

SITE SELECTION CRITERIA

17 Local and Neighbourhood Plan policies:

Site accessibility: <ul style="list-style-type: none">- Distance to bus stop- Distance to facilities	Village housing need	Amenity
Heritage	Site density	Highway access: <ul style="list-style-type: none">- Visibility- Width & footpaths
Landscape: <ul style="list-style-type: none">- Scale & location- Character impact	Key views	Biodiversity
Flood risk: <ul style="list-style-type: none">- Level of risk- Drainage measures	Loss of land <ul style="list-style-type: none">- Undeveloped- Agricultural	Open space improvement

CRITERIA WEIGHTING - 1

Not all criteria are equally important

Weighted from 5 (highest importance) to 1 (lowest)

5 = A fundamental aspect of a strategic policy of the Neighbourhood or Local Plans, failure to comply with which, alone, may lead to refusal of a planning application;

4 = A key strategic or major policy consideration with regard to Saham Toney's development constraints;

3 = Derived from a major policy, not reflecting any of Saham Toney's key development constraints;

2 = Derived from a minor policy;

1 = A minor consideration.

CRITERIA WEIGHTING - 2

Site accessibility: 3 - Distance to bus stop - Distance to facilities	Village housing need: 4	Amenity: 2
Heritage: 2	Site density: 2	Highway access: 5 - Visibility - Width & footpaths
Landscape: 4 - Scale & location - Character impact	Key views: 4	Biodiversity: 2
Flood risk: - Level of risk: 5 - Drainage measures: 3	Loss of land: 1 - Undeveloped - Agricultural	Open space improvement: 2

CRITERIA RATING DESCRIPTIONS - 1

DISTANCE TO A BUS STOP

3	Up to 400m, via a paved footpath over all or a large part of the route
2	Up to 400m, no paved footpath over all or a large part of the route
1	401 – 800m, via a paved footpath over all or a large part of the route
0	401 - 800m, no paved footpath over all or a large part of the route
-1	Over 800m, regardless of footpaths

DISTANCE TO SERVICES / FACILITIES

3	Up to 1000m, with a paved footpath available over all or a large part of the route
2	Up to 1000m, but with no paved footpath over all or a large part of the route
1	1001 – 2000m, with a paved footpath available over all or a large part of the route
0	1000 - 2000m, but with no paved footpath over all or a large part of the route
-1	Over 2000m, regardless of footpaths

HOUSING MIX versus HOUSING NEEDS ASSESSMENT

2	Proposal is entirely for 1, 2 or 3 bed-room houses
1	Proposal has an element of 1, 2 or 3 bed-room houses
0	No proposal made regarding house sizes
-1	Proposal has an element of 4, 5 or bed-room or larger houses
-2	Proposal is entirely for 4, 5 bed-room or larger houses

MAINTENANCE OF AMENITY

2	Proposal may significantly improve amenity
1	Proposal may lead to a minor improvement to amenity
0	Proposal would have neither positive, nor negative impact on amenity
-1	Proposal may lead to a minor deterioration of amenity
-2	Proposal may significantly impact on amenity

CRITERIA RATING DESCRIPTIONS – 2

HERITAGE

2	Proposal may have a very positive impact on the significance of a heritage asset.
1	Proposal may have a small positive impact on the significance of a heritage asset.
0	Proposal would have neither positive, nor negative impact on the significance of a heritage asset.
-1	Proposal may have a small negative impact on the significance of a heritage asset.
-2	Proposal may have a very negative impact on the significance of a heritage asset.

DENSITY

2	Density is within the guideline for its area set out in Table 3B.1 of the Neighbourhood Plan
1	Density exceeds the guideline for its area set out in Table 3B.1 of the Neighbourhood Plan, but is within that for an adjacent area
0	Density exceeds both the guideline for its area set out in Table 3B.1 of the Neighbourhood Plan, and that for all adjacent areas; but is less than 20 dwellings per hectare
-1	Density is greater than 20, but less than or equal to 25 dwellings per hectare
-2	Density exceeds 25 dwellings per hectare

HIGHWAY ACCESS - VISIBILITY

3	Satisfactory visibility exists, or has been proposed, at the site entrance
2	Partial visibility exists at the site entrance and could be satisfactorily improved
1	An access point to the site is yet to be confirmed, but subject to the application of appropriate conditions, satisfactory visibility could readily be ensured
0	Only partial visibility exists at the site entrance and opportunities for satisfactory improvement are limited; or no entrance exists at present and it is not readily apparent that the application of conditions would ensure satisfactory visibility
-1	Visibility at the site entrance is/would be unsatisfactory, regardless of any viable improvements

CRITERIA RATING DESCRIPTIONS - 3

HIGHWAY ACCESS – WIDTH & FOOTPATHS

4	Access would be onto a two-lane highway with a pedestrian footpath on the side of the proposed site
3	Access would be onto a two-lane highway with no pedestrian footpath on the side of the proposed site, but which has potential for the addition of a footpath local to the site
2	Access would be onto a two-lane highway with no pedestrian footpath on the side of the proposed site, and which has no potential for the addition of a footpath local to the site
1	Access would be onto a single-lane highway with no pedestrian footpath on the side of the proposed site, but which has potential for road widening and the addition of a footpath local to the site
0	Access would be onto a single-lane highway with no pedestrian footpath on the side of the proposed site, and which has no potential for road widening and/or the addition of a footpath local to the site

SCALE & LOCATION versus CHARACTER & SENSITIVITY

2	Scale and location are highly appropriate to the landscape character and sensitivity of the area in which they are located.
1	Scale and location are to a degree appropriate to the landscape character and sensitivity of the area in which they are located
0	Scale and location are neutral to the landscape character and sensitivity of the area in which they are located.
-1	Scale and location are to a degree inappropriate to the landscape character and sensitivity of the area in which they are located.
-2	Scale and location are highly inappropriate to the landscape character and sensitivity of the area in which they are located.

IMPACT ON LANDSCAPE CHARACTER

4	No impact or provides enhancement of landscape character
3	Minor impact on an area of low or moderate sensitivity that may be readily mitigated
2	Minor impact on an area of high or moderate-high sensitivity that may be readily mitigated
1	Significant impact on any area that may be readily mitigated
0	Significant impact on any area that may not be readily mitigated

CRITERIA RATING DESCRIPTIONS - 4

PRESERVE / INCORPORATE KEY VIEWS

2	Potential for significant enhancement of a key view.
1	Potential for minor enhancement of a key view.
0	No impact on a key view.
-1	Some harm to a key view that may be readily mitigated.
-2	Significant harm to a key view.

NO UNDESIRABLE LOSS OF BIODIVERSITY

2	Makes a positive net enhancement to biodiversity.
1	A positive net enhancement of biodiversity is possible, but not yet confirmed.
0	No net gain or loss of biodiversity.
-1	A net loss of biodiversity but that may be readily mitigated.
-2	A net loss of biodiversity that may not be readily mitigated.

FLOOD RISK – SEQUENTIAL TEST

2	Very low or no flood risk.
1	Low to medium flood risk to part of the site, but not exceeding 25% of the total site area.
0	High flood risk to part of the site, but not exceeding 25% of the total site area, in combination with any medium or low risk areas.
-1	High flood risk to part of the site, but not exceeding 25% of the total site area, in combination with any medium or low risk areas
-2	High flood risk to part of the site, exceeding 25% of the total site area, in combination with any medium or low risk areas.

APPROPRIATE SURFACE WATER DRAINAGE MITIGATION MEASURES

4	No requirement for mitigation.
3	Mitigation measures likely to be on a small scale and straightforward.
2	Mitigation measures on a larger scale, but still straightforward.
1	Mitigation measures possible but unlikely to be straightforward.
0	Mitigation measures unlikely to be practical.

CRITERIA RATING DESCRIPTIONS – 5

LOSS OF UNDEVELOPED LAND

4	No loss of undeveloped land (i.e. site entirely brownfield)
3	The undeveloped land that would be lost comprises no more than 25% of the total area of the potential site
2	The undeveloped land that would be lost comprises between 26% and 50% of the total area of the potential site
1	The undeveloped land that would be lost comprises between 51% and 75% of the total area of the potential site
0	The site is entirely greenfield

LOSS OF AGRICULTURAL LAND

2	No loss of agricultural land
1	The agricultural land that would be lost is of grade 3b or lower and comprises an area less than 20 hectares;
0	The agricultural land that would be lost is of grade 3b or lower and comprises an area greater than or equal to than 20 hectares;
-1	The agricultural land that would be lost is of grade 3a or higher and comprises an area less than 20 hectares;
-2	The agricultural land that would be lost is of grade 3a or higher and comprises an area greater than or equal to than 20 hectares

IMPROVE QUALITY / QUANTITY OF OPEN SPACE

2	The site offers significant potential to improve the quality or quantity of accessible open space.
1	The site offers some potential to improve the quality or quantity of accessible open space.
0	The site would neither improve nor reduce the quality or quantity of accessible open space.
-1	The site would make a minor reduction to the quality or quantity of accessible open space.
-2	The site would make a significant reduction to the quality or quantity of accessible open space.

SITE SELECTION RATINGS

	No of Houses Proposed	Site area (ha)	Site density (dph)	Distance to a bus stop	Distance to services / facilities	Housing mix vs Needs Assessment	Maintain amenity	Heritage asset setting	Density	Highway access - visibility	Highway access - width & footpaths	Scale & location vs character area & sensitivity	Impact on landscape character	Preserve / incorporate key views	No undesirable loss of biodiversity	Flood risk - sequential test	Appropriate surface water drainage mitigation measures	Loss of undeveloped land	Loss of agricultural land	Improve quality / quantity of open space
POLICY				1	2D	3A	3B	3C	7A	7B	7D	8	ENV09	OBJECTIVE						
CRITERIA				1a	1b	1	1	2	1	1a	1b	1a	1b	1	1	1	2	1a	1b	13
WEIGHT				3	3	4	2	2	2	5	5	4	4	4	2	5	3	1	1	2
SITE ID ↓	Max possible score			3	3	2	2	2	2	3	4	2	4	2	2	2	4	4	2	2
STNP1	6	0.55	10.9	1	-1	2	1	0	2	2	3	1	4	1	-1	1	3	3	1	0
STNP2	4	0.5	8.0	-1	-1	2	0	0	2	2	2	2	4	0	-1	2	4	3	1	0
STNP3	3	0.246	12.2	-1	-1	2	0	0	0	1	3	0	1	0	-1	-2	0	0	1	0
STNP4	10	0.813	12.3	3	-1	2	0	-1	2	1	4	0	1	0	-1	1	3	0	1	0
STNP5	4	0.35	11.4	3	-1	2	0	0	2	1	4	0	2	-1	-1	1	3	0	1	0
STNP6	5	0.46	10.9	3	-1	0	0	-1	2	1	4	0	2	0	-1	1	3	0	1	0
STNP7	6	0.48	12.5	3	-1	-1	0	-1	2	2	3	1	4	0	-1	1	2	3	-1	0
STNP8	50	2.59	19.3	-1	-1	-1	-1	-1	0	1	3	-2	0	-2	0	-1	2	0	-1	1
STNP9	3	0.445	6.7	-1	0	-1	0	-1	2	3	3	0	3	0	-1	-1	3	0	1	0
STNP10	20	1.6	12.5	-1	-1	0	-2	0	0	0	2	-1	1	0	-2	-2	0	0	1	0
STNP11	2	0.15	13.3	-1	-1	2	0	-1	1	-1	4	0	3	0	-1	2	4	0	2	0
STNP12	5	0.24	20.8	1	1	-1	0	0	-1	2	3	-1	1	0	-1	2	4	0	2	0
STNP13	5	0.2	25.0	-1	-1	0	-1	0	-1	1	1	0	3	0	-1	2	4	0	2	0
STNP14	5	0.3	16.7	-1	-1	0	0	0	0	1	1	0	3	0	0	2	4	0	-1	0
STNP15	4	0.4	10.0	3	-1	0	0	-1	1	-1	4	-1	1	0	-1	1	3	1	2	0
STNP16	17	1.5	11.3	1	1	0	-1	0	2	2	3	-1	1	0	-1	2	4	1	2	2

	Subject to owners provision of satisfactory mitigations
	Neighbourhood Plan policy criteria
	Local Plan Policy criterion
	Local Plan sustainability objective

Overall Ratings & Site Rankings			
Site Number	Location	Rating	Houses
STNP1	Grange Farm Piggery, Chequers Lane	79	6
STNP2	The Croft Piggery, Hills Road	74	4
STNP5	Pound Hill, East	60	5
STNP7	Page's Farm, Page's Lane	60	6
STNP16	Richmond Hall (option 2)	60	17
STNP4	Pound Hill / Page's Lane Junction West	58	10
STNP6	Pound Hill / Page's Lane Junction East	54	4
STNP11	8 Richmond Road (option 1) !	51	2
STNP12	Richmond Hall (option 1)	47	5
STNP9	Ovington Road	40	3
STNP14	Croft Field, Hills Road	37	5
STNP15	8 Richmond Road (option 1) !	36	4
STNP13	Hill Farm, Hills Road	34	5
STNP3	Junction of Hills Road & Ploughboy Lane !	15	3
STNP8	Hills Road, opposite Dolphin Crescent !	-8	50
STNP10	Behind 129 / 131 Hills Road !	-13	20

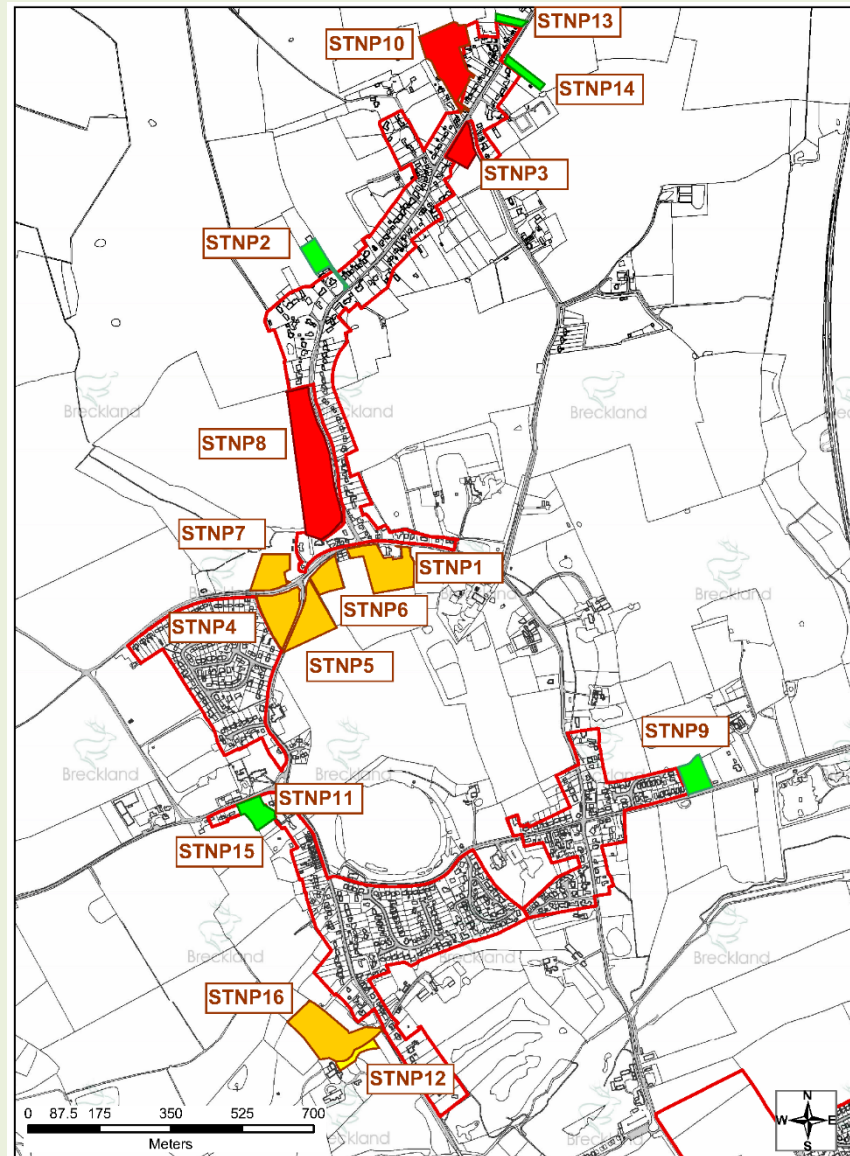
CURRENT SITE STATUS MAP

**SUITABLE FOR ALLOCATION:
CONSTRAINTS RESOLVED,
POLICY AGREED WITH
OWNER**

**MAY BE SUITABLE FOR
ALLOCATION: CONSTRAINTS
RESOLVED, POLICY YET TO
BE AGREED WITH OWNER**

**SITE WITHDRAWN: LOWER
RATED OPTION**

**SITE ELIMINATED: NO
CONSTRAINT SOLUTION /
OWNER DECISION**



POLICY DISCUSSION STATUS

AGREED	IN DISCUSSION	AWAITING OWNER TO START DISCUSSIONS	DEPENDENT ON OWNER MITIGATING CONSTRAINT(S)	SITE WITHDRAWN (or discounted option)
STNP2, STNP9	STNP4, STNP5, STNP6, STNP7	STNP1, STNP13, STNP14, STNP16	STNP10, STNP11/15	STNP3, STNP8, STNP12

Discussion is an iterative process

Some room for compromise, but also red lines

Total number of houses may rise as a result (sites 1, 4 and 5), leading to a total in the 80's

WHAT WE'D MOST LIKE TO HEAR FROM YOU

Is our method fair and reasonable?

Have we chosen the right criteria?

Are the criteria weightings logical?

Are the rating descriptions objective and reasonable?

Have we applied all the above correctly?

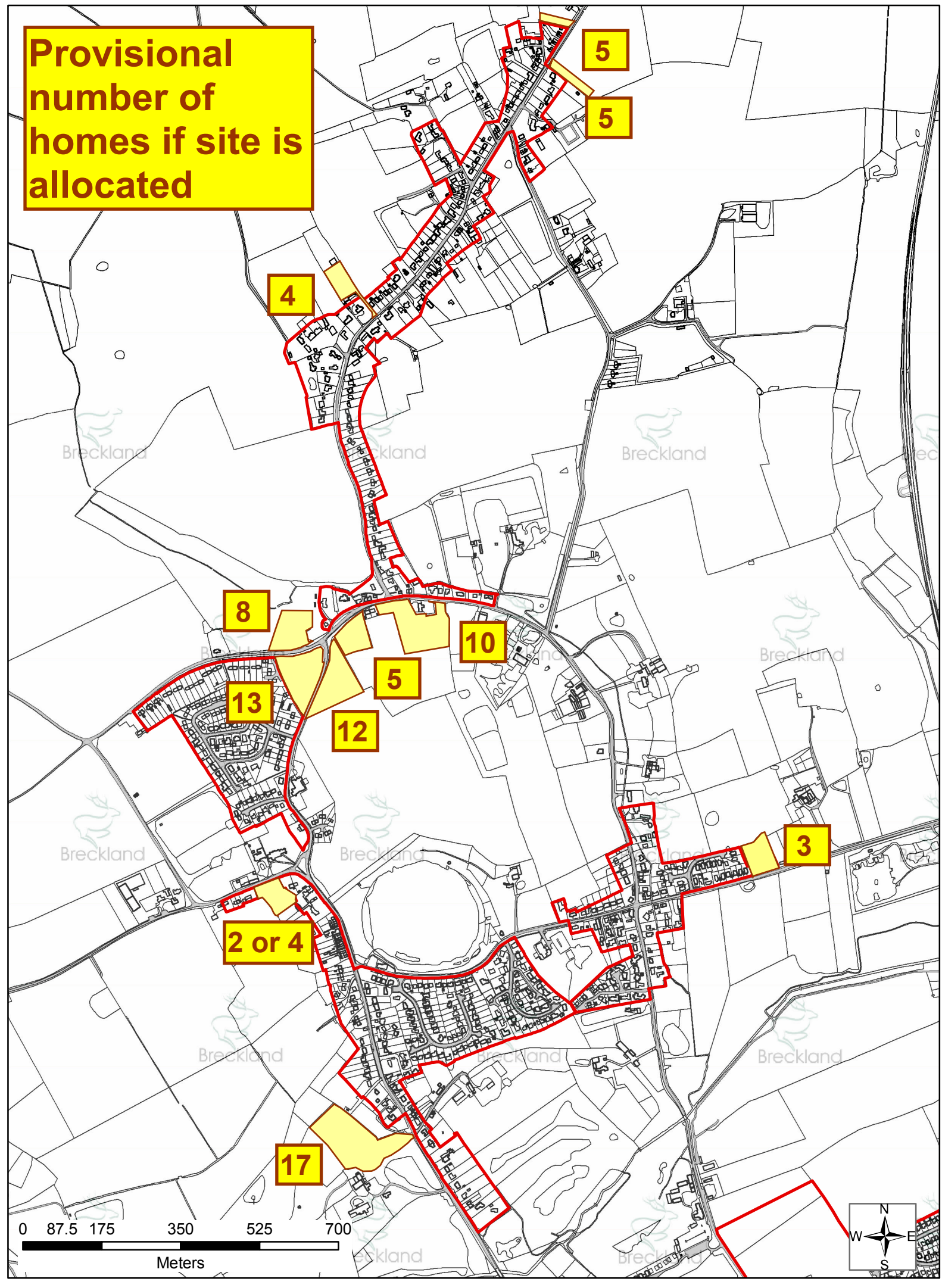
Are the policies okay?

Based on the reports, how many sites would you allocate?

Which and why?

Anything else?

**Provisional
number of
homes if site is
allocated**



SITE SELECTION PROCESS RECAP

MITIGATE SITE ASSESSMENT CONSTRAINTS

**SELECT POLICY CRITERIA FROM LOCAL &
NEIGHBOURHOOD PLANS**

WEIGHT CRITERIA BY RELATIVE IMPORTANCE

5-STEP RATING DESCRIPTIONS

RATE EACH SITE AGAINST EACH CRITERIA

SUM THE RESULTS

**WRITE SITE POLICIES, DISCUSS & AGREE WITH
OWNERS**

TAKE VILLAGER VIEWS

FINALISE RECOMMENDATIONS

DRAFT POLICY FOR STNP1: GRANGE FARM, CHEQUERS LANE

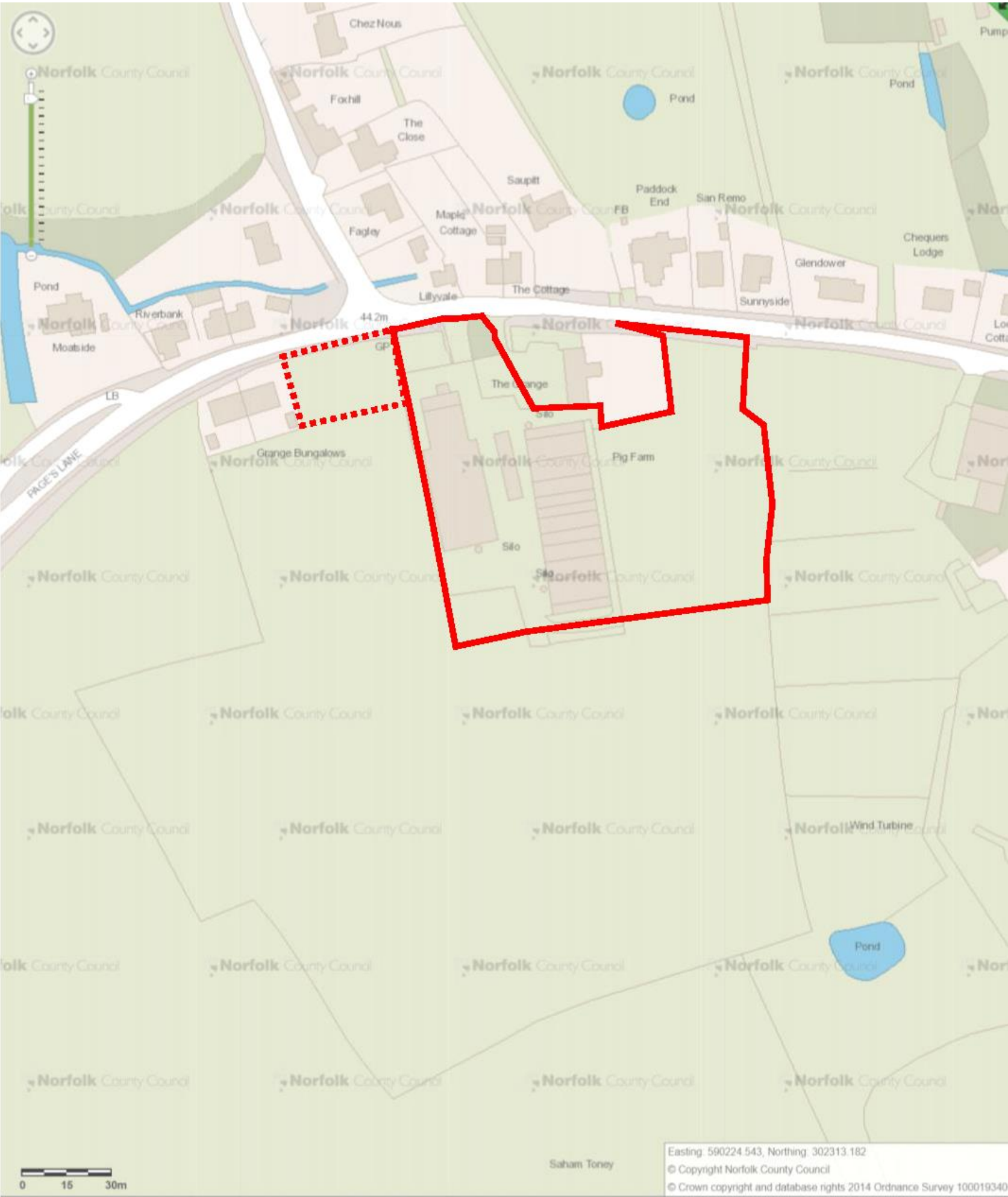
P2F.1 Land amounting to approximately 0.98 hectares is allocated or reserved as Site STNP1 for the provision of a maximum of 10 new dwellings on predominantly brownfield land at Grange Farm, Chequer's Lane. An additional area of approximately 0.08 hectares is allocated or reserved for the provision of flood risk attenuation measures, a footpath linking the site to page's Lane and landscaping only. Proposals shall comply with the following criteria:

- a. The site boundary shall be as shown on Policy Map 2F.1;
- b. The dwellings shall be single storey;
- c. Dwellings shall be of a size commensurate with the needs identified in the Saham Toney Housing Needs Assessment, May 2019, providing a mix and choice of houses, with a majority having 3 or less bedrooms;
- d. Safe access to and from the site shall be provided by a single access road at the east end of the site, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway. Site layout shall be such as to preclude future access to land south or west of the site boundary;
- e. A pedestrian footpath shall be provided from the highway access point to link with the existing public footpath on Page's Lane to the west of the site;
- f. A bio-retention area or infiltration area shall be provided in the area of the site's greatest risk of surface water flooding, with a minimum length / area that calculations demonstrate to be adequate to prevent flood risk to properties and/or off-site;
- g. Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;
- h. A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located;
- i. A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;
- j. Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;
- k. A Ground Contamination Risk Assessment shall be provided with the planning application, based on a full intrusive ground investigation, and shall set out in detail all measures required to eliminate identified risks;
- l. The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground;
- m. Each dwelling shall have off-road parking commensurate with its number of bedrooms;
- n. Development shall be screened by natural planting;
- o. Development shall include positive measures to enhance green infrastructure.

P2F.2 This site is expected to be developed between 2020 and 2024.

P2F.3 This site is required to deliver no fewer than 2 affordable homes.

NOT YET AGREED WITH OWNERS



10 HOUSES

Site boundary

Additional area for flood risk attenuation measures, a footpath and landscaping



STNP1 SITE LOCATION PLAN

DRAFT POLICY FOR STNP2: CROFT PIGGERY, HILLS ROAD

P2G.1 Land amounting to approximately 0.50 hectares is allocated or reserved as Site STNP2 for the provision of a maximum of 4 new dwellings on brownfield land at the Croft Piggery, Hills Road. Proposals shall comply with the following criteria:

- a. The site boundary shall be as shown on Policy Map 2G.1;
- b. The dwellings shall be single storey;
- c. The site is expected to deliver smaller homes of 3 bedrooms or less, in line with local needs identified in the Saham Toney Housing Needs Assessment, May 2019;
- d. Safe access to and from the site shall be provided by a single access road joining Hills Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- e. Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;
- f. A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;
- g. Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;
- h. The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground;
- i. Each dwelling shall have off-road parking commensurate with its number of bedrooms;
- j. The existing trees and hedges on the west and east boundaries of the site shall be retained;
- k. Development shall include positive measures to enhance green infrastructure.

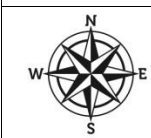
P2G.2 This site is expected to be developed between 2020 and 2024.

P2G.3 This site is not required to deliver affordable homes.

AGREED WITH OWNER



4 HOUSES



Site boundary



STNP2 SITE LOCATION PLAN

DRAFT POLICY FOR SITE STNP4: LAND AT THE JUNCTION OF POUND HILL AND PAGE'S LANE

P2H.1 Land amounting to approximately 0.81 hectares is allocated or reserved as Site STNP4 for the provision of a maximum of 13 new dwellings on greenfield land to the west of Pound Hill, adjacent to its junction with Page's Lane. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2H.1;
- b) Housing mix will be conducive to creating a mixed and vibrant neighbourhood and meeting local needs as identified in the Saham Toney Housing Needs Assessment, May 2019; at least two thirds of dwellings will have 3 bedrooms or less, unless more up to date evidence supports a different dwelling mix;
- c) Safe access to and from the site shall be provided onto Page's Lane, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- d) A professional transport impact report including a traffic survey of the use of the junction between Pound Hill and Richmond Road shall be provided that demonstrates vehicular use of that junction will remain at an acceptable level following development of the site;
- e) Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;
- f) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located. In particular site layout and landscaping shall be such that site retains a publicly open vista north-west from Pound Hill towards land beyond Page's Lane;
- g) A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;
- h) Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;
- i) The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground;
- j) Each dwelling shall have off-road parking commensurate with its number of bedrooms;
- k) The existing trees and hedges on the site boundaries shall be retained, or replaced by alternate planting that is demonstrated to improve the landscape;
- l) Site layout and landscaping shall be such as to have no detrimental impact on the setting of Page's Place;
- m) Development shall include positive measures to enhance green infrastructure.

P2H.2 This site is expected to be developed between 2020 and 2024.

P2H.3 This site is required to deliver a minimum of 3 affordable homes.

NOT YET AGREED WITH OWNERS



13 HOUSES		
	Site boundary	Scale
STNP4 SITE LOCATION PLAN		

DRAFT POLICY FOR SITE STNP5: LAND TO THE EAST OF POUND HILL

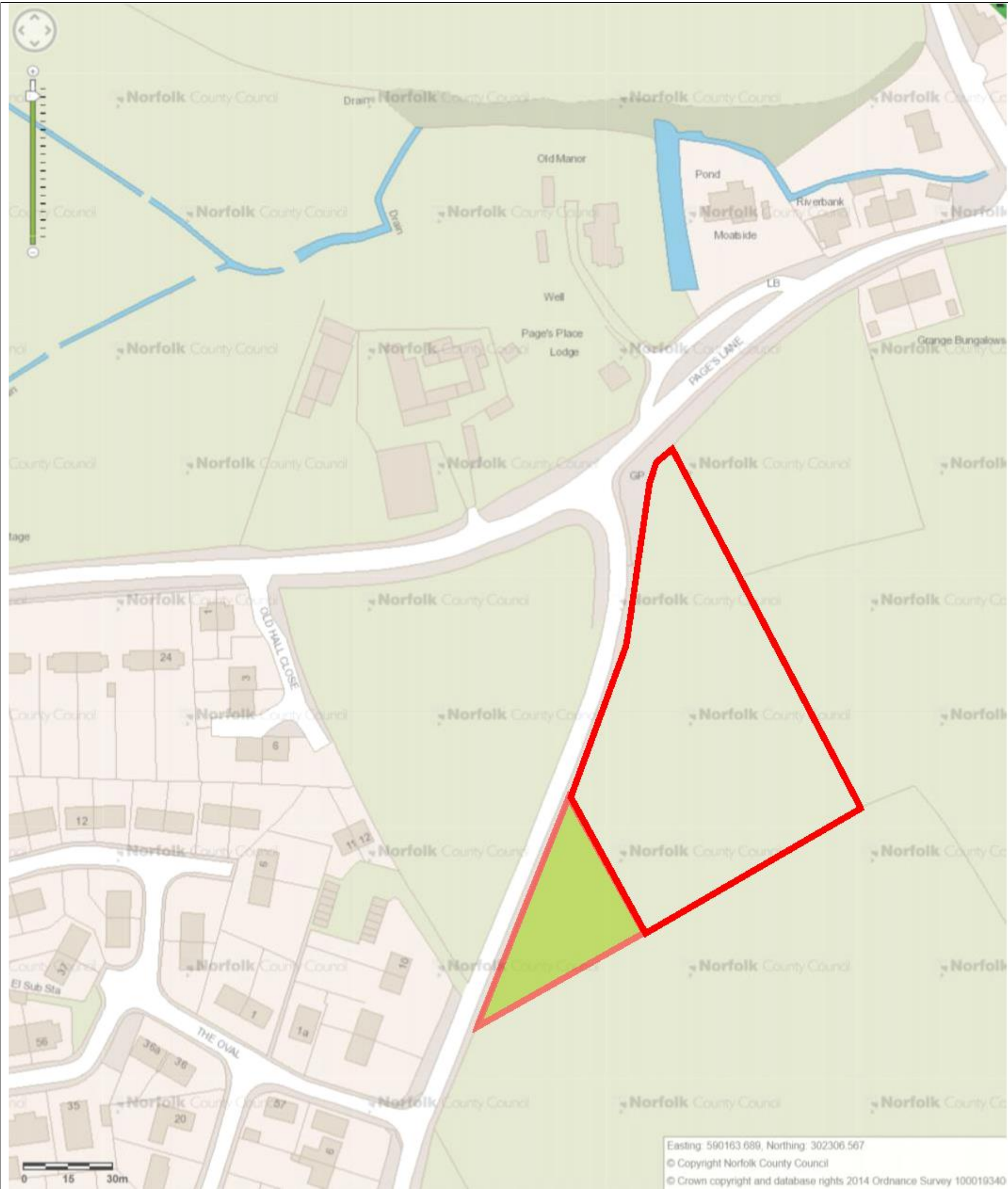
P2I.1 Land amounting to approximately 1.01 hectares is allocated or reserved as Site STNP5 for the provision of a maximum of 12 new dwellings on greenfield land to the west of Pound Hill, adjacent to its junction with Page's Lane. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2I.1 and shall include an area as indicated, in which there shall be no above-ground development;
- b) Dwellings shall be single-storey;
- c) Housing mix will be conducive to creating a mixed and vibrant neighbourhood and meeting local needs as identified in the Saham Toney Housing Needs Assessment, May 2019; at least two thirds of dwellings will have 3 bedrooms or less, unless more up to date evidence supports a different dwelling mix;
- d) Safe access to and from the site shall be provided onto Pound Hill, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- e) A professional transport impact report including a traffic survey of the use of the junction between Pound Hill and Richmond Road shall be provided that demonstrates vehicular use of that junction will remain at an acceptable level following development of the site;
- f) Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;
- g) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located. In particular site layout and landscaping shall be such that site retains a publicly open vista north-west from Pound Hill towards land beyond Page's Lane;
- h) A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;
- i) Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;
- j) The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground;
- k) Each dwelling shall have off-road parking commensurate with its number of bedrooms;
- l) The existing trees and hedges on the site boundaries shall be retained, or replaced by alternate planting that is demonstrated to improve the landscape;
- m) Development shall include positive measures to enhance green infrastructure.


P2I.2 This site is expected to be developed between 2029 and 2032.

P2I.3 This site is required to deliver a minimum of 2 affordable homes.

NOT YET AGREED WITH OWNERS



12 HOUSES

	<p>Site boundary</p> <p>Area of no above - ground development</p>	<p>Scale</p>
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STNP5 SITE LOCATION PLAN

DRAFT POLICY FOR SITE STNP6: LAND AT THE JUNCTION OF POUND HILL AND PAGE'S LANE

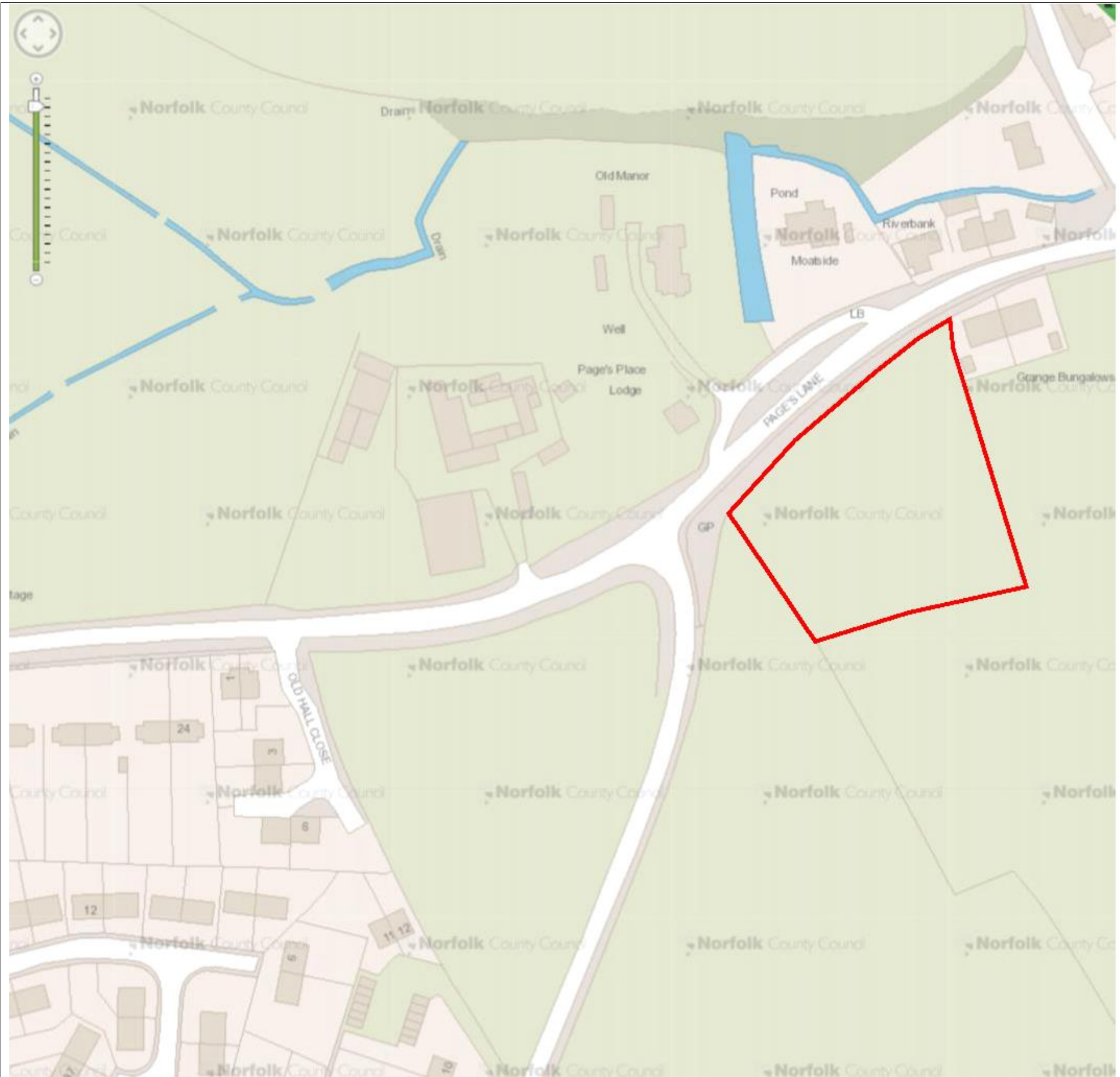
P2H.1 Land amounting to approximately 0.46 hectares is allocated or reserved as Site STNP6 for the provision of a maximum of 5 new dwellings on greenfield land to the west of Pound Hill, adjacent to its junction with Page's Lane. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2J.1;
- b) Housing mix will be conducive to creating a mixed and vibrant neighbourhood and meeting local needs as identified in the Saham Toney Housing Needs Assessment, May 2019; a majority of the dwellings will have 3 bedrooms or less, unless more up to date evidence supports a different dwelling mix;
- c) Safe access to and from the site shall be provided onto Page's Lane, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- d) A professional transport impact report including a traffic survey of the use of the junction between Pound Hill and Richmond Road shall be provided that demonstrates vehicular use of that junction will remain at an acceptable level following development of the site;
- e) Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;
- f) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located. In particular site layout and landscaping shall be such that site retains a publicly open vista north-west from Pound Hill towards land beyond Page's Lane;
- g) A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;
- h) Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;
- i) The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground, and shall take into account the mains gas pipe that runs immediately outside the site's boundary;
- j) Each dwelling shall have off-road parking commensurate with its number of bedrooms;
- k) The existing trees and hedges on the site boundaries shall be retained, or replaced by alternate planting that is demonstrated to improve the landscape, and natural screening of the site from Page's Lane and Pound Hill shall be enhanced;
- l) Site layout and landscaping shall be such as to have no detrimental impact on the setting of Page's Place;
- m) Development shall include positive measures to enhance green infrastructure.

P2J.2 This site is expected to be developed between 2025 and 2028.

P2J.3 This site is not required to deliver affordable homes.

NOT YET AGREED WITH OWNERS



5 HOUSES

	Site boundary 	Scale
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STNP6 SITE LOCATION PLAN

DRAFT POLICY FOR STNP7: PAGE'S LANE FARM

P2K.1 Land amounting to approximately 0.54 hectares is allocated or reserved as Site STNP7 for the provision of a maximum of 8 new dwellings on predominantly brownfield land at Page's Farm, Page's Lane. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2K.1;
- b) Dwellings shall be of a size commensurate with the needs identified in the Saham Toney Housing Needs Assessment, May 2019, providing a mix and choice of houses, with a majority having 3 or less bedrooms;
- c) Safe access to and from the site shall be provided by a single access road onto Page's Lane, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- d) A professional transport impact report including a traffic survey of the use of the junction between Pound Hill and Richmond Road shall be provided that demonstrates vehicular use of that junction will remain at an acceptable level following development of the site;
- e) Provision shall be made to widen Page's Lane to 6m from the most western point at which the site adjoins the highway east to the junction of Page's Lane and Pound Hill;
- f) A pedestrian footpath shall be provided along the full length of the widened section of highway;
- g) A bio-retention area or infiltration area shall be provided in the area of the site's greatest risk of surface water flooding, with a minimum length / area that calculations demonstrate to be adequate to prevent flood risk to properties and/or off-site;
- h) Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;
- i) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located;
- j) The contribution of the site area to the setting of Key View 3 is enhanced;
- k) A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;
- l) Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;
- m) A Ground Contamination Risk Assessment shall be provided with the planning application, based on a full intrusive ground investigation, and shall set out in detail all measures required to eliminate identified risks;
- n) The brownfield site shall be entirely cleared and all decontamination measures identified by the risk assessment shall be implemented;
- o) The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground;
- p) Each dwelling shall have off-road parking commensurate with its number of bedrooms;

- P2K.3 This site is not required to deliver affordable homes.

DRAFT POLICY FOR STNP9: OVINGTON ROAD

P2J.1 Land amounting to approximately 0.445 hectares is allocated or reserved as Site STNP9 for the provision of a maximum of 3 new dwellings on greenfield land on Ovington Road to the east of Mill View. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2J.1;
- b) Dwelling heights shall respect adjoining property
- c) The site is expected to deliver a mix of 2 to 4-bedroom dwellings
- d) Safe access to and from the site shall be provided by means of two private driveways (one shared) each with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- e) A pedestrian footpath shall be provided along the site frontage on Ovington Road;
- f) The surface water drainage system shall be designed with supporting calculations to demonstrate that no additional flood risk is created to adjoining property or land;
- g) Dwellings shall be drained by a suitable robust individual and/or communal sustainable drainage system, with measures to ensure its long-term maintenance;
- h) A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;
- i) Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;
- j) The planning application shall identify the measures proposed to deal with utility infrastructure that crosses the existing site, either above or below ground;
- k) Each dwelling shall have off-road parking commensurate with its number of bedrooms;
- l) The existing trees and hedges on the north and east boundaries of the site shall be retained, improved and enhanced where possible;
- m) Site layout and landscaping shall be such as to have no detrimental impact on the setting of Brick Kiln Farmhouse.
- n) Development shall include positive measures to enhance green infrastructure.

P2J.2 This site is expected to be developed between 2020 and 2024.

P2J.3 This site is not required to deliver affordable homes.

AGREED WITH OWNER



3 HOUSES

	Site boundary 	Scale
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STNP9 SITE LOCATION PLAN

DRAFT POLICY FOR STNP11: 8 RICHMOND ROAD

P2x.1 Land amounting to approximately 0.20 hectares is allocated or reserved as Site STNP11 for the provision of a maximum of 2 new dwellings on land at 8 Richmond Road. Proposals shall comply with the following criteria:

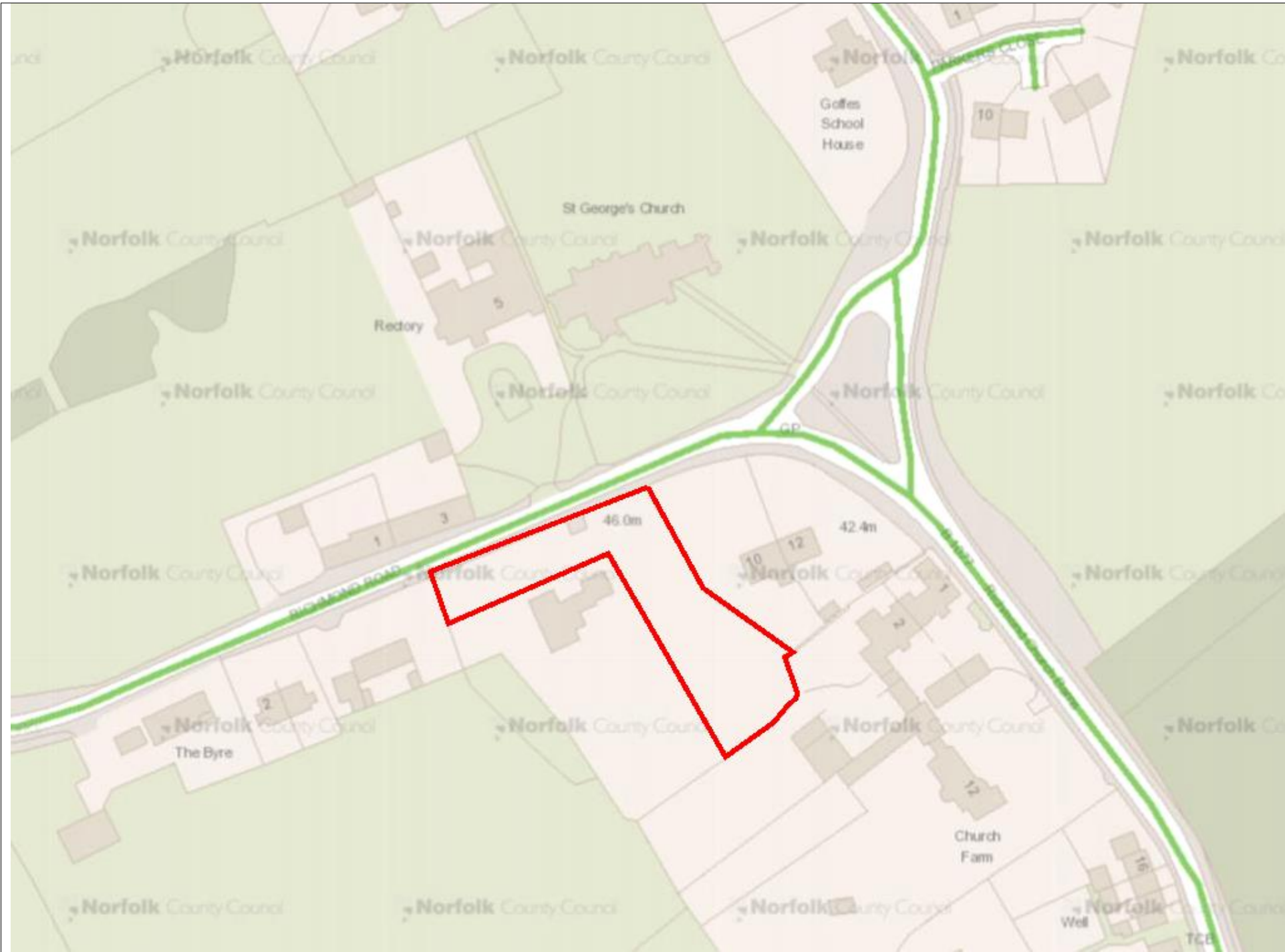
- a. The site boundary shall be as shown on Policy Map 2x.1;
- b. The site is expected to deliver smaller homes of 3 bedrooms or less, in line with local needs identified in the Saham Toney Housing Needs Assessment, May 2019;
- c. Safe access to and from the site shall be provided to and from Richmond Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- d. Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;
- e. A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;
- f. Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;
- g. The proposal shall demonstrate satisfactory measures for any impact on the heritage setting of St. George’s Church;
- h. The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground;
- i. Each dwelling shall have off-road parking commensurate with its number of bedrooms;
- j. The existing trees and hedges on the east boundary of the site shall be retained;
- k. Development shall include positive measures to enhance green infrastructure;
- l. Development shall include satisfactory measures to protect the amenity of neighbouring properties.

P2x.2This site is expected to be developed between 2029 and 2032.

P2x.3 This site is not required to deliver affordable homes.

AGREED WITH OWNER

STNP15 IS AN ALTERNATE OPTION TO THIS SITE



2 HOUSES

	Site boundary	Scale
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STNP11 SITE LOCATION PLAN

DRAFT POLICY FOR STNP15: 8 RICHMOND ROAD (ALTERNATE OPTION TO STNP11)

P2x.1 Land amounting to approximately 0.40 hectares is allocated or reserved as Site STNP15 for the provision of a maximum of 4 new dwellings on land at 8 Richmond Road. Proposals shall comply with the following criteria:

- a. The site boundary shall be as shown on Policy Map 2x.1;
- b. The site is expected to deliver smaller homes of 3 bedrooms or less, in line with local needs identified in the Saham Toney Housing Needs Assessment, May 2019;
- c. Safe access to and from the site shall be provided to and from Richmond Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- d. Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;
- e. A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;
- f. Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;
- g. The proposal shall demonstrate satisfactory measures for any impact on the heritage setting of St. George’s Church;
- h. The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground;
- i. Each dwelling shall have off-road parking commensurate with its number of bedrooms;
- j. The existing trees and hedges on the west and east boundaries of the site shall be retained;
- k. Development shall include positive measures to enhance green infrastructure;
- l. Development shall include satisfactory measures to protect the amenity of neighbouring properties.

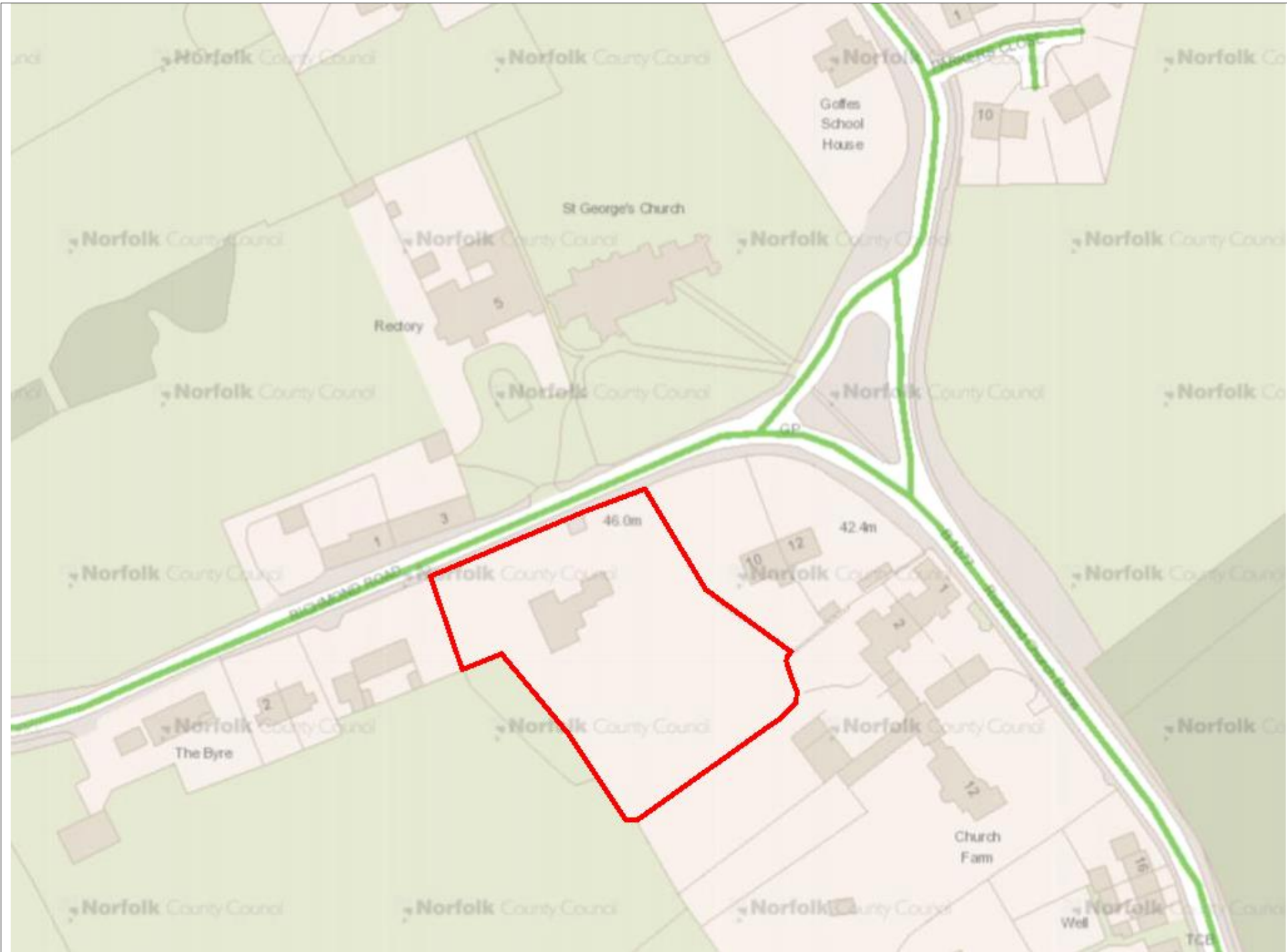
P2x.2 As part of the development, the existing residential property will be demolished.

P2x.3 This site is expected to be developed between 2033 and 2036.

P2x.4 This site is not required to deliver affordable homes.

AGREED WITH OWNER

STNP11 IS AN ALTERNATE OPTION TO THIS SITE



4 HOUSES

	Site boundary	Scale
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STNP15 SITE LOCATION PLAN

DRAFT POLICY FOR STNP13: HILL FARM, HILLS ROAD

P2K.1 Land amounting to approximately 0.20 hectares is allocated or reserved as Site STNP13 for the provision of a maximum of 5 new dwellings on greenfield land at Hill Farm, Hill's Road. Proposals shall comply with the following criteria:

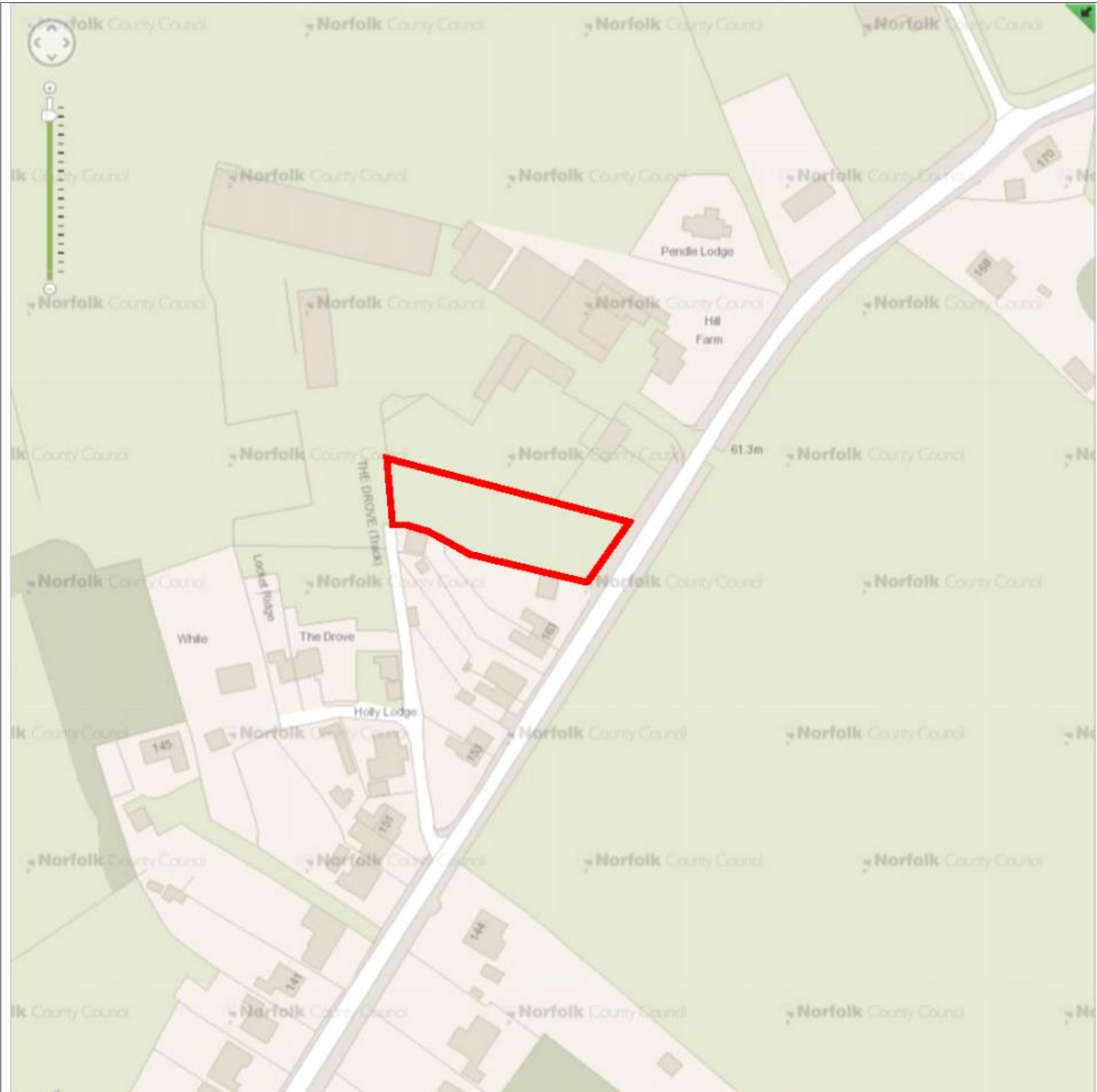
- a) The site boundary shall be as shown on Policy Map 2K.1;
- b) Dwelling mix will meet the local needs identified in the Saham Toney Housing Needs Assessment, May 2019, and in no case shall exceed three bedrooms;
- c) Safe access to and from the site shall be provided by a single access road onto Hills Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- d) Hills Road shall be widened locally to the site to provide passing place(s) to the satisfaction of the Local Highway Authority;
- e) Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;
- f) A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;
- g) Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;
- h) The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground;
- i) Each dwelling shall have off-road parking commensurate with its number of bedrooms;
- j) Development shall include positive measures to enhance green infrastructure.

P2K.2 Development planning shall pay particular attention to the avoidance of any amenity issues from the adjacent working farm.

P2K.3 This site is expected to be developed between 2029 and 2032.

P2K.4 This site is not required to deliver affordable homes.

AGREED WITH OWNER



5 HOUSES

	Site boundary	Scale
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STNP13 SITE LOCATION PLAN

DRAFT POLICY FOR STNP14: CROFT FIELD, HILLS ROAD

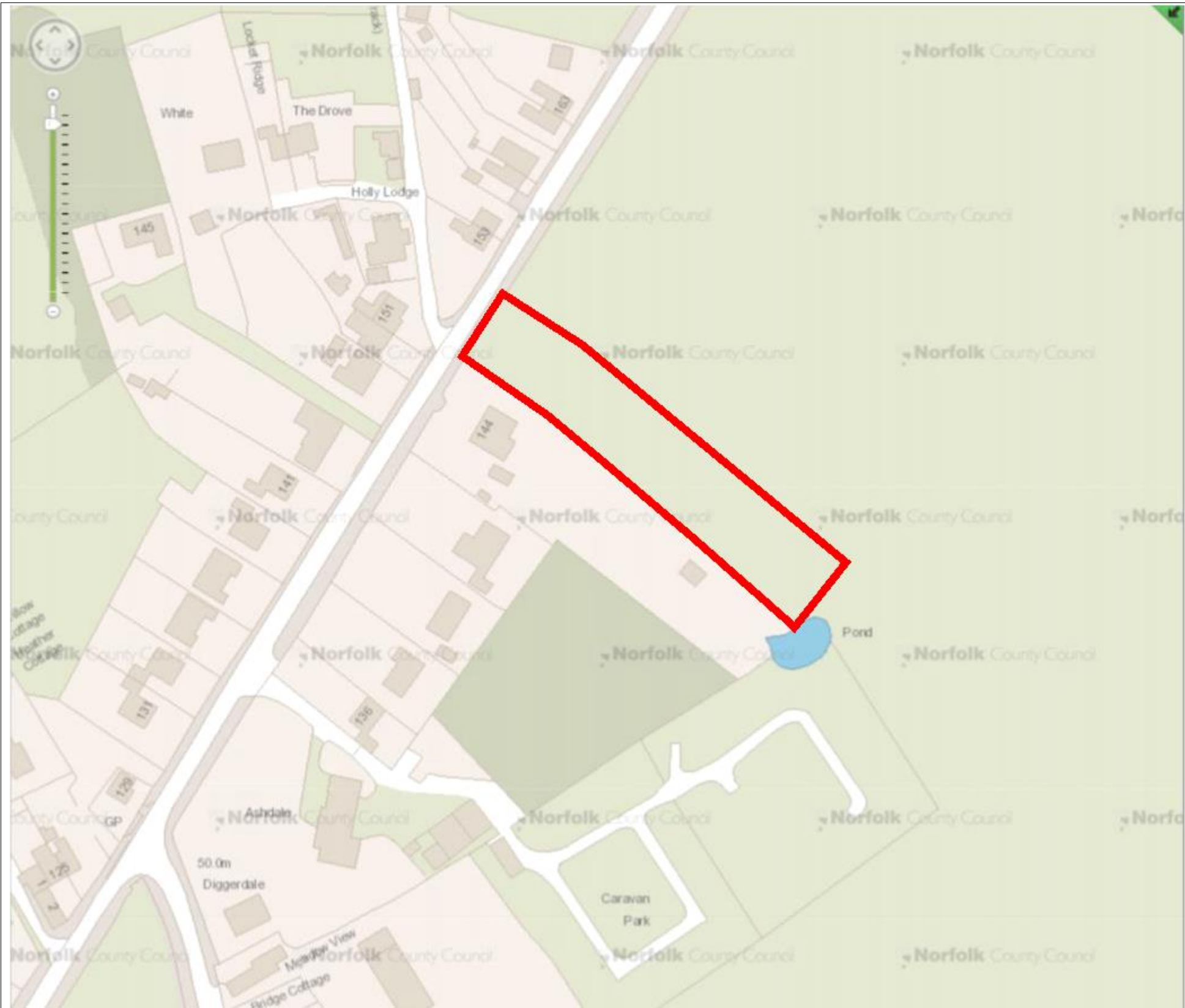
P2L.1 Land amounting to approximately 0.30 hectares is allocated or reserved as Site STNP14 for the provision of a maximum of 5 new dwellings on greenfield land at Croft Field, Hills Road. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2L.1;
- b) Dwelling mix will meet the local needs identified in the Saham Toney Housing Needs Assessment, May 2019, and in no case shall exceed three bedrooms;
- c) Safe access to and from the site shall be provided by a single access road onto Hills Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- d) Hills Road shall be widened locally to the site to provide passing place(s) to the satisfaction of the Local Highway Authority;
- e) Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;
- f) A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;
- g) Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;
- h) A Ground Contamination Risk Assessment shall be provided with the planning application, based on a full intrusive ground investigation, and shall set out in detail all measures required to eliminate identified risks;
- i) The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground;
- j) Each dwelling shall have off-road parking commensurate with its number of bedrooms;
- k) Development shall include positive measures to enhance green infrastructure.

P2L.2 This site is expected to be developed between 2033 and 2036.

P2L.3 This site is not required to deliver affordable homes.

AGREED WITH OWNER



5 HOUSES

	Site boundary	Scale
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STNP14 SITE LOCATION PLAN

DRAFT POLICY FOR STNP16: RICHMOND HALL, RICHMOND ROAD

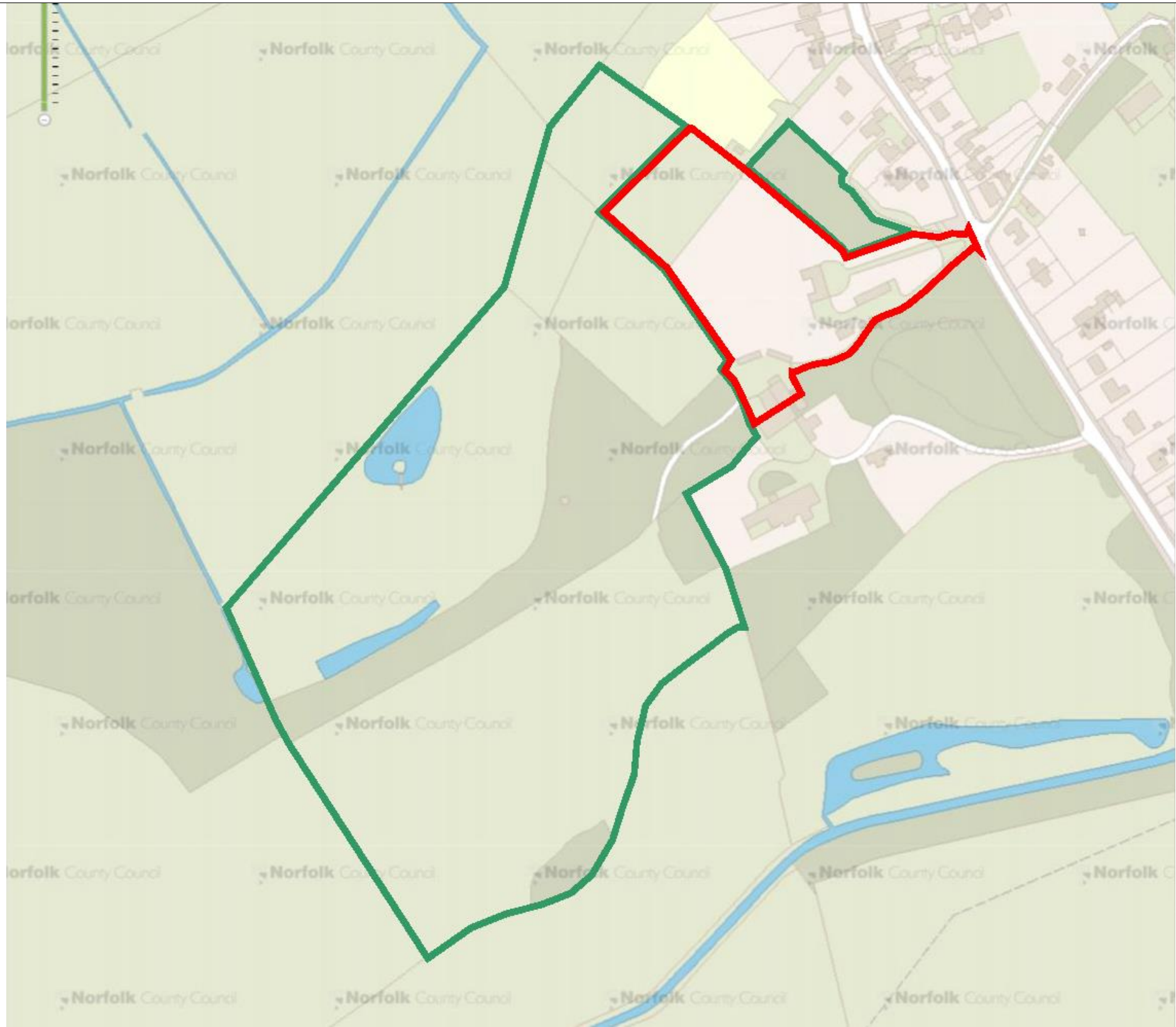
P2M.1 Land amounting to approximately 1.50 hectares is allocated or reserved as Site STNP16 for the provision of a maximum of 17 new dwellings on greenfield land at Richmond Hall, Richmond Lane. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2M;
- b) The land shown on Policy Map 2M is safeguarded in perpetuity as future publicly accessible amenity land;
- c) As part of the planning consent, provision is made by the applicant for the future management and maintenance of the future publicly accessible amenity land;
- d) Development will include the demolition of Richmond Hall and various existing outbuildings (to be confirmed);
- e) Housing mix will be conducive to creating a mixed and vibrant neighbourhood and meet the local needs identified in the Saham Toney Housing Needs Assessment, May 2019; at least two thirds of dwellings will have 3 bedrooms or less, unless more up to date evidence supports a different dwelling mix;
- f) Safe access to and from the site shall be provided by improvement of the existing access road onto Richmond Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- g) A pedestrian footpath shall be provided from the highway access point to link with the existing public footpath on Richmond Road to the north of the site;
- h) Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;
- i) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located;
- j) A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;
- k) Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;
- l) The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground;
- m) Each dwelling shall have off-road parking commensurate with its number of bedrooms;
- n) The existing trees and hedges on the site shall be retained;
- o) Development shall include positive measures to enhance green infrastructure.

P2M.2 This site is expected to be developed between 2020 and 2024.

P2M.3 This site is required to deliver not fewer than four affordable homes.

AWAITING DISCUSSION WITH OWNER



Allocated site boundary



Amenity land boundary



17 HOUSES

STNP16 SITE LOCATION PLAN