

ANNOUNCEMENT: Saham Toney Neighbourhood Plan Call For Sites

Saham Toney Parish Council intends to allocate sites for new residential housing in its Neighbourhood Plan.

In accordance with a key principle of the Plan - that the right type of housing in the right places at the right time is welcomed - this will provide a greater degree of certainty to the Parish Council, villagers, landowners, land agents and developers alike, as to where development may take place during the Plan's life to 2036, and on what scale and of what type it will be.

For any who may not be aware, site allocation involves a detailed, fair and objective assessment of all potentially available sites, using criteria that determine the suitability, availability and deliverability of the site. The suitability of sites will be assessed against the context of national, local and emerging neighbourhood plan policies.

As part of a process to identify potential sites you are invited to put forward site(s) for consideration. In order for a site to be included in the assessment the standard form **available from www.stnp2036.org** must be completed in full. You do not have to be the owner of a plot of land in order to submit a proposal, but in that case you will need to provide evidence of the landowner's agreement to that.

A separate form shall be used for each site proposed.

Sites that were reviewed by Breckland Council in its Strategic Housing Land Availability Assessments of 2014 and 2015 and have not since been granted planning permission will be considered if put forward, even if Breckland Council deemed them non-preferred, but still require completion of this form.

Please note that information submitted about potential sites will be made available in the public domain during necessary formal and informal consultations on the Neighbourhood Plan and hence will not be treated as confidential. By submitting a proposal you consent to this. Personal details of those proposing sites will remain confidential and will be held in accordance with GDPR policy.

Together with a completed form, each proposal must include a map showing the exact site location and depicting the site boundary in red; and at least one photo of the site in jpg format. Preliminary site layout drawings are welcomed, but not obligatory.

This Call for Sites will run from 17th August 2018 till 18th October 2018.

Proposals shall be returned by email to stnp2036@gmail.com

Proposals submitted by any other means will not be considered.

The final method of assessment will be published at a later date and those who submit proposals will be informed of the final assessment criteria before an assessment begins. A provisional site assessment form is available on www.stnp2036.org as a guide to the likely factors to be assessed.

In accordance with the Saham Toney Housing Needs Assessment which was published in March 2018, and is available at www.stnp2036.org, proposed residential sites should ideally provide at least an element of one and two-bed roomed properties.

If you have aspirations for alternative uses of land other than residential housing then we would also like to hear from you. In particular, we would welcome details of land that you may wish to see taken forward to provide wider community benefit.

Those considering making proposals should bear in mind that any potential land which is not put forward at this stage may not be subsequently considered for allocation during the period of the Neighbourhood Plan i.e. 2019 - 2036. Additionally sites can only be proposed for allocation if they are demonstrably deliverable and this is a matter which should be addressed in submissions.

The site assessment work will be undertaken by independent consultants and we will use their work to help us identify preferred sites for development. These sites will then be proposed for allocation in the Neighbourhood Plan.

Any site allocation in the final version of the Neighbourhood Plan will establish the principle of development of the land in question, subject to normal planning requirements and permission, and strict compliance with criteria set out in a plan policy dealing with that allocation.

To have the best chance of being deemed a preferred site, proposals should be in broad conformance with the policies of the emerging Breckland Local Plan and the emerging Saham Toney Neighbourhood Plan. However strict conformance is not a requirement at this stage, since both plans remain subject to change. As examples, proposals for sites with a somewhat higher number of houses than permitted by the Local or Neighbourhood Plans; or for sites not located within or immediately adjacent to the settlement boundary; will be given the same consideration as those in full compliance with the emerging policies on those topics. At the same time proposers should be aware that this does not imply "anything goes". Site assessments will be designed to ensure the most sustainable and appropriate sites are allocated in the Neighbourhood Plan, and it is likely those will be the sites that either comply with emerging policies or closely adhere to the spirit of those policies.

Following receipt of proposals the Neighbourhood Plan Work Group may request meetings with proposers to clarify matters prior to the start of the assessment process, and would expect to be granted access to the site for an accompanied visit to the site at a mutually agreed time should that be necessary to clarify the proposal.

After completion of the site allocation process the Neighbourhood Plan will be updated to reflect the results and will include draft policies for preferred sites. A public consultation exercise will follow, and comments from villagers, Breckland Council, landowners, developers and other relevant organisations will be taken into account before finalising the plan.

Any questions relating to this Call For Sites shall be addressed to stnp2036@gmail.com.