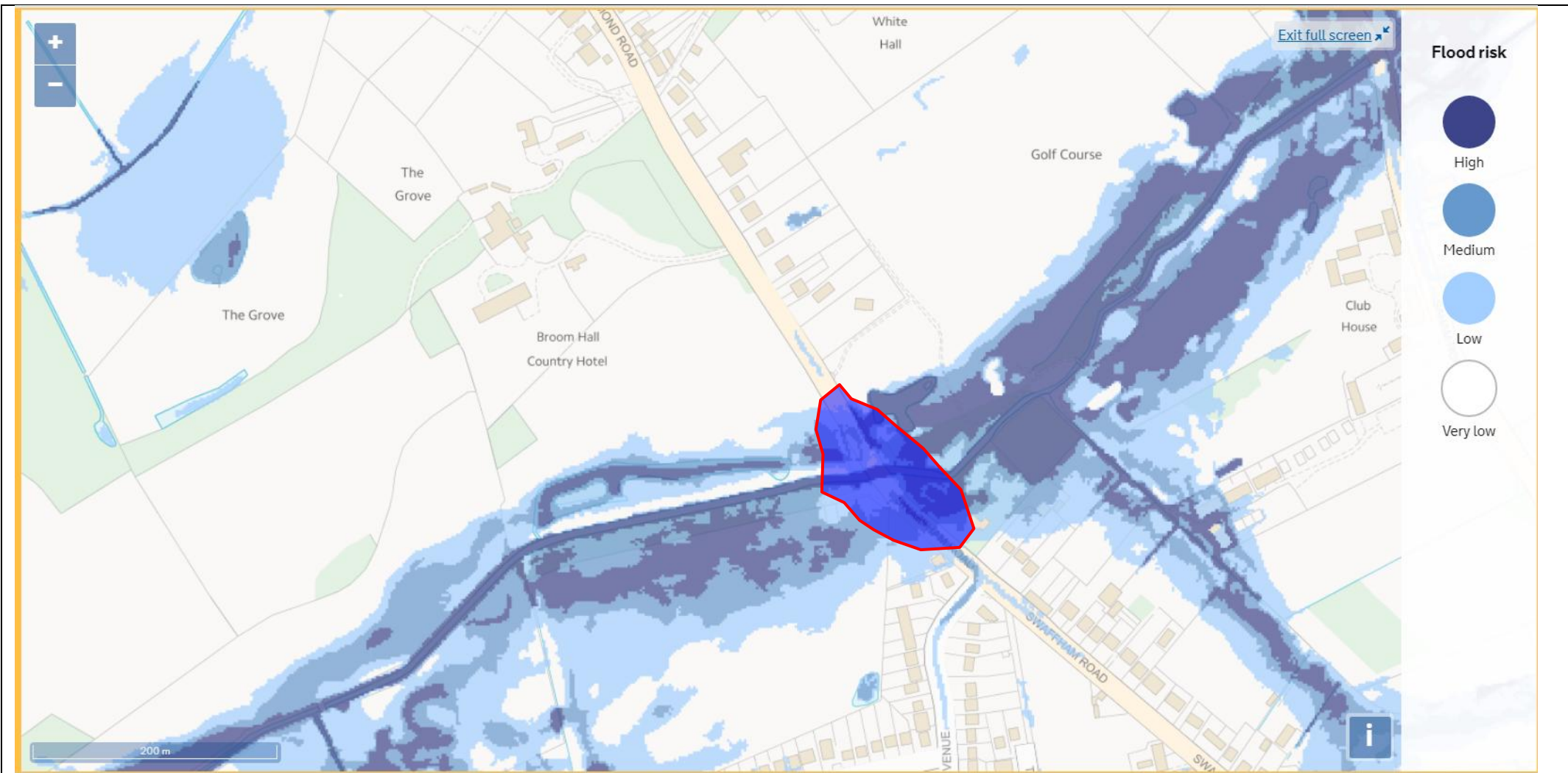
Source: Environment Agency

Scale

As shown

**Evidence Map E4k: Flood Risk From Surface Water - Chequers Lane / Pound Hill South; Bell Lane; Shepherd's Grove; Richmond Road and Cley Lane North**

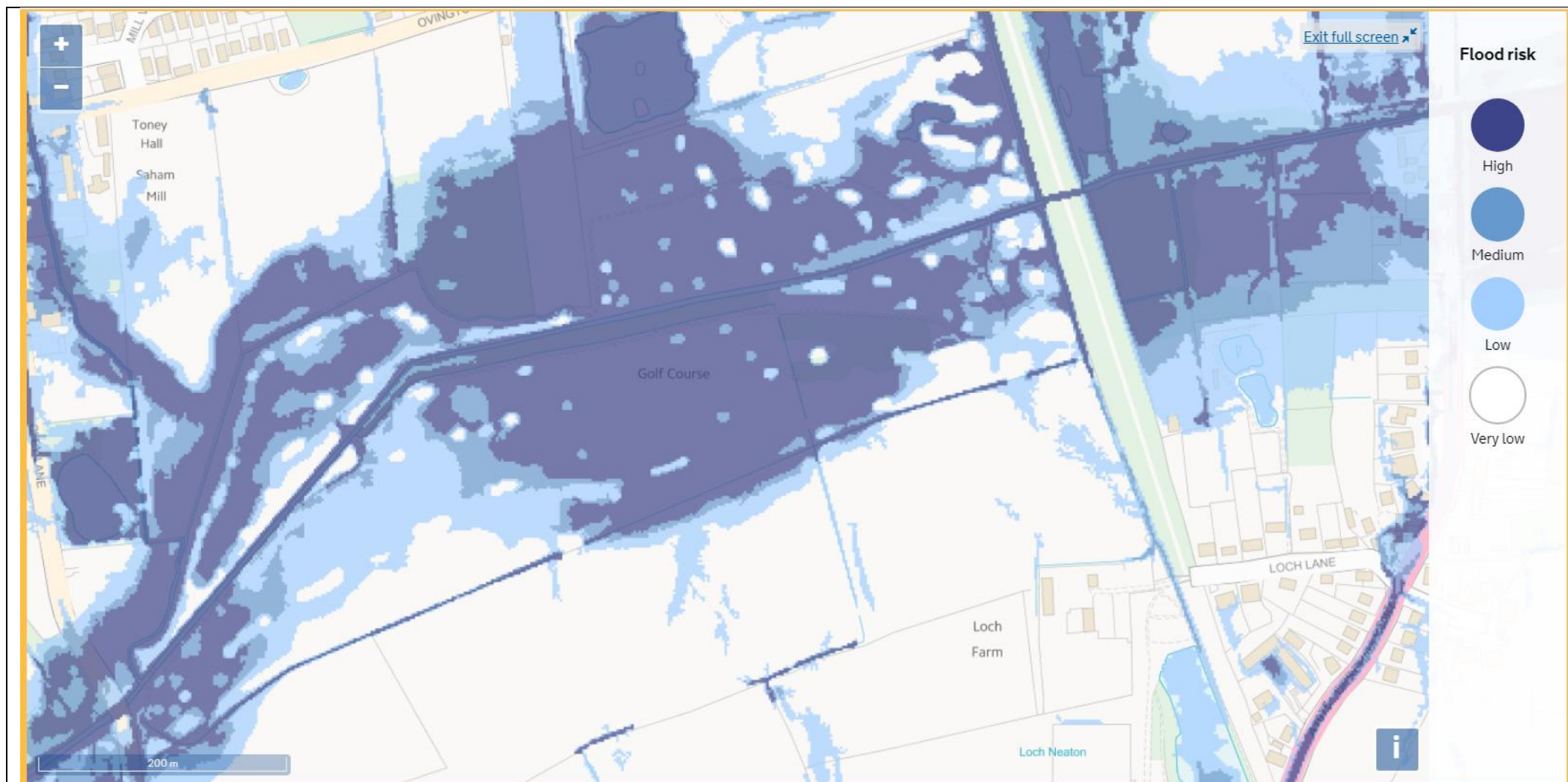




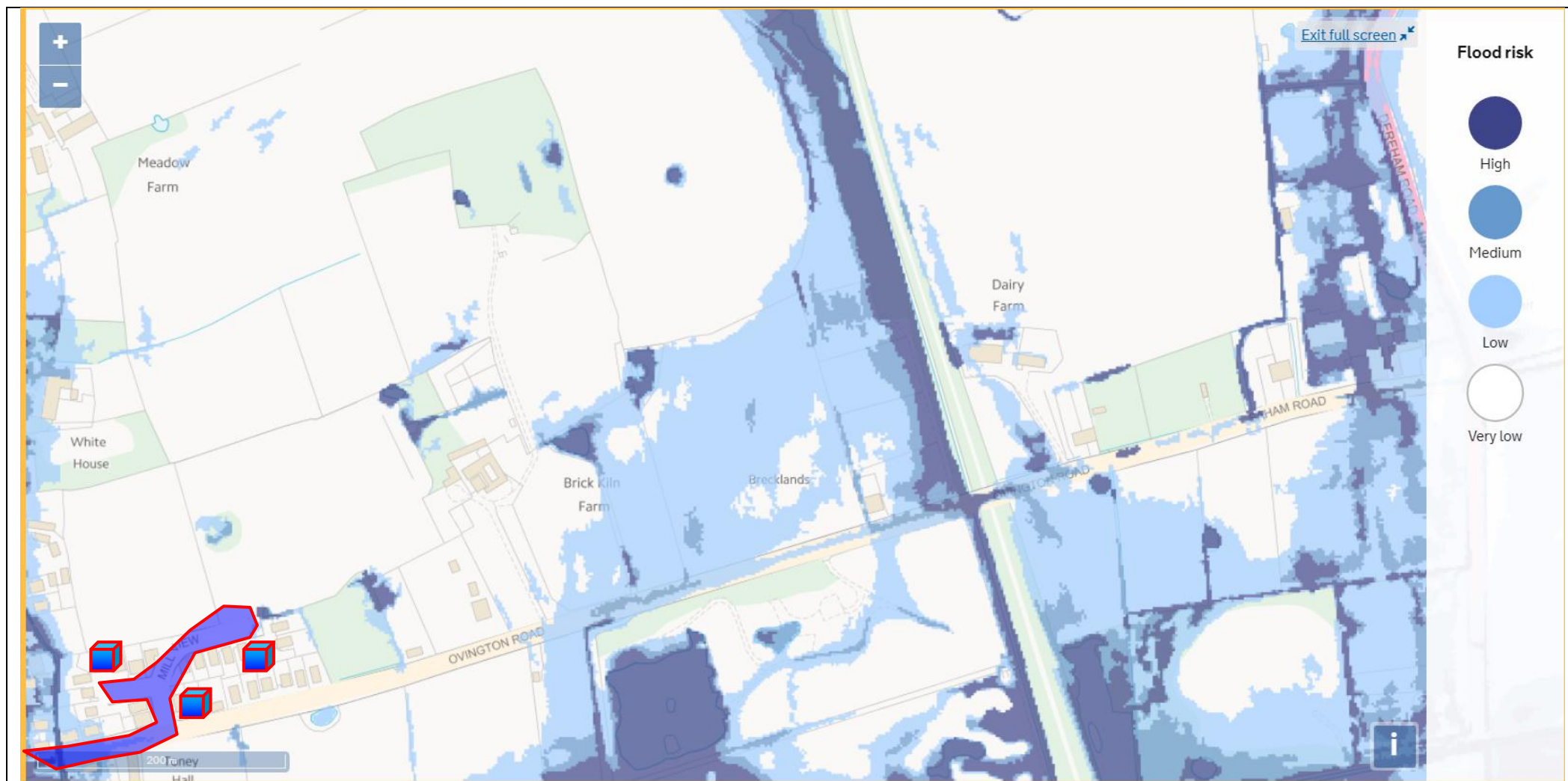
	Land flooded report		Scale As shown
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**Evidence Map E4I: Flood Risk From Surface Water - Richmond Road South and Along Southern Settlement Boundary With Watton, Western Part**





**Evidence Map E4m: Flood Risk From Surface Water - Along Southern Settlement Boundary With Watton, Eastern Part**



Property flooded report  
Land flooded report



Source: Environment Agency

Scale  
As shown

**Evidence Map E4n: Flood Risk From Surface Water - Ovington Road and Mill View and To The West of The Disused Railway**

## **POLICY 9: COMMUNITY BENEFIT - DEVELOPER FUNDING PRIORITIES**

P9.1 Where as a result of a new development there is the facility for funds to be provided by the developer for the benefit of the Neighbourhood Area via a planning obligation, these will be commuted to form contributions towards the cost of Neighbourhood Area infrastructure and community facility projects, as defined in the Parish Action Points of this Plan.

## **PARISH ACTION POINTS**

7.1 Parish action points are intended to address issues that do not relate directly to the development of land and therefore cannot be included in the policies, but which represent the aspirations of the Parish Council and residents to improve conditions in the area.

7.2 Preliminary consultations (see Section 4) identified the following main non-land development issues and concerns amongst parishioners, and with one exception these give rise to the Parish Action Points:

- a. Address road safety and condition, and traffic control;
- b. Cars parked on narrow public roads and lack of off-road parking;
- c. Public transport;
- d. Improvements in the provision of healthcare locally;
- e. Footpaths and pedestrian access;
- f. School capacity;
- g. Village shop and leisure facilities.

Additionally:

- h. Prioritisation of housing for those with local connections. This is a housing related issue, but due to the limited amount of development that can be sustained it cannot be addressed as comprehensively as might be wished in Policy 2, and so is dealt with further here.

7.3 One issue raised by parishioners has not been included as a parish action point, although 50 people expressed a wish for a village shop. The reasoning is twofold. Firstly when this was investigated by a parish councillor in 2015 the following factors showed a shop to be not viable:

- a. The initial set up costs;
- b. Finding a suitable building;
- c. Insurance costs; employee salaries, business rates, utilities and other associated costs;
- d. Competition from Watton shops and online shopping;
- e. The need to combine a shop with a full-time post office to achieve a satisfactory profit margin;
- f. Incompatibility between achieving an acceptable profit margin and being able to offer "sensible" prices.
- g. A shop that previously served the village was closed for the very reason of non-viability.

Hence the Parish Council itself does not feel action on its part is warranted, but this is not intended to preclude any individual from opening a new shop.

# The Parish Action Points and Their Background

## PARISH ACTION POINT 1: ROADS AND TRAFFIC

PAP1.1 Background: The majority of the households in the village are situated adjacent to, or between two main routes; Richmond Road on the west side and Bell Lane, Saham Road, Pages Lane, Chequers Lane, Hills Road and Cley Lane to the east. See Map E for these western and eastern routes. These two routes link Saham Toney to the neighbouring town of Watton and further afield. Most of the remaining properties are situated adjacent to Hills Road / Long Road which is a single lane road with passing places. Richmond Road, although a narrow rural road on which it is not possible for HGV's and other large vehicles to pass, is the main route between Watton and Swaffham, with some footpaths and a pedestrian bridge. Speed Watch traffic surveys have recorded more than 2000 vehicles per day on it, in one direction only, with an average speed of 37 mph (the speed limit is 30 mph). This explains why residents are concerned about both the volume and speed of traffic on this residential road with its sharp, blind bends. The eastern routes are also a concern since they are becoming busier and attracting quite heavy vehicles using them as a shortcut to / from their junctions with Richmond Road. The eastern routes have almost no footpaths, making them dangerous for the pedestrians who use them. A single lane bridge on Cley Lane as it passes across the parish boundary towards Watton has no traffic control and has been damaged on numerous occasions by vehicles. Traffic along eastern routes is also damaging road edges, increasing the hazard for both cyclists and pedestrians. Residents are also concerned about poor visibility at the junctions of (a) Bell Lane, Cley Lane and Ovington Road; (b) Pound Hill and Richmond Road; and (c) Chequers Lane and Mill Corner.

PAP1.2 Saham Toney Parish Council and other elected representatives will work with the Highways Authority, Breckland District Council and others as appropriate, to seek to achieve the following aims:

PAP1.3 ACTION 1A: A reduction in the speed limit from 30mph to 20mph, and /or traffic calming measures along Richmond Road, and Pages Lane, Chequers Lane and Cley Lane as they pass through the village. Extend the speed limit zone on Cley Lane south to the parish boundary.

PAP1.4 ACTION 1B: Greater use of speed awareness measures to reduce the occurrence of drivers breaking the speed limit.

PAP1.5 ACTION 1C: Improved road edging and a pedestrian footpath along the Pages Lane, Chequers Lane, Cley Lane (eastern) route.

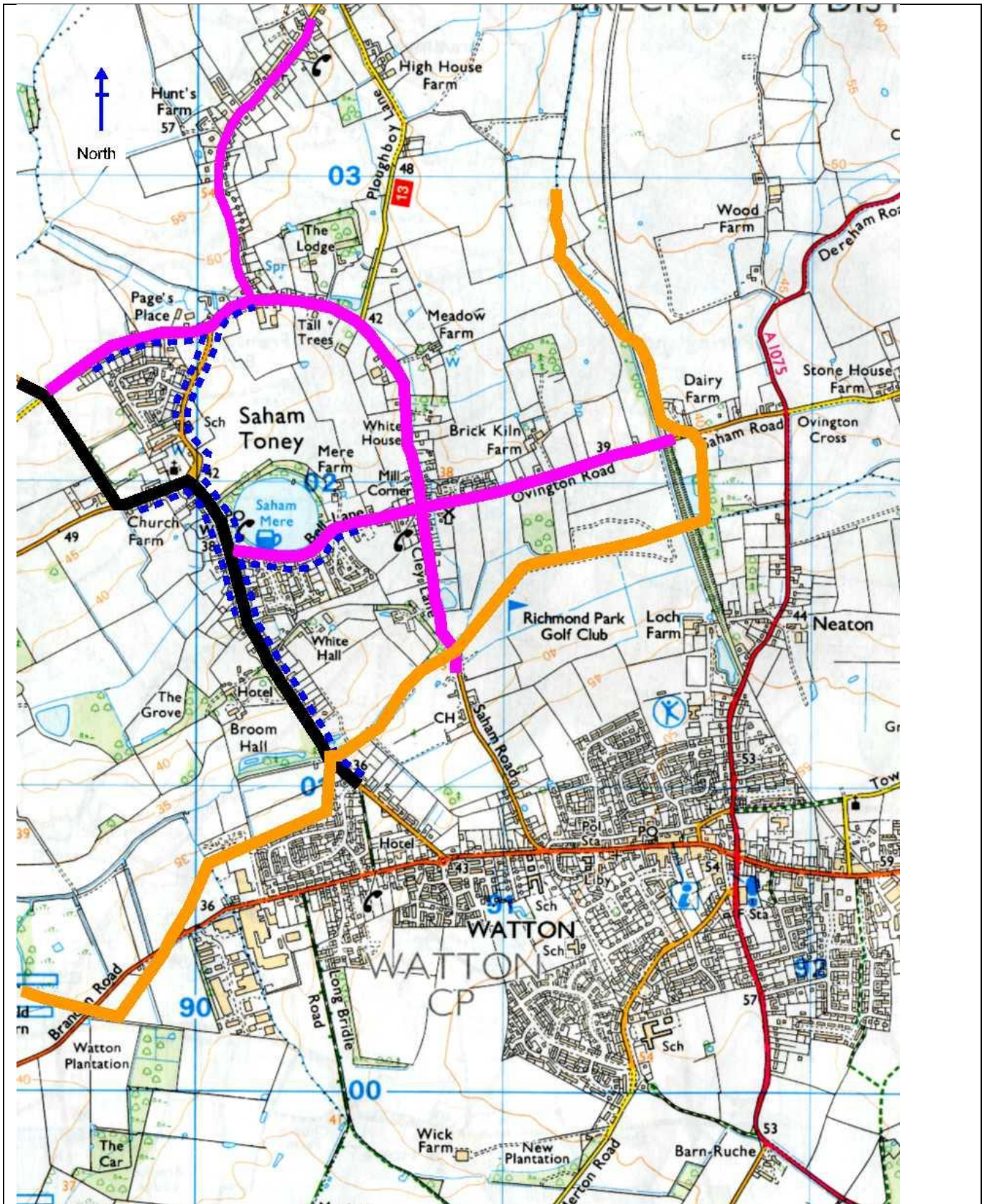
PAP1.6 ACTION 1D: A pedestrian bridge over Watton Brook on the Pages Lane, Chequers Lane, Cley Lane (eastern) route.

PAP1.7 ACTION 1E: Improved visibility at the junctions of (a) Chequers Lane, Bell Lane, Cley Lane and Ovington Road; and (b) Pound Hill and Richmond Road.

PAP1.8 ACTION 1F: Address parking problems on Richmond Road by the disused post office, adjacent to Saham Mere, and on Pound Hill outside the primary school.

PAP1.9 Note: Hills Road / Long Road, Ovington Road and Ploughboy Lane are single lane roads with passing places and should remain as such in order to maintain the character of the village.





**MAP E: MAIN VEHICLE ROUTES AND PAVEMENTS**

## **PARISH ACTION POINT 2: FOOTPATHS AND PEDESTRIAN ACCESS**

PAP2.1 Background: There are presently very few pavements (i.e. raised paved or asphalted paths for pedestrians at the side of a road) along the main routes in the parish. Those that do exist are shown on Map E. Particularly along the eastern routes parishioners expressed a wish for improved pedestrian access. This is not simply a convenience issue, but also a safety one. As well as pavements there was a general desire for footpaths (i.e. unpaved rural tracks). At present there are no official footpaths in open country in the neighbourhood area, and those that border highways are unfit for pedestrian use, being as many respondents pointed out, too narrow and exposed to traffic.

PAP2.2 ACTION 2: Following further consultation with parishioners to establish a solution likely to be both practical and achievable, Saham Toney Parish Council and other elected representatives will work with the Highways Authority, Breckland District Council and others as appropriate, to seek to improve pedestrian routes through the village, particularly along eastern routes, and if feasible also across open country, particularly towards Watton.

## **PARISH ACTION POINT 3: PUBLIC TRANSPORT PROVISION**

PAP3.1 Background: Saham Toney has very limited public transport provision and parishioners have expressed wishes for improvements.

PAP3.2 A school bus (Konectbus Route 15) operates once a day in each direction to take pupils to and from the Wayland secondary academy in neighbouring Watton, but is not available for other members of the public (although many developers claim it as a service when justifying planning applications).

PAP3.3 A bus (Konectbus Route 11) running between Dereham and Swaffham is the only public transport serving Saham Toney, stopping eleven times a day in each direction on weekdays, less at weekends, at approximately hourly intervals.

PAP3.4 The village has only three bus stops in each direction of travel, one on Richmond Road near the Bell Lane junction, one on Pound Hill near the Oval and a third on Pages Lane. Given the lack of pavements along the eastern routes and the distance involved, it is not always convenient or comfortable for residents on the eastern side of the village to get to these bus stops.

PAP3.5 There is no direct bus route from Saham Toney to Norfolk & Norwich University Hospital; parishioners without their own transport have to take a bus, or walk, to Watton to catch a bus to the hospital.

PAP3.6 Other than voluntary provision, there is no public transport to or from the village that caters especially for disabled passengers.

PAP3.7 ACTION 3: Following further consultation with parishioners to establish a solution likely to be both practical and achievable, Saham Toney Parish Council and other elected representatives will work with the local bus service operator and Breckland District Council and others as appropriate, to seek to improve the provision of public transport to and from through the village, particularly along eastern routes.



## **PARISH ACTION POINT 4: ACCESS TO HEALTHCARE**

PAP4.1 Background: There are no health care facilities in the parish. There is a medical practice in neighbouring Watton, but villagers raised concerns about both its capacity and quality of service, and wish to see improvements to both. Many parishioners feel they have no choice but to travel further afield to places such as Shipdham, Necton and Swaffham to attend better quality doctors' surgeries, and indeed 1500 patients were forced to do so in 2014 when they were deregistered from the Watton practice without any choice due to a lack of doctors. Naturally many parishioners would prefer somewhere closer to home. There is also a dental practice in Watton which attracted favourable comments.

Note: To date no response has been forthcoming to requests for a meeting with the Watton Practice medical and management staff. However, a recent alignment of the practice with a similar service in Thetford may be evidence of the issues being tackled.

PAP4.2 ACTION 4: Following further consultation with parishioners to establish more precise needs and potential solutions, Saham Toney Parish Council and other elected representatives will work with the medical practice in Watton and Breckland District Council and others as appropriate, to seek to improve the provision and reliability of health care to parishioners.

## **PARISH ACTION POINT 5: EDUCATION PROVISION FOR PARISH CHILDREN**

PAP5.1 Background: Schooling provision in the parish comprises Parkers Church of England (VC) Primary School, which caters for around 100 pupils between the ages of 4 and 11.

PAP5.2 Consultation responses relating to schooling referred mostly to two issues:

- (a) A lack of capacity at Parkers Primary School and the difficulties sometimes experienced in gaining admittance of parish children there; and
- (b) Parking problems and resulting dangers on the narrow road outside the school at drop-off and pick-up times.

PAP5.3 A new headmaster was appointed at the primary school in the summer of 2017, and he and the governors have been approached for their input which is awaited before specific actions are finalised. Pending that input, provisional actions are given below.

PAP5.6 Saham Toney Parish Council and other elected representatives will work with the headmaster, governors and parents of Parkers primary school, the local education authority (Norfolk County Council, who are responsible for allocating school places) and others as appropriate to seek to:

PAP5.7 ACTION 5A: Ensure primary age children from the parish can attend their local school.

PAP5.8 ACTION 5B: Address or alleviate the chronic parking problems and congestion around the school at the start and close of the school day.

PAP5.9 The village pre-school closed in the summer of 2017, due to viability problems and there is no other similar provision in the parish. Saham Toney Parish Council and other elected representatives will work with the Community Centre and others as appropriate to seek to:

PAP5.10 ACTION 5C: Find ways to reinstate pre-school provision within the parish.



## **PARISH ACTION POINT 6: LEISURE FACILITIES**

PAP6.1 Background: 44 respondents to preliminary consultations expressed wishes for enhanced or additional leisure facilities.

PAP6.2 Since the preliminary consultations:

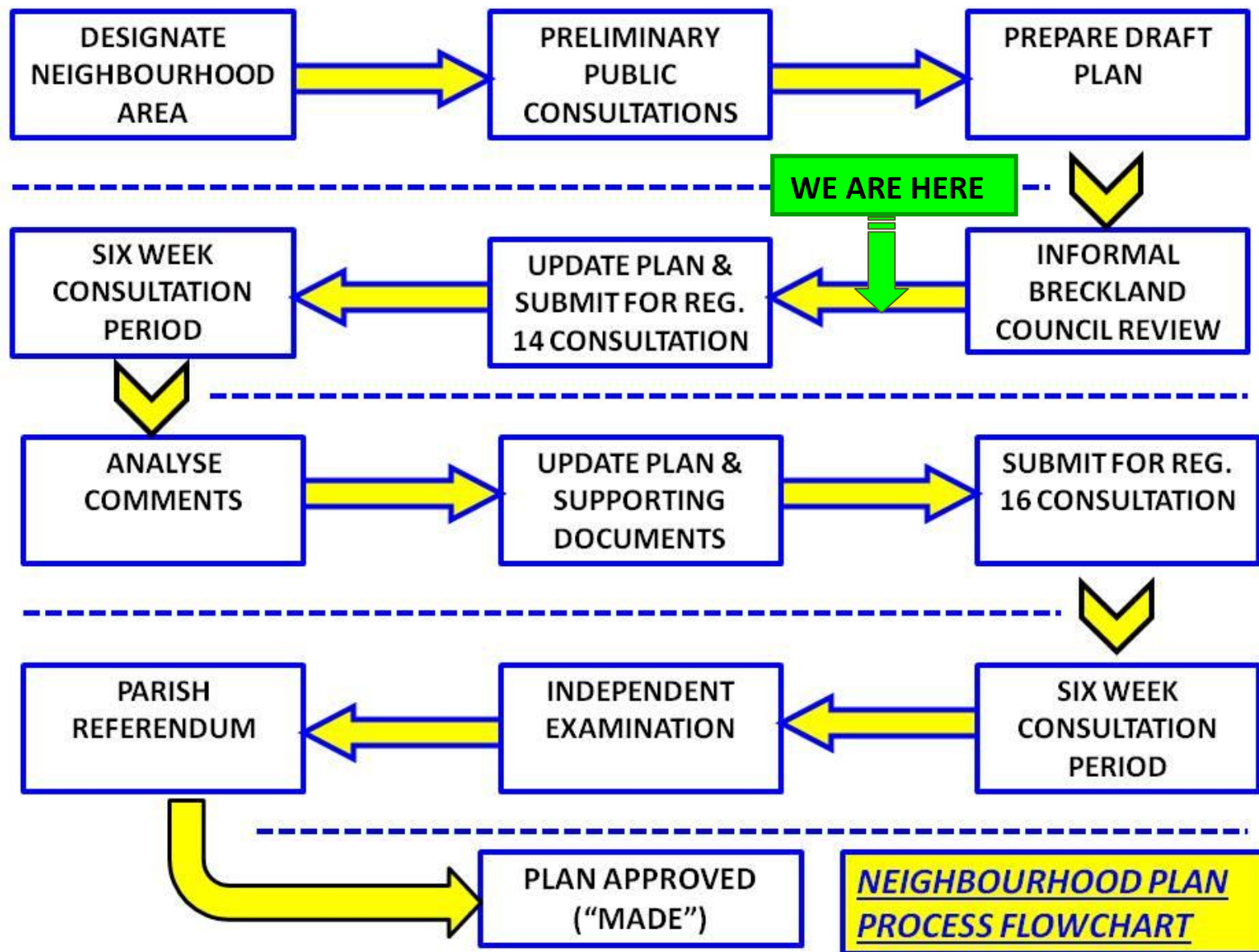
- a. Outdoor fitness equipment has been purchased for installation and use at the Wells Cole Community Centre land;
- b. A "growing for wildlife" area has been established on the Wells Cole Community Centre land; and
- c. The Parish Council has given its support to the establishment of a community orchard on land at the edge of the sports field.

PAP6.3 **ACTION 6:** Saham Toney Parish Council and other elected representatives will continue to work with parishioners and others as appropriate to define more specifically which leisure facilities it would be possible to add or improve.

## **PARISH ACTION POINT 7: HOUSING PRIORITY FOR THOSE WITH LOCAL CONNECTIONS**

PAP7.1 Background: In preliminary consultations parishioners were asked "Do you think a proportion of new housing should be provided specifically to serve local needs?". Two hundred and thirty five people answered "yes". Hence the Parish Council seeks a way to address this significant response, while staying within the constraints of planning regulations.

PAP7.2 **ACTION 7:** Saham Toney Parish Council and other elected representatives will work with parishioners, Breckland District Council, developers of land, housing associations and others as appropriate to establish what opportunities may exist to in some way prioritise an element of housing provision in the parish for those who live and/or work in the parish.







# IMPORTANT

Please Tell Us What you think of the Neighbourhood Plan!

Even though this a **Preview Version** of the Plan, we will take all your views seriously. But remember, you will have further opportunities to respond to our proposals at later stages in the Plan

\*\*\*\*\*

ON THE FORM BELOW please say how you rate in general what you have heard and seen today. Please tell us how you rate the presentation and what you've seen on the Plan on a scale from 1 to 5 where 5 = very good and 1 = very poor

If you would like to tell us in more detail about how we can improve the Plan, by adding things we have missed, or to correct things we have got wrong, please fill in a form at the tables; talk to a member of the Saham Toney Neighbourhood Plan Committee (identified by their lapel badges); or send us an email when you get home to [stnp2036@gmail.com](mailto:stnp2036@gmail.com)

**DON'T FORGET TO VISIT OUR WEBSITE AT [WWW.STNP2036.ORG](http://WWW.STNP2036.ORG)**

## **Where you can find all this information:**

Home pages	Find out about neighbourhood planning	Download the full plan or shorter extracts	Questionnaires & quizzes	Stay up to date or get in touch
What's this site for?	Q&A	The full Neighbourhood Plan in 4 parts	What you told us earlier	Get in touch
The Plan's aim in 53 words	Why do we need a neighbourhood plan?	What do the policies aim to do?	What have Breckland Council said so far?	Who we are
What's been done so far?	What stages does a plan go through?	Read just the policies here	Rate this website?	The latest news
Find out more about Saham Toney	What rules and regulations are there?	See the policy maps here	How can we encourage you to take part?	Saham Saga articles about the Plan
	Where can I learn more?	What justifies the policies?	Rate the draft policies	What's been achieved so far
		See the evidence maps here	Reg. 14 consultation questionnaires and comments forms	
		Read the parish action points here	Neighbourhood Plan quiz	
		Previous versions of the Plan	Village quiz	

<b>Aerial view of the area</b> 	<b>St George's Church</b> 	<b>East from church roof</b> 
<b>North from church roof</b> 	<b>South-east from church roof</b> 	<b>West from church roof</b> 
<b>South from church roof</b> 	<b>The Old Bell Inn</b> 	<b>Broom Hall Hotel</b> 
<b>Bristow's Tower Mill</b> 	<b>Page's Place</b> 	<b>Methodist Chapel, Saham Hills</b> 
<b>Pages Lane looking north</b> 	<b>Village fete</b> 	<b>Village sign - Roger de Toney by the Mere</b> 