

EVIDENCE BASE

FOR THE SAHAM TONEY NEIGHBOURHOOD DEVELOPMENT PLAN



INDEPENDENT SITE ASSESSMENTS REPORT

Saham Toney Neighbourhood Development Plan

Site Assessment

Saham Toney Parish Council

June 2019

Quality information

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V5		Locality Review			

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This document is intended to aid the preparation of the Neighbourhood Plan and can be used to guide decision making and as evidence to support Plan policies, if the Qualifying Body (QB) so chooses. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. Saham Toney Neighbourhood Plan is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to Saham Toney Neighbourhood Plan at the consultation stage. Where evidence from elsewhere conflicts with this report, the QB should decide what policy position to take in the Neighbourhood Plan and that judgement should be documented so that it can be defended at the Examination stage.

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Abbreviations used in the report

Abbreviation

BDC	Breckland District Council
DPD	Development Plan Document
Ha	Hectare
MHCLG	Ministry of Housing, Communities and Local Government
NA	Neighbourhood Area
NDP	Neighbourhood Development Plan
SHLAA	Strategic Housing Land Availability Assessment
STPC	Saham Toney Parish Council
TPO	Tree Preservation Order

Executive Summary

AECOM has been commissioned to undertake an independent site appraisal for the Saham Toney Neighbourhood Development Plan on behalf of Saham Toney Parish Council. The work undertaken was agreed with the Group and the Ministry of Housing, Communities and Local Government in October 2018.

The Saham Toney Neighbourhood Area (NA) is located within the administrative boundary of Breckland District Council.

The planning framework, within which the Saham Toney Neighbourhood Development Plan is being prepared, comprises of the Site-Specific Policies and Proposals Development Plan Document (2012); the Core Strategy and Development Control Policies Development Plan Document (2009) and the Saved Policies of the Breckland District Local Plan (1999).

Breckland District Council are in the final stages of the preparation of the Breckland Local Plan, which will, once adopted, replace the suite of documents listed previously. The new Local Plan will cover the period from 2011 to 2036 and will set out the strategic policies for the district. It was submitted for examination in November 2017 and the Hearings concluded in September 2018. A consultation on the amendments proposed by the Inspector to make the Plan sound (Main Modifications) has recently concluded; although an additional period of consultation is underway in relation to three policies. The adoption of the new Local Plan is anticipated in early Summer 2019.

The new Local Plan does not include a specific housing allocation for Saham Toney. Although the village is identified, in the Settlement Hierarchy, as a 'village with boundaries', Policy HOU04 of the new Local Plan sets out development within 'villages with boundaries' should not lead to the number of dwellings in the settlement significantly increasing by more than 5% from the date of adoption of the Plan. Appendix 5 of the new Local Plan provides a methodology for the implementation of Policy HOU04 including a maximum number of dwellings which could be permitted within the Plan period for each settlement, for Saham Toney this is 33 dwellings.

Saham Toney Parish Council, with the support of Breckland District Council, undertook a Call for Sites consultation between August and October 2018 through which 16 sites were identified. The site promoters for all of the sites submitted to Breckland District Council's Strategic Housing Land Availability Assessment were also contacted to ascertain the availability status of their sites; where a site is no longer available (either through confirmation or lack of response) they have not been considered any further. At the time of writing five further sites have been/are being promoted outside of the plan-making process through the submission of planning applications. This brings the total of 'known sites' within the Neighbourhood Area to 21 sites. Three of the sites which have been/are being promoted outside of the plan-making process, through the submission of planning applications, have been discounted (two have been permitted and one has been refused, the site is considered unsuitable for development). Therefore, 18 sites have been considered through this report.

The results of the site assessment have found that of the 18 sites assessed (16 sites identified through the Call for Sites consultation and two sites identified through the submission of planning applications), 3 sites are considered appropriate for allocation for housing in the Saham Toney Neighbourhood Development Plan: STNP9, STNP13 and STNP14. 10 sites are considered potentially appropriate for allocation for housing in the Saham Toney Neighbourhood Development Plan, subject to the mitigation of constraints: STNP1, STNP2, STNP3, STNP4, STNP5, STNP6, STNP7, STNP8, STNP12 and STNP16. STNP6, STNP8 and STNP12 are considered to be impacted by more minor (and more surmountable) constraints. With respect to landscape constraints, based on the available evidence, it is considered that STNP4, STNP5 and STNP7 are in the most sensitive area.

Five sites (STNP10, STNP11, STNP15, Meadows Farm and Nilefields) are not considered to be suitable, based on the currently available evidence. STNP10, STNP11, STNP15 are sites that have previously been considered in the Strategic Housing Land Availability Assessment as non-deliverable due to their inability to provide suitable vehicular access; there is no evidence that disputes this conclusion. Meadows Farm and Nilefields are both impacted by a variety of constraints that are considered to render them unsuitable for development.

Based on the information submitted to the Call for Sites consultation, the indicative capacity of the sites considered to be suitable for allocation for housing in the Saham Toney Neighbourhood Plan is 22-23 dwellings; based on AECOM's indicative calculations (assuming 22 dwellings per hectare) this figure could be 18 dwellings. Based on the information submitted to the Call for Sites consultation, the indicative capacity of the sites considered to be potentially suitable for allocation for housing in the Saham Toney Neighbourhood Plan, subject to the mitigation of constraints, is 157-179 dwellings; based on AECOM's indicative calculations (assuming 22

dwellings per hectare) this figure could be as much as 209 dwellings. However, AECOM's calculated site capacities are indicative and are subject to change, reflecting detailed design work and stakeholder engagement. On the basis of the available evidence, it is considered that there are sites within the Saham Toney Neighbourhood Development area that could deliver 33 homes, in accordance with the new Local Plan – for some of the sites there are constraints that should be mitigated prior to the site being included as a site allocation.

This report can be used by Saham Toney Parish Council to guide decision making on site selection and to use as evidence to support site allocations in the Neighbourhood Development Plan if they choose to do so. However, prior to determining which, if any, sites could be allocated for housing within the Saham Toney Neighbourhood Development Plan the Steering Group should discuss with Breckland District Council and the Highways Authority the situation of infrastructure provision/deficit within, and around, Saham Toney particularly in relation to vehicle and pedestrian infrastructure. Whilst, some elements of this are strategic in nature, and beyond the scope of the Neighbourhood Development Plan, they are likely to be critical for the Saham Toney Neighbourhood Development Plan-making journey. If both stakeholders require significant infrastructure improvements, to ensure sustainable development, this could impact site viability and therefore, the conclusions and recommendations made within this report.

It is also recommended that the Steering Group speak with Breckland District Council to establish whether a Strategic Environmental Assessment, Habitats Regulations Assessment and/or Appropriate Assessment will be required to support the Saham Toney Neighbourhood Development Plan.

1. Introduction

Background

AECOM has been commissioned to undertake an independent site appraisal for the Saham Toney Neighbourhood Development Plan (NDP) on behalf of Saham Toney Parish Council (STPC). The work to be undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in October 2018.

The Saham Toney NA is located within the administrative boundary of Breckland District Council (BDC).

The NDP is currently being prepared in the context of the Site-Specific Policies and Proposals Development Plan Document (DPD) (2012)¹; the Core Strategy and Development Control Policies DPD (2009)² and the Saved Policies of the Breckland District Local Plan (1999)³.

BDC are in the final stages of the preparation of the Breckland Local Plan⁴, which will, once adopted, replace the suite of documents listed previously. The new Local Plan will cover the period from 2011 to 2036 and will set out the strategic policies for the district. It was submitted for examination in November 2017 and the Hearings concluded in September 2018. A consultation on the amendments proposed by the Inspector to make the Plan sound (Main Modifications) has recently concluded; although an additional period of consultation is underway in relation to three policies. The adoption of the new Local Plan is anticipated in early Summer 2019; once adopted the Saham Toney NDP must be in conformity with the strategic policies contained therein.

The new Local Plan does not include a specific housing allocation for Saham Toney. The village is identified, in the Settlement Hierarchy, as a 'village with boundaries'. 'Villages with boundaries' have three of the following criteria: public transport access, a community facility, opportunity for employment, a shop/post office and/or a school. Policy HOU04 of the new Local Plan sets out development within 'villages with boundaries' should not lead to the number of dwellings in the settlement significantly increasing by more than 5% from the date of adoption of the Plan. Appendix 5 of the new Local Plan provides a methodology for the implementation of Policy HOU04 including a maximum number of dwellings which could be permitted within the Plan period for each settlement, for Saham Toney this is 33 dwellings.

Figure 1 is a map of the Saham Toney NA, which covers the parish of Saham Toney. This was designated as an NA area by BDC in March 2017. It is the intention of the NDP Steering Group to include allocations for housing within the Saham Toney NDP in accordance with the strategic policies of the new Local Plan.

The vision of the Saham Toney NDP is to *"preserve and enhance Saham Toney's distinct and tranquil rural character whilst ensuring village life is peaceful and fulfilling for all residents"*. This is proposed to be achieved through a process of gradual development of a scale having regard to, and consistent with, the NA's development constraints and appropriate to its place in Breckland's Settlement Hierarchy, spread over the Plan period; and by protecting the area's richness of landscape, history, wildlife and community.

Site allocations included within NDPs need to be supported by appropriate evidence. In this context, the STPC has asked AECOM to undertake an independent and objective assessment of the sites that have been identified.

The sites are assessed to determine which may be appropriate (i.e. suitable, available and achievable) for allocation in the Saham Toney NDP.

¹ Available at: https://www.breckland.gov.uk/media/1824/Site-Specific-Policies-and-Proposals-DPD-Adopted-January-2012/pdf/Adopted_Site_Specific_Policies_and_Proposals_DPD_19.01.12.pdf?m=635948423743570000

² Available at: https://www.breckland.gov.uk/media/1574/Core-Strat-Final-20-03-2012/pdf/Core_Strat_Final_20_03_2012.pdf?m=635948423729470000

³ Available at: https://www.breckland.gov.uk/media/1303/Saved-Policies-Breckland-District-Local-Plan-Amended-July-2012/pdf/Saved_Policies_Breckland_District_Local_Plan_amended_july_2012.pdf?m=635935616780100000

⁴ Available at: https://www.breckland.gov.uk/media/12382/Local-Plan-Examination-Version-Corrected/pdf/Local_Plan_Examination_Version_-_Corrected.pdf?m=636904239473900000

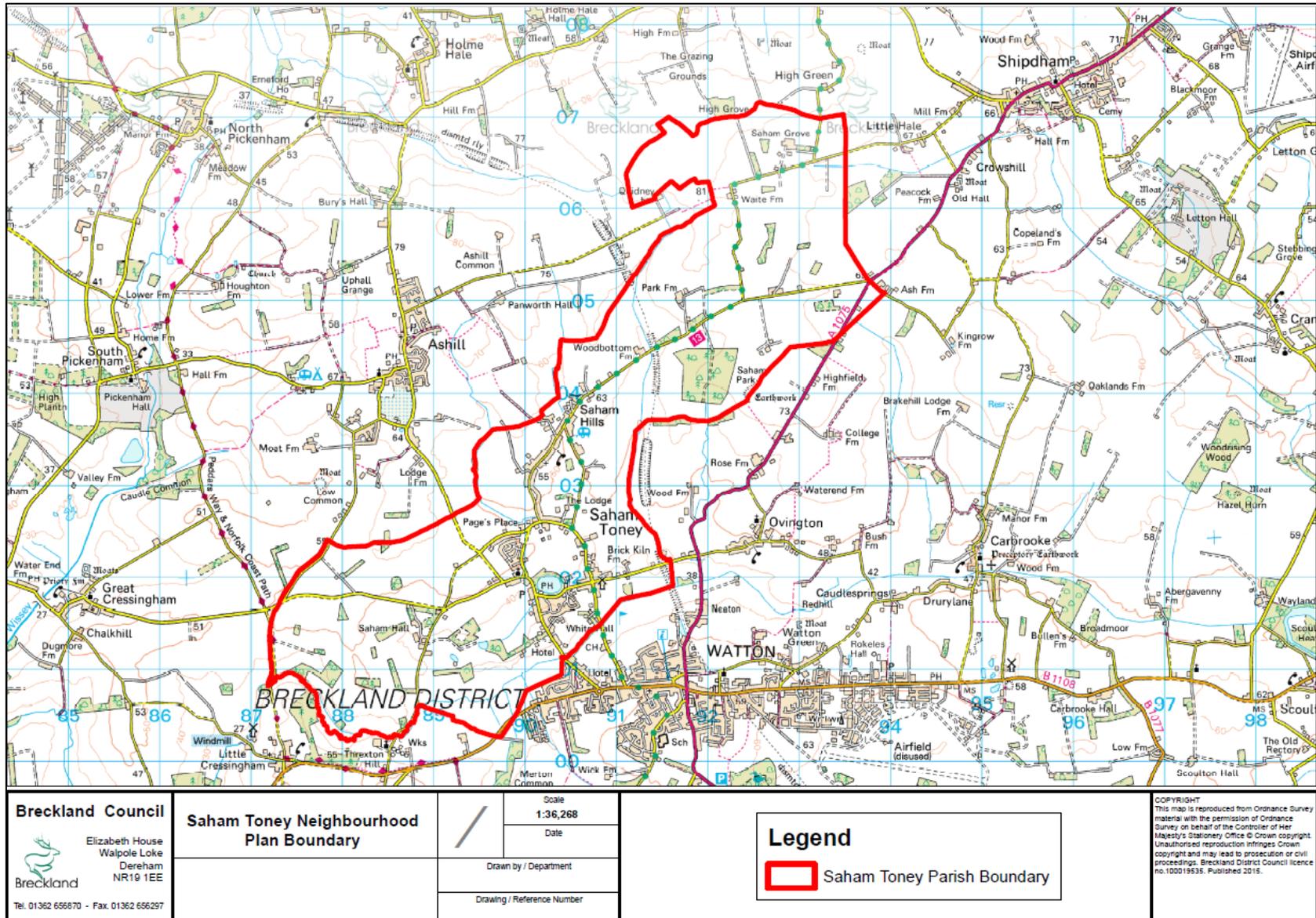


Figure 1 Saham Toney Neighbourhood Development Plan Boundary (Source: Breckland District Council)

2. Policy Context

Planning Policy and Evidence Base

The Saham Toney NDP policies and allocations must be in accordance with the strategic policies of the adopted development plan.

The key documents making up the adopted development plan for BDC are the:

- Site-Specific Policies and Proposals DPD (2012);
- Core Strategy and Development Control Policies DPD (2009); and,
- the Saved Policies of the Breckland District Local Plan (1999).

BDC are in the final stages of the preparation of the Breckland Local Plan, which will, once adopted, replace the suite of documents listed above. A consultation on the amendments proposed by the Inspector to make the Plan sound (Main Modifications) has recently concluded; although an additional period of consultation is underway in relation to three policies. The adoption of the new Local Plan is anticipated in early Summer 2019; once adopted the Saham Toney NDP must be in conformity with the strategic policies contained therein.

The Local Plan evidence base also provides information about potential sites in Saham Toney; namely the:

- Strategic Housing Land Availability Assessment (2014)⁵; and,
- the Strategic Housing Land Availability Assessment Addendum (2015)⁶.

The draft Saham Toney NDP (Regulation 14 version)⁷ was also published in 2018. The Saham Toney NDP evidence base also provides relevant information:

- Draft Saham Toney Parish Landscape Character Assessment (2018);
- Draft Saham Toney Fringe Sensitivity Analysis (2018); and
- Draft Saham Toney Key Views Assessment (2018).

Adopted Development Plan

Site-Specific Policies and Proposals DPD (2012)

There are no specific policies or allocations within the Site-Specific Policies and Proposals DPD relevant to Saham Toney.

Core Strategy and Development Control Policies DPD (2009)

The policies of relevance are as follows:

Policy SS 1 Spatial Strategy:

Saham Toney is one of 14 villages designated as “Local Service Centres” in Breckland. Service Centres are those that contain adequate services and facilities to meet the day-to-day requirement of their existing residents. These services and facilities include some or all, of a convenience shop, public transport, health care, primary school and access to employment opportunities. The strategy for all Local Service Centres will be primarily around service protection and enhancement and development to meet local needs.

Saham Toney is not specifically allocated any housing.

⁵ Available at: https://www.breckland.gov.uk/media/1953/Strategic-Housing-Land-Availability-Assessment-2014-SHLAA-Including-Appendix-A-B-C-/pdf/SHLAA_2014_FINAL.pdf?m=635955560529230000

⁶ Available at: https://www.breckland.gov.uk/media/1956/Strategic-Housing-Land-Availability-Assessment-Addendum-2015/pdf/SHLAA_Addendum_2015_full_report

⁷ Available at: https://www.breckland.gov.uk/media/9212/Saham-Toney-Neighbourhood-Plan-Reg-14-/pdf/Saham_Toney_Neighbourhood_Development_Plan_Final_Reg_14_Low_Resolution.pdf?m=636626969333830000

Policy CP 1 Housing:

Provision is made for the development of at least 19,100 homes and associated infrastructure in the District within the period 2001-2026.

The release of land for housing will be managed in order to deliver the above levels of development over the period to 2026 in line with housing trajectories.

Priority will be given to the re-use of previously developed land in sustainable locations in order to achieve the District target of 25% of new housing on previously-developed land.

Depending on the results of monitoring it may be necessary to adjust the pace of housing delivery by bringing forward, or holding back, new development. In the case of Local Service Centres, allocations will be made for sites of no less than 10 dwellings to ensure that the release of land delivers wider sustainability objectives.

Policy CP 8 Natural Resources:

All development must be consistent with the principles of the proper management of natural resources. Development will only be supported where it will enhance or protect against the non-essential loss of the natural resources of the District. Whilst mechanisms are in place to ensure that the development needs of the District are met, development should nevertheless avoid the unnecessary loss of high-grade agricultural land which is a finite resource and is important to the rurality of Breckland.

All new development will be located in such a way as to minimise its own risk of flooding and new development should not materially increase the flood risk to other areas or increase the risk of flooding to European Habitats which are water sensitive.

Policy CP 10 Natural Environment:

The Council will require that an appropriate assessment is undertaken of all proposals for development that are likely to have a significant effect on the Breckland Special Protection Area (SPA) and will only permit development that will not adversely affect the integrity of the SPA. In applying this policy, the Council has defined a buffer zone (indicated orange on the Proposals Map) that extends 1,500m from the edge of those parts of the SPA that support or are capable of supporting stone curlews, within which: -

- a) Permission may be granted for the re-use of existing buildings and for development which will be completely masked from the SPA by existing development; alternatively,
- b) Permission may be granted for development provided it is demonstrated by an appropriate assessment the development will not adversely affect the integrity of the SPA.

The Breckland SPA is identified in Figure 2.

Policy CP 11 Protection and Enhancement of the Landscape:

The release of land in Breckland will have regard to the findings of the Council's Landscape Character Assessment (LCA) and Settlement Fringe Landscape Assessment to ensure land is released, where appropriate, in areas where the impact on the landscape is at a minimum. Development should also be designed to be sympathetic to landscape character and informed by the LCA.

High protection will be given to the Brecks landscape, reflecting its role as a regionally significant green infrastructure asset. Proposals within the Brecks Landscape Character Areas will not be permitted where these would result in harm to key visual features of the landscape type, other valued components of the landscape, or where proposals would result in a change in the landscape character.

Policy CP 14 Sustainable Rural Communities:

Village and countryside communities will be supported by appropriate development in order to make them more sustainable. The Local Service Centre villages identified in the Spatial Strategy will be the focus for service provision and enhancement in the rural areas and will accommodate the scales of development set out in the distribution policies. In the smaller villages and rural communities, the type and scale of development will reflect the need to maintain the vitality of these communities.

In villages not identified for a specific level of growth in the settlement hierarchy, residential development will only be permitted where:

- a) These are suitable sites available inside the limits of a defined settlement boundary; or
- b) It is an affordable housing scheme for local needs on accordance with the Council's 'exceptions site policy'; or
- c) It involves the appropriate re-use of a rural building; or
- d) It provides a site for gypsy and travellers or travelling showpeople; or
- e) It is a dwelling required in association with existing rural enterprises where it complies with the requirements of national guidance in relation to new dwelling houses in the countryside; or
- f) It is a replacement of an existing dwelling.

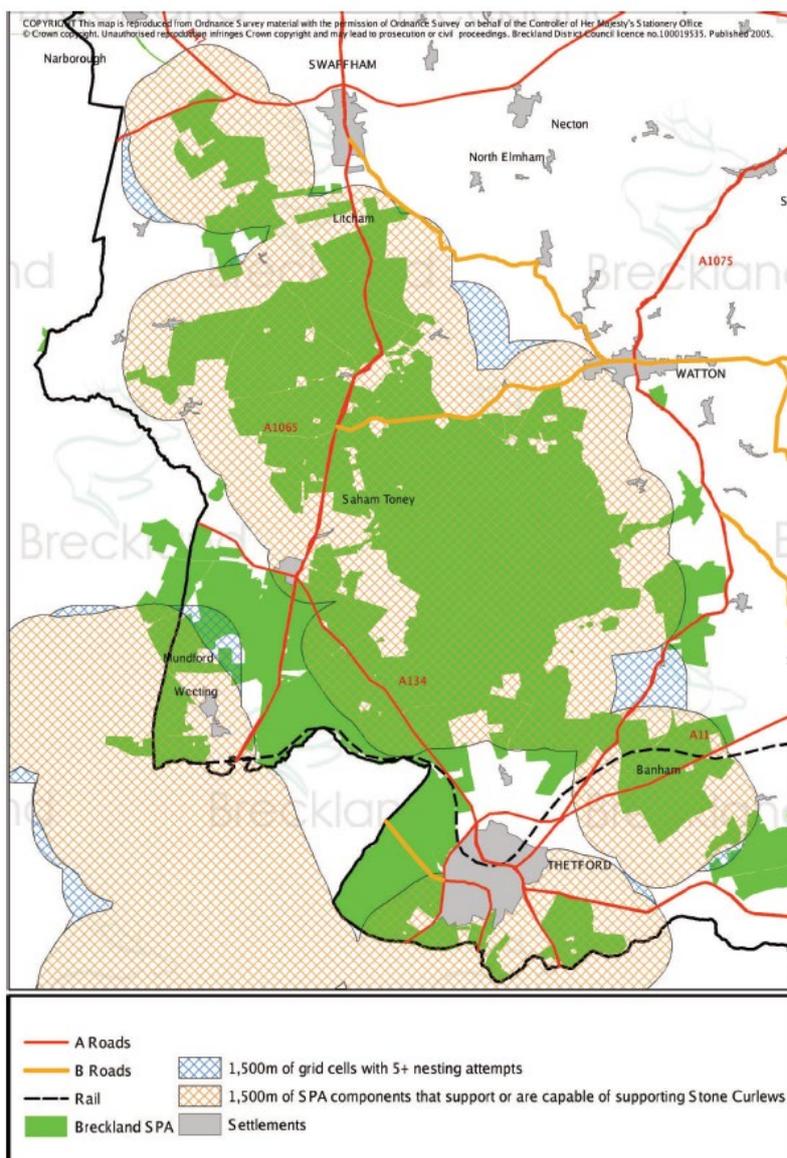


Figure 2 Breckland Special Protection Area (Breckland District Council)

Policy DC 1 Amenity:

For all new development consideration will need to be given to the impact upon amenity. Development will not be permitted where there are unacceptable effects on the amenities of the area or the residential amenity of neighbouring occupants, or future occupants of the development site.

Policy DC 12 Trees and Landscape:

Any development that would result in the loss of or the deterioration in the quality of an important natural feature, including protected trees and hedgerows will not normally be permitted.

Saved Policies of the Breckland District Local Plan (1999)

There are no specific Saved Policies that are relevant to Saham Toney.

Emerging Development Plan

Breckland Local Plan - Main Modifications version

BDC are in the final stages of the preparation of the Breckland Local Plan⁸, which will, once adopted, replace the suite of documents that currently make up the development plan for Breckland. The new Local Plan was submitted for examination in November 2017 and the Hearings concluded in September 2018. A consultation on the amendments proposed by the Inspector to make the Plan sound (Main Modifications) has recently concluded; although an additional period of consultation is underway in relation to three policies. The adoption of the new Local Plan is anticipated in early Summer 2019; once adopted the Saham Toney NDP must be in conformity with the strategic policies contained therein.

The policies of relevance to development in Saham Toney include:

Policy GEN03 – Settlement Hierarchy:

A key purpose of the Local Plan is to set out the strategic distribution of development. Determining how much, and where, development is allocated is essential in delivering sustainable development and essential community infrastructure.

Most new development needs will be met through the proposed sustainable settlement hierarchy. Saham Toney is identified in the Settlement Hierarchy as a 'village with boundaries', the lowest category in the settlement hierarchy. 'Villages with boundaries' have three of the following criteria:

- public transport access,
- a community facility,
- opportunity for employment,
- a shop/post office, and/or
- a school.

The categorisation in the hierarchy is based upon the utilisation of existing infrastructure and resources, the prioritisation of new infrastructure and allowing jobs, homes and other facilities to provide for choice.

Policy HOU01 – Development Requirements (Minimum):

A key purpose of the Local Plan is to set out the required number of new homes that will be provided to meet the identified need.

To enable the District to meet future housing needs the Local Plan will provide for no less than 15,298 new homes between 2011 and 2036, an average of 612 dwellings per annum.

Policy HOU 02 - Level and Location of Growth:

The distribution of housing is one of the most significant issues that the Local Plan must address through the allocation of land and the setting of policies to guide development. The future direction of growth is required to follow the settlement hierarchy outlined within the Local Plan.

A 7% allowance for rural areas is identified as being consistent with the approach within Policy HOU04, which allows for some development within and immediately adjacent to settlement boundaries up to a cumulative limit of development for each village, so as to be commensurate with the position in the settlement hierarchy.

⁸ Available at: https://www.breckland.gov.uk/media/12382/Local-Plan-Examination-Version-Corrected/pdf/Local_Plan_Examination_Version_-_Corrected.pdf?m=636904239473900000

The Local Plan, through providing individual settlement targets, gives utility providers and other infrastructure providers greater certainty in the areas for investment. Also, for communities that are either progressing or considering developing a neighbourhood plan, providing new homes targets in each of the settlements in the settlement hierarchy gives certainty on their minimum housing requirements.

Policy HOU02 sets out that 'villages with boundaries' are allocated 234 dwellings for the Plan period, this is made up of existing allocations with planning permission, or existing allocations with a resolution to approve planning permission.

Policy HOU04 – Villages with Boundaries:

Policy HOU 04 therefore seeks to capture the need to direct growth to the most sustainable locations, support local services, balance residential needs and employment opportunities and seeks to enhance the rural economy, thereby helping to maintain the vitality of rural communities. In line with the locally distinctive approach to sustainable development, rather than seeking to restrict all development outside the sustainable settlement hierarchy and inside of the settlement boundaries of the existing rural settlements where there are limited opportunities, this policy seeks to present a sensitive approach to rural housing that is responsive to local circumstances; striking a balance with employment needs and the countryside.

Appropriate development will be allowed immediately adjacent to the settlement boundary, subject to being supported by other policies within the Development Plan and where various criteria are satisfied.

Policy HOU04 of the new Local Plan sets out development within 'villages with boundaries' should not lead to the number of dwellings in the settlement significantly increasing by more than 5% from the date of adoption of the Plan. Appendix 5 of the new Local Plan provides a methodology for the implementation of Policy HOU04 including a maximum number of dwellings which could be permitted within the Plan period for each settlement, for Saham Toney this is 33 dwellings.

Policy ENV 01 - Green Infrastructure:

The network of green infrastructure in the District, including water bodies and the strategic green infrastructure corridors shown on the Policies Map, should be safeguarded, retained and, where opportunities arise, enhanced. Enhancement of the green infrastructure network will be sought through the promotion of positive action, and the development management process.

Through its layout and design, new development should respond to the location of existing green infrastructure and support appropriate uses and functions. Where it is considered that the development will have a detrimental effect on the quantity or function of existing green infrastructure, applications will be expected to demonstrate how the green infrastructure network will be enhanced as a result of the development.

Policy ENV02 – Biodiversity protection and enhancement:

The highest level of protection will be given to European Sites, with development only permitted where the proposal is in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

Where measures to mitigate or potential adverse effects on European sites are required, the proposed mitigation measures must be justified as fit for purpose with appropriate evidence, to inform the Council's Habitats Regulations Assessment.

Where the Council considers that a designated site, protected species or any species or habitat, particularly where listed as a Priority Habitat or Species under Section 41 on the Natural Environment and Rural Communities Act (2006), may be adversely affected by a development proposal, an Ecological Assessment (EcIA) will be required to be submitted with the planning application to assess effects on flora and fauna, commensurate with the scale of the impact and the importance of the species.

Residual harm, after all measures to prevent and adequately mitigate that have been applied, must be adequately compensated for. All development should demonstrate how net gains for biodiversity are being secured as part of the development, proportionate to the scale of development and potential impacts (if any).

Policy ENV03 – The Brecks Protected Habitats & Species:

The Council requires that a Habitats Regulations Assessment is undertaken on all proposals for development that are likely to have a significant effect on The Breckland Special Protection Area (SPA) which is classified for its populations of Stone Curlew, Woodlark and Nightjar, and/or Breckland Special Area of Conservation (SAC)

(buffer zones indicated on Figure 3), which is designated for its heathland habitats. Development will only be permitted where it can be demonstrated that the proposal will not adversely affect the integrity of the SPA or the SAC.

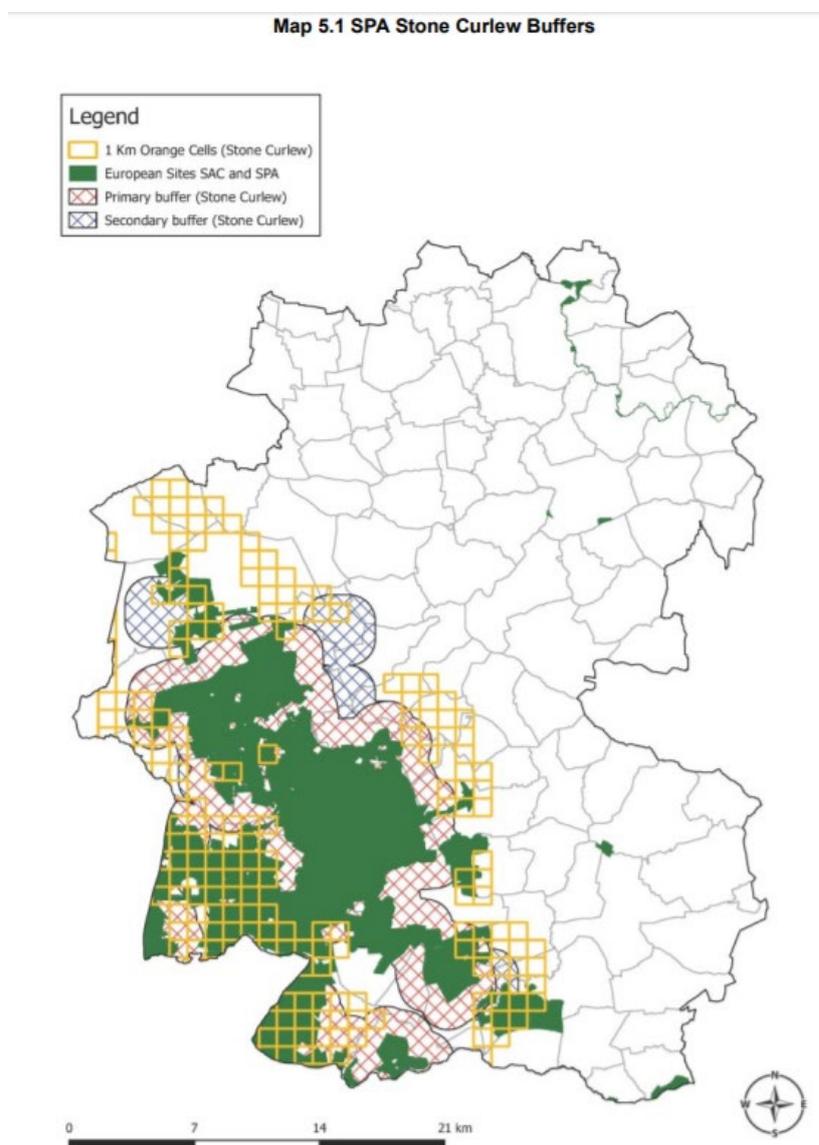


Figure 3 Breckland Special Protection Area (Breckland District Council)

Policy ENV05 – Protection and Enhancement of the Landscape:

The landscape of the District is valued for its benefit to the rural character and in the interests of biodiversity, geodiversity and historic conservation. Development proposals will be expected to contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside. Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.

Development proposals will have regard to the findings of the Council's Landscape Character Assessment (LCA) and Settlement Fringe Landscape Assessment. Development should also be designed to be sympathetic to landscape character.

High protection will be given to The Brecks landscape, reflecting its role as a regionally significant green infrastructure asset. Proposals within The Brecks Landscape Character Areas will not be permitted where these

would result in harm to key visual features on the landscape type, other valued components of the landscape, or where proposals would result in an unacceptable change in the landscape character.

High protection will also be given to the river valleys and chalk rivers in Breckland as identified in the Landscape Character Assessment, recognising their defining natural features, rich biodiversity and the undeveloped character of their shadow valleys.

Policy ENV06 – Trees, Hedgerows and Development:

Trees and significant hedge and shrub masses form part of the green infrastructure network and should be retained as an integral part of the design of development except where their long-term survival would be compromised by their air or physical condition, or there are exceptional and overriding benefits in accepting their loss.

Development requiring the loss of a protected tree or hedgerow (including preserved trees, protected hedgerows, trees in Conservation Areas, ancient trees, aged and veteran trees and trees classified as being of categories A or B in value (BS5837:2012) will only be permitted where it would allow for a substantially improved overall approach to the design and landscaping of the development that would outweigh the loss of any tree or hedgerow.

Policy ENV 07 - Designated Heritage Assets:

The significance of designated heritage assets (including their settings) such as including nationally protected listed buildings and their settings, scheduled monuments, archaeological sites, registered parks and gardens, conservation areas and their settings, will be conserved, or wherever possible, and enhanced. Great weight shall be given to their conservation and given the highest level of protection. Proposals that would affect the significance of a designated heritage asset will be required to provide proportionate evidence to the assets importance, sufficient information to identify its significance, including any contribution that its setting makes to enable any impact to be fully assessed, in accordance with national policy.

Policy ENV 08 - Non-Designated Heritage Assets:

Development will should be expected to conserve, or and wherever possible enhance the historic character, appearance and setting of non-designated historic assets. Proposals that could affect previously unrecognised heritage assets will be expected, through agreement with the Council, to undergo an appropriate assessment, proportionate in line with to the significance of the asset. The assessment must provide sufficient information for any impact to be fully assessed. In weighing applications that are likely to directly or indirectly affect non-designated heritage assets, a balanced judgement will be undertaken, having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy ENV 09 - Flood Risk & Surface Water Drainage:

All new development will:

- be located to minimise the risk of flooding, mitigating any such risk through design and implementing sustainable drainage (SuDS) principles.
- incorporate appropriate surface water drainage mitigation measures to minimise its own risk of flooding and should not materially increase the flood risk to other areas. Particular care will be required in relation to habitats designated as being of international importance in the area and beyond which are water sensitive, as well as habitats designated of regional or local importance.

Evidence Base

Strategic Housing Land Availability Assessment (2014)

The Strategic Housing Land Availability Assessment (SHLAA) assessed 21 sites within the Saham Toney NA.

Six sites were considered deliverable and 15 were considered non-deliverable, as outlined in Table 2.1 and Figure 4.

Table 2.1: Sites Identified in the Strategic Housing Land Availability Assessment (2014)

SHLAA Reference	Site area(ha)	SHLAA Conclusions	Number of Dwellings
ST01	1.41	<p>Deliverable</p> <ul style="list-style-type: none"> - In area of high landscape sensitivity - Limited employment opportunities in Saham Toney and a poor range of facilities within the village - Localised highway improvements required for safe access - Site has permission for 29 dwellings and excluded from the study. 	35
ST02	2.19	<p>Non-deliverable</p> <ul style="list-style-type: none"> - Location on Hills Road would make it difficult to provide suitable and safe access due to the poor width and alignment of the road - Offsite access issues - Lack of facilities within the village 	54
ST03	0.34	<p>Non-deliverable</p> <ul style="list-style-type: none"> - Limited scope for access on Richmond road but potential improvements that could make it safe - High landscape sensitivity but as part of settlement boundary effect could be minimised - Lack of facilities in village - Planning permission only leaves an area of back-land and therefore unsuitable for development. 	8
ST04	0.17	<p>Non-deliverable</p> <ul style="list-style-type: none"> - Poor access and no means to solve this issue 	4
ST05	0.45	<p>Deliverable</p> <ul style="list-style-type: none"> - Within high sensitivity landscape area but as neighbours existing development could be developed without damage to landscape. - With localised highways improvements safe access can be provided. 	11
ST06	1.82	<p>Deliverable</p> <ul style="list-style-type: none"> - Due to access issues and the unsustainable nature of the site means it is non-deliverable at the full capacity. - Planning permission for exceptions scheme leaves no suitable part of the site remaining. 	45
ST07	4.32	<p>Non-deliverable</p> <ul style="list-style-type: none"> - Frontage with Chequers Lane unsuitable to provide access - Lack of facilities in village - Poor surrounding roads, development on this site should be kept to a minimum. 	107
ST08	0.5	<p>Non-deliverable</p> <ul style="list-style-type: none"> - With improvements to Clay Lane the site would become developable - High landscape sensitivity - Flood zone 2 	12
ST09	0.53	<p>Deliverable</p> <ul style="list-style-type: none"> - High landscape sensitivity but site located just outside settlement boundary and development to the south and west of the site. - Lack of facilities in the village - Hills Road could provide access but would require improvements 	12
ST10	1.08	<p>Deliverable</p> <ul style="list-style-type: none"> - Site has frontage with hills road and Ploughboy Lane. Hills Road could provide suitable access but would require improvements to footways. - Lack of facilities in the village - Site surrounded by residential development to the north, east and west and therefore would not have significant impact on the landscape. 	24
ST11	0.39	<p>Non-deliverable</p> <ul style="list-style-type: none"> - White Horse close cannot provide sufficient access to this site due to poor alignment and width. - High landscape sensitivity 	9

SHLAA Reference	Site area(ha)	SHLAA Conclusions	Number of Dwellings
ST12	3.59	Non-deliverable <ul style="list-style-type: none"> - Lack of facilities in the village - Remoteness from existing development - High landscape sensitivity - Improvements to the surrounding network would be required to make the site suitable for development. 	72
ST13	1.45	Non-deliverable <ul style="list-style-type: none"> - Narrow access point which is insufficient and have impaired visibility - High landscape sensitivity - Lack of facilities 	36
ST14	0.68	Deliverable <ul style="list-style-type: none"> - Improvements to road network would be required. - High landscape sensitivity but wouldn't have detrimental impact on landscape as adjoins settlement boundary - Lack of facilities in village - Limit capacity to 10 dwellings. 	16
ST15	2.03	Non-deliverable <ul style="list-style-type: none"> - High landscape sensitivity - Lack of facilities in the village - Improvements would be needed to the surrounding road network 	50
ST16	0.41	Non-deliverable <ul style="list-style-type: none"> - High landscape sensitivity - Site has one narrow access point which is insufficient and would have impaired visibility - Limited facilities in the village. 	9
ST17	0.37	Non-deliverable <ul style="list-style-type: none"> - Narrow access point which is insufficient for size of the site and would have impaired visibility - Lack of facilities in the village - High landscape sensitivity 	9
ST18	0.41	Non-deliverable <ul style="list-style-type: none"> - Narrow access point insufficient for size of site and impaired visibility - High landscape sensitivity - Lack of facilities in the village - Protected tree on site 	9
ST19	0.18	Non-deliverable <ul style="list-style-type: none"> - No access on to public highway and requires purchase of additional land to gain frontage - High landscape sensitivity - Insufficient site size. - Limited access to facilities and services. 	4
ST21	0.96	Non-deliverable <ul style="list-style-type: none"> - Site is small in size and has three TPOs on site. - High landscape sensitivity 	25
ST23	0.14	Non-deliverable <ul style="list-style-type: none"> - Chequers Lane unsuitable to provide access due to being on a bend and generally poor alignment. - High landscape sensitivity - Lack of facilities in the village. - Due to poor surrounding roads development should be kept to a minimum to avoid exacerbating traffic problems. 	3

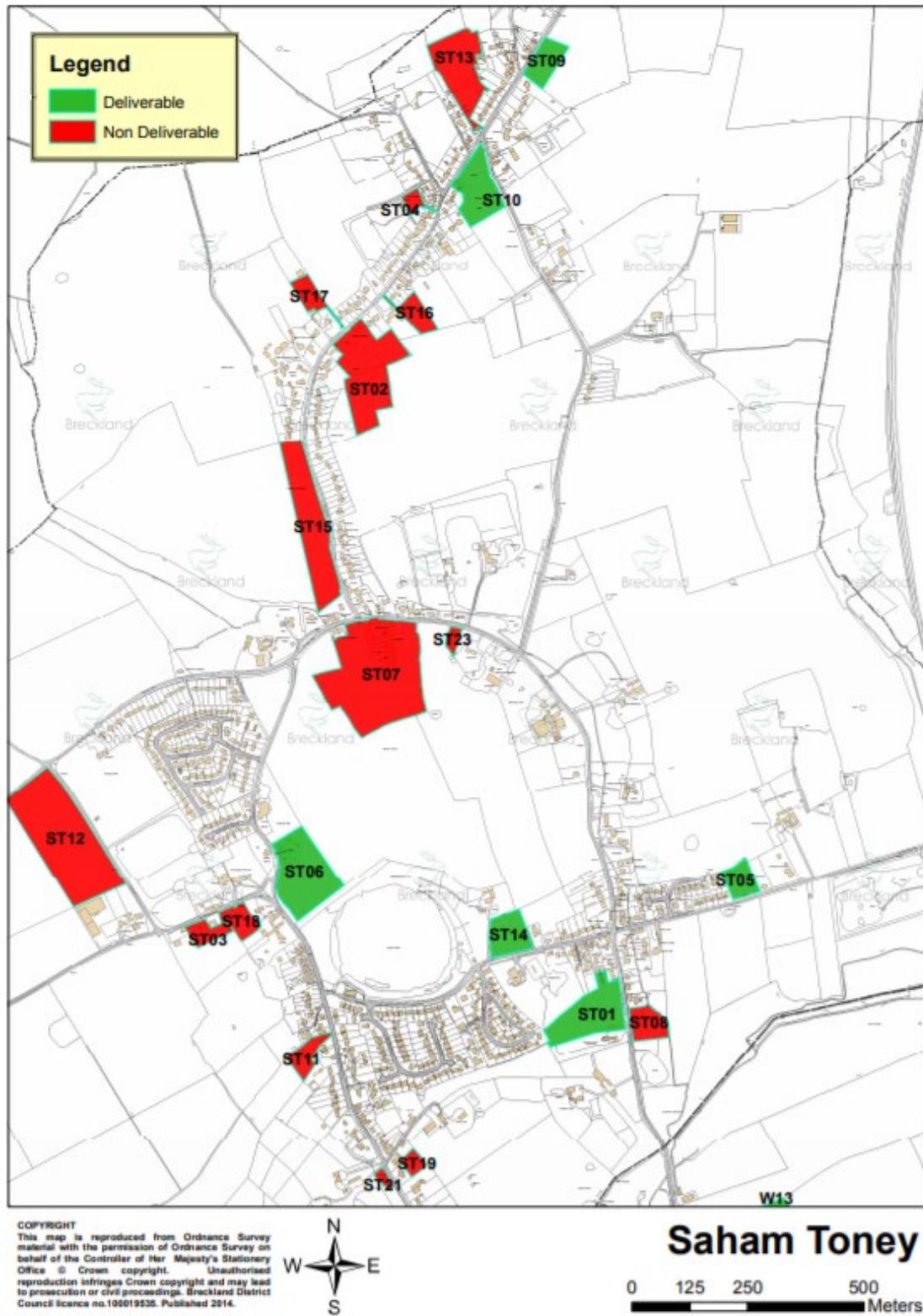


Figure 4 SHLAA (2014) Sites within Saham Toney (Source: Breckland District Council)

Strategic Housing Land Availability Assessment Addendum (2015)

The SHLAA Addendum assessed a further five sites within the Saham Toney NDP area. These sites are outlined in Table 2.2 and Figure 5.

One site was considered developable and four were considered non-deliverable.

Table 2.2: Sites Identified in the Strategic Housing Land Availability Assessment (2014)

SHLAA Reference	Site area(ha)	SHLAA Conclusions	Number of Dwellings
LP(082)012	13.41	Developable - Highways improvements may be required - Quantum of development reduced to minimise negative impacts including the expansion of primary school capacity. - Grade 3 agricultural land - Close proximity to services and facilities in Saham Toney - High sensitivity landscape and proximity to county wildlife site.	100-335
LP(082)013	2.18	Undevelopable - Highway constraints are severe and prevent development of this site - High landscape sensitivity - Distance to key services and facilities -	54
LP(082)014	0.88	Undevelopable - Ploughboy Lane is an unclassified road and inadequate to serve proposed development. Would result in detrimental effects to highway safety. - Highways constraints cannot be overcome and therefore excluded from the study.	22
LP(082)015	1	Undevelopable - Highways constraints cannot be overcome. Norfolk county Council refused planning application on this site due to highways issues such as ability to achieve safe visibility at junction of Coburg Lane and Hills Road. - Distance to key facilities and services	25
LP(082)0116	0.82	Undevelopable - Highways constraints on site cannot be overcome. Norfolk county Council refused planning application on this site due to highways issues such as ability to achieve safe visibility at junction of Coburg Lane and Hills Road. - Distance to key facilities and services	20

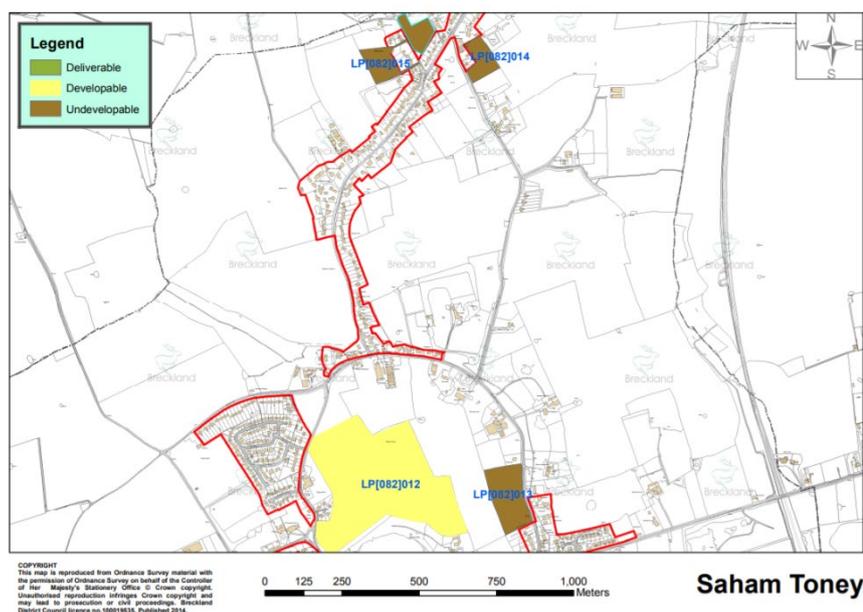


Figure 5. SHLAA Addendum (2015) Sites within Saham Toney (Source: Breckland District Council)

Draft Saham Toney Neighbourhood Development Plan (2018)

The neighbourhood plan was published for its first formal public consultation under Regulation 14 in March 2018 however amendments are now being made to include site allocations, as well as reflecting the conclusions of the Saham Toney Parish Landscape Assessment, January 2019. Once complete a further pre-submission at Regulation 14 will be made. Currently, there is minimal weight given to the Plan as it is still in the examination process and is not yet finalised. The Landscape Assessment was formally adopted by the Parish Council on 4 February 2019 and so already serves as a material consideration in planning decisions.

The section below summarises the emerging policies that relate to the allocation of sites from the emerging Neighbourhood Development Plan. These are not adopted policies and may change following Examination but can be used to inform the Neighbourhood Plan site selection process by SHPC. These proposed policies have not been reviewed or verified as part of this site assessment report.

Policy 1: Services, Facilities & Infrastructure

P1.1 All developments shall have acceptable availability and accessibility of services and facilities.

P1.2 Development shall deliver proportionate and appropriate improvements to infrastructure in the Parish.

Policy 2A: Residential Development Within The Settlement Boundary

P2A.1 Within the settlement boundary, sensitively designed residential development of a scale consistent with the Neighbourhood Area's place within the Breckland settlement hierarchy will in principle be supported where:

It is an area of low landscape sensitivity, or where it is in area of medium or high landscape sensitivity measures are implemented to mitigate harm to the landscape, as set out in Policy 7A;

The scheme does not detract from the character and appearance of the immediately surrounding area and has a density that complies with the guidelines set out in Policy 3B; and

In respect to infill development; proposals do not have the potential for loss of amenity of neighbouring properties; through loss of privacy, overshadowing, loss of daylight, visual intrusion by a building or structure, loss of car parking, loss of mature vegetation or landscape screening and excessive additional traffic resulting from the development.

Policy 2A: Residential Development Outside The Settlement Boundary

P2B.1 Outside the settlement boundary the following residential developments will be supported:

Residential site allocations set out in this Plan;

Reserved residential sites as set out in this Plan;

Small scale affordable housing on rural exception sites, for people with a Saham Toney connection; where the proposed dwellings are consistent with identified needs;

Other types of residential development that need to be located in the countryside (e.g. essential housing for a rural worker), or otherwise appropriate in countryside locations.

Policy 3B: Density of Residential Developments

P3B.1 The density of new residential developments shall not detract from the character and appearance of the immediately surrounding and shall be guided by the data presented in Table 3B.1.

Area Number (as shown on Evidence Map 3B.1)	Density Guideline (dwellings per hectare)	Area Number (as shown on Evidence Map 3B.1)	Density Guideline (dwellings per hectare)
1	13.5	11	16.5
2	12.8	12	12.0

3	7.4	13	22.8
4	18.4	14	7.3
5	11.4	15	7.2
6	12.6	16	8.2
7	16.3	17	8.8
8	7.4	18	6.6
9	7.6	19	12.3
10	11.2	ALL	11.0
TABLE 3B.1: APPROXIMATE HOUSING DENSITIES BY AREA			

Policy 3C: Site Access and On-Site Streets

P3C.1 Successful site access and on-site street layout will be promoted by applying the following principles to all development:

Site access shall be compatible with and link successfully with the local road network and shall not impact on highway safety;

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.

Policy 5: Saham Toney Urban / Rural Gap

P5.1 Proposals for essential utility infrastructure will be permitted in the Rural / Urban Gap where no other feasible site is available.

P5A.1 Otherwise, in the rural / urban gap, development will be permitted where it is demonstrated in a Design and Access Statement and a Landscape Visual Impact Appraisal that it:

Respects and retains the open and undeveloped nature of the physical and visual urban gap between Saham Toney and Watton;

Prevents the coalescence of Saham Toney and Watton, and retains the former's separate and distinct character;

Does not undermine the rural gap between Saham Toney and Little Cressingham; and

Recognises the intrinsic and specific landscape value and sensitivity of the countryside in the rural gap and would enhance the landscape.

Policy 6: Heritage Assets

P6.1 The parish's designated heritage assets and their setting including listed buildings, scheduled monuments and assets above and below ground, will be conserved or where possible enhanced. Proposals for their development will take into account their significance and contribution to local distinctiveness, character and sense of place.

P6.2 Decisions about proposed changes that could affect the significance of any heritage assets shall be made having regard to the advice in the most up to date version of Historic England's Good Practice Advice in Planning: 2 "Managing Significance in Decision-Taking in the Historic Environment", or any more up to date guidance made available by Historic England on its website or elsewhere.

P6.3 Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets as set out in the National Planning Policy Framework and as described in a Design and Access Statement or Heritage Statement. In making a balanced

judgement between significance and harm, particular attention shall be given to opportunities to conserve, and wherever possible enhance the character, appearance and setting of the asset. Managed, sympathetic change will be supported.

Policy 7A: Landscape Character Preservation and Enhancement

P7A.1 All development proposals shall seek to preserve and enhance landscape features which contribute towards local distinctiveness and sense of place.

P7A.2 In general development proposals will be supported where:

Their scale, location and design are appropriate to the landscape character and sensitivity of the area in which they are located;

They will not have an adverse impact on the key natural, built or historic features of an area's landscape character or the overall composition or quality of the landscape character, particularly if the landscape is currently largely unspoiled by obtrusive or discordant features; and

When considered with other recent developments, they do not have an adverse cumulative impact on the local landscape character.

P7A.2 The preservation and where possible enhancement of landscape shall be achieved by recognising and respecting the landscape sensitivity of the Neighbourhood Area, in accordance with its classification, by reference to:

Policy Map 7A.1: Rural character areas;

Policy Map 7A.2: Village character areas;

Policy Map 7A.3: Settlement fringe areas; and

Table P7A.1: Settlement fringe landscape sensitivities by area.

P7A.3 Within the settlement boundary, proposals shall respect or reinforce the distinguishing landscape and townscape features in the village character area in which a proposed site is located.

P7A.4 Proposals in the settlement fringe shall:

Avoid hard edges directly onto open countryside and otherwise integrate sensitively to their open setting;

Respect, preserve and where possible, enhance and reinforce the distinguishing landscape features of the rural character area and settlement fringe area in which a proposed site is located (as described in the Saham Toney Parish Landscape Character Assessment 2019); and

Recognise and respect the combined landscape and visual sensitivity of the settlement fringe area in which a site is located as set out in table P7A.1.

Policy 7B: Key Views

P7B.1 Key views shall be respected. Development proposals shall seek opportunities to preserve, incorporate and where possible enhance the Key Views shown on Policy Map 7B, and their landscape setting.

3. Site Assessment Method

The approach undertaken in the site appraisal is based primarily on the Government's Planning Practice Guidance (PPG) (Assessment of Land Availability) published in 2019 with ongoing updates, which contains guidance on the assessment of land availability and the production of a SHLAA as part of a local authority's evidence base for a Local Plan.

Although an NDP is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

The first task is to identify which sites should be considered as part of the assessment. The sources of sites include:

- Sites submitted to a 'Call for Sites' consultation;
- Sites previously identified in a SHLAA or equivalent; and
- Sites being promoted outside of the plan-making process (i.e. through the submission of a planning application).

Task 2: Pro-Forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the NDP. It has been developed based on the Government's PPG, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015⁹) and the knowledge and experience gained through previous neighbourhood planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

- General information:
 - Site location and use; and
 - Site context and planning history.
- Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history.
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability

One pro-forma was completed for each site considered through this site assessment and is included in Appendix A.

The pro-formas were completed following a desk top assessment which draws upon a range of sources of information including Google Maps¹⁰ and Google Earth¹¹, the MAGIC map¹², Historic England mapping¹³ and the EA's Flood Map for Planning¹⁴.

⁹ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/>

¹⁰ Available at: <https://www.google.co.uk/maps>

¹¹ Available at: <https://earth.google.com/web/>

¹² Available at: <http://magic.defra.gov.uk/magicmap.aspx>

¹³ Available at: <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

¹⁴ Available at: <https://flood-map-for-planning.service.gov.uk/>

Existing evidence was also reviewed, this includes the Highways Authority's comments contained within the SHLAA, and made pursuant to planning applications, and the suite of draft Landscape documents made available to AECOM.

The site assessment is based on the information available at the time of preparing this report, however, should further or more up to date information, be available through ongoing consultation with consultees and the community this could supersede the conclusions and recommendations contained herein.

Task 3: Consolidation of Results

The desktop assessment was corroborated and verified following a site visit (undertaken on 25th January 2019) which allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the NA.

Following this exercise conclusions have been drawn about the potential suitability of sites to be included as allocations for housing in the Saham Toney NDP.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the NDP. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially appropriate, if issues can be resolved and 'red' for sites which are not currently suitable, available and/or achievable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

Indicative Housing Capacity

This report includes a capacity analysis of each site in addition to the information provided by the site promoter.

The capacity analysis is based on net housing densities and developable site area; the assumptions are detailed in Table 3.1 below.

Policy DC2 of the Core Strategy provides that for rural areas a density range of 22-30 dwellings should be considered whereas the new Local Plan refers to applying densities in line with the surrounding context.

On this basis 22 dwellings per hectare has been applied within our calculations.

The indicative housing capacities have been calculated so that the sites can be compared and because it is useful to have an idea of capacity when planning to meet an identified requirement.

Table 3.1 AECOM Net Housing Density

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4 ha	90%	22
0.4 ha to 2 ha	80%	22
2 ha to 10 ha	75%	22
Over 10 ha	50%	22

If landowners/developers have identified a housing figure this has been stated.

Different densities than suggested in this report may be appropriate to apply to the sites in the NDP (resulting in different capacities) due to the rural nature of the NA and given site specific circumstances. It is recommended that the number of houses allocated per site responds appropriately to the existing density of the village's built up area and appropriate for the context and setting of the site, considering the site-specific characteristic and constraints.

The site capacities, which are based on the gross to net ratios above, stated are for illustrative purposes only.

4. Site Assessment

The sites to be considered through this site assessment have been identified through the Saham Toney Parish Council's Call for Sites.

Identification of Sites to be included in the Assessment

STPC, with the support of BDC, undertook a Call for Sites consultation between August and October 2018 through which 16 sites were identified, see Table 4.1. The site promoters for all the sites submitted to BDC's SHLAA were contacted to ascertain the availability status of their sites; where a site is no longer available (either through confirmation or lack of response) they have not been considered any further. Sites STNP11 and STNP15 overlap with each other, STNP11 forms a smaller parcel of STNP15. For the purposes of the site assessment these have been considered as two separate sites.

At the time of writing five further sites have been/are being promoted outside of the plan-making process, through the submission of planning applications.

This brings the total of 'known sites' within the NA to 21 sites.

Three of the sites which have been/are being promoted outside of the plan-making process, through the submission of planning applications, have been discounted (two have been permitted and one has been refused, the site is considered unsuitable for development).

Therefore, 18 sites have been considered through this report (Table 2.1 and Table 2.2).

Table 4.1: Sites identified in the Saham Toney Call for Sites consultation

Site Ref.	Site Address	SHLAA reference
STNP1	Page's Lane, The Grange, Pig Farm and Grange Bungalows	ST07 (larger site)
STNP2	Croft Pig Unit, 69 Hills Road	ST17
STNP3	Hills Road/Ploughboy Lane, Saham Hills	ST10 (larger site)
STNP4	West side of the junction of Pages Lane and Pound Hill	N/A
STNP5	Pound Hill	N/A
STNP6	Pages Lane	N/A
STNP7	Arable farmland, a small amount of housing and a road.	N/A
STNP8	Dolphin's Crescent, Hills Road	ST15
STNP9	Ovington Road, next to Brick Kiln	ST05
STNP10	Hill Road, land between 129&131 Hills Road	ST13
STNP11	8 Richmond Road	ST18 (larger site)
STNP12	Land adjacent to Richmond Hall, Richmond Road	N/A
STNP13	Hill Farm	N/A
STNP14	Croft Field, Hills Road	Small overlap with ST09
STNP15	8 Richmond Road	ST18
STNP16	Land adjacent to Richmond Hall, Richmond Road	N/A

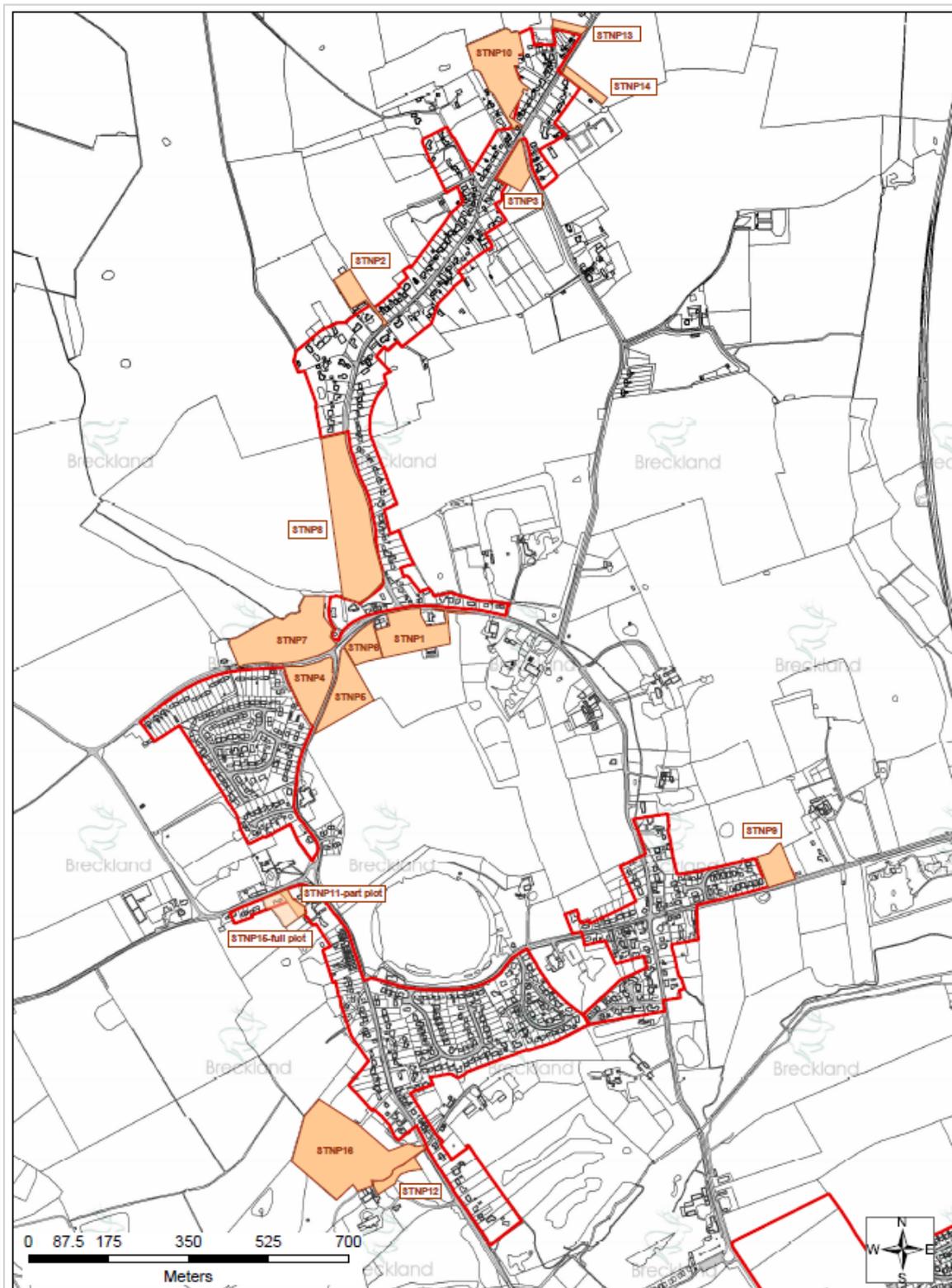


Figure 6 Sites proposed in response to Saham Toney's Call for Sites consultation (red line indicates settlement boundary) (Source: Saham Toney Parish Council)

Table 4.1: Sites promoted outside of the plan-making process

Site address	Planning application reference	Within the SHLAA and reference?	Status
Site adjacent Homelands Ploughboy Lane, Saham Toney IP25 7JN	3PL/2018/1203/D	N/A	Permitted
Rear of 161 Pleasant View Hills Road Saham Hills IP25 7EW	3PL/2018/1463/F	N/A	Refused – development of the site would be development detrimental to the character of the area and inadequate access. Two reasons for refusal illustrate site's lack of suitability.
Saham Tythe Barn Chequers Lane Saham Toney IP25 7HQ	3PL/2018/1583/O	N/A	Permitted
Meadows Farm Meadows Farm Chequers Lane Saham Toney IP25 7HQ	3PL/2019/0011/F and 3PL/2019/0012/LB	N/A	Undecided – site suitability assessment undertaken in Appendix B
Nilefields Land adjacent Swaffham Road Saham Toney, Watton IP25 6LF	3PL/2019/0010/F	N/A	Undecided – site suitability assessment undertaken in Appendix B

Site Assessment Summary

18 sites, comprising 16 sites promoted through the plan-making process and 2 sites promoted outside of the plan-making process, have been assessed to determine whether they would be appropriate for allocation in the Saham Toney NDP.

Table 4.2 and 4.3 sets out a summary of the site assessments. This includes the 2014/2015 SHLAA conclusion regarding each SHLAA sites' developability and the conclusions of the assessments carried out by AECOM. Table 4.2 and 4.3 should be read alongside the completed pro-formas presented in Appendix A and Appendix B.

Each table includes a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation:

- **'Green'** sites are those which, based on the current information, are appropriate for allocation within the Saham Toney NDP. They represent the least constrained sites and, therefore, the most suitable of the available sites, and should be selected over those sites which are rated 'amber'.
- **'Amber'** sites are those which, based on the current information, are potentially appropriate for allocation within the Saham Toney NDP, subject to the mitigation of identified constraints. They are more constrained than 'green' sites (i.e. less suitable) and less constrained than 'red' sites. 'Amber' sites could be selected for allocation in the Saham Toney NDP, but if there are 'green' sites which are not being allocated the Steering Group would need to justify this decision.
- **'Red'** sites are those which, based on the current information, are not appropriate for allocation within the Saham Toney NDP. This could be because they are considered to be unsuitable for development (existing constraints appear insurmountable) or they are not currently available.

It is a matter of professional judgement whether the constraints impacting a site are classified as major or minor. For one site one constraint, on its own, could mean that it is significantly constrained, but for another site a combination of constraints may cumulatively lead to the same categorisation.

The summary table shows that of the 16 sites promoted through the plan-making process, three are considered appropriate for allocation for housing through the Saham Toney NDP. 10 sites are considered to be potentially appropriate for allocation for housing through the Saham Toney NDP, subject to the mitigation of identified constraints and three sites are not currently considered to be appropriate for allocation for housing through the Saham Toney NDP due to insurmountable constraints. Both of the sites promoted outside of the plan-making

process are not considered to be appropriate for allocation for housing through the Saham Toney NDP due to significant constraints.

Table 4.2: Site Assessment Summary Table

Site Reference	SHLAA Reference	SHLAA Conclusion	Available	Indicative Capacity (no. dwellings)		Traffic Light Rating	Neighbourhood Plan Site Assessment summary
				Net developable area ¹⁵	Landowner estimate		
STNP1	ST07 Site submitted to 'Call for Sites' consultation is smaller than the site submitted to the SHLAA	Non-deliverable	Yes	17	10		<p>The SHLAA concludes that this site is non-deliverable due to the inability to provide a suitable access to the site.</p> <p>However, since the SHLAA was published a planning application was submitted (reference: 3PL/2015/1430/F) which proposed new access arrangements (with offsite highways improvements) which met with the standards of the Highways Authority, evident through their consultation response (footnote to the consultation response provided in the Pro-Form in Appendix A). This demonstrates that suitable vehicular access could be provided to the site. On this basis the conclusion contained in the SHLAA is considered to be superseded by subsequent comments by the Highways Authority.</p> <p>The site is a mixture of greenfield and brownfield land, adjacent to the settlement boundary.</p> <p>There is potential to provide vehicle and pedestrian access to the site.</p> <p>The site is within Flood Zone 1, but the northern part of the site is a low risk of surface water flooding (this would require mitigation).</p> <p>The site has medium to high landscape sensitivity.</p> <p>The site does not contain, and is not within, any designated heritage assets. Its development is unlikely to impact the setting of Page's Place (140m west of the site).</p> <p>There is potential for ground contamination within the site, this would require mitigation.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and</p>

¹⁵ Indicative capacity of 22 dwellings per hectare of the net developable area

Site Reference	SHLAA Reference	SHLAA Conclusion	Available	Indicative Capacity (no. dwellings)		Traffic Light Rating	Neighbourhood Plan Site Assessment summary
				Net developable area ¹⁵	Landowner estimate		
							potential mitigation.
STNP2	ST17 Same site	Non-deliverable	Yes	9	4		<p>The SHLAA concludes that this site is non-deliverable due to the inability to provide a suitable access to the site.</p> <p>However, since the SHLAA was published a planning application was submitted (reference: 3PL/2015/0009/F) which proposed new access arrangements which met with the standards of the Highways Authority, evident through their consultation response (footnote to the consultation response provided in the Pro-Form in Appendix A). This demonstrates that suitable vehicular access could be provided to the site. On this basis the conclusion contained in the SHLAA is considered to be superseded by subsequent comments by the Highways Authority.</p> <p>The site is a brownfield site through which the settlement boundary runs. Development of the site would be unlike the prevailing character of the area (as per refused planning application).</p> <p>There is potential to provide vehicle access to the site.</p> <p>The site is within Flood Zone 1.</p> <p>The site has medium landscape sensitivity.</p> <p>The site does not contain, and is not within or within the vicinity of, any designated heritage assets.</p> <p>There is potential for ground contamination within the site, this would require mitigation.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p>

Site Reference	SHLAA Reference	SHLAA Conclusion	Available	Indicative Capacity (no. dwellings)		Traffic Light Rating	Neighbourhood Plan Site Assessment summary
				Net developable area ¹⁵	Landowner estimate		
STNP3	ST10 Site submitted to 'Call for Sites' consultation is smaller than the site submitted to the SHLAA	Deliverable	Yes	5	4		<p>The site is a greenfield site adjacent to settlement boundary.</p> <p>There is no existing vehicle access although there is potential for this to be created. There is no pedestrian access to the site.</p> <p>The site is within Flood Zone 1, but it is affected by surface water flooding (this would require mitigation).</p> <p>The site has medium landscape sensitivity.</p> <p>The site does not contain, and is not within or within the vicinity of, any designated heritage assets.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p>
STNP4			Yes	14	12-15		<p>The site is a greenfield site adjacent to settlement boundary.</p> <p>There is no existing vehicle access although there is potential for this to be created. There is pedestrian access to the site.</p> <p>The site is within Flood Zone 1, but it is affected by surface water flooding (this would require mitigation).</p> <p>The site has high landscape sensitivity, and development in open areas here would change the character of this piece of land significantly. There is also potential for coalescence if STNP5, STNP6 and STNP7 are allocated/developed.</p> <p>The site does not contain, and is not within, any designated heritage assets. Its development is unlikely to impact the setting of Page's Place (150m north of the site).</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p>

Site Reference	SHLAA Reference	SHLAA Conclusion	Available	Indicative Capacity (no. dwellings)		Traffic Light Rating	Neighbourhood Plan Site Assessment summary
				Net developable area ¹⁵	Landowner estimate		
							<p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p> <p>Site is poorly located generally with respect to services and facilities, but it is recognised that site is close to the limited facilities within the village.</p>
STNP5			Yes	18	12-15		<p>The site is a greenfield site outside of the settlement boundary.</p> <p>There is no existing vehicle access although there is potential for this to be created. There is pedestrian access to the site.</p> <p>The site is within Flood Zone 1.</p> <p>The site has high landscape sensitivity, and development in open areas here would change the character of this piece of land significantly. There is also potential for coalescence if STNP5, STNP6 and STNP7 are allocated/developed.</p> <p>The site does not contain, and is not within, any designated heritage assets. Its development is unlikely to impact the setting of Page's Place (70m north of the site).</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p> <p>Site is poorly located generally with respect to services and facilities, but it is recognised that site is close to the limited facilities within the village.</p>
STNP6			Yes	8	5-6		<p>The site is a greenfield site adjacent to the settlement boundary.</p> <p>There is no existing vehicle access although there is potential for this to be created. There is pedestrian access to the site.</p> <p>The site is within Flood Zone 1.</p> <p>The site has high landscape sensitivity, and development in open areas here would</p>

Site Reference	SHLAA Reference	SHLAA Conclusion	Available	Indicative Capacity (no. dwellings)		Traffic Light Rating	Neighbourhood Plan Site Assessment summary
				Net developable area ¹⁵	Landowner estimate		
							<p>change the character of this piece of land significantly. There is also potential for coalescence if STNP4, STNP5 and STNP7 are allocated/developed.</p> <p>The site does not contain, and is not within, any designated heritage assets. Its development has potential to impact the setting of Page's Place (50m north of the site).</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p> <p>Site is poorly located generally with respect to services and facilities, but it is recognised that site is close to the limited facilities within the village.</p>
STNP7			Yes	33	30-35		<p>The site is a mixture of greenfield and brownfield land adjacent to the settlement boundary.</p> <p>There is existing vehicle access to the site, which would need upgrading for the intended use. There is pedestrian access to the site.</p> <p>The site is within Flood Zone 1, but it is affected by surface water flooding (this would require mitigation).</p> <p>The site has high landscape sensitivity, and development in open areas here would change the character of this piece of land significantly. There is also potential for coalescence if STNP4, STNP5 and STNP6 are allocated/developed.</p> <p>The site does not contain, and is not within, any designated heritage assets. It is, however, adjacent to Grade II listed building Page's Place. The development of the site has potential to impact this designated heritage asset.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p>

Site Reference	SHLAA Reference	SHLAA Conclusion	Available	Indicative Capacity (no. dwellings)		Traffic Light Rating	Neighbourhood Plan Site Assessment summary
				Net developable area ¹⁵	Landowner estimate		
							<p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p> <p>Site is poorly located generally with respect to services and facilities, but it is recognised that site is close to the limited facilities within the village.</p>
STNP8	ST15 Same site	Non-deliverable	Yes	43	40-50		<p>The site is a greenfield site adjacent to the settlement boundary.</p> <p>There is existing vehicle access to the site, which would need upgrading for the intended use. There is no pedestrian access to the site.</p> <p>The SHLAA, informed by the Local Highways Authority, concluded that significant improvements to the surrounding road network would be required to make this site suitable for development, most notable the junction between Hills Road and Page's Lane.</p> <p>For the purposes of this assessment it is considered that access can be created to the site, but wider infrastructure issues are not a matter for consideration through this assessment.</p> <p>The site is within Flood Zone 1.</p> <p>The site has medium landscape sensitivity.</p> <p>The site does not contain, and is not within, any designated heritage assets. Its development has potential to impact the setting of Page's Place (40m south of the site).</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p>
STNP9	ST05	Deliverable	Yes	8	13		<p>The site is a greenfield site adjacent to the settlement boundary.</p>

Site Reference	SHLAA Reference	SHLAA Conclusion	Available	Indicative Capacity (no. dwellings)		Traffic Light Rating	Neighbourhood Plan Site Assessment summary
				Net developable area ¹⁵	Landowner estimate		
	Same site						<p>There is existing vehicle access to the site, which would need upgrading for the intended use. There is no pedestrian access to the site.</p> <p>The site is within Flood Zone 1, but it is affected by surface water flooding (this would require mitigation).</p> <p>The site has medium landscape sensitivity.</p> <p>The site does not contain, and is not within, any designated heritage assets. Its development is unlikely to impact the setting of Brick Kiln Farmhouse (170m northeast of the site).</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p>
STNP10	ST13 Same site	Non-deliverable	Yes	28	20		<p>The Highways Authority have advised that the existing access is unsuitable. There is no evidence to suggest that this position has changed since the publication of the SHLAA.</p>
STNP11	ST18 Site submitted to 'Call for Sites' consultation is smaller than the site submitted to the SHLAA	Non-deliverable	Yes	3	2		<p>The Highways Authority have advised that the existing access is unsuitable. There is no evidence to suggest that this position has changed since the publication of the SHLAA.</p>
STNP12			Yes	5	5		<p>The site is a greenfield site which adjoins the settlement boundary at the access point.</p> <p>There is existing vehicle access to the site, which would need upgrading for the</p>

Site Reference	SHLAA Reference	SHLAA Conclusion	Available	Indicative Capacity (no. dwellings)		Traffic Light Rating	Neighbourhood Plan Site Assessment summary
				Net developable area ¹⁵	Landowner estimate		
							<p>intended use. There is pedestrian access to the site.</p> <p>The site is within Flood Zone 1.</p> <p>The site has medium landscape sensitivity. The Fringe Sensitivity Assessment suggests any small-scale development should be directed to the edge of the village and coupled with structural planting proposals. STNP12 is located within woodland which could offer some screening if the site were developed. However, Site STNP12 is not considered to be indented into the edge of the village.</p> <p>The site does not contain, and is not within or within the setting of, any designated heritage assets.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation. There are also trees protected by a Tree Preservation Order within the site.</p>
STNP13			Yes	4	4-5		<p>The site is a greenfield site adjacent to the settlement boundary.</p> <p>There is no existing vehicle access although there is potential for this to be created. There is no pedestrian access to the site.</p> <p>The site is within Flood Zone 1.</p> <p>The site has medium landscape sensitivity. The Fringe Sensitivity Assessment suggests the importance of preserving the setting of farms and their historic settings; STNP13 is located within the vicinity of farmsteads but this should be balance with its location adjacent to existing dwellings fronting Hills Road.</p> <p>The site does not contain, and is not within or within the setting of, any designated heritage assets.</p> <p>The presence of utilities infrastructure would require consideration and potential</p>

Site Reference	SHLAA Reference	SHLAA Conclusion	Available	Indicative Capacity (no. dwellings)		Traffic Light Rating	Neighbourhood Plan Site Assessment summary
				Net developable area ¹⁵	Landowner estimate		
							<p>mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p> <p>There is potential for noise and disturbance from the neighbouring farm which would need consideration and potential mitigation.</p>
STNP14	ST09 Site submitted to 'Call for Sites' consultation is smaller than the site submitted to the SHLAA	Deliverable	Yes	6	5		<p>The site is a greenfield site adjacent to the settlement boundary.</p> <p>There is no existing vehicle access although there is potential for this to be created.</p> <p>There is no pedestrian access to the site.</p> <p>The site is within Flood Zone 1.</p> <p>The site has medium landscape sensitivity.</p> <p>The site does not contain, and is not within or within the setting of, any designated heritage assets.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p>
STNP15	ST18 Same site	Non-deliverable	Yes	8	4-8		<p>The Highways Authority have advised that the existing access is unsuitable. There is no evidence to suggest that this position has changed since the SHLAA.</p>
STNP16			Yes	57	35		<p>The site is a mixture of greenfield and brownfield land which adjoins the settlement boundary at the access point but is otherwise unrelated to it. Development of the site would be unlike the prevailing character of the area (as per refused planning application).</p> <p>There is existing vehicle access to the site, which would need upgrading for the</p>

Site Reference	SHLAA Reference	SHLAA Conclusion	Available	Indicative Capacity (no. dwellings)		Traffic Light Rating	Neighbourhood Plan Site Assessment summary
				Net developable area ¹⁵	Landowner estimate		
							<p>intended use. There is pedestrian access to the site.</p> <p>The site is within Flood Zone 1.</p> <p>The site has medium landscape sensitivity. The Fringe Sensitivity Assessment suggests any small-scale development should be directed to the edge of the village and coupled with structural planting proposals. There is woodland to the south of STNP16 which could offer some screening, but, Site STNP16 would not be indented into the edge of the village.</p> <p>The site does not contain, and is not within or within the setting of, any designated heritage assets.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>Evidence suggests that the site has ecological value, its development would potentially impact this value and is likely to require mitigation. On-site habitats have been identified as having low botanical interest but there is a County Wildlife Site adjacent to site. In addition, a water body in proximity to the site, has potential to support great crested newts. There are also habitats within the site suitable for reptiles and bat roosting. There are also several protected trees also within the site.</p>

Table 4.3: Site Assessment Summary Table (sites promoted outside of the plan-making process)

Site Reference	Site Address	Capacity (Dwellings proposed in planning application)	Traffic Light Rating	Neighbourhood Plan Site Assessment
Meadows Farm	Meadows Farm, Chequers Lane, Saham Toney, IP25 7HQ	3		<p>The site is a greenfield site significantly removed from the settlement boundary.</p> <p>There is no existing vehicle access to the site but potential to create it. The Highways Authority, in their consultation response to planning application (3PL/2019/0011/F - footnote to the consultation response provided in the Pro-Form in Appendix A), do not object to the proposed vehicle access arrangements.</p> <p>There is no pedestrian access to the site. The Highways Authority, in their consultation response to planning application (3PL/2019/0011/F - footnote to the consultation response provided in the Pro-Form in Appendix A), highlight the lack of pedestrian links from the site to local services and facilities, but do not object to the application.</p> <p>The site is within Flood Zone 1, but it is affected by surface water flooding (this would require mitigation).</p> <p>Evidence suggests that the site has some ecological value, its development would potentially impact this value and is likely to require mitigation.</p> <p>The site has medium landscape sensitivity. The Fringe Sensitivity Assessment concludes that its value relates to its rural character and the enduring organic shaped, small scale, patterns east of Chequers Lane. The settings of the scattered farmsteads are sensitive to residential development adjacent as this would erode their isolated rural locations.</p> <p>The site does not contain, and is not within, any designated heritage assets. Its development has potential to impact the setting of Meadow Farmhouse (50m from the site).</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p>
Nilefields	Land adjacent Swaffham Road, Saham Toney, Watton, IP25 6LF	54		<p>The site is a greenfield site adjacent to the settlement boundary of Watton.</p> <p>There is an informal access to the site which is unsuitable for the intended use. The Highways Authority, in their consultation response to the planning application pending consideration (3PL/2019/0010/F - footnote to the consultation response provided in the Pro-Form in Appendix A), have identified fundamental concerns regarding the suitability of the proposed access. Based on the</p>

Site Reference	Site Address	Capacity (Dwellings proposed in planning application)	Traffic Light Rating	Neighbourhood Plan Site Assessment
				<p>current information, a suitable vehicular access cannot be achieved to the site.</p> <p>The Highways Authority, in their consultation response to the planning application pending consideration (3PL/2019/0010/F - footnote to the consultation response provided in the Pro-Form in Appendix A), have identified fundamental concerns regarding pedestrian access to the site. Based on the current information, suitable pedestrian access cannot be achieved to the site.</p> <p>Approximately a third of the site is within Flood Zones 2 and 3; this reduces the developable area of the site.</p> <p>In addition, the Environment Agency, in their consultation response to the planning application pending consideration (3PL/2019/0010/F - footnote to the consultation response provided in the Pro-Form in Appendix A), object to the planning application and identify that the Exception Test applies, as the access to and from the site is within Flood Zone 3.</p> <p>The site has high landscape sensitivity.</p> <p>Site would represent an extension of the built form of Watton. Whilst the overall gap between Watton and Saham Toney would be reduced, there is no risk of coalescence between the two settlements.</p> <p>The site does not contain, and is not within, any designated heritage assets. A Scheduled Monument (Site of Watton Gilbertine priory, two possible medieval archery butts and Civil War earthworks) is located approximately 650m west of the site.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p>

5. Conclusions

The NDP is being currently prepared in the context of the Site-Specific Policies and Proposals DPD (2012); the Core Strategy and Development Control Policies DPD (2009) and the Saved Policies of the Breckland District Local Plan (1999).

However, BDC are in the final stages of the preparation of the Breckland Local Plan, which will, once adopted, replace the suite of documents set out above. The new Local Plan will cover the period from 2011 to 2036 and will set out the strategic policies for the district. It was submitted for examination in November 2017 and the Hearings concluded in September 2018. A consultation on the amendments proposed by the Inspector to make the Plan sound (Main Modifications) has recently concluded; although an additional period of consultation is underway in relation to three policies. The adoption of the new Local Plan is anticipated in early Summer 2019; once adopted the Saham Toney NDP must be in general conformity with the strategic policies contained therein.

The new Local Plan does not include a specific housing allocation for Saham Toney. Although the village is identified, in the Settlement Hierarchy, as a 'village with boundaries'. Policy HOU04 of the new Local Plan sets out development within 'villages with boundaries' should not lead to the number of dwellings in the settlement significantly increasing by more than 5% from the date of adoption of the Plan. Appendix 5 of the new Local Plan provides a methodology for the implementation of Policy HOU04 including a maximum number of dwellings which could be permitted within the Plan period for each settlement, for Saham Toney this is 33 dwellings.

STPC, with the support of BDC, undertook a Call for Sites consultation between August and October 2018 through which 16 sites were identified. The site promoters for all of the sites submitted to Breckland District Council's SHLAA were also contacted to ascertain the availability status of their sites; where a site is no longer available (either through confirmation or lack of response) they have not been considered any further.

At the time of writing five further sites have been/are being promoted outside of the plan-making process through the submission of planning applications. This brings the total of 'known sites' within the NA to 21 sites. Three of the sites which have been/are being promoted outside of the plan-making process, through the submission of planning applications, have been discounted (two have been permitted and one has been refused, the site is considered unsuitable for development). Therefore, 18 sites have been considered through this report.

The results of the site assessment have found that of the 18 sites assessed (16 sites identified through the Call for Sites consultation and two sites identified through the submission of planning applications), three sites are considered appropriate for allocation for housing in the Saham Toney NDP: STNP9, STNP13 and STNP14. 10 sites are considered potentially appropriate for allocation for housing in the Saham Toney NDP, subject to the mitigation of constraints: STNP1, STNP2, STNP3, STNP4, STNP5, STNP6, STNP7, STNP8, STNP12 and STNP16. STNP6, STNP8 and STNP12 are considered to be impacted by the more minor (and more surmountable) constraints. With respect to landscape constraints, based on the available evidence, it is considered that STNP4, STNP5 and STNP7 are in the most sensitive area.

Five sites (STNP10, STNP11, STNP15, Meadows Farm and Nilefields) are not considered to be appropriate for allocation for housing in the Saham Toney NDP, based on the currently available evidence. STNP10, STNP11, STNP15 are sites that have previously been considered in the SHLAA as non-deliverable due to their inability to provide suitable vehicular access; there is no evidence that disputes this conclusion. Meadows Farm and Nilefields are both impacted by a variety of constraints that are considered to render them unsuitable for development.

Based on the information submitted to the Call for Sites consultation, the indicative capacity of the sites considered to be suitable for allocation for housing in the Saham Toney NDP is 22-23 dwellings; based on AECOM's indicative calculations (assuming 22 dwellings per hectare) this figure could be 18 dwellings.

Based on the information submitted to the Call for Sites consultation, the indicative capacity of the sites considered to be potentially suitable for allocation for housing in the Saham Toney NDP, subject to the mitigation of constraints, is 157-179 dwellings; based on AECOM's indicative calculations (assuming 22 dwellings per hectare) this figure could be as much as 209 dwellings but this is unlikely to be appropriate for the rural character of the village.

Site capacities are indicative and are subject to change, reflecting detailed design work and stakeholder engagement.

Based on the available evidence, it is considered that there are sites within the Saham Toney NA that could deliver 33 homes, in accordance with the new Local Plan – for some of the sites there are constraints that should be mitigated prior to the site being included as a site allocation.

This report can be used by STPC to guide decision-making on site selection and to use as evidence to support site allocations in the NDP if they choose to do so. However, prior to determining which, if any, sites could be allocated for housing within the Saham Toney NDP the Steering Group should discuss with BDC and the Highways Authority the situation of infrastructure provision/deficit within, and around, Saham Toney particularly in relation to vehicle and pedestrian infrastructure. Whilst, some elements of this are strategic in nature, and beyond the scope of the NDP, they are likely to be critical for the Saham Toney plan-making journey. If both stakeholders require significant infrastructure improvements, to ensure sustainable development, this could impact site viability and therefore, the conclusions and recommendations made within this report.

It is also recommended that the Steering Group speak with Breckland District Council to establish whether a Strategic Environmental Assessment, Habitats Regulations Assessment and/or Appropriate Assessment will be required to support the Saham Toney Neighbourhood Development Plan.

In addition, if planning permission is granted for the proposed development at Nilefields after the new Local Plan is adopted, the Steering Group are advised to speak with BDC to understand if the dwellings will count as houses within Saham Toney (as they are within the NA) or for Watton (as they would relate, in reality, to Watton). If they are counted against Saham Toney's 5% growth figure, this could mean that Saham Toney Parish Council do not need to make any site allocations within their NDP.

Next Steps

STPC are advised to discuss the findings of this report with BDC. STPC are also advised to discuss the implications of existing infrastructure deficits for the Saham Toney NDP with BDC as well as the Highways Authority.

STPC are also advised to consult upon the findings of this report with stakeholders, including the community and site promoters. If additional information is made available to STPC, they should consider whether it supersedes the findings and/or recommendation contained within this report. Any additional evidence, and decisions made subsequently, should be documented so that the Independent Examiner appointed to examine the Saham Toney NDP can give this due consideration.

Once the shortlist of sites is finalised (either based on the conclusions of this report or amended in line with the conclusions of this report and other evidence available to STPC), STPC should engage with BDC and the community to select a site or sites to be included as allocations in the draft Saham Toney NDP which best meets the objectives of the NDP.

The site selection process should be based on the following:

- The findings of this site assessment;
- Any other relevant evidence;
- Discussions with BDC and the Highways Authority;
- The views and opinions of the local community and other stakeholders;
- The extent to which the sites support the vision and objectives for the NDP; and
- The potential for the sites to meet identified infrastructure needs of the community.

Viability

As part of the site selection process, it is recommended that STPC discusses site viability with BDC.

Viability appraisals for individual sites may already exist. If not, it may be possible to use the Council's existing viability evidence to test site viability. This can be done by 'matching' site typologies used in existing reports with sites included in the selection process, to give an indication of whether a site is viable for development and therefore likely to be delivered.

In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

Appendix A Completed Site Appraisal Pro-Formas

Site Assessment Proforma – Site STNP1

<i>General information</i>	
Site Reference / name	STNP1
Site Address (or brief description of broad location)	The Piggeries, Grange Farm, Chequers Lane
Current use	Livestock farm with associated buildings (piggery buildings and silos) as well as undeveloped fields.
Proposed use	Housing
Adjacent Land Use	Agricultural, residential dwellings and a small industrial area
Gross area (Ha) Total area of the site in hectares	0.98
SHLAA site reference (if applicable)	ST07 (a larger site)
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context**Is the site:**

Greenfield: land (farmland, or open space, that has not previously been developed)

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Mixture of greenfield and brownfield

Site planning history

Have there been any previous applications for development on this land? What was the outcome?

3PL/2015/1430/F
Withdrawn

Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Adjacent

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

There is access to the site, but it is unsuitable for the intended use because of it being on a bend and having a generally poor alignment.

It is acknowledged that a withdrawn planning application (reference: 3PL/2015/1430/F) proposed new access arrangements to the site (with offsite highways improvements) which met with the standards of the Highways Authority, evident through their consultation response¹⁶. This demonstrates that suitable vehicular access could be provided to the site.

Is the site accessible?

Provide details of site's connectivity

No pedestrian pavement on Chequers Lane or Page's Lane directly adjacent to site boundary. However, there is a pavement located to the west of the site on Page's Lane, and the indicative site plan put forward via the Call for Sites shows a footpath through the site linking it to the existing one on Pound Hill.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance 	<p>Some impact, mitigation required</p>	<p>Flood Zone 1</p> <p>Northern most part of the site is at low risk of surface water flooding</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p>

¹⁶ Available at:

http://planning.breckland.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C3PL_2015_1430_F%5C3PL_2015_1430_F-HWYC.pdf&module=pl

<ul style="list-style-type: none"> • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 		
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Site comprises piggery and agricultural holdings/land which may provide habitat. As an active piggery it is unlikely that the site is currently occupied by any protected species, however, this site would be subject to ecological surveys.</p>
<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>Medium to high sensitivity</p>	<p>The site is located within Settlement Fringe Area FA4(Page's, North and South). This area has moderate landscape sensitivity and high visual sensitivity. STNP1 is located in a less sensitive area within FA4 owing to its distance from Page's Place and the presence of built form within the site; the open, undeveloped parts of the site have a higher landscape sensitivity to development than the areas which contain built form.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>Some loss of agricultural land – not necessarily high quality agricultural land</p>	<p>Loss of Grade 3 agricultural land (no data on whether site is Grade 3a or Grade 3b, would require further investigation). However, the site is below the 20ha threshold which would trigger the requirement for consultation with Natural England.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>No impact or no requirement for mitigation</p>	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>Within the vicinity of the site is Grade II listed building Page's Place (140m west). The development of this site is unlikely to impact the setting of the heritage asset.</p>

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Poorly located</p>	<p style="text-align: center;">Observations and comments</p> <p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>This site is, however, located within 170m of the nearest bus stop.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	None on site, but four TPOs to the north of the site
What impact would development have on the site's habitats and biodiversity?	Unknown	Development of this site unlikely to have a significant impact given low ecological value. Site is currently a working piggery.
Public Right of Way	None	None
Existing social or community value (provide details)	None	None

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination	Y		<p>It is understood from information presented via the Call for Sites that some of the existing buildings contain asbestos and it is likely that some areas of the concrete hard standing are contaminated.</p> <p>A Preliminary Contamination Risk Assessment has been prepared and this has recommended that a full intrusive ground investigation is carried out prior to development and a Mitigation Strategy prepared. This may affect viability/deliverability of the site.</p>
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	There is a powerline near the entrance to the Site and overhead cables cross the Site which would require mitigation.
Issues relating to access or establishing connections to utilities		N	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Gentle hill
Coalescence: Development would result in neighbouring towns merging into one another.	Development of this site would not result in coalescence
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Scale of the site is unlikely to significantly change the size and/or character of the settlement
Would the scale and/or nature of the development result in any amenity issues	None

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted to the Saham Toney Parish Council 'Call for Sites' consultation
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
The site is potentially appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	10 (suggested by the site proposer) 17 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The SHLAA concludes that this site is non-deliverable due to the inability to provide a suitable access to the site.</p> <p>However, since the SHLAA was published a planning application was submitted (reference: 3PL/2015/1430/F) which proposed new access arrangements (with offsite highways improvements) which met with the standards of the Highways Authority, evident through their consultation response. This demonstrates that suitable vehicular access could be provided to the site. On this basis the conclusion contained in the SHLAA is considered to be superseded by subsequent comments by the Highways Authority.</p> <p>The site is a mixture of greenfield and brownfield land, adjacent to the settlement boundary.</p> <p>There is potential to provide vehicle and pedestrian access to the site.</p> <p>The site is within Flood Zone 1, but the northern part of the site is a low risk of surface water flooding (this would require mitigation).</p> <p>The site has medium to high landscape sensitivity.</p> <p>The site does not contain, and is not within, any designated heritage assets. Its development is unlikely to impact the setting of Page's Place (140m west of the site).</p> <p>There is potential for ground contamination within the site, this would require mitigation.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p>

Site Assessment Proforma – Site STNP2

General information

Site Reference / name	STNP2
Site Address (or brief description of broad location)	Croft Pig Unit, 69 Hills Road
Current use	Disused piggery
Proposed use	Housing
Adjacent Land Use	Agriculture and residential
Gross area (Ha) Total area of the site in hectares	0.5
SHLAA site reference (if applicable)	ST17
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context

<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Brownfield
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	3PL/2015/0009/F: Development of 4 bungalows - Refused (countryside encroachment and out of character with linear form of Hills Road)

Suitability**Suitability**

<p>Is the site:</p> <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built up area 	The settlement boundary crosses through the site. The access is within the settlement boundary.
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>Existing access to the site is narrow and unsuitable for the intended use. It is unlikely to be able to be upgraded to be suitable.</p> <p>It is acknowledged that new access arrangements to the site were proposed in refused planning application (reference: 3PL/2015/0009/F); the proposed access arrangements met with the standards of the Highways Authority, evident through their consultation response¹⁷. This demonstrates that suitable vehicular access could be provided to the site.</p>
<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	No pedestrian pavement along Hills Road.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature 	Minimal impact, unlikely to require mitigation	<p>Flood Zone 1</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p>

¹⁷ Available at:
http://planning.breckland.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C3PL_2015_0009_F%5C3PL_2015_0009_F-HWYC_1.pdf&module=pl

<ul style="list-style-type: none"> Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 		
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	<p>Current site includes some greenspace/agricultural land which may provide habitat. Agricultural buildings can provide habitat for owls and bats and therefore the development of this site would be subject to further ecological surveys.</p> <p>Site falls under a wider area for Countryside Stewardship to encourage the protection and creation of habitat for several species of birds, however, this unlikely to pose a constraint.</p>
<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	Medium sensitivity	<p>The site is located within Settlement Fringe Area FA5 (Saham Hills, North and South). This area has moderate landscape sensitivity and moderate visual sensitivity. The Fringe Sensitivity Assessment suggests that some parcels backing the village edge in the form of small meadows are remnants of original small-scale field patterns. Such well vegetated parcels can successfully assimilate development, but the patterns and structures should be retained.</p> <p>STNP2 is potentially an example of one such site that backs on to the village edge and may be suitable for development in landscape terms, if the pattern and structures could be retained. However, the refused planning application (reference: 3PL/2015/0009/F) includes a reason for refusal on the grounds that the scale and siting of the dwellings result in an encroachment into the countryside and be out of character with the strong linear form of the settlement pattern of development in this location.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	No loss	Site is previously developed land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building 	No impact or no requirement for mitigation	<p>There are no Listed Buildings within the Site or within the vicinity of the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p>

- Known archaeology
- Locally listed building

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>This site is located within 370m of a bus stop, however, this is only provides a school service.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None	
What impact would development have on the site's habitats and biodiversity?	Unknown	Potentially, as site includes potential habitats for bats and protected bird species which would require further ecological surveys.
Public Right of Way	None	
Existing social or community value (provide details)	None	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	Y		Possible contamination from industrial use
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	HV powerline running across the field. LV powerline located next to the entrance gate.
Issues relating to access or establishing connections to utilities		N	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	Development of site would not result in coalescence

Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Scale of the site is unlikely to significantly change the size and/or character of the settlement. Development of the site would be unlike the prevailing character of the area (as per refused planning application).
Would the scale and/or nature of the development result in any amenity issues	No

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted to the Saham Toney Parish Council 'Call for Sites' consultation
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	4 (suggested by the site proposer) 9 (based on net developable area and 22 DPH)

<p>Key evidence (3-4 bullet points) for decision to accept or discount site.</p>	<p>The SHLAA concludes that this site is non-deliverable due to the inability to provide a suitable access to the site.</p> <p>However, since the SHLAA was published a planning application was submitted (reference: 3PL/2015/0009/F) which proposed new access arrangements which met with the standards of the Highways Authority, evident through their consultation response. This demonstrates that suitable vehicular access could be provided to the site. On this basis the conclusion contained in the SHLAA is considered to be superseded by subsequent comments by the Highways Authority.</p> <p>The site is a brownfield site through which the settlement boundary runs. Development of the site would be unlike the prevailing character of the area (as per refused planning application).</p> <p>There is potential to provide vehicle access to the site.</p> <p>The site is within Flood Zone 1.</p> <p>The site has medium landscape sensitivity.</p> <p>The site does not contain, and is not within, any designated heritage assets.</p> <p>There is potential for ground contamination within the site, this would require mitigation.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p>
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Site Assessment Proforma – Site STNP3

<i>General information</i>	
Site Reference / name	STNP3
Site Address (or brief description of broad location)	Hills Road/Ploughboy Lane, Saham Hills
Current use	Undeveloped land, green field
Proposed use	Housing
Adjacent Land Use	Housing
Gross area (Ha) Total area of the site in hectares	0.25
SHLAA site reference (if applicable)	ST10
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context**Is the site:**

Greenfield: land (farmland, or open space, that has not previously been developed)

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield**Site planning history**

Have there been any previous applications for development on this land? What was the outcome?

Nothing on site but nearby planning applications:

3PL/2018/0226/F: Erection of two dwellings and detached carport/garaging with associated drive and turning area.

Permission approved: 22/02/18.

3PL/2015/1015/O: 5 Self-build plots. Permission refused, appeal allowed: 24/08/15.

Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

The site is adjacent to the settlement boundary

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

No existing point of access, but suitable access could be provided onto Hills Road

Is the site accessible?

Provide details of site's connectivity

No pedestrian access

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	<p>Some impact, mitigation required</p>	<p>Flood Zone 1</p> <p>Much of the site is an area at risk of surface water flooding</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p>
Ecological value? Could the site be home to protected	<p>Unknown</p>	<p>Current site includes greenfield/disused agricultural land which may provide habitat for a number of species.</p>

<p>species such as bats, great crested newts, badgers etc.?</p>		<p>Development of this site would be subject to further ecological surveys.</p> <p>Site falls under a wider area for Countryside Stewardship to encourage the protection and creation of habitat for several species of birds, however, this unlikely to pose a constraint.</p>
<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>Medium sensitivity</p>	<p>The site is located within Settlement Fringe Area FA5 (Saham Hills, North and South) which has been assessed as being of medium landscape and visual sensitivity. A stream runs through this site and the Fringe Sensitivity Assessment concludes that the system of small-scale, poorly drained pastures, which show a sense of continuation and time-depth, associated with the stream are more sensitive as their loss could not be mitigated easily.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>Some loss of agricultural land – not necessarily high quality agricultural land</p>	<p>Loss of Grade 3 agricultural land (no data on whether site is Grade 3a or Grade 3b, would require further investigation). However, the site is below the 20ha threshold which would trigger the requirement for consultation with Natural England.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>No impact or no requirement for mitigation</p>	<p>There are no Listed Buildings within the site or within the vicinity of the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>This site is located within 230m of the nearest bus stop, however, this is a school service only.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None	None on the site or adjacent
What impact would development have on the site's habitats and biodiversity?	Unknown	Subject to ecological surveys the development of the site may result in a loss of habitat
Public Right of Way	None	None
Existing social or community value (provide details)	None	None

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination		N	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	Power and telephone lines which would need to be mitigated or moved. Unlikely to be significant constraint.
Issues relating to access or establishing connections to utilities		N	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Gently sloping, deep ditch creating the boundary between the field and Ploughboy Lane. Pond in the middle of the field.
Coalescence: Development would result in neighbouring towns merging into one another.	Development would not result in coalescence
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Scale of the site is unlikely to significantly change the size and/or character of the settlement
Would the scale and/or nature of the development result in any amenity issues	None

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted in the Saham Toney Council 'Call for Sites' consultation
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	4 (suggested by the site proposer) 5 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is a greenfield site adjacent to settlement boundary.</p> <p>There is no existing vehicle access although there is potential for this to be created. There is no pedestrian access to the site.</p> <p>The site is within Flood Zone 1, but the site is affected by surface water flooding (this would require mitigation).</p> <p>The site has medium landscape sensitivity.</p> <p>The site does not contain, and is not within or within the vicinity of, any designated heritage assets.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p>

Site Assessment Proforma – Site STNP4

<i>General information</i>	
Site Reference / name	STNP4
Site Address (or brief description of broad location)	West side of the junction of Pages Lane and Pound Hill
Current use	Grass field
Proposed use	Housing
Adjacent Land Use	Housing and agriculture
Gross area (Ha) Total area of the site in hectares	0.81
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context**Is the site:**

Greenfield: land (farmland, or open space, that has not previously been developed)

Greenfield

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Site planning history

Have there been any previous applications for development on this land? What was the outcome?

None relevant on the site

Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

The site is adjacent to the settlement boundary

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

No existing vehicle access to the site; however, access could be established from either Pound Hill or Pages Lane

Is the site accessible?

Provide details of site's connectivity

Pedestrian access to the site

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	Some impact, mitigation required	<p>Flood Zone 1</p> <p>Small part of the site is at risk of surface water flooding</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p>
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	<p>Site comprises green field /disused agricultural land which may provide habitat as well as the hedgerows around the perimeter. To be confirmed by an ecological survey.</p> <p>Site falls under a wider area for Countryside Stewardship to encourage the protection and creation of habitat for several species of birds, however, this</p>

		unlikely to pose a constraint.
<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	High Sensitivity	<p>The site is located within Settlement Fringe Area FA4 (Page's, North and South). This area has moderate landscape sensitivity and high visual sensitivity.</p> <p>STNP4 is located in the most sensitive area within FA4 owing to its central position within the open tract of land which contributes to the dispersed nature of the settlement, key to its character.</p> <p>The Fringe Sensitivity Assessment concludes that development in open areas here would change the character of this piece of land significantly and potentially cause coalescence of different settlement clusters and where the settlement edges are well defined, new intakes of land for development would be visually prominent and difficult to assimilate.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	Some loss of agricultural land – not necessarily high quality agricultural land	Loss of Grade 3 agricultural land (no data on whether site is Grade 3a or Grade 3b, would require further investigation). However, the site is below the 20ha threshold which would trigger the requirement for consultation with Natural England.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Minimal impact and minimal requirement for mitigation	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>Within the vicinity of the site is Grade II listed building Page's Place (150m north). The development of this site is unlikely to impact the setting of the heritage asset.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/leisure facilities • Health facilities • Cycle route(s) 	Poorly located	<p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>The site is poorly located to local services and facilities generally; however, it is recognised that the site is close to the services available within the village.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None	None
What impact would development have on the site's habitats and biodiversity?	Unknown	Development of the site may result in a loss of habitat for species subject to ecology survey.
Public Right of Way	None	None
Existing social or community value (provide details)	None	Site is used for ad hoc recreation but there is no formal community access

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination		N	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	HV powerline running along the boundary between the field and Pound Hill. The gas pipeline can possibly run through the field due to proximity of substation which requires further investigation. Neither likely to result in significant constraint
Issues relating to access or establishing connections to utilities		N	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	Development would reduce the gap between Saham Toney and Saham Hills and could result in coalescence (particularly if STNP5, STNP6 and STNP7 are developed).

Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Scale of the site is unlikely to significantly change the size and/or character of the settlement
Would the scale and/or nature of the development result in any amenity issues	None

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted to the Saham Toney Parish Council 'Call for Sites' consultation
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	12-15 (suggested by the site proposer) 14 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is a greenfield site adjacent to settlement boundary.</p> <p>There is no existing vehicle access although there is potential for this to be created. There is pedestrian access to the site.</p> <p>The site is within Flood Zone 1, but it is affected by surface water flooding (this would require mitigation).</p> <p>The site has high landscape sensitivity, and development in open areas here would change the character of this piece of land significantly. There is also potential for coalescence if STNP5, STNP6 and STNP7 are allocated/developed.</p> <p>The site does not contain, and is not within, any designated heritage assets. Its development is unlikely to impact the setting of Page's Place (145m north of the site).</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p> <p>Site is poorly located generally with respect to services and facilities, but it is recognised that site is close to the limited facilities within the village.</p>

Site Assessment Proforma – Site STNP5

<i>General information</i>	
Site Reference / name	STNP5
Site Address (or brief description of broad location)	Pound Hill
Current use	Grass field
Proposed use	Housing
Adjacent Land Use	Agriculture
Gross area (Ha) Total area of the site in hectares	1.01
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context**Is the site:**

Greenfield: land (farmland, or open space, that has not previously been developed)

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield**Site planning history**

Have there been any previous applications for development on this land? What was the outcome?

None relevant for the site or directly adjacent.

Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

The site is outside the settlement boundary

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

No existing vehicle access but suitable access could be created

Is the site accessible?

Provide details of site's connectivity

Pedestrian access

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	Minimal impact, no mitigation required	<p>Flood Zone 1</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p>
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	<p>Site comprises green field /disused agricultural land which may provide habitat as well as the hedgerows around the perimeter to be confirmed by an ecological survey.</p> <p>Site falls under a wider area for Countryside Stewardship to encourage the protection and creation of habitat for several species of birds, however, this unlikely to pose a constraint.</p>

<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>High sensitivity</p>	<p>The site is located within Settlement Fringe Area FA4 (Page's, North and South). This area has moderate landscape sensitivity and high visual sensitivity.</p> <p>STNP5 is located in the most sensitive area within FA4 owing to its central position within the open tract of land which contributes to the dispersed nature of the settlement, key to its character. The Fringe Sensitivity Assessment concludes that development in open areas here would change the character of this piece of land significantly and potentially cause coalescence of different settlement clusters and where the settlement edges are well defined, new intakes of land for development would be visually prominent and difficult to assimilate.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>Some loss of agricultural land – not necessarily high quality agricultural land</p>	<p>Loss of Grade 3 agricultural land (no data on whether site is Grade 3a or Grade 3b, would require further investigation). However, the site is below the 20ha threshold which would trigger the requirement for consultation with Natural England.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>No impact or no requirement for mitigation</p>	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>Within the vicinity of the site is Grade II listed building Page's Place (70m north). The development of this site is unlikely to impact the setting of the heritage asset.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/leisure facilities • Health facilities 	Poorly located	<p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>This site is located within 150m of the nearest bus stop.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None	None
What impact would development have on the site's habitats and biodiversity?	Unknown	Potential impact as site includes features which may provide habitat to be confirmed by ecology survey.
Public Right of Way	None	None
Existing social or community value (provide details)	None	None

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination		N	The current use of the site is not considered to result in any significant contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	HV powerline running across the field. Proximity of substation may indicate potential gas pipelines which would need further investigation. Neither likely to result in significant constraint.
Issues relating to access or establishing connections to utilities		N	Unlikely, close to already residential area.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	Development would reduce the gap between Saham Toney and Saham Hills and could result in coalescence (particularly if STNP4, STNP6 and STNP7 are developed).

Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Scale of the site is unlikely to significantly change the size and/or character of the settlement
Would the scale and/or nature of the development result in any amenity issues	None

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted to the Saham Toney Parish Council 'Call for Sites' consultation
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	12-15 (suggested by the site proposer) 18 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is a greenfield site outside of the settlement boundary.</p> <p>There is no existing vehicle access although there is potential for this to be created. There is pedestrian access to the site.</p> <p>The site is within Flood Zone 1.</p> <p>The site has high landscape sensitivity, and development in open areas here would change the character of this piece of land significantly. There is also potential for coalescence if STNP5, STNP6 and STNP7 are allocated/developed.</p> <p>The site does not contain, and is not within, any designated heritage assets. Its development is unlikely to impact the setting of Page's Place (70m north of the site).</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p> <p>Site is poorly located generally with respect to services and facilities, but it is recognised that site is close to the limited facilities within the village.</p>

Site Assessment Proforma – Site STNP6

<i>General information</i>	
Site Reference / name	STNP6
Site Address (or brief description of broad location)	Pages Lane
Current use	Not used/Field - Grass field surrounded with hedgerows and young trees.
Proposed use	Housing
Adjacent Land Use	Agriculture
Gross area (Ha) Total area of the site in hectares	0.46
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context**Is the site:**

Greenfield: land (farmland, or open space, that has not previously been developed)

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield**Site planning history**

Have there been any previous applications for development on this land? What was the outcome?

No relevant planning applications for the site.

Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

The site is adjacent to the settlement boundary

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

No existing vehicle access to the site, potential to create suitable access

Is the site accessible?

Provide details of site's connectivity

Pedestrian access

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	Minimal impact, no mitigation required.	Flood Zone 1 SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	Site comprises green field /disused agricultural land which may provide habitat as well as the hedgerows around the perimeter. although this can be confirmed by an ecological survey. Site falls under a wider area for Countryside Stewardship to encourage the protection and creation of habitat for several species of birds, however, this unlikely to pose a constraint.

<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>High sensitivity</p>	<p>The site is located within Settlement Fringe Area FA4 (Page's, North and South). This area has moderate landscape sensitivity and high visual sensitivity.</p> <p>STNP6 is located adjacent to the most sensitive area within FA4 owing to its peripheral position in respect of the open tract of land which contributes to the dispersed nature of the settlement, key to its character.</p> <p>The Fringe Sensitivity Assessment concludes that development in open areas here would change the character of this piece of land significantly and potentially cause coalescence of different settlement clusters and where the settlement edges are well defined, new intakes of land for development would be visually prominent and difficult to assimilate. The site is not large enough, in isolation, to cause coalescence between the different clusters but would reduce the gap that it currently provides.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>Some loss of agricultural land – not necessarily high quality agricultural land</p>	<p>Loss of Grade 3 agricultural land (no data on whether site is Grade 3a or Grade 3b, would require further investigation). However, the site is below the 20ha threshold which would trigger the requirement for consultation with Natural England.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Potential impact and potential requirement for mitigation</p>	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>Within the vicinity of the site is Grade II listed building Page's Place (50m north). The development of this site is may impact the setting of the heritage asset; and this should be taken into consideration.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/leisure facilities • Health facilities 	Poorly located	<p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>This site is located 250m from the nearest bus stop.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None	None
What impact would development have on the site's habitats and biodiversity?	Unknown	Potential impact as there are potential habitats on site including grassland and hedges around the perimeter of the site.
Public Right of Way	None	None
Existing social or community value (provide details)	None	None

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination		N	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	Small substation located on the corner of Pages Lane and Pound Hill is adjacent to the field. Unlikely to pose significant constraint
Issues relating to access or establishing connections to utilities		N	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat, there is a ditch to the northern boundary
Coalescence: Development would result in neighbouring towns merging into one another.	The site is not large enough, in isolation, to cause coalescence between the different clusters but would reduce the gap that it currently provides. Coalescence could occur if STNP4, STNP5 and STNP7 are developed).
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Scale of the site is unlikely to significantly change the size and/or character of the settlement
Would the scale and/or nature of the development result in any amenity issues	None

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted to the Saham Toney Parish Council 'Call for Sites' consultation
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	5-6 (suggested by the site proposer) 8 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is a greenfield site adjacent to the settlement boundary.</p> <p>There is no existing vehicle access although there is potential for this to be created. There is pedestrian access to the site.</p> <p>The site is within Flood Zone 1.</p> <p>The site has high landscape sensitivity, and development in open areas here would change the character of this piece of land significantly. There is also potential for coalescence if STNP4, STNP5 and STNP7 are allocated/developed.</p> <p>The site does not contain, and is not within, any designated heritage assets. Its development has potential to impact the setting of Page's Place (50m north of the site).</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p> <p>Site is poorly located generally with respect to services and facilities, but it is recognised that site is close to the limited facilities within the village.</p>

Site Assessment Proforma – Site STNP7

<i>General information</i>	
Site Reference / name	STNP7
Site Address (or brief description of broad location)	Pages Farm, Pages Lane
Current use	Arable farmland and disused farm buildings
Proposed use	Housing
Adjacent Land Use	Arable farmland, and housing.
Gross area (Ha) Total area of the site in hectares	1.86
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context**Is the site:**

Greenfield: land (farmland, or open space, that has not previously been developed)

Mixture of greenfield and brownfield

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Site planning history

Have there been any previous applications for development on this land? What was the outcome?

No relevant planning history for the site.

Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

The site is adjacent to the settlement boundary

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

Existing access from Pages Lane, would require upgrading and this is likely to be possible

Is the site accessible?

Provide details of site's connectivity

Pedestrian access

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	<p>Some impact, mitigation required</p>	<p>Flood Zone 1</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p> <p>A small area of medium surface water flood risk at the far north-east part of the site</p>
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	<p>Unknown</p>	<p>Site comprises green field /disused agricultural land which may provide habitat for species. In addition, disused agricultural buildings can provide habitat for bats and owls and therefore will require an ecology survey prior to development of this site.</p> <p>Site falls under a wider area for Countryside Stewardship to encourage the protection and creation of habitat for several species of birds, however, this unlikely to pose a constraint.</p>

<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>High sensitivity</p>	<p>The site is located within Settlement Fringe Area FA3 (Oval, West) and FA4 (Page's, North and South). FA3 and FA4 both have moderate landscape sensitivity and high visual sensitivity.</p> <p>The western end of STNP7 is within FA3 and includes the pastures west of Page's Place which have higher landscape value as they are smaller scale, retain their historic field boundary patterns, and because they provide setting to the ancient farmstead at Page's Place.</p> <p>The Fringe Sensitivity Assessment concludes that development here would be highly visible with few features to assimilate with.</p> <p>The eastern end of STNP7 is within FA4. The value of F4 focuses on Page's Place, an ancient farmstead with listed building which is east of the site. The eastern end of STNP7 is located in the most sensitive area within FA4 owing to its position within the open tract of land which contributes to the dispersed nature of Saham Toney, key to its character.</p> <p>The Fringe Sensitivity Assessment concludes that development in open areas here would change the character of this piece of land significantly and potentially cause coalescence of different settlement clusters and where the settlement edges are well defined, new intakes of land for development would be visually prominent and difficult to assimilate.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>Some loss of agricultural land – not necessarily high quality agricultural land</p>	<p>Loss of Grade 3 agricultural land (no data on whether site is Grade 3a or Grade 3b, would require further investigation). However, the site is below the 20ha threshold which would trigger the requirement for consultation with Natural England.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Potential impact and mitigation required</p>	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>Adjacent to the site is Grade II listed building Page's Place. The development of this site could impact the setting of the heritage asset; and this should be taken into consideration.</p>

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities</p>	<p>Poorly located</p>	<p>Observations and comments</p>
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<p>such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		<p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>There is, however, a bus stop is adjacent to the site.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	None
What impact would development have on the site's habitats and biodiversity?	Unknown	Development of the site may result in loss of habitats subject to ecology survey.
Public Right of Way	None	None
Existing social or community value (provide details)	None	No community uses on the site.

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination		N	Current use should not cause contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	LV cable runs above the hedgerow between the field and the Pages Lane. Unlikely to be a significant constraint.
Issues relating to access or establishing connections to utilities		N	Unlikely, in area which has surrounding properties.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	Development would reduce the gap between Saham Toney and Saham Hills and could result in coalescence (particularly if STNP4, STNP5 and STNP6 are developed).
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Scale of the site may change the size and/or character of the settlement. The Fringe Sensitivity Assessment concludes that development in open areas here would change the character of this piece of land significantly.

Would the scale and/or nature of the development result in any amenity issues	No
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Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted in the Saham Toney Council 'Call for Sites'.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Anticipated development 2019-2024, 2025-2028 and 2029-2032 as per Saham Toney Call for Sites 2018.
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	30-36 (suggested by the site proposer) 33 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	The site is a mixture of greenfield and brownfield land adjacent to the settlement boundary. There is existing vehicle access to the site, which would need upgrading for the intended use. There is pedestrian access to the site. The site is within Flood Zone 1, but it is affected by surface

	<p>water flooding (this would require mitigation).</p> <p>The site has high landscape sensitivity, and development in open areas here would change the character of this piece of land significantly. There is also potential for coalescence if STNP4, STNP5 and STNP6 are allocated/developed.</p> <p>The site does not contain, and is not within, any designated heritage assets. It is, however, adjacent to Grade II listed building Page's Place. The development of the site has potential to impact this designated heritage asset.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p> <p>Site is poorly located generally with respect to services and facilities, but it is recognised that site is close to the limited facilities within the village.</p>
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Site Assessment Proforma – Site STNP8

<i>General information</i>	
Site Reference / name	STNP8
Site Address (or brief description of broad location)	Opposite Dolphin's Crescent, Hills Road
Current use	Arable farmland
Proposed use	Housing
Adjacent Land Use	Arable farmland to the west, residential to the north, south and east
Gross area (Ha) Total area of the site in hectares	2.59
SHLAA site reference (if applicable)	ST15
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context**Is the site:**

Greenfield: land (farmland, or open space, that has not previously been developed)

Greenfield

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Site planning history

Have there been any previous applications for development on this land? What was the outcome?

None relevant on the site or adjacent.

Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

The site is adjacent to the settlement boundary

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

Existing informal vehicle access from Hills Road which would require upgrading for the intended use.

The SHLAA, informed by the Local Highways Authority, concluded that improvements to the surrounding road network would be required to make this site suitable for development, most notable the junction between Hills Road and Page's Lane.

For the purposes of this assessment it is considered that access can be created to the site, but wider infrastructure issues are not a matter for consideration through this assessment.

Is the site accessible?

Provide details of site's connectivity

No pedestrian access.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	<p>Minimal impact, no mitigation required.</p>	<p>Flood Zone 1</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p>

<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Site comprises agricultural land which may provide habitat for species although this would need to be confirmed by an ecological survey.</p> <p>Site falls under a wider area for Countryside Stewardship to encourage the protection and creation of habitat for several species of birds, however, this unlikely to pose a constraint.</p>
<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>Medium sensitivity</p>	<p>The site is located within Settlement Fringe Area FA4 (Page's, North and South). This area has moderate landscape sensitivity and high visual sensitivity.</p> <p>STNP8 is located in a less sensitive area within FA4 owing to its distance from Page's Place. However, the slopes behind Page's Place, where they form the backdrop to views of this heritage asset, are noted as being visually sensitive in the Fringe Sensitivity Assessment.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>Some loss of agricultural land – not necessarily high quality agricultural land</p>	<p>Loss of Grade 3 agricultural land (no data on whether site is Grade 3a or Grade 3b, would require further investigation). However, the site is below the 20ha threshold which would trigger the requirement for consultation with Natural England.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Mitigation may be required.</p>	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>Page's Place, a Grade II listed building is located 40m to the south of the site. Consideration of this heritage asset's setting would be required.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):

- Town centre/local centre/shop
- Employment location
- Public transport
- School(s)
- Open space/recreation/ leisure facilities
- Health facilities
- Cycle route(s)

Where a site is **poorly located** if > 800m, **moderately located** if 400m to 800m, and **favourably located** if < 400m from services.

Poorly located

Observations and comments

The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.

This site is approximately 570m from the nearest bus stops.

Other key considerations

Are there any Tree Preservation Orders on the site?	None	None
What impact would development have on the site's habitats and biodiversity?	Unknown	Potential impact as a result of development of the site subject to ecology surveys.
Public Right of Way	None	None
Existing social or community value (provide details)	None	No existing community uses on the site

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination		N	Current use should not cause contamination
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	HV powerline running across the field however unlikely to pose significant constraint.
Issues relating to access or establishing connections to utilities		N	Unlikely, adjacent to established residential areas.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	Development of this site would not result in coalescence
Scale and/or nature of development would be large enough to	Scale of the site may change the size and/or

significantly change size and/or character of settlement	character of the settlement.
Would the scale and/or nature of the development result in any amenity issues	Unlikely

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted in the Saham Toney Council 'Call for Sites'.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Anticipated development in 2019-2024, 2025-2028, 2029-2032, and 2033-2036 as per Saham Toney Call for Sites 2018.
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	40-50 (suggested by the site proposer) 43 (based on net developable area and 22 DPH)

<p>Key evidence (3-4 bullet points) for decision to accept or discount site.</p>	<p>The site is a greenfield site adjacent to the settlement boundary.</p> <p>There is existing vehicle access to the site, which would need upgrading for the intended use. There is no pedestrian access to the site.</p> <p>The SHLAA, informed by the Local Highways Authority, concluded that significant improvements to the surrounding road network would be required to make this site suitable for development, most notable the junction between Hills Road and Page's Lane.</p> <p>For the purposes of this assessment it is considered that access can be created to the site, but wider infrastructure issues are not a matter for consideration through this assessment.</p> <p>The site is within Flood Zone 1.</p> <p>The site has medium landscape sensitivity.</p> <p>The site does not contain, and is not within, any designated heritage assets. Its development has potential to impact the setting of Page's Place (40m south of the site).</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p>
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Site Assessment Proforma – Site STNP9

General information	
Site Reference / name	STNP9
Site Address (or brief description of broad location)	Ovington Road, next to Brick Kiln
Current use	Undeveloped scrub and woodland
Proposed use	Housing
Adjacent Land Use	Housing, fields
Gross area (Ha) Total area of the site in hectares	0.45
SHLAA site reference (if applicable)	ST05
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context**Is the site:**

Greenfield: land (farmland, or open space, that has not previously been developed)

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield**Site planning history**

Have there been any previous applications for development on this land? What was the outcome?

No relevant applications on the site.
Immediately to the north-west of the site:
3PL/2016/0766/F (10 houses):
Appeal allowed
3PL/20170958/F (10 houses):
withdrawn

Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

The site is adjacent to the settlement boundary

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

Existing, informal access to the site from Ovington Road; this would need to be upgraded for the intended use which is likely to be achievable.

Is the site accessible?

Provide details of site's connectivity

No pedestrian access

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	<p>Some impact, mitigation required</p>	<p>Flood Zone 1</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p> <p>Some of the site is at high risk of surface water flooding</p>
Ecological value? Could the site be home to protected species	<p>Potential value</p>	<p>Site comprises scrub and woodland which may provide habitat for protected species however would require an</p>

<p>such as bats, great crested newts, badgers etc.?</p>		<p>ecological survey to confirm.</p> <p>Site falls under a wider area for Countryside Stewardship to encourage the protection and creation of habitat for several species of birds, however, this unlikely to pose a constraint.</p>
<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>Medium sensitivity</p>	<p>The site is located within Settlement Fringe Area FA7 (Mill Corner, North). This area has moderate landscape sensitivity and moderate visual sensitivity.</p> <p>The Fringe Sensitivity Assessment concludes that FA7's value relates to its rural character and the enduring organic shaped, small scale, patterns east of Chequers Lane and suggests that development would be better assimilated with the settlement cluster around Ovington Road and Chequers Lane. The site immediately adjoins this settlement cluster.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>Some loss of agricultural land – not necessarily high quality agricultural land</p>	<p>Loss of Grade 3 agricultural land (no data on whether site is Grade 3a or Grade 3b, would require further investigation). However, the site is below the 20ha threshold which would trigger the requirement for consultation with Natural England.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Mitigation may be required</p>	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>Brick Kiln Farmhouse, a Grade II listed building is located approximately 120m to the northeast of the site. Consideration of this heritage asset's setting would be required.</p>

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Poorly located</p>	<p style="text-align: center;">Observations and comments</p> <p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>This site is also located 950m from the nearest bus stop.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	None but a number of trees on the site.
What impact would development have on the site's habitats and biodiversity?	Unknown	There are potential habitats on Site, and the Site is characterised overgrown scrub, hedges and woodland. Development of the site may result in loss of habitat.
Public Right of Way	None	None
Existing social or community value (provide details)	None	None, site is currently unused land.

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination		N	Current use would not cause contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	HV powerline running above the plot. Unlikely to pose a significant constraint.
Issues relating to access or establishing connections to utilities		N	Unlikely, in already residential area.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No
Would the scale and/or nature of the development result in any amenity issues	No

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted in the Saham Toney Council 'Call for Sites'.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown as per Saham Toney Call for Sites 2018.
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	13 (suggested by the site proposer) 11 (maximum according to the SHLAA) 8 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is a greenfield site adjacent to the settlement boundary.</p> <p>There is existing vehicle access to the site, which would need upgrading for the intended use. There is no pedestrian access to the site.</p> <p>The site is within Flood Zone 1, but it is affected by surface</p>

	<p>water flooding (this would require mitigation).</p> <p>The site has medium landscape sensitivity.</p> <p>The site does not contain, and is not within, any designated heritage assets. Its development is unlikely to impact the setting of Brick Kiln Farmhouse (170m northeast of the site).</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p>
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Site Assessment Proforma – Site STNP10

<i>General information</i>	
Site Reference / name	STNP10
Site Address (or brief description of broad location)	Land behind 129 & 131, Hills Road
Current use	Undeveloped land
Proposed use	Housing and agricultural land
Adjacent Land Use	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 1.6
SHLAA site reference (if applicable)	ST13
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context

<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	No relevant applications on site or adjacent

Suitability**Suitability**

<p>Is the site:</p> <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built up area 	The site is adjacent to the settlement boundary
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>There is an existing access to the site, but it is unsuitable for the intended use because it is narrow, and visibility is constrained by existing dwellings.</p> <p>This is consistent with the SHLAA findings which were informed by the Local Highways Authority.</p>
<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	No pedestrian access

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	Some impact, mitigation required	<p>Flood Zone 1</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p> <p>Some of the site is at high risk of surface water flooding</p>

<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Site comprises greenspace and undeveloped land which may provide habitat for species. Therefore, will require an ecology survey prior to development of this site.</p> <p>Site falls under a wider area for Countryside Stewardship to encourage the protection and creation of habitat for several species of birds, however, this unlikely to pose a constraint.</p>
<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>Medium sensitivity</p>	<p>The site is located within Settlement Fringe Area FA5 (Saham Hills, North and South). This area has moderate landscape sensitivity and moderate visual sensitivity.</p> <p>The Fringe Sensitivity Assessment suggests that some parcels backing the village edge in the form of small meadows are remnants of original small-scale field patterns. Such well vegetated parcels can successfully assimilate development, but the patterns and structures should be retained. STNP10 is potentially an example of one such site that backs on to the village edge and may be suitable for development in landscape terms, if the pattern and structures could be retained.</p> <p>However, the Fringe Sensitivity Assessment also suggests the importance of preserving the setting of farms and their historic settings and STNP10 is located within the vicinity of farmsteads.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>Some loss of agricultural land – not necessarily high quality agricultural land</p>	<p>Loss of Grade 3 agricultural land (no data on whether site is Grade 3a or Grade 3b, would require further investigation). However, the site is below the 20ha threshold which would trigger the requirement for consultation with Natural England.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> Conservation area 	<p>No impact or requirement for mitigation</p>	<p>There are no Listed Buildings within the site or within the vicinity of the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p>

<ul style="list-style-type: none"> • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>Observations and comments</p> <p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	None
What impact would development have on the site's habitats and biodiversity?	Unknown	is on area of moderate landscape sensitivity with hedgerows and greenspace. These could provide suitable habitat for ecological receptors which would require further investigation and may be affected by development of this site.
Public Right of Way	None	None
Existing social or community value (provide details)	None	Site is not currently used for community or social uses.

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination		N	Current use would not cause contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	HV powerline and BT line but unlikely to pose significant constraint
Issues relating to access or establishing connections to utilities		N	Unlikely, in already residential area.

Characteristics

Characteristics which may affect development on the site:	Comments
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Topography: Flat/ slope/ steep gradient	Generally flat, except around the watercourse
Coalescence: Development would result in neighbouring towns merging into one another.	Development of site would not result in coalescence
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Scale of the site is unlikely to significantly change the size and/or character of the settlement. Development of the site would be unlike the prevailing character of the area (as per refused planning application).
Would the scale and/or nature of the development result in any amenity issues	Development may affect the amenity of the existing dwellings fronting Hills Road and Bridge Lane. The use of the existing access point to serve residential dwellings may also result in a nuisance to the adjacent dwellings.

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted in the Saham Toney Council 'Call for Sites'.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown as per Saham Toney Call for Sites 2018.
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>

Potential housing development capacity:	20 (suggested by the site proposer) 48 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	The Highways Authority have advised that the existing access is unsuitable. There is no evidence to suggest that this position has changed since the publication of the SHLAA.

Site Assessment Proforma – Site STNP11

General information

Site Reference / name	STNP11
Site Address (or brief description of broad location)	8 Richmond Road
Current use	Private Garden
Proposed use	Housing
Adjacent Land Use	Residential
Gross area (Ha) Total area of the site in hectares	0.15
SHLAA site reference (if applicable)	ST18
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context

<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Brownfield</p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	<p>No relevant planning applications on the site.</p>

Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built up area 	<p>The settlement boundary crosses the site; therefore, the site is partially within and adjacent to the settlement boundary</p>
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>There is an existing access to the site, but it is unsuitable for the intended use because it is narrow, visibility is constrained by existing dwellings and it is close to a sharp turn in Richmond Road.</p> <p>This is consistent with the SHLAA findings which were informed by the Local Highways Authority.</p>
<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>Pedestrian access</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	<p>Minimal impact, no mitigation required.</p>	<p>Flood Zone 1</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p>

<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Site comprise established private garden which may provide habitat for protect species subject to results of an ecological survey.</p> <p>Site falls under a wider area for Countryside Stewardship to encourage the protection and creation of habitat for several species of birds, however, this unlikely to pose a constraint.</p>
<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>Medium sensitivity</p>	<p>The southern end of the site is located within Settlement Fringe Area FA2 (Richmond Road, North) which has moderate landscape sensitivity and moderate visual sensitivity. The wooded feel of the area gives the landscape better ability to absorb new development. However, the Fringe Sensitivity Assessment suggests any small-scale development should be directed to the edge of the village and coupled with structural planting proposals. The northern end of STNP11 is located within the settlement boundary and there is some tree cover at the southern end which could offer some screening if the site were developed.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>No</p>	<p>Private Garden</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Mitigation may be required</p>	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>The Old Rectory, a Grade II listed building, and St George's, a Grade I listed building, are opposite the site. Consideration of these heritage asset's setting would be required.</p>

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p style="text-align: center;">Observations and comments</p> <p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>This site is located within 250m of the nearest bus stop.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	Yes	Two TPOs on the site - one on the SE boundary and other on NW boundary
What impact would development have on the site's habitats and biodiversity?	Unknown	The site is an establish garden which may provide habitats for Wildlife (subject to confirmation from ecology survey) including mixed hedgerows on the east boundary, and to trees with TPOs.
Public Right of Way	None	None
Existing social or community value (provide details)	None	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination		N	Current use would not cause contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	Power service cable and BT service cable are running above the plot and connect to the house.
Issues relating to access or establishing connections to utilities		N	Unlikely, in already residential area.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Land gently sloping south east.
Coalescence: Development would result in neighbouring towns merging into one another.	No

Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No
Would the scale and/or nature of the development result in any amenity issues	Unlikely, consideration would need to be given to existing residential dwellings

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted in the Saham Toney Council 'Call for Sites'.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Anticipated development 2025-2028, 2029-2032 and 2033-2036 as per Saham Toney Call for Sites 2018.
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	2 (suggested by the site proposer) 3 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	The Highways Authority have advised that the existing access is unsuitable. There is no evidence to suggest that this position has changed since the publication of the SHLAA.

Site Assessment Proforma – Site STNP12

General information

Site Reference / name	STNP12
Site Address (or brief description of broad location)	Land adjacent to Richmond Hall, Richmond Road
Current use	Private garden
Proposed use	Housing
Adjacent Land Use	Woodland and scrubland
Gross area (Ha) Total area of the site in hectares	0.24
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context	
<p>Is the site:</p> <p>Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p style="color: red;">Greenfield</p>
<p>Site planning history</p> <p>Have there been any previous applications for development on this land? What was the outcome?</p>	<p>None on the site itself; however, relevant planning applications within the vicinity of the site:</p> <p>3PL/2018/0995/D: Erection of dwelling and garage following outline approval - ref no. 3PL/2016/0284/O. Approved.</p> <p>3PL/2018/0563/O: Five detached dwellings with gardens and garages and off-site footpath. Approved.</p> <p>3PL/2018/0237/D: Reserved matters application for a detached dwelling and garage following previous outline approval 3PL/2016/0284/O. Refused (design and impact on protected trees).</p> <p>3PL/2017/1508/O: Outline planning permission (with all matters reserved) for two detached dwellings with garages and gardens. Withdrawn.</p> <p>3PL/2017/0270/O: Residential Development of five new dwellings. Refused, appeal dismissed Refused, appeal dismissed (character (built form protruding into the countryside) and appearance, insufficient information to demonstrate that flooding would not be increased elsewhere, insufficient biodiversity surveys (great crested newts, a European protected species, are known to be present on the site).</p> <p>3PL/2016/0763/O: One single storey four-bedroom detached dwelling with garage. Refused (inconsistent with pattern of development, impact on protected trees).</p> <p>3PL/2016/0516/F: Erection of five new dwellings with garaging, parking and means of access. Withdrawn.</p> <p>3PL/2016/0284/O: Erection of a 4-bedroom detached dwelling with garage. Refused, appeal allowed.</p> <p>3PL/2015/0976/O: Residential development of up to 35 dwellings, open space, access, parking and associated works (all matters reserved). Refused, appeal dismissed (character (built form protruding into the countryside) and appearance, insufficient information to demonstrate that flooding would not be increased elsewhere, insufficient biodiversity surveys (great crested newts, a European protected species, are known to be present on the site).</p>

Suitability

Suitability

Is the site: <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built up area 	The site adjoins the settlement boundary at the access point.
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Existing access to the site, would need to be upgraded to facilitate the intended use, likely to be achievable.
Is the site accessible? Provide details of site's connectivity	Pedestrian access.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	Minimal impact, no mitigation required.	Flood Zone 1 SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	Site comprise established private garden which may provide habitat for protect species subject to results of an ecological survey. Site falls under a wider area for Countryside Stewardship to encourage the protection and creation of habitat for several species of birds, however, this unlikely to pose a constraint.
Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018) Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can	Medium sensitivity	The site is located within Settlement Fringe Area FA2 (Richmond Road, North) which has moderate landscape sensitivity and moderate visual sensitivity. The wooded feel of the area gives the landscape better ability to absorb new development. However, the Fringe Sensitivity Assessment suggests any small-scale development should be directed to the edge of the village and coupled with structural planting proposals. STNP12 is located within woodland which could offer some screening if the site were developed. However, Site STNP12 is not considered to be indented into the edge of the village.

<p>accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>		
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>No loss of agricultural land</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>No impact or no requirement for mitigation</p>	<p>There are no Listed Buildings within the site or within the vicinity of the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Poorly located</p>	<p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>This site is located within 260m of the nearest bus stop.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	Yes	There are protected trees within the site, as shown on Breckland Tree Preservation Order 2008 - 63. There are also several mature trees which are not protected
What impact would development have on the site's habitats and biodiversity?	Unknown	The site is an establish garden which may provide habitats for Wildlife (subject to confirmation from ecology survey).
Public Right of Way	None	None
Existing social or community value (provide details)	None	None

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination		N	Current use would not cause contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	Some power and BT telephone lines along boundary of site. Unlikely to pose significant constraint.
Issues relating to access or establishing connections to utilities		N	Unlikely, in already residential area.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Scale of the site is unlikely to significantly change the size and/or character of the settlement. Development of the site would be unlike the prevailing character of the area (as per refused planning application).
Would the scale and/or nature of the development result in any amenity issues	No

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted in the Saham Toney Council 'Call for Sites'.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Anticipated development 2019-2024 as per Saham Toney Call for Sites 2018.
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
The site is potentially appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	5 (suggested by the site proposer) 5 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is a greenfield site which adjoins the settlement boundary at the access point.</p> <p>There is existing vehicle access to the site, which would need upgrading for the intended use. There is pedestrian access to the site.</p> <p>The site is within Flood Zone 1.</p> <p>The site has medium landscape sensitivity. The Fringe Sensitivity Assessment suggests any small-scale development should be directed to the edge of the village and coupled with structural planting proposals. STNP12 is located within</p>

	<p>woodland which could offer some screening if the site were developed. However, Site STNP12 is not considered to be indented into the edge of the village.</p> <p>The site does not contain, and is not within or within the setting of, any designated heritage assets.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation. There are also trees protected by a Tree Preservation Order within the site.</p>
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Site Assessment Proforma – Site STNP13

General information

Site Reference / name	STNP13
Site Address (or brief description of broad location)	Hill Farm, Hills Road
Current use	Domestic curtilage
Proposed use	Housing
Adjacent Land Use	Housing, agriculture
Gross area (Ha) Total area of the site in hectares	0.2
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context	
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	None relevant for the site or directly adjacent.

Suitability

Suitability	
<p>Is the site:</p> <ul style="list-style-type: none"> Within the existing built up area Adjacent to and connected with the existing built up area Outside the existing built up area 	The site is adjacent to the settlement boundary.
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	No existing access to the site; however, a suitable access could be created from Hills Road.
<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	No pedestrian access.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 Surface Water Protection Zone Ancient Woodland 	Minimal impact, no mitigation required	<p>Flood Zone 1</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	<p>Site comprise established private garden which may provide habitat for protect species subject to results of an ecological survey.</p> <p>Site falls under a wider area for Countryside Stewardship to encourage the protection and creation of habitat for several species of birds, however, this unlikely to pose a constraint.</p>

<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>Medium sensitivity</p>	<p>The site is located within Settlement Fringe Area FA5 (Saham Hills, North and South). This area has moderate landscape sensitivity and moderate visual sensitivity. The Fringe Sensitivity Assessment suggests the importance of preserving the setting of farms and their historic settings; STNP13 is located within the vicinity of farmsteads but this should be balance with its location adjacent to existing dwellings fronting Hills Road.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>No loss</p>	<p>Domestic curtilage, no loss of agricultural land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>No impact or no requirement for mitigation</p>	<p>There are no Listed Buildings within the site or within the vicinity of the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/leisure facilities • Health facilities 	Poorly located	<p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>This site is located within 550m of a bus stop, however, this is for school services only.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None	None
What impact would development have on the site's habitats and biodiversity?	Unknown	The site is an establish garden which may provide habitats for wildlife (subject to confirmation from ecology survey).
Public Right of Way	None	None
Existing social or community value (provide details)	None	None

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination		N	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	Low Voltage (LV) along the eastern boundary. Unlikely to pose a significant constraint.
Issues relating to access or establishing connections to utilities		N	Unlikely, in already residential area.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Gentle slope.
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No
Would the scale and/or nature of the development result in any amenity issues	Potential for issues of disturbance - adjacent to working farm

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted in the Saham Toney Council 'Call for Sites'.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Anticipated development between 2019-2024 as per Saham Toney Call for Sites 2018.
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	4 - 5 (suggested by the site proposer) 4 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is a greenfield site adjacent to the settlement boundary.</p> <p>There is no existing vehicle access although there is potential for this to be created. There is pedestrian access to the site.</p> <p>The site is within Flood Zone 1.</p> <p>The site has medium landscape sensitivity. The Fringe Sensitivity Assessment suggests the importance of preserving the setting of farms and their historic settings; STNP13 is located within the vicinity of farmsteads but this should be</p>

	<p>balance with its location adjacent to existing dwellings fronting Hills Road.</p> <p>The site does not contain, and is not within or within the setting of, any designated heritage assets.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p> <p>There is potential for noise and disturbance from the neighbouring farm which would need consideration and potential mitigation.</p>
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Site Assessment Proforma – Site STNP14

<i>General information</i>	
Site Reference / name	STNP14
Site Address (or brief description of broad location)	Croft Field, Hills Road
Current use	Agricultural arable land
Proposed use	Housing
Adjacent Land Use	agriculture
Gross area (Ha) Total area of the site in hectares	0.3
SHLAA site reference (if applicable)	Part of ST09
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context**Is the site:**

Greenfield: land (farmland, or open space, that has not previously been developed)

Greenfield

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Site planning history

Have there been any previous applications for development on this land? What was the outcome?

None relevant on the site or adjacent.

Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

The site is adjacent to the settlement boundary.

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

No existing access to the site; however, a suitable access could be created from Hills Road.

Is the site accessible?

Provide details of site's connectivity

No pedestrian pavement.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	Minimal impact, no mitigation required	<p>Flood Zone 1</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p>
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	<p>Current site includes greenfield/disused agricultural land which may provide habitat for a number of species including hedges and grassland.</p> <p>Development of this site would be subject to further ecological surveys.</p> <p>Site falls under a wider area for Countryside Stewardship to encourage the protection and</p>

		creation of habitat for several species of birds, however, this unlikely to pose a constraint.
<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	Medium sensitivity	The site is located within Settlement Fringe Area FA5 (Saham Hills, North and South). This area has moderate landscape sensitivity and moderate visual sensitivity. STNP14 is considered to be less sensitive given its located adjacent to existing dwellings.
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	Some loss of agricultural land – not necessarily high quality agricultural land	Loss of Grade 3 agricultural land (no data on whether site is Grade 3a or Grade 3b, would require further investigation). However, the site is below the 20ha threshold which would trigger the requirement for consultation with Natural England.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	No impact or no requirement for mitigation	There are no Listed Buildings within the site or within the vicinity of the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>This site is located within 500m of a bus stop, however, this is for school services only.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None	None
What impact would development have on the site's habitats and biodiversity?	Unknown	Subject to ecological surveys the development of the site may result in a loss of habitat including hedges.
Public Right of Way	None	None
Existing social or community value (provide details)	None	None

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination		N	Contamination should not cause contamination (potential from agricultural fertiliser?)
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	Telephone cables along Hills Road but unlikely to cause significant constraint.
Issues relating to access or establishing connections to utilities		N	Unlikely, in already residential area.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Gently sloping south east. Deep ditch between the field and Hills Road.
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No

Would the scale and/or nature of the development result in any amenity issues	No
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Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted in the Saham Toney Council 'Call for Sites'.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Anticipated development between 2019-2024 as per Saham Toney Call for Sites 2018.
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	5 (suggested by the site proposer) 6 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	The site is a greenfield site adjacent to the settlement boundary. There is no existing vehicle access although there is potential for this to be created. There is no pedestrian access to the site.

	<p>The site is within Flood Zone 1.</p> <p>The site has medium landscape sensitivity.</p> <p>The site does not contain, and is not within or within the setting of, any designated heritage assets.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>The site has potential for ecological value, this would require further investigation and potential mitigation.</p>
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Site Assessment Proforma – Site STNP15

<i>General information</i>	
Site Reference / name	STNP15
Site Address (or brief description of broad location)	8 Richmond Road
Current use	Dwelling and associated curtilage
Proposed use	Housing
Adjacent Land Use	Residential, agriculture
Gross area (Ha) Total area of the site in hectares	0.4
SHLAA site reference (if applicable)	ST18
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context**Is the site:**

Greenfield: land (farmland, or open space, that has not previously been developed)

Brownfield

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Site planning history

Have there been any previous applications for development on this land? What was the outcome?

No relevant planning applications on the site.

Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

The settlement boundary crosses the site; therefore, the site is partially within and adjacent to the settlement boundary

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

There is an existing access to the site, but it is unsuitable for the intended use because it is close to a sharp turn in Richmond Road.

This is consistent with the SHLAA findings which were informed by the Local Highways Authority.

Is the site accessible?

Provide details of site's connectivity

Pedestrian access

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	<p>Minimal impact, no mitigation required.</p>	<p>Flood Zone 1</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p>
Ecological value? Could the site be home to protected species such as bats, great crested newts,	<p>Unknown</p>	<p>Site comprises private garden which may provide habitat although is unlikely to include habitat for protect species subject to results of an ecological survey.</p>

badgers etc.?		Site falls under a wider area for Countryside Stewardship to encourage the protection and creation of habitat for several species of birds, however, this unlikely to pose a constraint.
<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	Medium sensitivity	The southern end of the site is located within Settlement Fringe Area FA2 (Richmond Road, North) which has moderate landscape sensitivity and moderate visual sensitivity. The wooded feel of the area gives the landscape better ability to absorb new development. However, the Fringe Sensitivity Assessment suggests any small-scale development should be directed to the edge of the village and coupled with structural planting proposals. The northern end of STNP11 is located within the settlement boundary and there is some tree cover at the southern end which could offer some screening if the site were developed.
<p>Agricultural Land</p> <p>Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	No	Private Garden

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Mitigation may be required	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>The Old Rectory, a Grade II listed building, and St George's, a Grade I listed building, are opposite the site. Consideration of these heritage asset's setting would be required.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>This site is located approximately 280m from the nearest bus stop.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	Yes	Two TPOs on the site - one on the SE boundary and other on NW boundary
What impact would development have on the site's habitats and biodiversity?	Unknown	The site is an establish garden which may provide habitats for Wildlife (subject to confirmation from ecology survey) including mixed hedgerows and TPOs
Public Right of Way	None	None
Existing social or community value (provide details)	None	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination		N	Current use would not cause contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	Power service cable and BT service cable are running above the plot and connect to the house.
Issues relating to access or establishing connections to utilities		N	Unlikely, in already residential area.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Land gently sloping south east.
Coalescence: Development would result in neighbouring towns merging into one another.	No

Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No
Would the scale and/or nature of the development result in any amenity issues	Unlikely, consideration would need to be given to existing residential dwellings

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted in the Saham Toney Council 'Call for Sites'.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Anticipated development in 2025-2028, 2029-2032 and 2033-2036 as per Saham Toney Call for Sites 2018.
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	4-8 (suggested by the site proposer) 8 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	The Highways Authority have advised that the existing access is unsuitable. There is no evidence to suggest that this position has changed since the SHLAA.

Site Assessment Proforma – Site STNP16

General information

Site Reference / name	STNP16
Site Address (or brief description of broad location)	Land adjacent to Richmond Hall, Richmond Road
Current use	Residential amenity land – Private land
Proposed use	Housing
Adjacent Land Use	Agriculture, residential
Gross area (Ha) Total area of the site in hectares	3.48
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Saham Toney Call for Sites 2018



Context

Is the site:

Greenfield: land (farmland, or open space, that has not previously been developed)

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Mixture

Site planning history

Have there been any previous applications for development on this land? What was the outcome?

On the site:

3PL/2015/0976/O: Residential development of up to 35 dwellings, open space, access, parking and associated works (all matters reserved). Refused, appeal dismissed (character (built form protruding into the countryside) and appearance, insufficient information to demonstrate that flooding would not be increased elsewhere, insufficient biodiversity surveys (great crested newts, a European protected species, are known to be present on the site).

Relevant applications within the vicinity of the site:

3PL/2018/0995/D: Erection of dwelling and garage following outline approval - ref no. 3PL/2016/0284/O. Approved.

3PL/2018/0563/O: Five detached dwellings with gardens and garages and off-site footpath. Approved.

3PL/2018/0237/D: Reserved matters application for a detached dwelling and garage following previous outline approval 3PL/2016/0284/O. Refused (design and impact on protected trees).

3PL/2017/1508/O: Outline planning permission (with all matters reserved) for two detached dwellings with garages and gardens. Withdrawn.

3PL/2017/0270/O: Residential Development of five new dwellings. Refused, appeal dismissed Refused, appeal dismissed (character (built form protruding into the countryside) and appearance, insufficient information to demonstrate that flooding would not be increased elsewhere, insufficient biodiversity surveys (great crested newts, a European protected species, are known to be present on the site).

3PL/2016/0763/O: One single storey four-bedroom detached dwelling with garage. Refused (inconsistent with pattern of development, impact on protected trees).

3PL/2016/0516/F: Erection of five new dwellings with garaging, parking and means of access. Withdrawn.

3PL/2016/0284/O: Erection of a 4-bedroom detached dwelling with garage. Refused, appeal allowed.

Suitability

Suitability	
<p>Is the site:</p> <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built up area 	<p>The site adjoins the settlement boundary at the access point but is largely unrelated to the settlement boundary.</p>
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>Existing access to the site, would need to be upgraded to facilitate the intended use, likely to be achievable.</p>
<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>Pedestrian access.</p>

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	<p>Minimal impact, no mitigation required.</p>	<p>Flood Zone 1</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p>
<p>Ecological value?</p> <p>Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Potential value</p>	<p>Site comprises private garden and area that is primarily laid to lawn and maintained grounds.</p> <p>Ecology surveys undertaken to support planning application 3PL/2015/0976/O found that the habitats on site were of low botanical interest and conservation value with the exception of the County Wildlife Site (not directly covered by STNP16). A water body on site (not within STNP16) had the potential to support great crested newts and habitats on site suitable for reptiles and bat roosting. Richmond Hall and several trees support roosting bats and species of significance identified in survey area as well as a range of birds.</p>

<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>Medium sensitivity</p>	<p>The site is located within Settlement Fringe Area FA2 (Richmond Road, North) which has moderate landscape sensitivity and moderate visual sensitivity. The wooded feel gives the landscape better ability to absorb new development. However, the Fringe Sensitivity Assessment suggests any small-scale development should be directed to the edge of the village and coupled with structural planting proposals. There is woodland to the south of STNP16 which could offer some screening, but, Site STNP16 would not be indented into the edge of the village.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>No</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>No impact or no requirement for mitigation</p>	<p>There are no Listed Buildings within the site or within the vicinity of the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) 	Poorly located	<p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>This site is located with 350m of the nearest bus stop.</p>
<p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		

Other key considerations

Are there any Tree Preservation Orders on the site?	Yes	There are protected trees within the site area, as shown on Breckland Tree Preservation Order 2008 - 63. There are also several mature trees which are not protected
What impact would development have on the site's habitats and biodiversity?	Potential Impact, mitigation required	Results of ecology surveys and assessments undertaken for prior application including the STNP16 site area identified habitats and noted species of significance on and around the site which will require mitigation should this site be developed.
Public Right of Way	None	None
Existing social or community value (provide details)	None	None

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination		N	Current use would not cause contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	Some power and BT telephone lines along boundary of site. Unlikely to pose significant constraint.
Issues relating to access or establishing connections to utilities		N	Unlikely, in already residential area.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Gentle slope
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Scale of the site is unlikely to significantly change the size and/or character of the settlement. Development of the site would be unlike the prevailing character of the area (as per refused planning application).
Would the scale and/or nature of the development result in any amenity issues	No

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted in the Saham Toney Council 'Call for Sites'.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Anticipated development between 2025-2028 as per Saham Toney Call for Sites 2018.
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>

Potential housing development capacity:	35 (suggested by the site proposer) 57 (based on net developable area and 22 DPH)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is a mixture of greenfield and brownfield land which adjoins the settlement boundary at the access point but is otherwise unrelated to it. Development of the site would be unlike the prevailing character of the area (as per refused planning application).</p> <p>There is existing vehicle access to the site, which would need upgrading for the intended use. There is pedestrian access to the site.</p> <p>The site is within Flood Zone 1.</p> <p>The site has medium landscape sensitivity. The Fringe Sensitivity Assessment suggests any small-scale development should be directed to the edge of the village and coupled with structural planting proposals. There is woodland to the south of STNP16 which could offer some screening, but, Site STNP16 would not be indented into the edge of the village.</p> <p>The site does not contain, and is not within or within the setting of, any designated heritage assets.</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p> <p>Evidence suggests that the site has ecological value, its development would potentially impact this value and is likely to require mitigation. On-site habitats have been identified as having low botanical interest but there is a County Wildlife Site adjacent to site. In addition, a water body in proximity to the site, has potential to support great crested newts. There are also habitats within the site suitable for reptiles and bat roosting. There are also a number of protected trees also within the site.</p>

Appendix B Completed Site Appraisal Pro-Formas (sites promoted outside the plan-making process)

Site Assessment Proforma – Meadows Farm

General information	
Site Reference / name	Meadows Farm
Site Address (or brief description of broad location)	Meadows Farm, Chequers Lane, Saham Toney, IP25 7HQ
Current use	Garden/ grazing paddock
Proposed use	Residential development
Adjacent Land Use	Agriculture/ open land
Gross area (Ha) Total area of the site in hectares	0.47
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Submitted planning application (3PL/2019/0011/F and 3PL/2019/0012/LB)

Context	
<p>Is the site:</p> <p>Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield
<p>Site planning history</p> <p>Have there been any previous applications for development on this land? What was the outcome?</p>	Site is subject of a current planning application (3PL/2019/0011/F: Development of 3No. contemporary detached dwellings and garaging on land at Meadow Farm)

Suitability

Suitability	
<p>Is the site:</p> <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built up area 	The site is significantly removed from the settlement boundary.
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	No existing access to the site; new access required and likely to be possible.

	The Highways Authority, in their consultation response ¹⁸ to planning application (3PL/2019/0011/F), do not object to the proposed vehicle access arrangements.
Is the site accessible? Provide details of site's connectivity	There is no pedestrian access to the site. The Highways Authority, in their consultation response ¹⁹ to planning application (3PL/2019/0011/F), highlight the lack of pedestrian links from the site to local services and facilities, but do not object to the application.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	Some impact, mitigation required	<p>Flood Zone 1</p> <p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p> <p>Some of the site is at affected by surface water flooding to various extents (largely low risk).</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Some value	<p>Preliminary Ecological Appraisal undertaken by GrayEcology to support the planning application concluded that no impacts on any designated site are envisaged given the scale and distance to the sites. The site includes improved grassland, hedgerows, trees and woodland edge which may provide habitat for species.</p> <p>There are Bats located within 500m of the south west of this site. However, trees on site have negligible potential to support roosting bats. There is no evidence of badgers visible but suitable habitat on site for use by badgers. No evidence of water voles or habitat for reptiles.</p>
<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can</p>	Medium sensitivity	<p>The site is located within Settlement Fringe Area FA7 (Mill Corner, North). This area has moderate landscape sensitivity and moderate visual sensitivity.</p> <p>The Fringe Sensitivity Assessment concludes that its value relates to its rural character and the enduring organic shaped, small scale, patterns east of Chequers Lane. The settings of the scattered farmsteads are sensitive to residential development adjacent as this would erode their isolated rural locations.</p>

¹⁸ Available at http://planning.breckland.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C3PL_2019_0011_F%5C3PL_2019_0011_F-HWYC.pdf&module=pj

¹⁹ Available at http://planning.breckland.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C3PL_2019_0011_F%5C3PL_2019_0011_F-HWYC.pdf&module=pj

<p>accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>		
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	No Loss	Not agricultural land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Mitigation may be required	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>Meadow Farmhouse, a Grade II listed building, is located within 50m of the site. Consideration of this heritage asset's setting would be required.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians however the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None	None
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What impact would development have on the site's habitats and biodiversity?	Potential impact	Preliminary Ecological Appraisal concluded that the proposed development for this site may affect great crested newts located in nearby ponds and bats in terms of impact of lighting on foraging habitat. Potential impact on birds with destruction of nests in vegetation as a result of clearance.
Public Right of Way	None	None
Existing social or community value (provide details)	None	None

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination		N	Current use should not cause contamination
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	Telephone cables along Chequers Lane but unlikely to cause significant constraint.
Issues relating to access or establishing connections to utilities		N	Unlikely, in already residential area.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Generally flat with gentle slope to the south. Ditch adjacent to the western boundary of the site.
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Site is detached from the existing settlement.
Would the scale and/or nature of the development result in any amenity issues	No impact to amenity anticipated

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site is subject of current planning application, this is an indication of the landowner's intention to develop the site
Are there any known legal or ownership problems such as	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown

unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?			
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is potentially appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>

Potential housing development capacity:	3 (as per application)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>The site is a greenfield site significantly removed from the settlement boundary.</p> <p>There is no existing vehicle access to the site but potential to create it. The Highways Authority, in their consultation response to planning application (3PL/2019/0011/F), do not object to the proposed vehicle access arrangements.</p> <p>There is no pedestrian access to the site. The Highways Authority, in their consultation response to planning application (3PL/2019/0011/F), highlight the lack of pedestrian links from the site to local services and facilities, but do not object to the application.</p> <p>The site is within Flood Zone 1, but it is affected by surface water flooding (this would require mitigation).</p> <p>Evidence suggests that the site has some ecological value, its development would potentially impact this value and is likely to require mitigation.</p> <p>The site has medium landscape sensitivity. The Fringe Sensitivity Assessment concludes that its value relates to its rural character and the enduring organic shaped, small scale, patterns east of Chequers Lane. The settings of the scattered farmsteads are sensitive to residential development adjacent as this would erode their isolated rural locations.</p>

	<p>The site does not contain, and is not within, any designated heritage assets. Its development has potential to impact the setting of Meadow Farmhouse (50m from the site).</p> <p>The presence of utilities infrastructure would require consideration and potential mitigation.</p>
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Site Assessment Proforma – Nilefields

General information	
Site Reference / name	Nilefields
Site Address (or brief description of broad location)	Land adj. Swaffham Road, Saham Toney, Watton, IP25 6LF
Current use	Grassland
Proposed use	Residential
Adjacent Land Use	Agriculture, housing, industrial
Gross area (Ha) Total area of the site in hectares	5.4
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Submitted planning application (3PL/2019/0010/F)

Context	
<p>Is the site:</p> <p>Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield
<p>Site planning history</p> <p>Have there been any previous applications for development on this land? What was the outcome?</p>	3PL/2019/0010/F: Erection of 54 dwellings with associated roads, parking, hard & soft landscaping and open space. Pending consideration.

Suitability

Suitability	
<p>Is the site:</p> <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built up area 	The site adjoins the settlement boundary of Watton.
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>There is an informal access to the site which is unsuitable for the intended use.</p> <p>The Highways Authority, in their consultation response²⁰ to the planning application pending consideration (3PL/2019/0010/F), have identified fundamental concerns</p>

²⁰ Available at http://planning.breckland.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C3PL_2019_0010_F%5C3PL_2019_0010_F-HWYC.pdf&module=pl

	<p>regarding the suitability of the proposed access. Based on the current information, a suitable vehicular access cannot be achieved to the site.</p> <p>Should the Highways Authority's concerns be overcome, this conclusion would be superseded.</p>
<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>The Highways Authority, in their consultation response to the planning application pending consideration (3PL/2019/0010/F), have identified fundamental concerns regarding pedestrian access to the site. Based on the current information, suitable pedestrian access cannot be achieved to the site.</p> <p>Should the Highways Authority's concerns be overcome, this conclusion would be superseded.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	<p>Flood Zone 3 would reduce the developable area of the site. Flood mitigation and potential mitigation for the Special Protection Area is likely to be required.</p>	<p>SSSI Impact Risk Zone of Breckland Farmland SSSI (requirement for consultation with Natural England: developments of 100 units or more)</p> <p>Approximately a third of the site is within Flood Zones 2 and 3; this reduces the developable area of the site.</p> <p>The Environment Agency, in their consultation response²¹ to the planning application pending consideration (3PL/2019/0010/F), object to the planning application and identify that the Exception Test applies, as the access to and from the site is within Flood Zone 3.</p> <p>Breckland's Policies Map also shows that the site is largely within a Special Protection Area for Stone Curlews.</p>
<p>Ecological value?</p> <p>Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Potential value</p>	<p>Preliminary Ecology Appraisal undertaken by Parker Planning Services submitted to support the planning application found that the site is primarily comprised of a large field of rough semi improved grassland with patchy tall herbs and scrub towards the edges. There is a pond located to the southeast corner of the site and a narrow strip of deciduous woodland to the north leading to a small stream.</p> <p>There are no statutory or non-statutory conservation designations and the intrinsic value of the habitats on the site is generally considered to be of low importance.</p> <p>Two trees may have potential for roosting bats, site includes suitable habitat for foraging and commuting bats and grassland may have potential to support reptile species and foraging barn owls.</p> <p>Breckland's Policies Map shows that the site is largely within</p>

²¹ Available at http://planning.breckland.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C3PL_2019_0010_F%5C3PL_2019_0010_F-EA.pdf&module=p

		a Special Protection Area for Stone Curlews.
<p>Landscape (Saham Toney Parish Draft Landscape and Character Assessment, Draft Fringe Sensitivity Assessment and Draft Key Views Report dated December 2018)</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>High sensitivity</p>	<p>The site is located within Settlement Fringe Area FA1 (Richmond Road, South). This area has high landscape sensitivity and moderate to high visual sensitivity. The Fringe Sensitivity Assessment says that this landscape character type is relatively uncommon and should be conserved for its special character and to maintain the separate identities of the Watton and Saham Toney. It goes on to state that development of any kind should be resisted in this area although land to the east of Richmond Road is potentially less visually sensitive.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>Some loss of agricultural land – not necessarily high quality agricultural land</p>	<p>Loss of Grade 3 agricultural land (no data on whether site is Grade 3a or Grade 3b, would require further investigation). However, the site is below the 20ha threshold which would trigger the requirement for consultation with Natural England.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Unlikely to require mitigation</p>	<p>There are no Listed Buildings within the site or its surroundings. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>A Scheduled Monument (Site of Watton Gilbertine priory, two possible medieval archery butts and Civil War earthworks) is located approximately 650m west of the site.</p>

Community facilities and services

Is the site, in general terms,	Moderately	Observations and comments
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<p>close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>located</p>	<p>The village of Saham Toney includes a school and church located on Pound Hill and a pub and village hall located along Bell Lane. Local shops and health facilities as well as employment locations are located within Watton to the south of Watton. There is pavement along Richmond Road for cyclists and pedestrians, however, the distance between Saham Toney and Watton is likely to be too far for pedestrian access to these facilities.</p> <p>The site access is located 1,200m of the clock tower/town council building within Watton.</p>
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Other key considerations

<p>Are there any Tree Preservation Orders on the site?</p>	<p>None</p>	<p>No but several to the north of the site.</p>
<p>What impact would development have on the site's habitats and biodiversity?</p>	<p>Potential impact</p>	<p>The clearance of suitable vegetation may result in a loss of habitat. The Preliminary Ecological Appraisal recommended that clearance is undertaken outside of nesting bird seasons and that lighting is used to avoid illuminating habitat which could be used by bats.</p>
<p>Public Right of Way</p>	<p>None</p>	<p>None</p>
<p>Existing social or community value (provide details)</p>	<p>Yes</p>	<p>Used annually as a corral for the Wayland Show</p>

Is the site likely to be affected by any of the following?	Yes	No	Comments
<p>Ground Contamination</p>		<p>N</p>	<p>Current use should not cause contamination</p>
<p>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</p>	<p>Y</p>		<p>Two sets of overhead lines crossing the site, unlikely to represent significant issue. There are also assets owned by Anglian Water within the development boundary which may affect the layout of the site.</p>
<p>Issues relating to access or establishing connections to utilities</p>		<p>N</p>	<p>Unlikely, adjacent to residential area</p>

Characteristics

<p>Characteristics which may affect development on the site:</p>	<p>Comments</p>
<p>Topography: Flat/ slope/ steep gradient</p>	<p>Gently sloping south east.</p>
<p>Coalescence: Development would result in</p>	<p>Site would represent an extension of the built form of Watton. Whilst</p>

neighbouring towns merging into one another.	the overall gap between Watton and Saham Toney would be reduced, the two settlements would not coalesce.
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Scale of the site is unlikely to significantly change the size and/or character of the settlement and is well related to the existing settlement of Watton.
Would the scale and/or nature of the development result in any amenity issues	Potential to impact the amenity of nearby properties.

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site is subject of current planning application, this is an indication of the landowner's intention to develop the site
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
The site is potentially appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	54 (as per application)
Key evidence (3-4 bullet points) for decision to accept or discount site.	The site is a greenfield site adjacent to the settlement boundary of Watton. There is an informal access to the site which is unsuitable for the intended use. The Highways Authority, in their consultation response to the planning application pending consideration (3PL/2019/0010/F), has identified fundamental concerns regarding the suitability of the

proposed access. Based on the current information, a suitable vehicular access cannot be achieved to the site.

The Highways Authority, in their consultation response to the planning application pending consideration (3PL/2019/0010/F), have identified fundamental concerns regarding pedestrian access to the site. Based on the current information, suitable pedestrian access cannot be achieved to the site.

Approximately a third of the site is within Flood Zones 2 and 3; this reduces the developable area of the site.

In addition, the Environment Agency, in their consultation response to the planning application pending consideration (3PL/2019/0010/F), object to the planning application and identify that the Exception Test applies, as the access to and from the site is within Flood Zone 3.

The site has high landscape sensitivity.

Site would represent an extension of the built form of Watton. Whilst the overall gap between Watton and Saham Toney would be reduced, there is no risk of coalescence between the two settlements.

The site does not contain, and is not within, any designated heritage assets. A Scheduled Monument (Site of Watton Gilbertine priory, two possible medieval archery butts and Civil War earthworks) is located approximately 650m west of the site.

The presence of utilities infrastructure would require consideration and potential mitigation.

The site has potential for ecological value, this would require further investigation and potential mitigation.



**Saham Toney
Parish Council**