

## **Saham Toney Neighbourhood Plan**

This month concentrates on responses we received to the recent consultation.

### **From villagers:**

- 31 parishioners indicated support for the Plan, without comment;
- 6 parishioners indicated support for the Plan, subject to their comments;
- 5 parishioners indicated they did not support the Plan and submitted comments indicating their reasons for that.

In total, there were 27 comments from the 11 villagers who made comments, concerning the following topics:

- Flood risk in the Pound Hill / Page's Lane / Chequers Lane area: 6
- Development size exceeding 4-6 houses per site and housing density: 4
- Potential for sewerage overspill: 3
- Impact on openness and key views: 3
- Maintaining footpaths with farmland views: 2
- Supportive of the Plan: 2 (in addition to those who had no comments)
- Highway safety and traffic speed concerns: 2
- Improving the appearance of Page's Place: 1
- Biodiversity surveys: 1
- Development outside the settlement boundary: 1
- Potential impact on archaeological sites: 1
- Typographical error: 1

**From Breckland Council:** We received 89 comments from the Council and met with their Neighbourhood Planning Coordinator to discuss those. In the main, comments were minor and logical and we accepted those. Others we accepted following clarification of their intent and the manner in which we should implement them. Others we considered would weaken the Plan if implemented, particularly those objecting to our limiting the number of houses allocated strictly to the numbers stated and phasing of sites over the entire plan period. For those we presented further evidence, which was accepted and hence those comments were withdrawn. A very few comments are undecided pending further information from the Council.

**From statutory and non-statutory bodies:** We also consulted 121 organisations and individuals with a potential interest in the Plan. 10 of those responded, the most important of which was Norfolk Council. We had comments from their infrastructure and historic environment departments,

from the Lead Local Flood Authority and the Local Highways Authority, and support from our County Councillor. We are waiting for clarification of the highways comments, but otherwise have used the responses as justification to further strengthen the plan. Other comments came from Anglian Water, Sport England, Norfolk Police, Gladman Developments, and the owners of sites STNP4-7 (via their agent). Responses from Historic England, Natural England, Highways England and the National Grid simply confirmed they each had no comments.

We are now steadily incorporating agreed comments into the Plan, and for others setting out reasons why no change to the Plan is required as a result of a comment. All comments received and our response to each will later be published as explained last month.

The Masterplanning studies for the sites around Pound Hill and the one at Richmond Hall are progressing well, and as I write are being reviewed by our landscape consultant. The key findings will be blended into the Plan as an indication of site layouts that will best meet the Plan's policies.

Breckland Council has confirmed that Strategic Environmental and Habitats Regulations Assessments of the Plan are required. When we get some formal paperwork from them, we'll apply for Government support to undertake those, using the same consultants who did the site assessments and are now doing the masterplanning work. Once approved, they expect their work to take around 11 weeks.

Meanwhile it now looks as though Breckland Council may at last approve its Local Plan at a meeting on 28 November. If so, the village will have some protection against speculative development, which will be strengthened further when the Neighbourhood Plan is approved.

As usual, if you have any comments or questions on any of this, or anything else to do with the Neighbourhood Plan, or if you'd like to be added to our mailing list, please get in touch with me.

**Chris Blow, STNP Work Group leader**



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***Neighbourhood Plan  
Shaping the future of  
Saham Toney!***