

SAHAM TONEY
NEIGHBOURHOOD
DEVELOPMENT PLAN
2017 - 2036

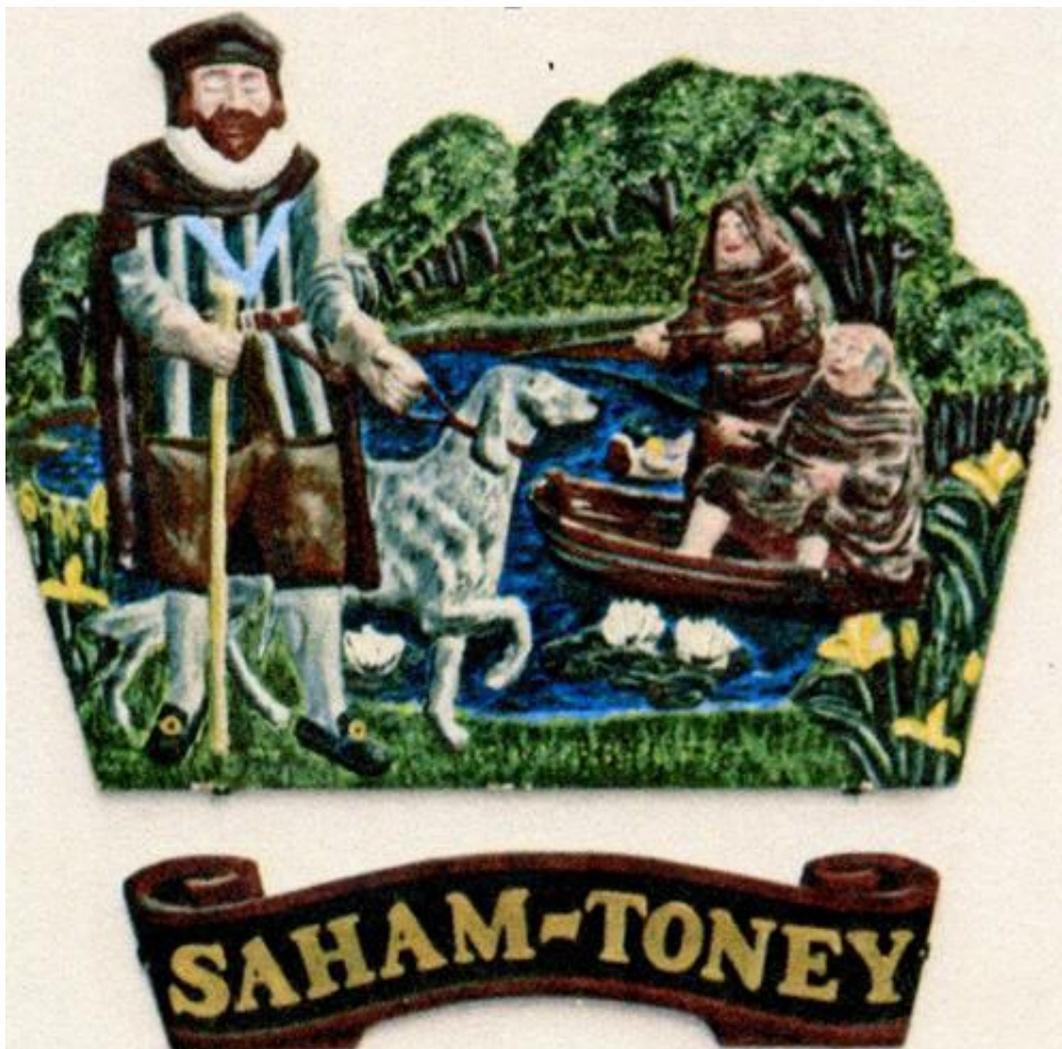


TABLE OF CONTENTS

1. FOREWORD	3
2. INTRODUCTION TO THE PLAN	3
3. THE NEIGHBOURHOOD AREA: SAHAM TONEY PARISH	4
4. CONSULTATION SUMMARY AND THE ISSUES ARISING	8
5. VISION STATEMENT AND OBJECTIVES	13
6. THE POLICIES	13
7. PARISH ACTION POINTS	46
APPENDIX 1: REFERENCES	51
APPENDIX 2: NEIGHBOURHOOD PLANNING FLOWCHART	52
APPENDIX 3: THE NEIGHBOURHOOD AREA - SAHAM TONEY PHOTOS	53
APPENDIX 4: SAHAM TONEY NEIGHBOURHOOD PLAN STEERING GROUP	56
APPENDIX 5: USEFUL BACKGROUND MATERIAL	56

LIST OF MAPS

Map 1: Saham Toney Neighbourhood Plan Area

Map 2: Saham Toney's Location

Map 3: Saham Toney Landscape Character

Map 4: Saham Toney Settlement Boundary

Map 5: Strategic Gap to Watton

Map 6: Saham Toney Heritage Assets: Buildings

Map 7: Local Green Spaces

Map 8a: Neighbourhood Area South - Flood Risk From Rivers

Map 8b: Neighbourhood Area North - Flood Risk From Rivers

Map 8c: Neighbourhood Area South - Flood Risk From Surface Water

Map 8d: Neighbourhood Area North - Flood Risk From Surface Water

Map 9: Landscape Character Areas

Map 10: Protected Communal Views

Map 11: Main Vehicle Routes and Pavements

Map 12: Saham Toney Heritage Assets: Sites and Finds

1. FOREWORD

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

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

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



Brian W Hinkins

Chairman, Saham Toney Parish Council

2. INTRODUCTION TO THE PLAN

2.1 This Neighbourhood Development Plan (hereinafter known as the Neighbourhood Plan) is submitted by Saham Toney Parish Council, which is recognised as the qualifying body for the neighbourhood area covered by the plan. Saham Toney Parish Council confirms that this Neighbourhood Plan:

- (i) relates only to the Parish of Saham Toney and to no other Neighbourhood Areas;
- (ii) is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area; and
- (iii) does not deal with excluded development, as defined in section 61K of the Localism Act 2011 (Reference 1).

2.2 The purpose of preparing this Neighbourhood Plan is to give the Parish formal legal influence over the use of land, and especially over applications for development. It seeks to exert that influence in a positive, sustainable manner that the Parish Council and residents deem most appropriate, whilst complying with strategic national and district planning policy.

2.3 Neighbourhood planning was introduced by the Localism Act of 2011 and the Neighbourhood Planning (General) Regulation of 2012 which dictate that a Neighbourhood Plan must define policies for the development of land. It is only a plan's policies (see Section 6) that carry legal weight when planning applications are considered. Other sections of this plan are intended to support, justify and provide a context for the policies.

2.4 This Neighbourhood Plan has been prepared in accordance with the stipulated formal process, which is summarised in a simplified flowchart given in Appendix 2 together with some explanatory text. The principle stages dictated by the Neighbourhood Planning (General) Regulations 2012 (Reference 2) are:

- 2.4.1 Regulation 14: Pre-submission (*to the Local Planning Authority*) and publicity.
- 2.4.2 Regulation 15: Plan proposals (*to the Local Planning Authority*).

2.4.3 Regulation 16: Publicising a plan proposal (*for consultation - done by the Local Planning Authority*).

2.4.4 Regulation 17: Submission of plan proposal to examination.

2.4.5 Regulation 18: Publication of the examiner's report and plan proposals decision.

2.4.6 Regulation 19: Decision on a plan proposal (*by the Local Planning Authority*).

2.4.7 Publicise and hold a local referendum in accordance with the Neighbourhood Planning (Referendums) Regulations 2012 (Reference 3).

2.4.8 Adopt (or "make") the neighbourhood plan in accordance with the Planning and Compulsory Purchase Act 2004.

2.4.7 Regulation 20: Publicising a "made" neighbourhood development plan.

2.5 A Neighbourhood Plan must comply with strict criteria, known as basic conditions. A separate document, the Saham Toney Neighbourhood Plan Basic Conditions Statement (Reference 4) will be provided at the submission for the Regulation 16 stage consultation to demonstrate this compliance.

2.6 A Neighbourhood Plan must be developed in consultation with everyone who lives, works or carries out business in the Neighbourhood Area and with a range of statutory bodies; and documented proof of that consultation forms part of the final (Regulation 15) plan proposals submission of the Plan. The Saham Toney Neighbourhood Plan Consultation Statement (Reference 5) will be provided at the Regulation 15 stage submission for this purpose. In addition to the statutory requirements a number of local organisations who carry out activities in the parish have been consulted. A brief summary of the consultation process to date is given in section 4 of this Plan.

2.7 A Neighbourhood Plan must support sustainable development. The Saham Toney Neighbourhood Plan Sustainability Appraisal (Reference 6) shows how this requirement is satisfied.

2.8 A neighbourhood Plan takes precedence over the Local Authority's Development plan on matters that are not of strategic importance to the Local Authority's area.

2.9 Breckland District Council has a duty to ensure this Plan meets legal requirements and to provide support and advice during its preparation. In addition to statutory submissions this plan has been reviewed by the Council's planning specialists at all stages of its preparation and their comments, where mutually agreed, have been incorporated.

2.10 For those who may not wish to read this Plan in its entirety, a shorter summary version will be available at the time of the Regulation 14 pre-submission, for information purposes only (Reference 7), but readers should be aware that version will carry no legal weight, and it is advised that as a minimum the policies of this unabridged Plan are read in full.

2.11 Copyright: Saham Toney Neighbourhood Plan Group Uses Ordnance Survey copyrighted material as backgrounds to its maps and is entitled to do so by its PSMA registration No. 0100057926.

2.12 In order to interpret the maps, aerial views and charts contained herein correctly, this Neighbourhood Plan must be viewed and/or printed in colour.

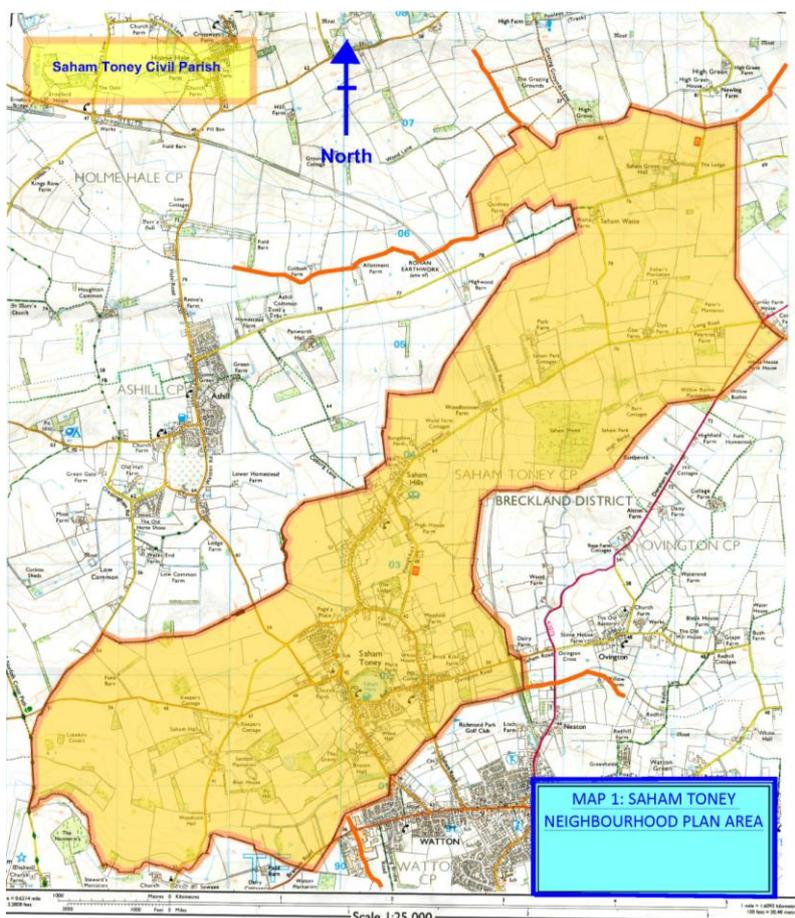
3. THE NEIGHBOURHOOD AREA: SAHAM TONEY PARISH

This section gives a brief overview of the area covered by the Plan. It also notes issues that arise from the location and character of the parish.

3.1 The area to which this Plan applies is defined by the Saham Toney parish boundary, and is shown on Map 1. It has an area of 16.51 km² (6.37 square miles), and is very largely an open rural landscape as can be seen in Aerial View 1.



AERIAL VIEW 1: THE OPEN RURAL NATURE OF THE NEIGHBOURHOOD AREA



3.2 Saham Toney is a village and a civil parish in the county of Norfolk, Breckland District (see Map 2). The parish comprises not only the village of Saham Toney, but also Saham Hills, which has its own distinct history and atmosphere, together with a number of small hamlets. The majority of land in the parish is open farmland or parkland.



3.3 The village of Saham Toney derives the first part of its name from the old English meaning "village by the lake", referring to Saham Mere, around which it has developed over many centuries. Saham Mere is a 12 acre body of water thought to date back to Ice Age times. The second part of the village's name derives from the fact that the land was owned by Ralph de Toeni in the period shortly after the Norman Conquest.

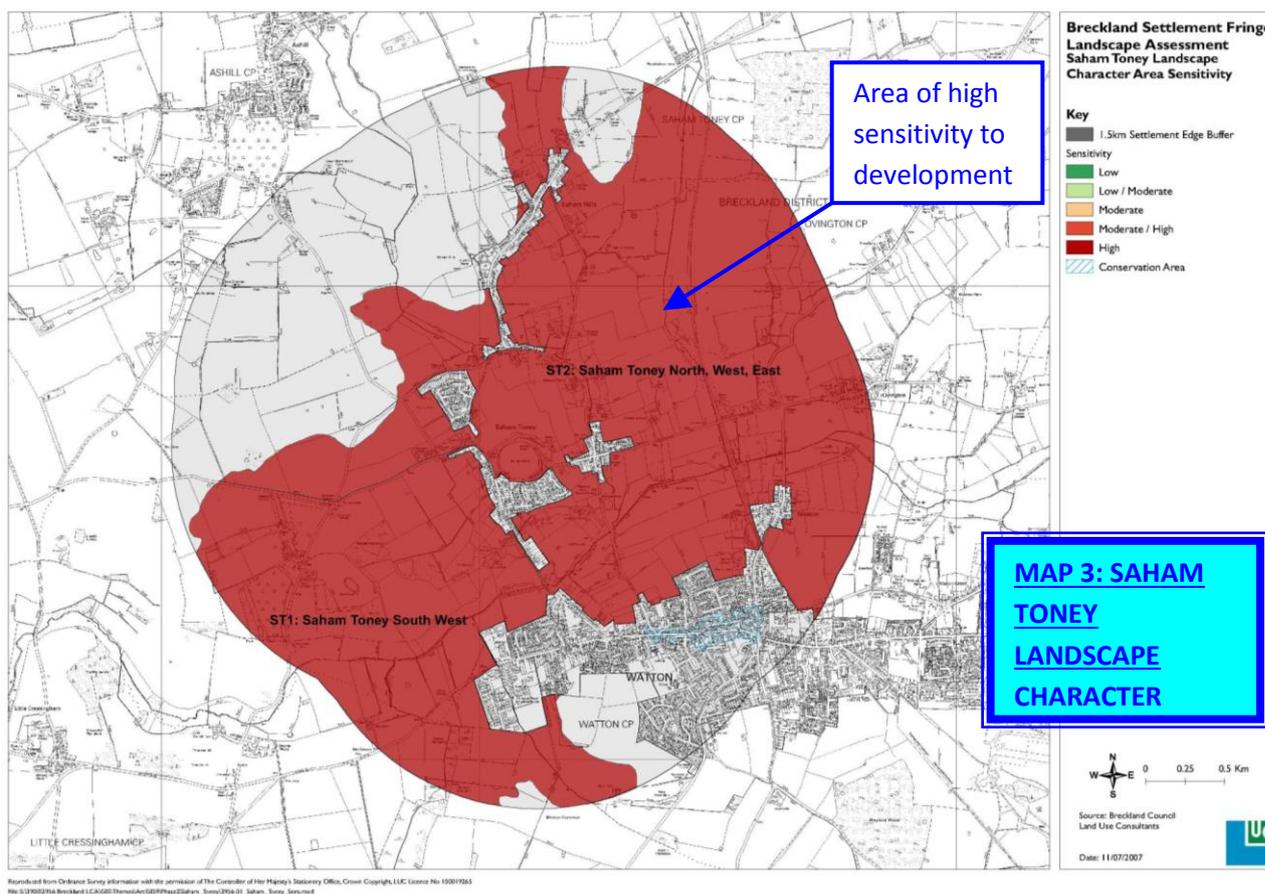
3.4 Clusters of dwellings follow the roads, mainly in the central area around the Mere, and radiating outwards towards Watton to the south, Swaffham and Dereham to the north, Cressingham to the west and Ovington to the east.

3.5 The adopted district core planning strategy (Reference 8) defined Saham Toney as a local service centre. The December 2015 emerging Local Plan (Reference 9) retained this definition, but the September 2016 version (Reference 10) amended Saham Toney's designation to "rural area with settlement boundary". This was primarily because it does not meet the criteria for a local service centre, but also partly as a result of an overwhelming number of objections by parishioners. Approximately 10% of all who responded to the draft local policies across the district were Saham Toney parishioners, albeit the parish population comprises only about 1% of the total district population. There was also representation from Norfolk County Council against the original designation as a local service centre. Parishioner support for the rural area designation was also reflected in responses to preliminary consultations. Issue: Saham Toney's designation in the Breckland Local Plan. See sections 4 and 6 for further discussion of this issue, and Policy 1 for the approach adopted to address it.

3.6 Saham Toney relies substantially on local and regional facilities, with neighbouring Watton being of particular importance, providing a medical practice, dental practice and veterinary facilities, pharmacies, banks, a supermarket, food and general stores, garages, restaurants, other retail outlets, a library, sports and social facilities, and a weekly market. Watton also provides secondary education although not for sixth formers, who must travel elsewhere in Norfolk. Access to Watton

is reasonable for car owners, but less so for those who rely on public transport, while there is only one paved route for pedestrians (along most of Richmond Road, mostly only on one side of the road). Further afield Dereham, Swaffham, Thetford offer a wider range of services and facilities. The nearest rail services are at Thetford, Downham Market, Brandon, Attleborough, King's Lynn, Diss, Wymondham or Norwich. Major hospitals within the region are available only in Norwich, Kings Lynn or Cambridge. Issue: The availability of services and facilities and access to them. See section 7, Parish Action Points for further discussion of this issue, and for the approaches adopted to address it.

3.7 Both the parish and village of Saham Toney have a distinctly rural character, which in part at least determines the social character of the area. It has a gently undulating land form, tributary streams, arable and pasture farmland and small blocks of farm woodland. The land immediately surrounding the village is predominantly pasture, enclosed by hedgerows with areas of wet woodland, including the willow and poplar vegetation fringing Saham Mere. The south-west area is an enclosed parkland landscape of pasture, small woodland blocks, and tree lined watercourses. To the north and both east and west the landscape is more typically an open arable landscape forming the transition with a higher plateau landscape. The Breckland Local Service Centre Topic Paper, May 2015 (Reference 11) defined much of the neighbourhood area as having high sensitivity to further expansion, as depicted on Map 3 (taken from Reference 12). Issue: The sensitivity of the area's landscape to development. See Policy 13 and its justification for further discussion of this issue, and for the approach adopted to address it.



3.8 With the exception of two post-1950 housing estates, most existing development forms a ribbon pattern (i.e. single lines of housing along roads), principally along Richmond Road, Bell Lane, Cley Lane, Pound Hill, Hills Road and Chequers Lane (see Map 11). Issue: Potential changes to the area's

landscape character. See Policy 13 and its justification for further discussion of this issue, and for the approach adopted to address it.

3.9 Saham Toney has a long history of settlement. There are 407 sites of registered archaeological interest within ten kilometres of the centre of Saham Toney. (Reference 13: Archaeology UK's ARCH database). 152 of these lie within the parish of Saham Toney itself (Source: Reference 14, Norfolk Heritage Explorer records), including the site of a Roman camp at Woodcock Hall, an Iron Age settlement site, a cemetery and other sites from Anglo-Saxon times, and the site of a monastery at Saham Hills. Further detail about the area's historic environment can be found in Reference 15, The Saham Toney Heritage Asset Register.

3.10 Readers seeking a much more exhaustive and entertaining description of Saham Toney's history are referred to "A History of Saham Toney", published as part of the series "Capturing our Wayland Heritage" by the Wayland Partnership Development Trust in 2011.

3.11 Saham Toney is referred to in the Domesday Book, at the time of which it comprised fifty three households. There are twelve listed buildings in Saham Toney. In addition there are a number of other buildings it can be said form part of the historic fabric of the parish. A detailed list of those buildings, and the historical and archaeological sites and finds in the area, can be found in the Saham Toney Asset Register (Reference 15). Issue: Potential development impact to the area's historic environment. See Policy 9 and its justification for further discussion of this issue, and for the approach adopted to address it.

3.12 There is considerable wildlife in the neighbourhood area and its landscape in general provides a habitat for rare and threatened species. The parish is a major contributor to the Wayland "Growing Together" project and this has led to the creation of an area of wild meadow directly adjacent to the children's play area, the Community Centre and the Pre -School.

3.12 Photographs showing general views of the neighbourhood area can be found in Appendix 3.3.

3.13 The 2011 census (as updated in January 2013) estimated the parish of Saham Toney to have a population of 1507 people in 679 households. Of those, 440, or 29.2%, were aged sixty five or over, and 192, or 12.7%, were aged 75 or over. These proportions are higher than the averages for both Breckland District (21.6% and 10.2% respectively) and nationally (16.3% and 7.8% respectively). 223, or 13.8%, were children aged 16 or under, a lower proportion than either Breckland District or nationally (18.8% and 20.1% respectively).

4. CONSULTATION SUMMARY AND THE ISSUES ARISING

4.1 This section gives a brief summary of the consultation process undertaken to date and the responses received. Greater detail will be given in the Saham Toney Neighbourhood Plan Consultation Statement (Reference 5) which will be part of the Regulation 15 submission at a later stage.

4.2 To date the following consultations with the local community have taken place:

- a. Questionnaire 1 to residents by post July 2015;
- b. Questionnaire 2 to residents by post October 2016;
- c. Questionnaire 3 hand delivered to local businesses and organisations late 2016;
- d. Information stand and opinion gathering at the village fete July 2016;
- e. Information stand and opinion gathering at the village fete July 2017 (*to follow*);
- f. Regular updates in the parish magazine, the Saham Saga and at monthly Parish Council meetings;

- g. Exhibition of the first draft version of the plan, February 2017;
- h. *Others if any between now and Regulation 14 pre-submission consultation....*

4.3 Eighty one (81) residents responded to questionnaire 1. Questionnaire 2 subsequently addressed the same topics but sought updated responses in the light of the re-designation of Saham Toney as a rural area in the emerging Local Plan; One hundred and ninety seven (197) residents responded.

4.4 In July 2016 visitors to the village fete were invited to identify their issues and concerns on whiteboards, and one hundred and thirty two (132) comments were made.

4.5 The responses to questionnaires 1 and 2 and the opinions gathered at the 2016 fete shaped the first draft of this Plan, and in February 2017 that Plan was sent to Breckland District Council for review, in parallel with being presented to residents at a village exhibition. As a result of the comments received from the Council it was decided to completely re-write and re-structure the Plan. The updated Plan (this version), together with a sustainability appraisal (Reference 6), was again sent to Breckland District Council for review prior to formal submission, and comments discussed and agreed with them. *(Note: At the time of the Breckland informal review prior to the Regulation 14 pre-submission this is deliberately looking ahead)*

4.6 Of the fifty one (51) local businesses and organisations canvassed, twelve (12) responded to questionnaire 3 and their responses were considered in parallel with those of parishioners.

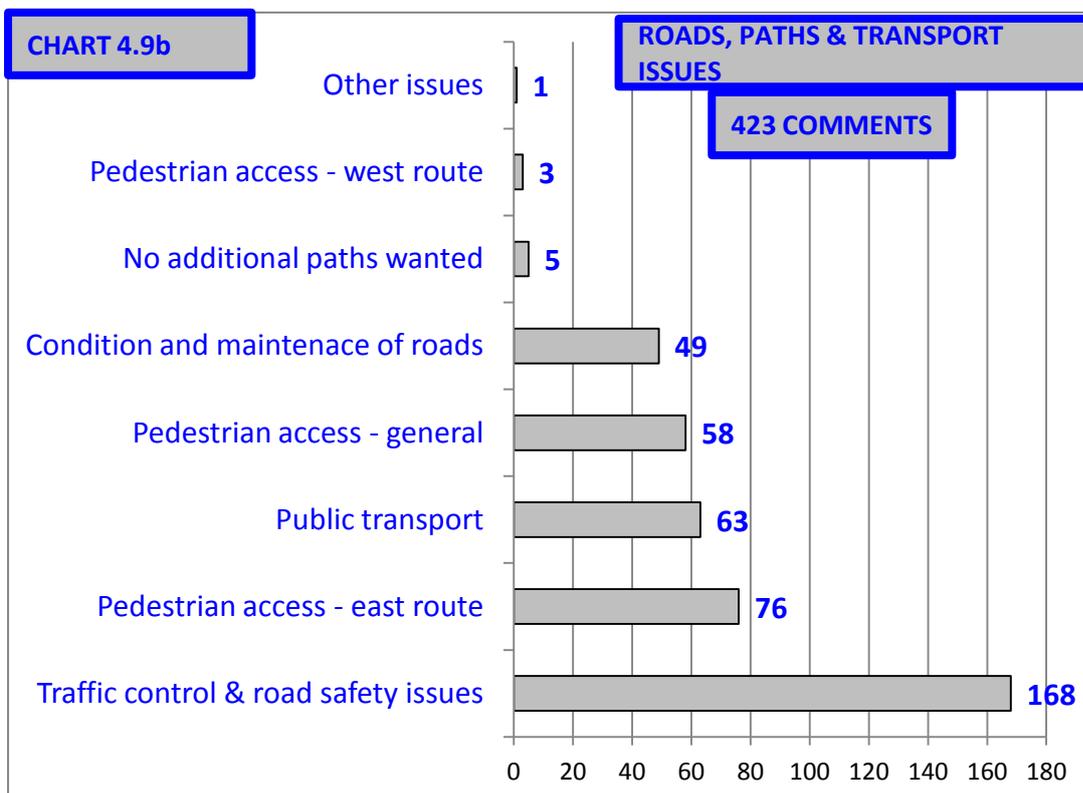
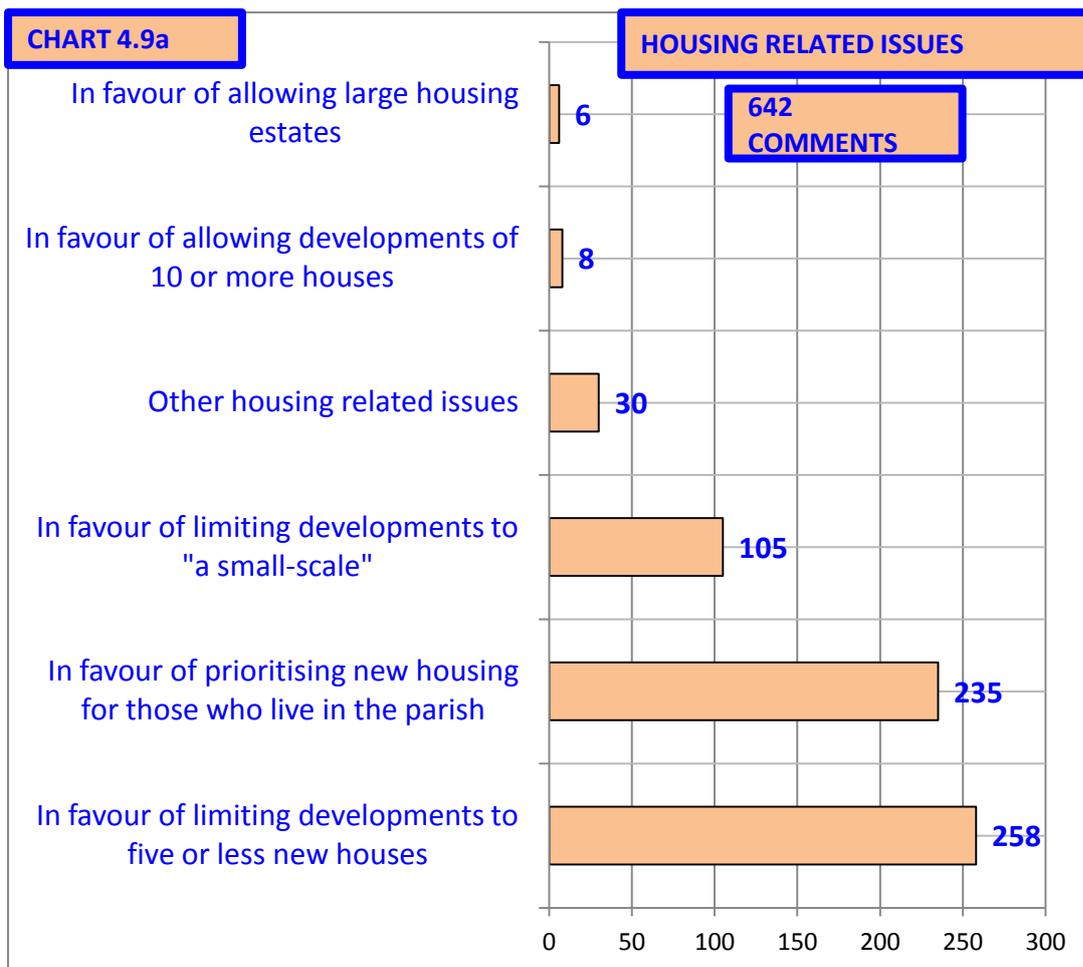
4.7 Given the disproportionately large number of Saham Toney residents (approximately 10% of all respondents across the district from a population comprising about 1% of the total district population) who responded to the consultation on the December 2015 version of the emerging Local Plan (Reference 9), this Plan also takes account of those responses.

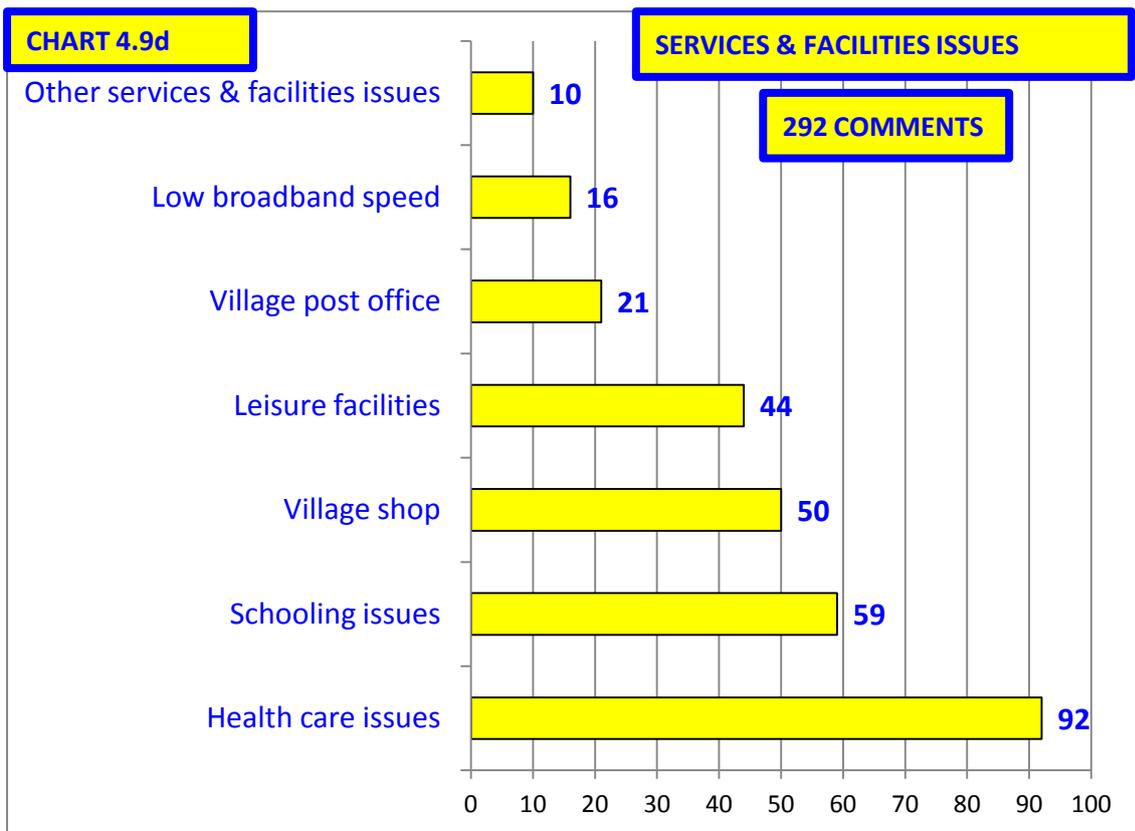
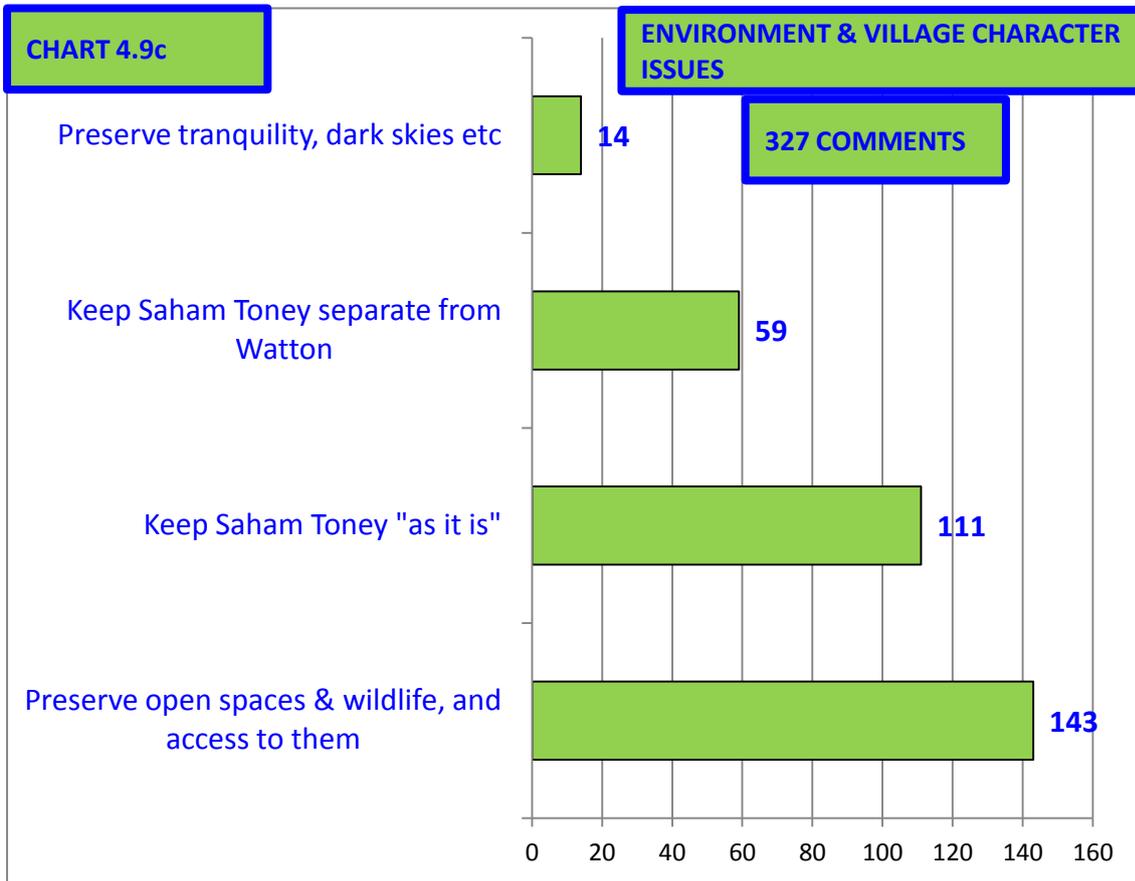
More to follow if other consultations take place between now and the Regulation 14 pre-submission version....

4.8. The preliminary consultations outlined in section 4.2 identified a variety of issues and concerns among local residents, businesses and organisations. In some cases they were direct responses to questions giving clear choices; in others they were more freeform responses. All were categorised into five groups (with an additional "miscellaneous" category) and comments of sub-types within each group were summated. Although it is recognised such categorisation has an element of subjectivity, that is considered to be balanced out given the size of the sample analysed. The numbers of comments by group were as follows:

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

4.9 The overall comment groups noted above were each derived from several sub-types (other than the flooding and drainage, and miscellaneous categories). The numbers of comment sub-types within each category is shown in charts 4.9a-d.





4.10 The analysis and categorisation of consultation responses highlighted and clarified the most important issues relating to the development of land, which are listed below:

- a. Saham Toney should be treated as a rural area rather than a local service centre. See the justification for Policy 1, section 6.2.4 for discussion of this issue (see 4.7 for the basis for the selection of this issue);
- b. Maintain the physical separation from Watton. See justification for Policy 2, section 6.2.5 for discussion of this issue;
- c. Limit the size of new developments and the pace at which they happen. See justification for Policy 3, section 6.2.6 for discussion of this issue;
- d. "Keep Saham Toney as it is", which may be defined as:
 1. Respect and preserve the landscape of the area and maintain valued views of it. See justification for Policy 13, section 6.2.16 for discussion of this issue;
 2. Maintain the historic features of the area. See justification for Policy 9, section 6.2.12 for discussion of this issue;
 3. Development to be in keeping with the existing pattern of building. See justification for Policy 13, section 6.2.16 for discussion of this issue;
 4. Protect agricultural land. The Plan's policies in general serve to address this.
- e. Protect against flooding of homes and infrastructure and sewerage problems. See justifications for Policies 11 and 12, sections 6.2.14 and 6.2.15, for discussion of these issues;
- f. Protect and enhance open spaces. See justification for Policy 10, section 6.2.13 for discussion of this issue;
- g. Preserve and protect wildlife;
- h. Support and encourage local businesses. See justification for Policy 15, section 6.2.18 for discussion of this issue;
- i. Availability of services and facilities and access to them. See justification for Policy 16, section 6.2.19 and section 7, Parish Action Points, for discussion of this issue;

4.11 These land development issues were developed into the vision and objectives stated in sections 5.1 and 5.2 respectively, which themselves form the basis of this Plan's policies.

4.12 It is important to explain why one land development issue that was raised by two hundred and thirty five (235) parishioners - namely the prioritisation of any new housing for those with local connections - has not been carried forward into the policies of this Plan. Unfortunately such a policy would not be enforceable for open-market sales, particularly considering the policies of this Plan dictate those will be of a small scale. While it is recognised that it may be possible to apply such a policy for housing association developments, policies cannot oblige developers to provide housing association dwellings. Instead, measures to address this issue are dealt with in section 7, Parish Action Points.

4.14 The other main issues arising from consultations do not directly affect development of land and so are addressed by Parish Action Points, rather than Policies. See section 7 for these items.

5. VISION STATEMENT AND OBJECTIVES

5.1 The Vision

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

5.2 Objectives

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

5.2.1 Housing objectives

H1: To adopt Breckland District Council's policies relating to a rural area, per Saham Toney's reclassification as such in Reference 10.

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

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

H4: To resist housing development that is not accompanied by appropriate infrastructure enhancements.

5.2.2 Environmental objectives

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

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

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

E4: To protect agricultural land from development.

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

5.2.3 Community objectives

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

5.2.4 Economic objectives

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

6. THE POLICIES

6.1 Correlation With The Objectives and With District Policies

6.1.1. A number of policies have been developed in order to achieve the vision and objectives of this plan. Table 6.1.1 shows the relationship between objectives and policies and notes the main related district policies.

TABLE 6.1.1: POLICIES vs OBJECTIVES	SAHAM TONEY POLICIES																	
SAHAM TONEY OBJECTIVES	1. DRAFT BRECKLAND DISTRICT COUNCIL POLICIES	2. STRATEGIC GAP TO WATTON	3. SCALE & PHASING OF RESIDENTIAL DEVELOPMENTS	4. LOCATION OF DEVELOPMENT	5. HOUSING DENSITY	6. USE OF EXISTING LAND	7. HOUSING DESIGN	8. TRANQUILITY & DARK SKIES	9. HERITAGE ASSETS	10. LOCAL GREEN SPACES & GREEN INFRASTRUCTURE	11. SURFACE WATER MANAGEMENT	12. SEWERAGE PROVISION	13. LANDSCAPE CHARACTER AREAS & COMMUNAL VIEWS	14. COMMUNITY FACILITIES	15. RURAL BUSINESSES	16. INFRASTRUCTURE	17. COMMUNITY BENEFIT - DEVELOPER FUNDING PRIORITIES	<p>MOST DIRECTLY APPLICABLE BRECKLAND POLICIES</p> <p><u>Note:</u> abbreviations used below are: Core Strategy = "Adopted Core Strategy and Development Control Policies Development Plan"; Breckland District Council, March 2012 Preferred Directions & Sites = (a) "Breckland Local Plan Preferred Directions Parts 1 & 2", Consultation Version; Breckland District Council, December 2015; (b) "Breckland Local Plan Preferred Site Options and Settlement Boundaries Parts 1 & 2" (Regulation 18 consultation); Breckland District Council, September 2016</p>
H1: To adopt Breckland District Council's policies relating to a rural area, per Saham Toney's reclassification as such in Ref 1.	✓		✓	✓														Core Strategy: SS1 Preferred Directions & Sites: PD05A
H2: To support developments of 5 houses or less on greenfield sites, or 10 houses or less on brownfield sites within the settlement boundary.	✓		✓	✓	✓													Core Strategy: CP14 Preferred Directions & Sites: PD05A
H3: To ensure development proceeds at a gradual pace over the entire plan period.	✓		✓															Core Strategy: SS1 Preferred Directions & Sites : PD05A
H4: To resist housing development that is not accompanied by appropriate infrastructure enhancements.										✓	✓					✓		Core Strategy: CP4 Preferred Directions & Sites: PD01
E1: To protect and enhance the village's green spaces and wildlife.							✓		✓								✓	Core Strategy: CP6, CP11, DC12 Preferred Directions & Sites: ENV01, ENV05, ENV06

TABLE 6.1.1: POLICIES vs OBJECTIVES	SAHAM TONEY POLICIES																	
SAHAM TONEY OBJECTIVES	1. DRAFT BRECKLAND DISTRICT COUNCIL POLICIES	2. STRATEGIC GAP TO WATTON	3. SCALE & PHASING OF RESIDENTIAL DEVELOPMENTS	4. LOCATION OF DEVELOPMENT	5. HOUSING DENSITY	6. USE OF EXISTING LAND	7. HOUSING DESIGN	8. TRANQUILITY & DARK SKIES	9. HERITAGE ASSETS	10. LOCAL GREEN SPACES & GREEN INFRASTRUCTURE	11. SURFACE WATER MANAGEMENT	12. SEWERAGE PROVISION	13. LANDSCAPE CHARACTER AREAS & COMMUNAL VIEWS	14. COMMUNITY FACILITIES	15. RURAL BUSINESSES	16. INFRASTRUCTURE	17. COMMUNITY BENEFIT - DEVELOPER FUNDING PRIORITIES	MOST DIRECTLY APPLICABLE BRECKLAND POLICIES
E2: To maintain the physical separation of Saham Toney from Watton.		✓								✓								Core Strategy: None Preferred Directions & Sites: None
E3: To preserve and enhance the village's landscape character areas and its historical assets.							✓	✓	✓			✓					✓	Core Strategy: CP6, CP11, DC12, DC17 Preferred Directions & Sites: ENV05
E4: To protect agricultural land from development.				✓						✓					✓			Core Strategy: None Preferred Directions & Sites: None
E5: To ensure developments do not cause flood or sewage outspill problems, either to the development sites or to surrounding properties and infrastructure.											✓	✓				✓		Core Strategy: CP8, DC13 Preferred Directions & Sites: None
C1: To maintain and enhance the village's community facilities and improve access to them.										✓				✓		✓	✓	Core Strategy: DC18 Preferred Directions & Sites: None
EC1: To support and encourage appropriate levels of development of rural businesses.															✓	✓		Core Strategy: None? Preferred Directions & Sites: None?

6.1.2 Note: Table 6.1.1 is not intended as a full or partial Basic Conditions Statement; that will be developed at a later stage as a separate document.

6.2 INDEX OF POLICIES

6.2.1 Use of the Policies

6.2.1.1 The Policies (denoted in bordered text boxes) set out what must be taken into account by developers when making their planning applications within the Neighbourhood Plan Area, by Saham Toney Parish Council when commenting on those applications, and by Breckland District Council when determining the applications and deciding whether or not to grant planning permission. Only the policies have any weight when determining planning applications; the supporting text is for explanation and justification. Furthermore it is only the policies that are to be assessed against the Basic Conditions (Reference 4).

6.2.1.2 It must be understood that the seventeen Parish policies stated herein are all inter-related and they shall not be used or treated in isolation from one another. Adherence to one policy does not automatically imply adherence to others.

6.2.1.3 Where a map is referenced in the wording of a policy, that map forms part of the policy. A full list of the maps included is given in the table of contents at the front of this Plan.

6.2.2 Index

Policy No.	Policy Title	Page No.
1	Draft Breckland District Council Policies	
2	Strategic Gap To Watton	
3	Scale & Phasing of Residential Developments	
4	Location of Development	
5	Housing Density	
6	Use of Existing Land	
7	Housing Design	
8	Tranquility & Dark Skies	
9	Heritage Assets	
10	Local Green Spaces & Green Infrastructure	
11	Surface Water Management	
12	Sewerage Provision	
13	Landscape Character Areas & Communal Views	
14	Community Facilities	
15	Rural Businesses	
16	Infrastructure	
17	Community Benefit - Developer Funding Priorities	

Note: To avoid repeated editing, page numbers will only be added to this index when the document is finalised.

6.2.3 The Policies and Their Justification

POLICY 1: DRAFT BRECKLAND DISTRICT COUNCIL POLICIES

P1.1 Policy Intent: This Policy defines which district policies from the Breckland preferred and emerging local plans are made applicable by their adoption in this plan prior to their formal adoption as district policies.

P1.2 Breckland District Council is preparing a new Local Plan, but it has not been formally adopted, and hence its policies may not carry weight in planning decisions. Until the new Local Plan is adopted the pending but relevant district policies listed below are incorporated herein and made fully applicable to

planning decisions in the parish of Saham Toney. It is noted that in some cases policies in this Neighbourhood Plan adapt and / or extend the referenced Breckland policies.

P1.3 Reference 9: From "Breckland Local Plan Preferred Directions Parts 1 & 2 (Consultation Version)"; Breckland District Council, December 2015;

Policies PD01; PD08; PD10; ENV01; EV02; ENV03; ENV04; ENV05; ENV06; ENV07; ENV08; ENV09; E02; E03; E04; E05; E06; E07; TR01; COM01; COM02; COM3; COM04; COM05; COM06; COM07; COM08; COM09 and COM10

P1.4 **NOTE:** PD03, PD04 and PD05 of Reference 9 are specifically excluded from this Neighbourhood Plan and shall not apply in the determination of planning applications within the neighbourhood area.

P1.5 Reference 10: From "Breckland Local Plan Preferred Site Options and Settlement Boundaries Parts 1 & 2 (Regulation 18 consultation)"; Breckland District Council, September 2016:

Policy PD05A (which supersedes PD03/4/5 from Reference 9). Adoption of district policy PD05A is of particular importance. It is at the core of this Neighbourhood Plan as it changes Saham Toney's classification from a local service centre to a rural area with settlement boundary.

P1.6 Emerging district Policy PD05A states there are a total of seventeen rural areas with settlement boundaries. Reference 9 defines a housing allocation of 150 new dwellings between April 2015 and 2036 to these seventeen settlements together with an unspecified number of rural areas without settlement boundaries. This allocation forms an overarching principle to the policies in this Neighbourhood Plan since it means new housing development in Saham Toney will be slow-paced and on a very small scale. Saham Toney Parish Council accepts this and fully embraces this principle in its policies which allow for a proportionate share of the total rural area allocation to be developed in the parish over the full plan period. "Proportionate share of the total rural area allocation" is defined as between one and ten new dwellings.

P1.7 The revised Saham Toney settlement boundary (shown in Figure 28.24 of Reference 10) is also incorporated into this Neighbourhood Plan. See Map 2 for the extent of the settlement boundary.

P1.8 **NOTE:** This Plan takes Policy PD05A of ref.2 to supersede Policy SS1 of "Breckland District Council Core Strategy and Development Control Policies Development Plan March 2012", which defines Saham Toney as a local service centre.

P1.9 By adopting Breckland's preferred and emerging, but draft policies, this plan delivers full compliance with District policies as published at the present time. The fact that those policies require only a very limited amount of development within the neighbourhood area in the period to 2036 underpins criteria in various of the other parish policies that may be interpreted by some to seek to prevent, restrict or otherwise limit the scale or location of development within the parish. Such an interpretation would be incorrect, hence it shall not be concluded that this plan in any way contradicts District housing allocation targets, within which developers must work; rather it simply directs the limited planned development in a way that will be acceptable to the Parish Council.

6.2.4 Justification for Policy 1: Draft Breckland District Council Policies

The need for Policy 1 is justified on the following basis:

(a) Breckland District Council is in the process of updating its Local Development Plan, but it is unclear when that plan will be formally adopted and precisely what its content will be with respect to Saham Toney. Some policies in the two most recently published Breckland consultation documents (references 9 and 10) differ from those in the most recently adopted planning policies (Reference 8); some of those differences result in significantly different development consequences for Saham Toney, most significantly Saham Toney's revised classification as a rural area rather than a local service centre. This change results from Saham Toney not meeting the District Council's own criteria for a Local Service Centre, as well as representations from both Norfolk County Council and

numerous members of the public. Saham Toney Parish Council fully supports and embraces this change, together with some of the other changes, and seeks to formalise them in its Neighbourhood Plan in advance of formal adoption of the updated Breckland Local Plan by means of adopting those relevant draft district policies in Policy 1. If this is not done district policies supported by Saham Toney Parish Council will carry little weight in development assessments and the main objectives of the Saham Toney Neighbourhood Plan will be negated.

(b) An overarching principle of the Saham Toney Neighbourhood Plan as captured in the Plan's vision statement is to support and encourage "... a process of gradual, small-scale development in appropriate locations spread over the plan period...". Hence Breckland District Council's overall allocation of new housing (one hundred and fifty new dwellings over twenty years) to all rural areas is accepted, on the proviso that within that total, development in Saham Toney is limited to a proportionate share of the total rural area allocation to be developed over the full period of the Local Plan as defined in P1.6.

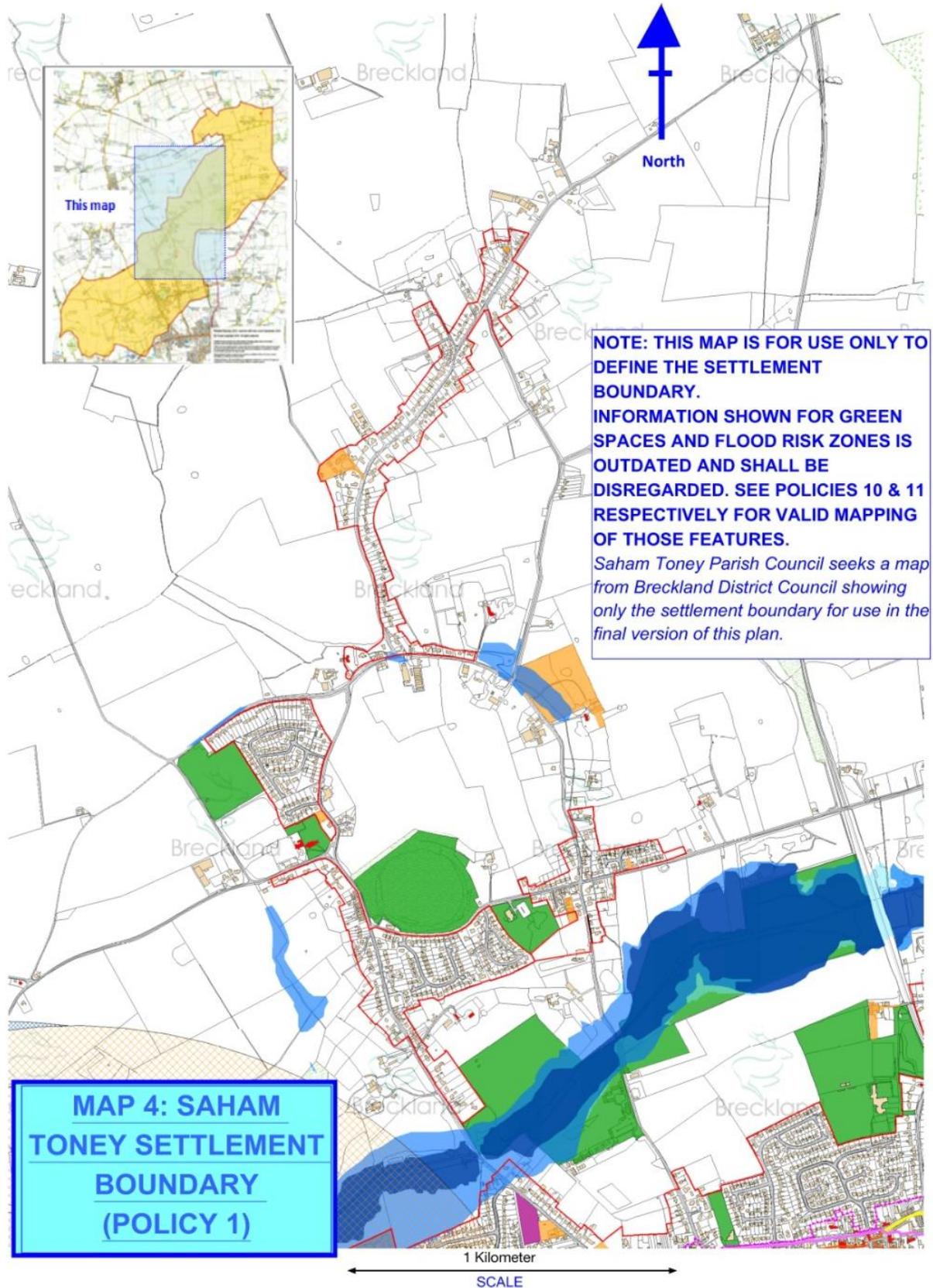
(c) Although the adopted core strategies (Reference 8) for the District define Saham Toney as a Local Service Centre, the housing allocation stated therein is zero. Hence it is completely consistent to adopt an emerging policy that actually makes a more positive housing allocation to the neighbourhood area.

(d) The definition for "proportionate share of the total rural area allocation" used in Policy 1 and elsewhere throughout this Plan is derived thus:

- i. District housing allocation to rural areas both with and without settlement boundaries = 150 (Reference 10);
- ii. Emerging district plan period: twenty one years;
- iii. For the purposes of this calculation all rural areas without settlement boundary are conservatively assumed to attract no new housing over the plan period;
- iv. Number of designated rural areas with settlement boundaries = 17;
- v. Average housing allocation to each rural area with settlement boundary over the plan period = $150 \div 17 = 8.8$, round up to 9;
- vi. Housing allocations in the emerging and preferred Local Plan are for the period 01 April 2015 - 2036 (Reference 9, Policy PD04, Reference 10, policy PD05A). During that period to date Breckland District Council has approved the following applications for new housing in the neighbourhood area:
 - 3PL/2016/0012/O - 1 dwelling, Ovington Road;
 - 3PL/2015/1334/F - 1 dwelling, Richmond Road;
 - 3PL/2015/0944/F - 1 dwelling, Chequers Lane;
 - 3PL/2015/0450/O - 6 dwellings, Cley Lane;
 - 3PL/2015/0242/F - 5 dwellings, Chequers Lane;
 - 3PL/2015/0198/F - 3 dwellings, Saham Hills;
 - 3PL/2015/0134/F - 1 dwelling, Cley Lane.
- vii. These approved applications total 18 (eighteen) new dwellings already committed. Further applications which were refused by the District Council during the same period are under appeal and if successful may add to this number but are disregarded for the purpose of this justification.
- viii. The number of dwellings in the neighbourhood area committed by the District Council since 1 April 2015 (the date at which its total rural area allocation of 150 new dwellings commences) is double that which as calculated above would represent an average allocation to any one rural area over the entire plan period.

ix. Based on the justification detailed in points i-viii above, this Plan considers it fair, reasonable and in excess of District policy requirements to accept as a further allocation during the period of the Plan between 1 and 10 new dwellings, subject to the provisos of all other policies of this Neighbourhood Plan.

(c) On formal adoption of the Breckland Local Plan Policy 1 will be reviewed and amended or deleted as appropriate.



POLICY 2: STRATEGIC GAP TO WATTON

P2.1 Policy Intent: By reference to a map this policy defines areas which, if not subject to development, will ensure maintenance of a physical gap between Saham Toney and Watton.

P2.2 Development will be directed in a way that respects and retains the open and undeveloped nature of the physical gap between Saham Toney and Watton to prevent the coalescence of the two and retain Saham Toney's separate and distinct character.

P2.3 Within the strategic gap between Saham Toney and Watton, defined on Map 3, development will only be permitted if:

- a) it is consistent with Breckland District Council's policies for development in rural areas (as defined in Policy PD05A of Reference 10) and with all other policies in this plan;
- b) it would not undermine the physical and/or (where applicable) the visual separation of Saham Toney and Watton;
- c) it would not compromise the integrity of the strategic gap, either individually or cumulatively with other existing or proposed development;
- d) it cannot be located elsewhere in the neighbourhood area;
- e) it can be objectively demonstrated that it will enhance the landscape;
- f) it complies with all other policies in this Neighbourhood Plan;
- g) in combination with other developments in the neighbourhood area it would not result in Saham Toney's "proportionate share of the total rural area allocation" (as defined in Policy 1) being exceeded over the plan period.

P2.4 Development that does not meet each of the seven criteria in P2.3 will only be permitted where the developer can present incontrovertible documented evidence that consequent harm is outweighed by the benefits of the development and can also show documented evidence, prior to approval of the application, of support from at least 51% of all those Saham Toney parishioners who respond to a public consultation, undertaken at the developer's expense, that canvasses all parish residents registered to vote at the time of the consultation.

P2.5 Notwithstanding the above, no development will be permitted within 200m of the Saham Toney parish boundary with Watton unless it can be incontrovertibly documented and shown by the developer that there is no alternative site within the neighbourhood area to meet Saham Toney's "proportionate share of the total rural area allocation" (as defined in Policy 1) over the entire Plan period.

6.2.5 Justification for Policy 2: Strategic Gap to Watton

The need for Policy 2 is justified on the following basis:

(a) For many hundreds of years Saham Toney has maintained its "village" feel as a small rural parish set in open agricultural countryside, close to, but separate from the market town of Watton. To this day its residents value this aspect highly and appreciate the special qualities of the parish, which sustains its own primary school, village hall, part time post office, church and chapel.

This "rural settlement" view underpins the whole approach of this Neighbourhood Plan, hence Policy 2 is key to achieving the Plan's objectives.

(b) Saham Toney has a different and distinct character to neighbouring Watton. The gap between the two settlements is largely defined by Watton Brook (a tributary of the River Wissey) and the open land in its valley. The land adjacent to the parish boundary with Watton is exclusively open and rural on the Saham Toney side, whereas much of the land on the Watton side is urban or will be subject to future urbanisation as a result of already sanctioned additional housing development.

(c) The rural nature of the parish and the maintenance of an open gap to Watton is of great importance to parishioners, as evidenced by responses to preliminary consultations; fifty nine (59) of which specifically requested a gap with Watton be maintained, in addition to which many simply expressed their wish "to maintain Saham Toney as it is", or "as a small village".

(d) The open nature of the surrounding countryside in which Saham Toney is situated represents a clear visual break from Watton along much of the parish boundary, as does the ribbon development in its developed areas closest to Watton (i.e. along Richmond Road). Saham Toney is a rural settlement whereas Watton is a market town: the contrast is striking. Saham Toney's sense of self requires the preservation of the undeveloped gap to Watton. The coalescence of Saham Toney with Watton would seriously undermine the sustainability of Saham Toney other than as a suburb of the much larger market town.

(e) In Breckland District Council's "Local Service Centre Topic Paper", May 2015 (Reference 11) it states "The Landscape Character Assessment identifies that Saham Toney lies within a tributary valley of the Wissey. The area identified as Saham Toney South West overall has been given an overall high sensitivity. This relates to the role of the tributary valley and parkland/pasture and woodland setting, which create a strong rural character to the edge of the village." Map 3 shows the full extent of the area Breckland District Council identifies as "of high sensitivity to development", and it shows this includes the whole of Saham Toney's parish boundary with Watton. All of the area defined as "strategic gap" lies within the area of high sensitivity, hence special protection is justified.

(f) Whilst this Neighbourhood Plan recognises the priority attached to development, it also seeks to conserve and enhance the distinct environmental setting of Saham Toney and retain the rural nature of its surroundings.

(g) The National Planning Policy Framework neither supports nor opposes strategic gaps. Such gaps in reality fall between green belts and local green spaces in terms of the Framework's provisions.

(h) A strategic gap designation is not as permanent as that for a green belt and allows flexibility to adapt to changing needs, particularly beyond the period covered by this Neighbourhood Plan. The strategic gap seeks to prevent the coalescence of Saham Toney with Watton, while not giving the same statutory protection or weight as a Green Belt.

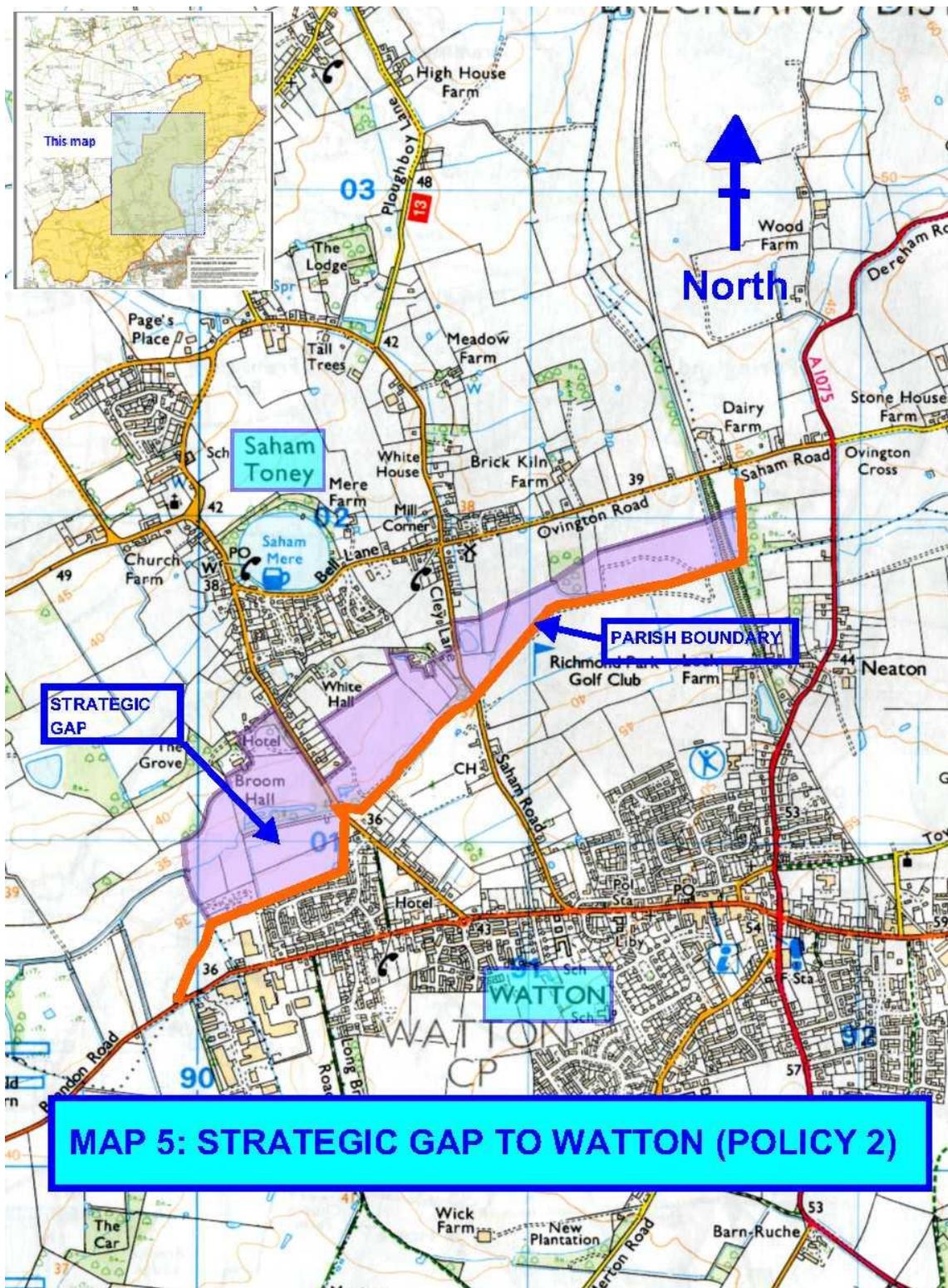
(i) Policy 2 strengthens and reinforces District Policies CP11 and CP14.

(j) The district housing allocation for Watton, as a market town, is significantly higher than that for Saham Toney, and this is likely to lead to pressure to develop land on the Watton side of the parish boundary, thus eroding existing countryside that separates the two communities. Another local parish, Carbrooke, has previously seen development of Watton extend over its boundaries. Policy 2 seeks to prevent the same happening in Saham Toney.

(k) Taken in the overall context of this Neighbourhood Plan's policies, Policy 2 is not, and shall not be considered restrictive of development, since this Neighbourhood Plan permits a greater amount of development than specified in the Breckland Local Plan. Policy 2 is consistent with the Plan's principle of directing a small amount of development to the most appropriate locations.

(l) The land proposed as a strategic gap is exclusively outside the Saham Toney settlement boundary.

(m) Furthermore much of the area adjacent to the parish boundary with Watton is classed as medium or high flood risk (Reference 16), and floods on a regular basis, and is therefore clearly not the most suitable site in the parish for development.



MAP 5: STRATEGIC GAP TO WATTON (POLICY 2)

POLICY 3: SCALE & PHASING OF RESIDENTIAL DEVELOPMENTS

P3.1 Policy Intent: To ensure the size of any development is consistent with Saham Toney's "proportionate share of the total rural area allocation" (as defined in Policy 1), and that in accordance with the small overall allocation of new housing to rural areas, it is phased over the entire plan period.

P3.2 It is highly recommended that all planning applications within the parish are preceded by discussion with Saham Toney Parish Council to establish their compatibility with the policies of this Plan in general and most particularly early consensus on the desirability of a development with regard to its scale and timing.

P3.3 On greenfield sites, both within and outside the settlement boundary, residential developments will be limited to a maximum of five dwellings individually or cumulatively with other development, but further subject to compliance with all other District and Neighbourhood planning policies, particularly Saham Toney's "proportionate share of the total rural area allocation" (as defined in Policy 1) over the plan period, where the total rural area allocation is as defined in district policy PD05A (Reference 10). The intent is to discourage and avoid multiple developments of 5 dwellings over the plan period, since the "proportionate share of the total rural area allocation" (as defined in Policy 1) has been demonstrated to be no more than a total of ten new dwellings over the Plan period in the justification to Policy 1 (see section 6.2.4, item (d)).

P3.4 On brownfield sites, including sites on which redundant agricultural buildings are located, residential developments will be limited to a maximum of ten dwellings individually or cumulatively with other development, but subject to compliance with all other District and parish planning policies, particularly Saham Toney's "proportionate share of the total rural area allocation" (as defined in Policy 1).

P3.5 Cumulative development over the Plan period shall be in accordance with Saham Toney's "proportionate share of the total rural area allocation" (as defined in Policy 1).

6.2.6 Justification for Policy 3: Scale & Phasing of Residential Developments

The need for Policy 3 is justified on the following basis:

(a) Both the extent and pace of development of Saham Toney is of great importance to parishioners, as evidenced by consultation responses. In various village consultations, more than 250 respondents stated a preference either for no new development or with a limit of five houses; a further 8 preferred ten or less, and 105 preferred "small-scale development". Thus more than a fifth of all parishioners highlighted this issue.

(b) Many consultation responses expressed wishes for any development to be slow-paced.

(c) Furthermore in its draft policy PD05A (Reference 10) Breckland District Council defines 17 rural areas with settlement boundaries, including Saham Toney, together with an unspecified number of rural areas without settlement boundaries. For both sets of settlement the total allocation of new dwellings over a twenty year period is one hundred and fifty new dwellings. There is no breakdown of this allocation by individual settlement, although it is implied that those with settlement boundaries will see the majority of the total allocated development. Following the Council's lead, Saham Toney Parish Council does not wish to define a specific number of new dwellings in Policy 3, but in light of the small scale that will be supported, defines in Policy 1 a "proportionate share of the total rural area allocation" to be between one and ten new dwellings over the Plan period. This is considered to be entirely reasonable, consistent with strategic District policy as adopted by this Plan, and such that it in no way prevents appropriate sustainable development. Placing a limit of five new dwellings on any greenfield site and allowing up to ten new dwellings on a brownfield site is completely consistent with this approach.

(d) In order to encourage brownfield development over greenfield, Policy 3 doubles the site limit to ten new dwellings for the former. This also takes into account the nature of the actual limited number of brownfield sites in the parish. Notwithstanding the increased limit, brownfield sites must comply with all other district and parish policies; thus there will be no blanket agreement to ten dwellings where other factors weigh against that.

(e) In the presently adopted District Local Plan (Reference 8) although Saham Toney is classified as a local service centre it was given a zero allocation of new houses. Hence any effort to negate

adoption of emerging district policy PD05A in this Plan, must revert to that adopted allocation, which would thus be lower than this Plan proposes.

(f) To assist developers Policy 3 recommends consultation with Saham Toney Parish Council regarding the scale of proposed developments prior to the submission of an application.

POLICY 4: LOCATION OF DEVELOPMENT

P4.1 Policy Intent: To define any areas within the settlement boundary where development would not be allowed (with reference to the factors noted in other policies), and to reinforce Breckland's Policy PD05A (Ref. 2) outside the settlement boundary.

P4.2 It is highly recommended that all planning applications within the parish are preceded by discussion with Saham Toney Parish Council to establish early consensus on the desirability of a development with regard to its location.

P4.3 Within the settlement boundary development which complies with all other relevant District and neighbourhood planning policies will normally be supported. However under the policies of this Plan development within the settlement boundary will not be permitted where:

- a. it does not conform with the relevant landscape character area (as defined by Policy 13 of this Plan) for its location;
- b. it encroaches on a local green space or green infrastructure as designated by Policy 10 of this Plan (other than the two exceptions noted in Policy 10);
- c. it is within the strategic gap defined in Policy 2 of this Plan;
- d. it does not comply with Policy 9 with respect to Heritage Assets;
- e. it detracts from a designated communal view as defined in Policy 13 of this Plan;
- f. it is sited on land in use for agriculture;
- g. it places an unsustainable burden on the infrastructure of the parish.

P4.4 Development outside the settlement boundary will not be permitted unless the developer can present incontrovertible documented evidence that it fully complies with District Policy PD05A (Reference 10), in regard to which this plan defines community support as: documented evidence of support, prior to approval of the application, from at least 51% of all those Saham Toney parishioners who respond to a public consultation, undertaken at the developer's expense, that canvasses all parish residents registered to vote at the time of the consultation.

6.2.7 Justification for Policy 4: Location of Development

The need for Policy 4 is justified on the following basis:

(a) In accordance with national and district policy the Saham Toney Neighbourhood Plan supports sustainable development within the settlement boundary. However in accordance with district policy, together with parishioners' expressed wishes to retain the character of the village, and in compliance with Policies 1 and 3, any development will be of a very small scale. Therefore it is deemed appropriate to include in Policy 4 clear preferences for where development may take place. Rather than identify specific sites, this is done by defining criteria where development would not be deemed acceptable by Saham Toney Parish Council. This in no way conflicts with national or district policy since it does not prevent development to a level in accordance with district policy.

(b) In the case of proposed developments outside the settlement boundary Saham Toney Parish Council supports district policy PD05A (Reference 10), adopted herein, but feels it essential to give clear definition of how the district policy criteria requiring community support for such developments will be satisfied in practical terms, and hence Policy 4 specifies a consultative means of achieving this.

POLICY 5: HOUSING DENSITY

P5.1 Policy Intent: To define a limit to the density of housing that will be permitted on sites within the Neighbourhood Area.

P5.2 Both within and outside the settlement boundary the maximum permitted site density of housing will be 20 dwellings per hectare. This applies to both greenfield and brownfield sites. This limit shall apply equally to cumulative development of a site at different stages. Furthermore the net residential density of an area including both the site and its neighbouring vicinity shall not exceed its value prior to implementation of the development.

6.2.8 Justification for Policy 5: Housing Density

Local consultation has established a strongly felt need to keep future development consistent with current design and spatial allocation, in order to maintain the scale and character of the parish settlements. For this reason a density of twenty houses per hectare is seen as fair and reasonable.

POLICY 6: USE OF EXISTING LAND

P6.1 Policy Intent: To define development criteria specific to brownfield sites.

P6.2 Development of brownfield sites, defined as land that has previously been developed on including sites on which redundant agricultural buildings are located, but excluding residential gardens, or of sites which can be considered as in-fill, will be given preference over development of greenfield sites, particularly those on agricultural land or which would encroach into the open countryside.

P6.3 Brownfield site developments will be limited to no more than ten dwellings and must be in compliance with all other District and neighbourhood planning policies, particularly Saham's Toney's "proportionate share of the total rural area allocation" (as defined in Policy 1) over the plan period.

P6.4 Brownfield site development must improve the visual appeal of a site and must be sympathetic to its setting. Further preference will be given to developments of brownfield sites that remove or reduce any form of public nuisance from the site.

P6.5 Prior to approval it must be shown that brownfield site developments do not increase the area of hard surfaces (both at ground and roof level) by comparison with the existing or previous development and that preferably such area is decreased.

6.2.9 Justification for Policy 6: Use of Existing Land

Saham Toney Parish Council wishes to encourage developments on brownfield sites in preference to greenfield. Policy 6, in combination with Policy 3, seeks to do this in a positive manner, while improving the visual appeal of such sites, removing any prior nuisance, and potentially reducing the area of hard surfacing and thereby reducing flood risk from rainwater run-off.

POLICY 7: HOUSING DESIGN

P7.1 Policy intent: To define acceptable types and styles of new housing.

P7.2 The design of residential development should be of design that is consistent with, and does not adversely impact on the rural character and appearance of the parish.

P7.3 Design shall take into account and be appropriate for the landscape character area in which a development is sited (Reference Policy 13).

P7.4 All applications for residential development shall be accompanied by a Building for Life 12 assessment (see Reference 17), which must show no red scores and the industry standard of 9 green

scores.

P7.5 Any new dwelling, or redevelopment or extension to a dwelling shall be carefully designed to avoid conflicting with adjacent properties or landscape and should help to maintain the rural character of the parish. To achieve this:

- a. Development proposals shall have regard to the height, layout, building line, massing and scale of existing development in the immediate area, while meeting all applicable building standards;
- b. Houses of more than two storeys will be considered as inappropriate and unacceptable;
- c. Ridge heights of new buildings shall be in keeping with the immediate surrounding buildings;
- d. Rear garden sizes shall be at least equal to the ground floor footprint of the dwelling;
- e. Residents shall be able to access the rear garden without going through the house;
- f. Sufficient external space shall be provided to enable refuse, recycling and compost to be stored out-of-sight. There should also be sufficient external storage space for items commonly stored in garages;
- g. The use of traditional materials common in the parish, especially those sourced locally and of low ecological/ environmental impact, is encouraged;
- h. Existing natural features such as trees or hedgerows shall be retained, unless their removal can be proven to result in an ecological gain or an improvement to designated Local Green Spaces or communal views (both as defined in Policy 10) .

P7.6 Housing that incorporates the use of renewable energy will be given preference over that which does not.

P7.7 Off-street parking space shall be provided commensurate with dwelling size, as follows:

- a. 1 or 2 bedrooms: 1 space
- b. 3 or more bedrooms: 2 spaces

P7.8 Where parking provision is made to the front of a property, its impact on the street scene should be mitigated by appropriate and sympathetic boundary treatment and planting and the provision of an equal area of landscaped front garden.

P7.9 In the interests of crime prevention and protecting the rural character of the area rear parking courts will be discouraged.

P7.10 Secure and convenient cycle storage should be provided of a quantity consistent with the number of bedrooms to encourage increased cycle usage.

P7.11 A degree of design variety in a development is acceptable, but it must take into account the design and detailing of adjacent buildings and its spatial, visual and historical context.

6.2.10 Justification for Policy 7: Housing Design

The need for Policy 7 is justified on the following basis:

(a) Policy 7 seeks to ensure that housing developments are of a good standard and quality, while at the same time maintaining the character of the area in which they are sited. Use of the Building For Life 12 assessment (Reference 17) will assist in the former, while criteria in this Policy and the requirements of Policies 9 and 13 will assist in the latter.

(b) During earlier consultation with Breckland District Council Saham Toney Parish Council was advised not to include in its Neighbourhood plan any reference to particular types of houses to be favoured, as that would be an unfair restriction on developments which by definition of this Plan and district policies will be of very small scale. However both Saham Toney Parish Council and residents who responded to consultations strongly support housing suitable for those who live in the parish, particularly younger residents seeking a first home. Hence Saham Toney Parish Council wishes to make clear its particular support for developments that address that aspiration, and would for

example give preference to the building of four one-bedroom starter homes over one four-bedroom home, where their footprints are equal.

(c) Roads in the village are rural and narrow, with limited passing places and some blind junctions. Therefore criteria for parking spaces have been defined to prevent street parking that would cause considerable traffic problems.

POLICY 8: TRANQUILITY & DARK SKIES

P8.1 Policy Intent: To prevent / limit street lighting and development that increases noise levels.

P8.2 In order to preserve the "dark skies" character of the village, street lighting of new developments will not be permitted, unless it can be irrefutably proven prior to approval that the technology to be used would improve night-time visibility of the site while remaining unseen from outside the site, including above it. Objective justification of such lighting shall be subject to written agreement by Saham Toney Parish Council prior to approval of a development. Any lighting thus permitted will be subject to a limit on its operation within lighting-up times (One half hour after sunset to one half hour before sunrise).

P8.3 In order to maintain the tranquil character of Saham Toney developments shall avoid any features that would create any form of noise nuisance in excess of statutory environmental standards on a regular and/or repeated basis.

6.2.11 Justification for Policy 8: Tranquility & Dark Skies

The need for Policy 8 is justified on the following basis:

(a) Most parishioners who responded to consultations greatly value the peaceful nature of the parish and wish to maintain it. Therefore Policy 8 seeks to prevent any increased noise levels as a result of development.

(b) Light pollution is recognised as an increasing problem in the countryside, just as "dark skies" are increasingly recognised as a valuable amenity. There is very little street lighting in the parish at present and all of it is away from the main routes through the parish. Villagers wish to protect this amenity, which if once lost, will never be regained. However Policy 8 recognises that developers may be able to present solutions based on current or future technology that would allow a site to be lit at night without creating light pollution outside or above the site.

POLICY 9: HERITAGE ASSETS

P9.1 Policy Intent: To define the listed buildings in the neighbourhood area and to safeguard specific buildings, sites of historical, architectural and/or archaeological interest, trees and hedgerows that are not already protected by other means.

P9.2 Heritage assets are spread widely across the parish and help define its unique and valued nature. See Map 6, Saham Toney Heritage Assets: Buildings for the location of the listed and non-listed buildings included in this Policy. The Saham Toney Heritage Asset Register (Reference 15) lists the archaeological and historical sites and finds (at a later revision these will also be shown on a map).

P9.3 The Saham Toney Heritage Asset Register serves in part as a 'local list' of non-designated heritage assets in the neighbourhood area.

P9.4 Heritage assets to which this Policy applies are:

- a. The 12 listed buildings within the parish and any other buildings in the Neighbourhood Area which may be designated listed after July 2017;
- b. The non-listed buildings defined in the Saham Toney Heritage Asset Register and which form part

of the fabric and/or history of the parish. *Temporary note: The register is still in development and may identify more such buildings before this Plan is finalised;*

- c. Sites or finds of historical / archaeological interest () as defined in the Saham Toney Heritage Asset Register. *Temporary note: The register is still in development and may identify more such sites before this Plan is finalised;*
- d. Trees protected by tree preservation orders (it is a developer's responsibility to establish which trees are protected by preservation orders, in consultation with Breckland District Council);
- e. The strategic (heritage asset) hedgerows and trees as defined in the Saham Toney Heritage Asset Register (Reference 15) (*this section of Reference 15 is in development and deliberately excluded from revision 3 of this Plan*).

P9.5 Development of the listed buildings is subject to existing national regulations, including, but not limited to listed building consent.

P9.6 This Policy seeks to ensure that planning decisions properly take account of the desirability of the conservation of the non-listed buildings, sites and finds as defined by the Saham Toney Heritage Asset Register. Such conservation is an objective of the National Planning Policy Framework.

P9.7 All heritage asset non-listed buildings covered by this Policy shall be given material consideration when determining planning applications which affect either the non-listed building itself, its curtilage or the communal view and/or setting of an asset.

P9.8 Development that amends the exterior fabric of a heritage asset non-listed building or the land surrounding it will be subject to the prior written consent of Saham Toney Parish Council.

P9.9 New development or redevelopment of land or brownfield sites that intrudes on or detracts from the communal view and/or setting of a heritage asset listed or non-listed building will not be permitted.

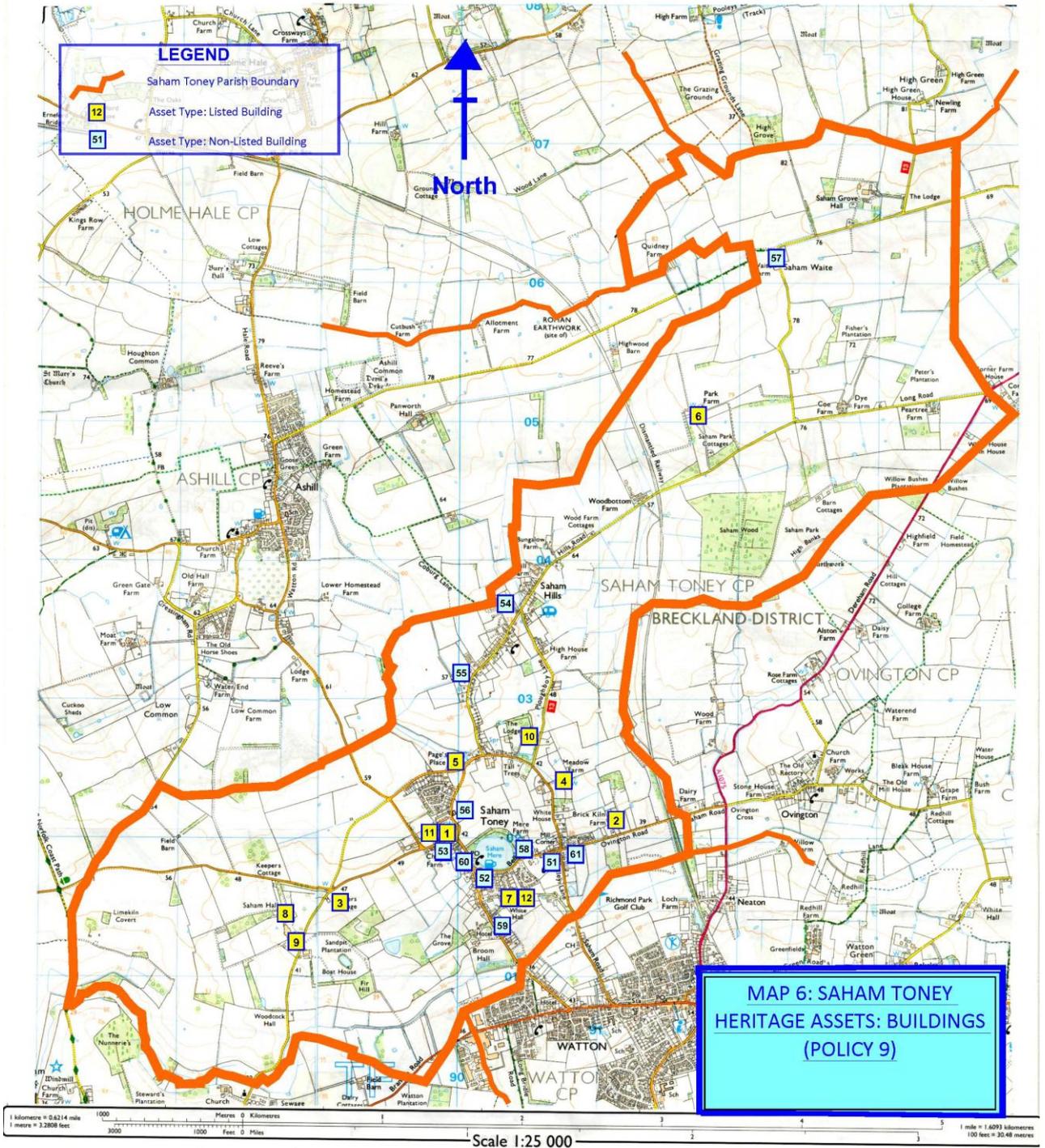
P9.10 Subject to the agreement of and implementation by the Local Authority, this Policy proposes the use of Article 4 Directions to ensure any permitted development of heritage asset non-listed buildings is given due consideration.

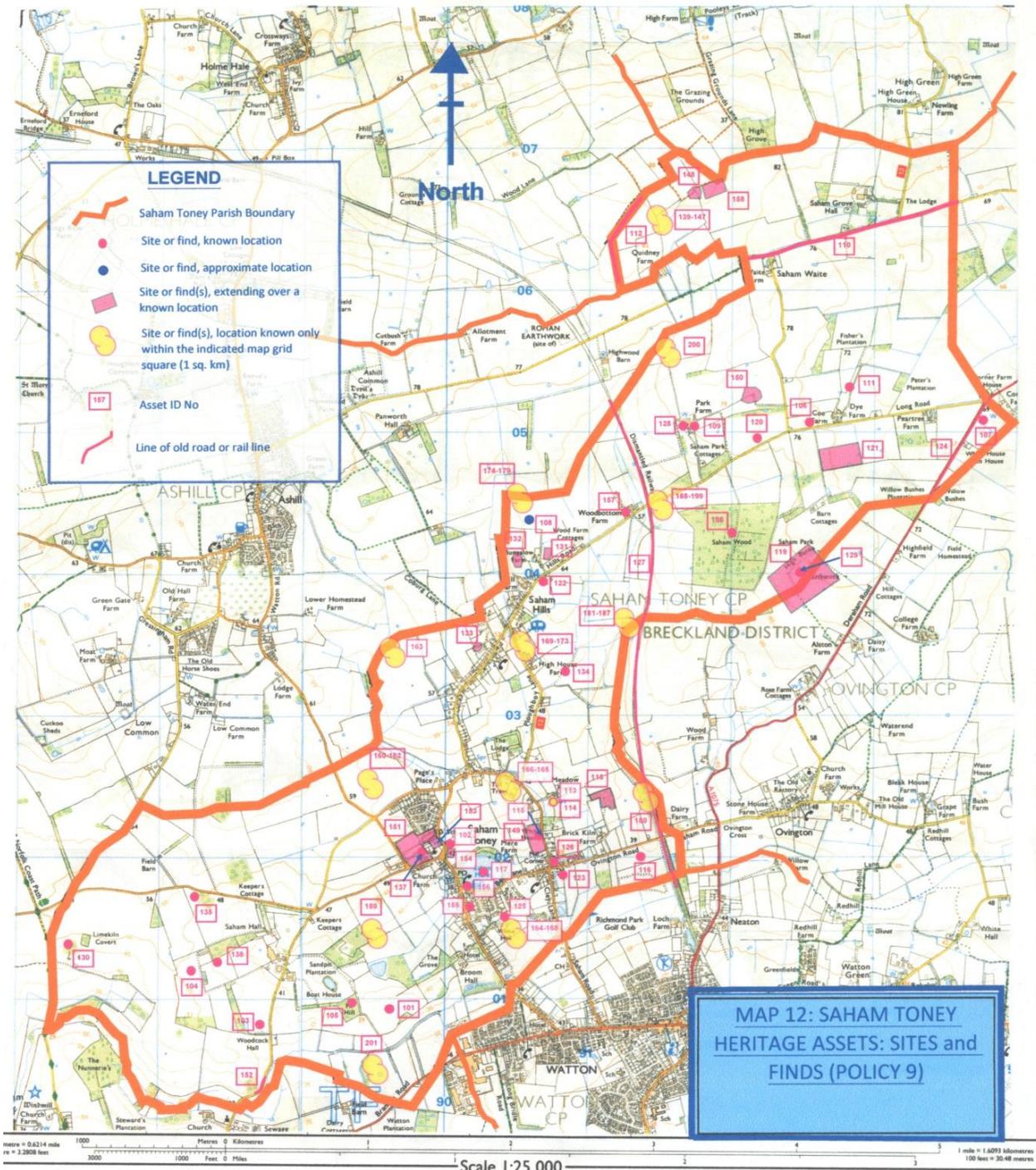
P9.11 If one or more Heritage Asset Type "Sites" or "Finds" (as included in the Saham Toney Heritage Asset Register and shown on Map 12) occur on a proposed site (or a "Site" or "Find" having a location defined as within an indicated grid square on Map 12), neither building work, nor any other disturbance of the ground shall commence until an appropriate archaeological survey of the site has been carried out, and any actions arising from that survey have been undertaken to the satisfaction of Saham Toney Parish Council and the Norfolk and Norwich Archaeological Society.

P9.12 Planning applications for all heritage assets defined in the Saham Toney Heritage Asset Register shall include a 'Heritage Statement' defining how the development may proceed without impact to the designated heritage asset or a communal view and/or setting of the heritage asset. The heritage statement shall include any proposed mitigation measures, and shall define how the proposed development will contribute to the character and setting of the relevant heritage asset(s).

P9.13 Development that would amend a heritage asset tree or hedgerow not protected by a preservation order will be subject to the prior written agreement of Saham Toney Parish Council.

P9.14 Where it is proposed to remove heritage asset hedges the impact of such removal shall be a material consideration in the determination of planning applications.





6.2.12 Justification for Policy 9: Heritage Assets

The need for Policy 9 is justified on the following basis:

- (a) In addition to the twelve formally designated heritage assets (i.e. listed buildings) in the parish, there are a range of non-designated heritage assets that are of importance to the local community and may have a wider significance.
- (b) Paragraph 17 of the National Planning Policy Framework (Reference 18) states "Planning should always seek to secure high quality design and should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations".
- (c) The requirement to prepare a Heritage Statement is justified by Paragraph 128 of the National Planning Policy Framework (Reference 18) which states " In determining applications,

local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

(d) Paragraph 135 of the NPPF (Reference 18) states "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

(e) In accordance with item (b) above, the 162 (*Note: preliminary total*) non-formally designated heritage assets defined in the Saham Toney Heritage Register, as updated from time to time, are included as heritage assets for the purposes of Policy 9 and hence subject to the same planning considerations.

(f) This Policy does not extend nor exceed existing national regulation of listed buildings. The twelve listed buildings in the neighbourhood area are included in the Heritage Asset Register and this Policy as an aid to developers and others to understand their extent and location.

(g) Government guidance in paragraph 28 of the NPPF (Reference 18) notes: " Green infrastructure is important to the delivery of high quality sustainable development, alongside other forms of infrastructure such as transport, energy, waste and water. Green infrastructure provides multiple benefits, notably ecosystem services, at a range of scales, derived from natural systems and processes, for the individual, for society, the economy and the environment. To ensure that these benefits are delivered, green infrastructure must be well planned, designed and maintained. Green infrastructure should, therefore, be a key consideration in both local plans and planning decisions where relevant." Policy 9 seeks to implement that guidance with particular regard to hedgerows and to trees not formally protected by preservation orders but which are considered to be strategically important to both the visual character of the parish and which are considered an essential component of green infrastructure. As with formal tree preservation orders the designation of such features as heritage assets is limited to trees and hedgerows visible from public roads or otherwise accessible to the public.

(h) Saham Toney is an ancient village, with evidence of habitation dating back to pre-Roman times and earlier. The book "The Roman Invasion of Britain" (Graham Webster 1993) notes there is evidence that Saham Toney was close to a significant Romano-British settlement. According to Archaeology UK's ARCHI database, there are twenty sites of registered archaeological interest within the parish of Saham. These range from the site of a Roman Camp at Woodcock Hall, an Anglo Saxon cemetery and sites, an Iron Age settlement site, and the site of a monastery at Saham Hills. Given this history Policy 9 reasonably stipulates the need for archaeological surveys of known / potential sites.

(i) Heritage is a broad concept and includes the natural as well as the cultural environment. It encompasses landscapes, historic places, sites and built environments. It records and expresses the long processes of historic development, forming the essence of diverse national, regional, indigenous and local identities and is an integral part of modern life. It is a social dynamic reference point and positive instrument for growth and change. The particular heritage and collective memory of each locality or community is irreplaceable and an important foundation for development, both now and into the future, and therefore important that is preserved.

POLICY 10: LOCAL GREEN SPACES & GREEN INFRASTRUCTURE

P10.1 Policy Intent: (a) To define protected green spaces; (b) To define any existing and proposed footpaths.

P10.2 Development of Local Green Spaces will be controlled in accordance with paragraphs 73-78 of the National Planning Policy Framework. In accordance with those requirements the following are designated as Saham Toney Local Green Spaces:

ST-GS1: The parish sports field;

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

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

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

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

ST-GS6: The village allotments;

ST-GS7: The bird sanctuary;

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

P10.3 The location of the Saham Toney Local Green Spaces is shown on Map 5.

P10.4 In accordance with paragraph 76 of the National Planning Policy Framework no housing or business development will be permitted within a designated Local Green Space unless it can be incontrovertibly shown and documented by a developer that the circumstances are of such a special nature that development is warranted, with the noted partial exception of ST-GS5 and ST-GS8. The same criteria will apply to most of the open land of ST-GS5 and ST-GS8, but the expansion of facilities for the same type of business as is carried on at these locations in 2017, in or adjacent to those areas of these sites that are already developed in 2017, will not require demonstration of a special nature, and will be considered in the same way as any non-designated open space outside the settlement boundary.

P10.5 Development of a community facility on a Local Green Space will be considered, providing it complies with Policy 14 of this Plan, and can be shown to be consistent with the existing character and use of that Local Green Space.

P10.6 With regard to green infrastructure, new developments will be required to contribute to the provision of improved / additional paths which will help to develop a coherent network connecting different parts of the parish, where the legal requirements for such contributions are met, and where Saham Toney Parish Council indicates that such provision is desirable. The need for such contributions shall be discussed and agreed with the parish and district councils in advance of approval of an applicable development.

P10.7 In order to minimise further opening up of the landscape, all road fronting hedgerows in the parish affected by development requiring consent shall be protected and, wherever possible, enhanced.

P10.8 Any hedgerow lost as a result of development will be compensated elsewhere within the site, if possible, or if not, elsewhere in the nearby vicinity. Supplementary planting which strengthens the existing network of hedgerows will also be supported.

P10.9 Proposals that would lead to the enhancement of an ecological network or improve habitat connectivity will be encouraged.

6.2.13 Justification for Policy 10: Local Green Spaces & Green Infrastructure

The need for Policy 10 is justified on the following basis:

(a) Paragraph 135 of the NPPF (Reference 18), as given in the justification for Policy 9, applies equally to Policy 10.

(b) The parish has a limited number of publicly accessible open green spaces. These are precious to the community and are important to the parish and so need to be protected and enhanced. Policy 10 defines a number of important open spaces in the parish that are to be protected from development by their designation as Local Green Spaces in accordance with Paragraphs 76 and 77 of the NPPF (Reference 18). In each case the Local Green Spaces are integral parts of the settlement within their own part of the parish and are therefore regarded as valuable to the community.

In accordance with NPPF paragraphs 76-78 (Reference 18) the following criteria have been used for assessing open spaces as potential Local Green Spaces, as tabulated below:

- i. The green space is in reasonably close proximity to the community it serves;
- ii. The green space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- iii. The green space concerned is local in character and is not an extensive tract of land.

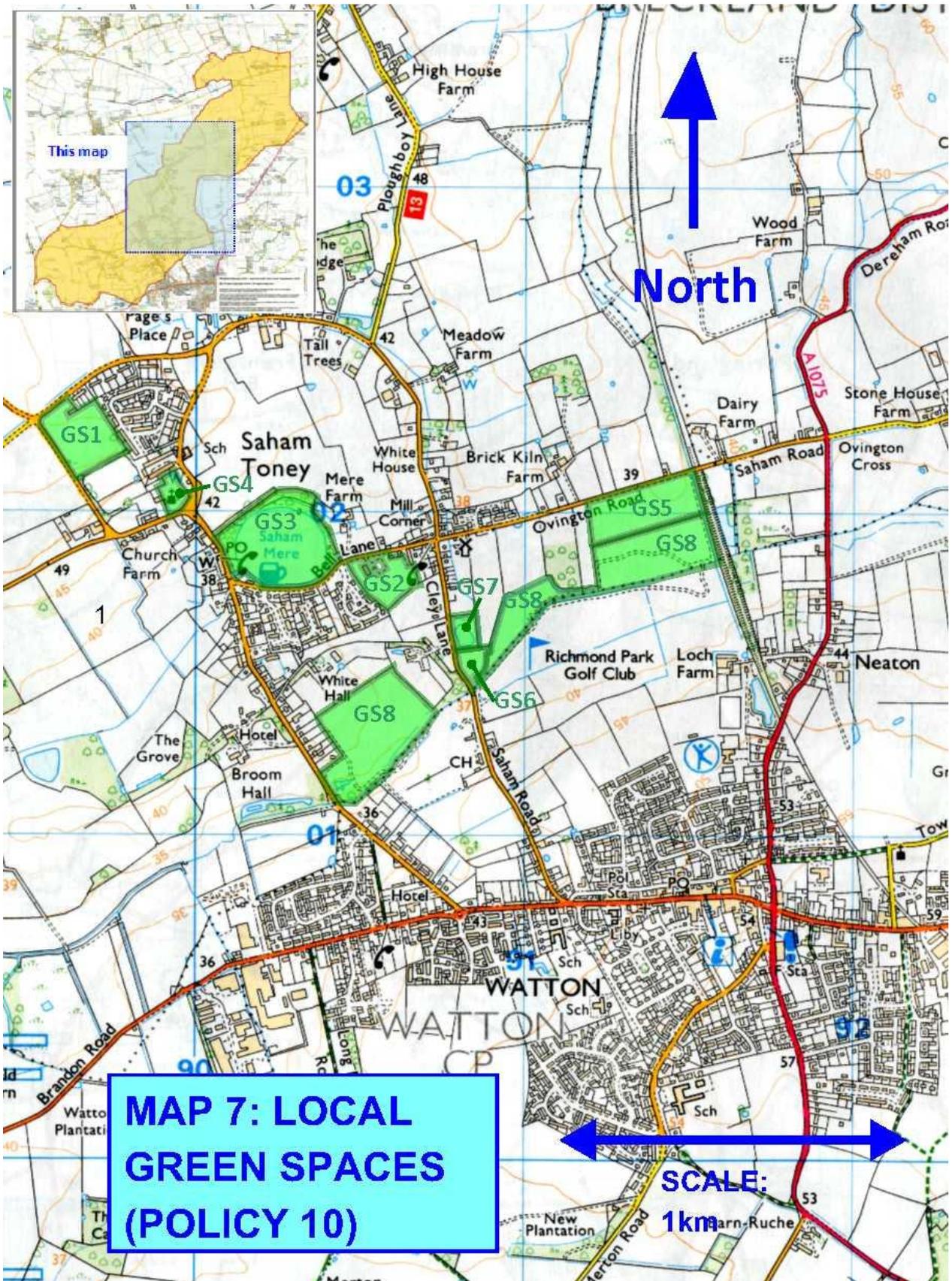
The table below categorises each green space against criteria i-iii and further defines whether there is public access to the green space:

Green Space	Close proximity to the community?	Demonstrably special to the community?	Local and not extensive?	Public access?
GS1: The parish sports field;	Yes	Yes	Yes	Yes
GS2: The Wells-Cole Community Centre park land;	Yes	Yes	Yes	Yes
GS3: Saham Mere and the immediately surrounding open land;	Yes	Yes	Yes	Only by invitation
GS4: St George's churchyard and cemetery;	Yes	Yes	Yes	Yes
GS5: Wispy Meadows Lakeside Park;	Yes	Yes	Yes	Restricted
GS6: The village allotments;	Yes		Yes	Restricted
GS7: The bird sanctuary;	Yes	Yes	Yes	Yes
GS8: Those parts of Richmond Golf Club within the parish boundary.	Yes	Yes	Yes	Restricted

(c) Protection of road-fronting hedgerows is justified on the same basis as the hedgerow protection provided in Policy 9.

(d) It is not the intention of this policy to restrict the operation or improvement of existing businesses. Hence reasonable expansion of facilities for members at the golf club or of the apartments the club offers, or of the holiday huts and related facilities at the Wispy Meadows park are excluded from the limitations of National Planning Policy Framework paragraph 76. Notwithstanding this the intention is that the majority of land at these sites is treated in the same way as the other designated Local Green Spaces.

(e) Photos of the Local Green Spaces are given in Appendix 3.1



POLICY 11: SURFACE WATER MANAGEMENT

P11.1 Policy Intent: To provide more specific criteria than the District policies for control of development with regard to flood risk of both the development site and / or surrounding areas.

P11.2 Prior to their approval all developments shall demonstrate to the satisfaction of the Environment Agency, the local water authority and Saham Toney Parish Council compliance with the following criteria:

- a. A flood risk assessment in accordance with district policy requirements shall be provided for all developments, regardless of size, within areas of high or medium risk of flooding, from (i) rivers; (ii) surface water, both as defined by the Environment Agency (see Reference 16), or within 50 metres of such zones. Additionally for development in such zones a drainage strategy or solution is to be agreed, before any work commences on the site, and implemented before the new development is connected to the existing drainage system. Development will not be allowed to proceed until this condition is deemed by the parish and district councils to have been discharged;
- b. For all developments, regardless of location, a Surface Water Management Plan shall be provided prior to approval of the development which clearly demonstrates no increase in the risk of surface or ground water flooding will occur as a result of the development, both for the development site and within a radius of 1km of the site boundary;
- c. Any mitigation measures proposed in the Surface Water Management Plan to limit flood risk must be secured by a planning condition;
- d. Where the highest measured ground water level is within 1 metre of ground level, means of ensuring the satisfactory operation of SUDS schemes must be clearly demonstrated prior to approval.

Reference 16: Long term flood risk information provided online by the government at <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>

Information taken from Reference 16 in June 2017 is given in maps 6a, 6b, 6c and 6d for information, but developers shall ensure the most up to date information is taken from the online source at the time of making planning applications.

Note: There is much local evidence of flooding outside the zones identified by the Environment Agency. At a future revision after objective review of the evidence, Policy 11 may be extended to cover such areas.

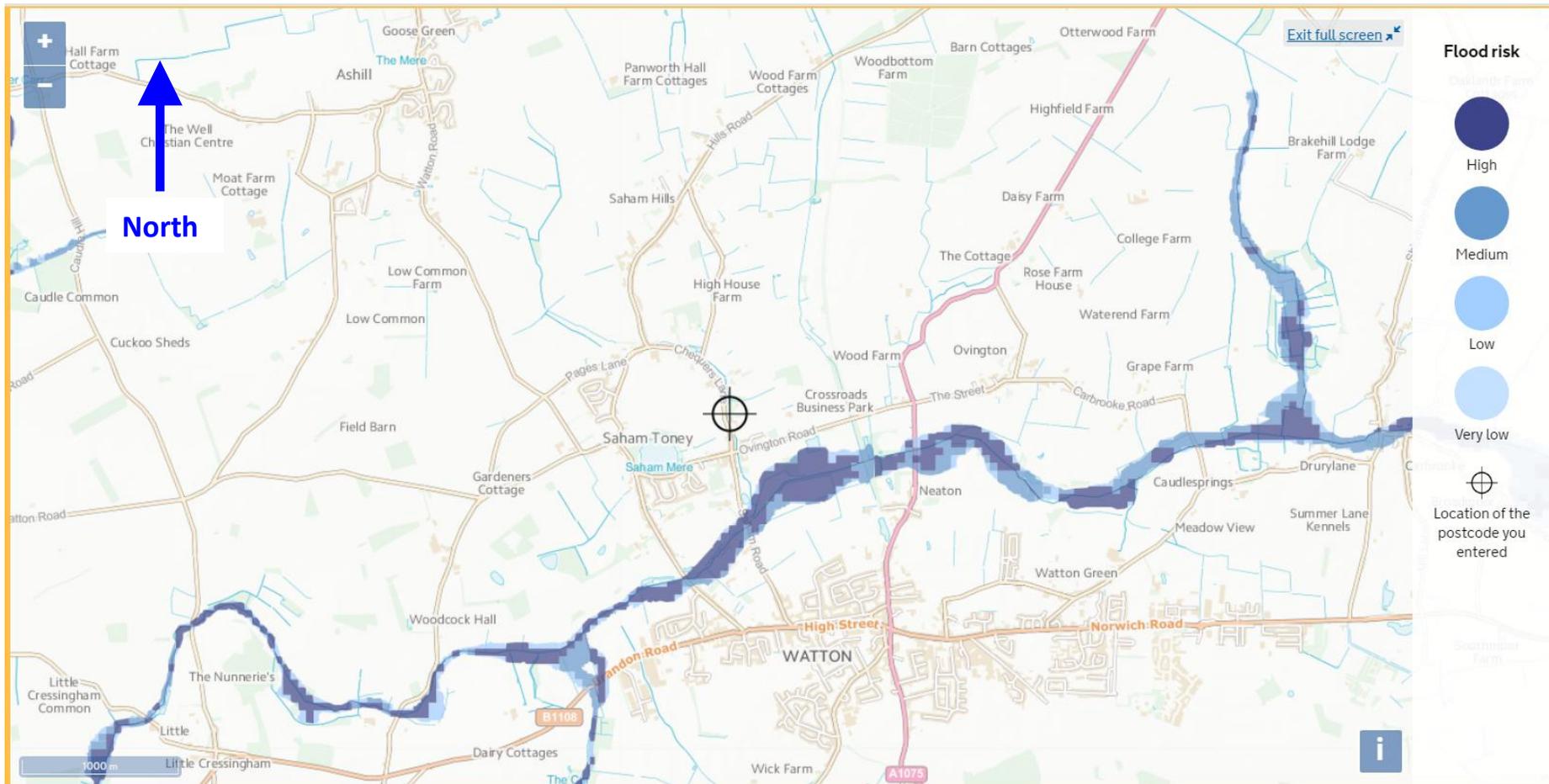
6.2.14 Justification for Policy 11: Surface Water Management

The need for Policy 11 is justified on the following basis:

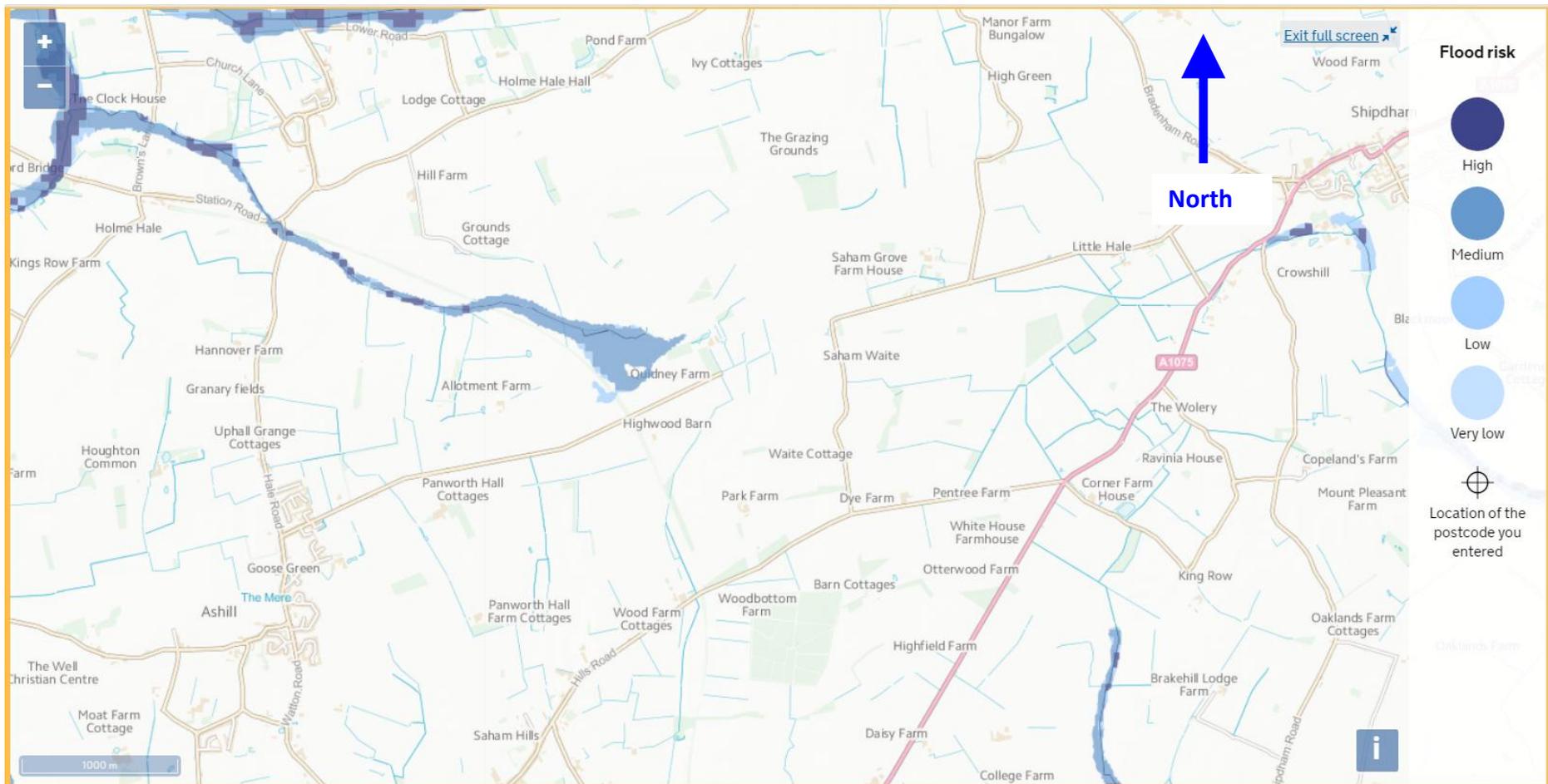
(a) Flood risk arises principally from surface run-off, groundwater and water courses (rivers). All three types of flooding are experienced in various areas of Saham Toney.

(b) Both flood risk from rivers and from surface water are defined by the Environment Agency's online long term flood risk information (Reference 16). The maps below are taken from that source and show the Environment Agency's flood risk zones for (i) river flooding; (ii) surface water flooding. These maps show significant differences in the areas most affected by the two types of flooding, but District policies do not address risk from surface water flooding. Hence Policy 11 includes criteria for development in areas subject to surface water flooding.

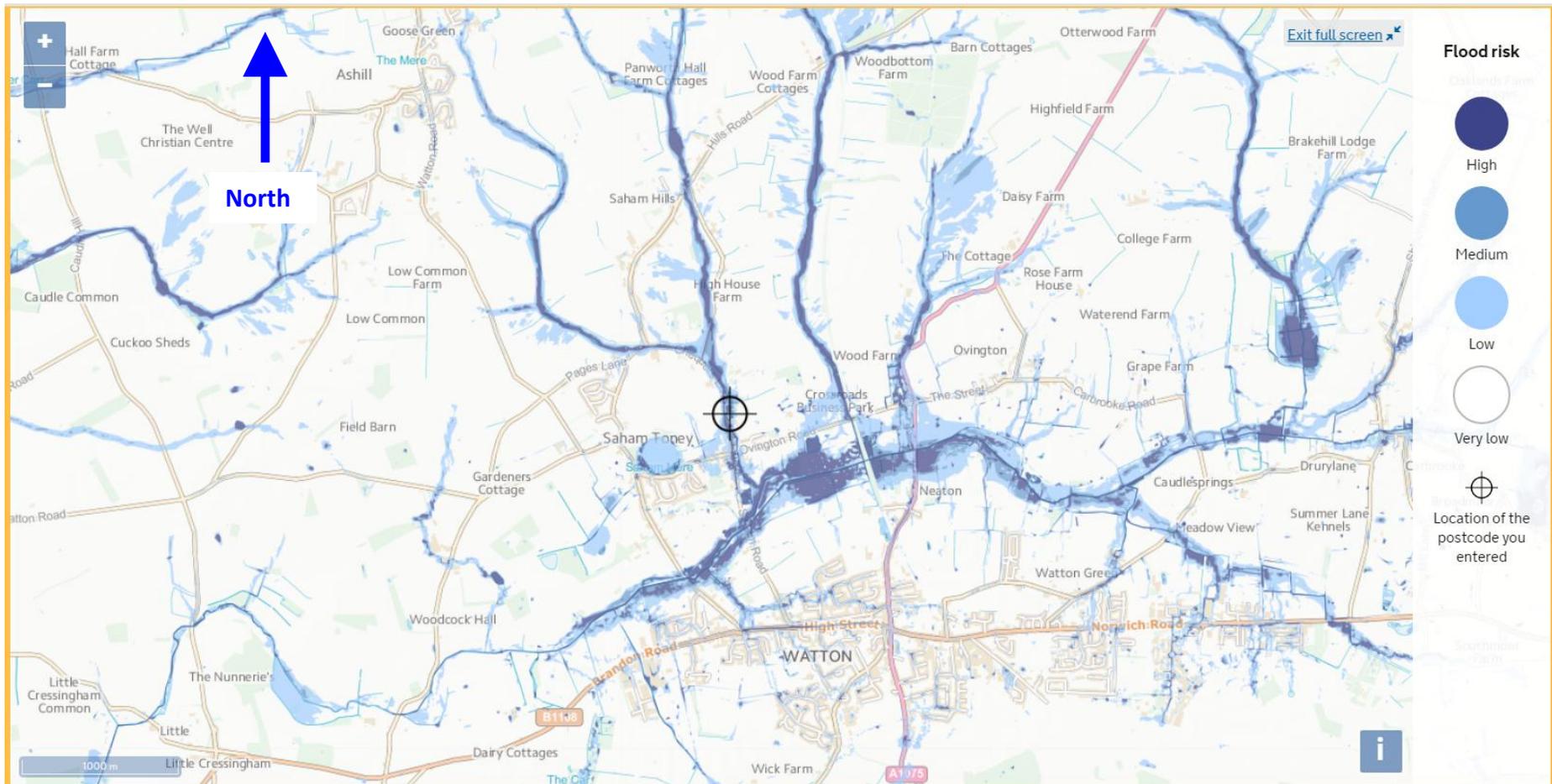
(c) It must be noted that the Environment Agency advises the extent of its flood risk zones does not take account of the potential effects of climate change. As a result Policy 11 requires a flood risk assessment not only for high and medium risk zones but also for sites within 50m of such zones. Although this is a somewhat arbitrary distance, it is felt to add necessary additional protection in the light of actual recent flooding events in the parish.



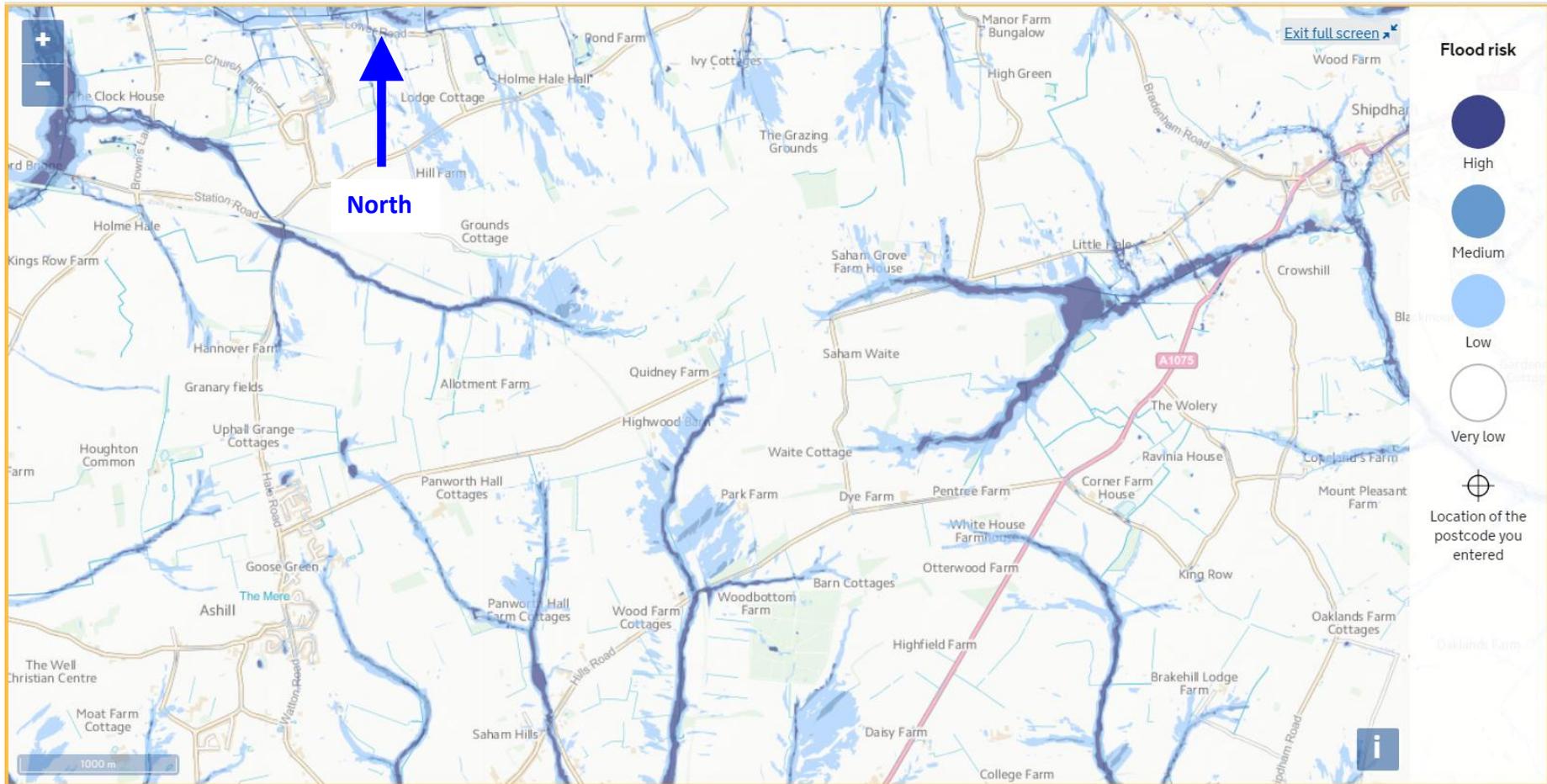
Map 8a: Neighbourhood Area South - Flood Risk From Rivers (Policy 11)



Map 8b: Neighbourhood Area North - Flood Risk From Rivers (Policy 11)



Map 8c: Neighbourhood Area South - Flood Risk From Surface Water (Policy 11)



Map 8d: Neighbourhood Area North - Flood Risk From Surface Water

(d) Saham Toney residents are extremely concerned about flood risk as was evidenced by numerous responses on the subject to village consultations on this plan. Respondents to the 2016 postal questionnaire reported problems with flooding, specifically on the night of 23 June 2016. At a future revision of this plan a map will be included showing in which areas outside of the defined high and medium risk zones flooding occurred on that date. This will show clearly that there was flooding well outside the formally classified flood-risk areas, and logically this can only be attributed to surface water and groundwater flooding.

(e) In addition to the specific events of 23 June 2016, many people reported much longer term flooding issues.

(f) Surface water flooding happens when rainwater does not soak into the ground or drain away through the normal drainage systems, which locally have a limited capacity, but lies on or flows over the ground instead. It is particularly problematic during heavy rainfall, the frequency of which has been on the rise in recent years. It is likely that there will be an increasing risk of surface water flooding in the face of climate change. There is therefore significant concern that future development should not add to the flood risk within the parish. As a result Policy 11 specifies measures to protect areas known to experience surface and / or ground water flooding, and to prevent an increase in the extent of such areas due to increased rainwater run-off from new developments. It also requires submission of a Surface Water Management Plan, and the adoption of drainage strategies and mitigation measures to be implemented before development commences.

(g) It is known that Norfolk County Council are preparing a Flood Report for Norfolk and that will include a section specific to Saham Toney. Its anticipated publication date is July 2017. At such time as it becomes available, relevant material from it will be added to this justification, and/or directly to the text of policy 11. An earlier version of that report published in July 2011 (Reference 19) estimates that one hundred properties in Saham Toney are at risk of surface water flooding. That is a significant proportion of all properties in the parish, and Policy 11 seeks to ensure that development does nothing to make this situation worse.

POLICY 12: SEWERAGE PROVISION

P12.1 Policy Intent: To provide more specific criteria than District policies for control of development with regard to sewerage capacity.

P12.2 All new development will be expected to connect to mains sewerage unless evidence is produced that it is not viable to do so through a Viability Assessment and/or documented consultations with the local water authority. If mains sewerage is demonstrably not viable then an effective and sustainable private sewerage system plan shall be agreed with the local water authority and the parish and district councils in advance of development commencing and such a plan must be in place prior to the occupation of the first dwelling.

6.2.15 Justification for Policy 12: Sewerage Provision

Saham Toney already experiences some problems with sewerage, thought to be due to insufficient capacity. Policy 12 seeks to strengthen national and district policies to ensure new developments do not exacerbate such problems and to ensure closer and more formal liaison with the local water authority than is currently undertaken.

POLICY 13: LANDSCAPE CHARACTER AREAS & COMMUNAL VIEWS

P13.1 Policy Intent: (a) To categorise the village in a number of area types and define means to preserve the character of each; (b) To define communal views which are of such note that they shall be protected against development.

P13.2 Map 9 categorises the parish by a number of landscape character area types as follows:

- a. LC1: Ribbon development;
- b. LC2: Conglomerated development (small estate type);
- c. LC3: Sparsely settled / uninhabited.

P13.3 Furthermore Map 10 shows the following protected communal views:

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

P13.4 Additionally Policy 9 deals with the protection of the communal view of a heritage asset.

P13.5 In addition to compliance with all other district and neighbourhood planning policies, all development must be in keeping with and sympathetic to the defined landscape character of its site area. To demonstrate this prior to approval developers shall obtain documented agreement of compliance in this respect from the Parish Council.

P13.6 Development that spoils, obstructs, intrudes upon or otherwise detracts from a communal view designated by this policy shall not be permitted.

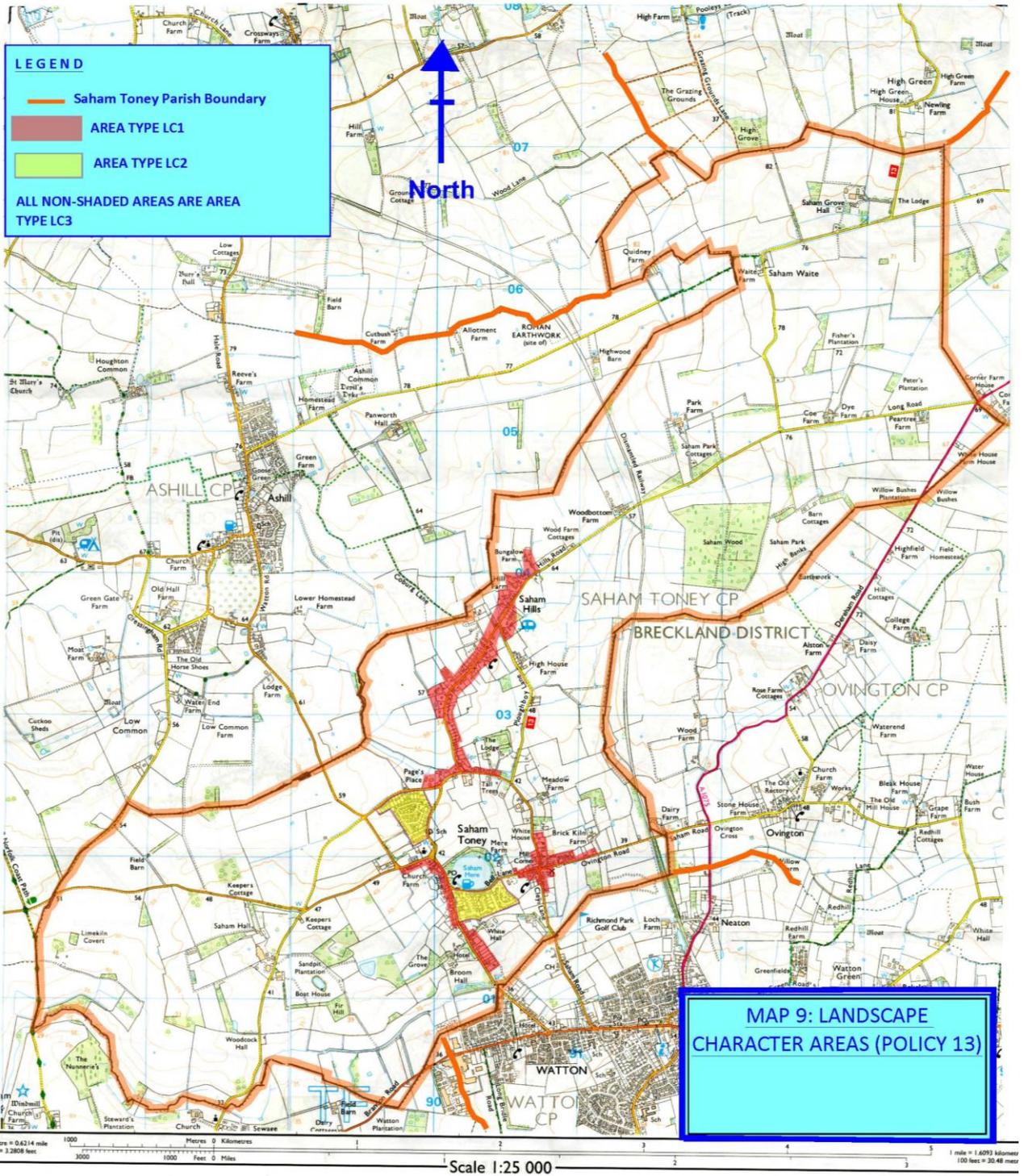
6.2.16 Justification for Policy 13: Landscape Character Areas & Communal Views

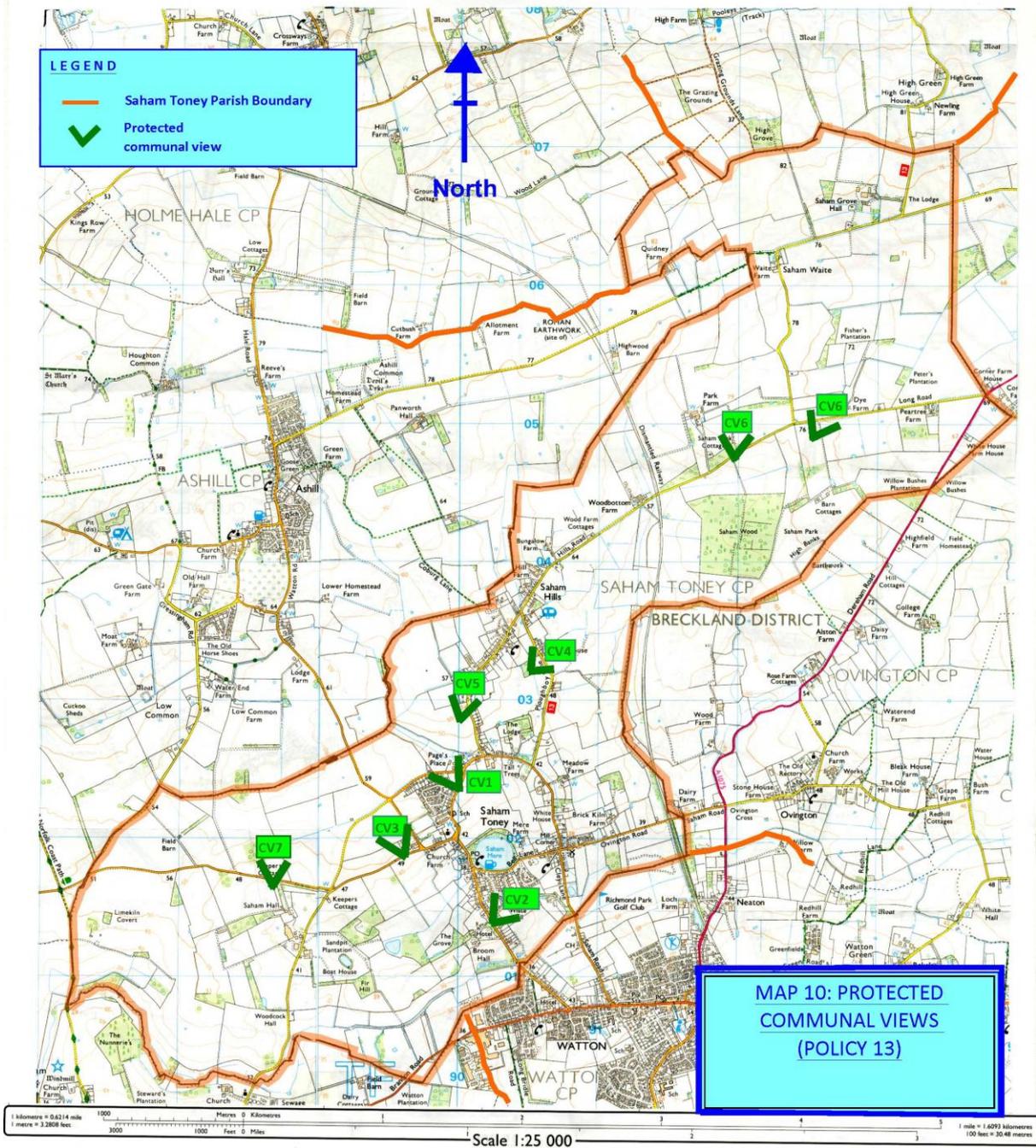
The need for Policy 13 is justified on the following basis:

(a) While the Parish Council supports low-scale and gradual development in accordance with district policy it also seeks to respect parishioners' strong wish to maintain the distinct rural and village character of the parish. It is deemed unhelpful and insufficient to simply require development to be "in keeping with the character of the area" as such a requirement is too vague and open to many interpretations. In fact Saham Toney comprises a variety of landscape and built environment types. Hence Policy 13 defines several broad landscape character types and categorises the parish accordingly by means of a map. While this still remains somewhat subjective, by specifying the necessity of formal agreement from Saham Toney Parish Council that compliance with the applicable Landscape Character Area has been achieved, it is considered there will be an adequate level of control in this respect.

(b) Some parts of Saham Toney are notable for their communal views, which are ancient and historic and much valued by the community. Protection of such views is in accordance with NPPF (Reference 18) guidelines. These are areas for which a Local Green Space designation is not appropriate and therefore in which development meeting all other policy requirements may be allowed, but on the proviso the communal view is maintained.

(c) Photos of communal views are given in Appendix A3.2





POLICY 14: COMMUNITY FACILITIES

P14.1 Policy Intent: To define facilities that will be protected from redevelopment and criteria for development of any additional facilities.

P14.2 This policy applies to the following existing community facilities:

- The Wells-Cole Community Centre;
- St George's Church;
- Saham Hills Methodist Church;
- Lowe's caravan park and cafe;
- The sports and social club;
- Broom Hall Country Hotel;
- The Old Bell public house.
- Parker's Church of England Primary School

- i. Other locations used by clubs, teams, activity groups, pre-school children etc (*to be further defined at the next revision of this plan*).

P14.3 Where applications for change of use are submitted involving the potential loss of existing community facilities they will only be permitted where the developer can demonstrate to the satisfaction of Saham Toney Parish Council:

- a. Those facilities will be satisfactorily relocated to another location in the parish, at the developer's expense; or
- b. Adequate other facilities of the same type to meet local needs exist within 1km walking distance of the majority of Saham Toney residents; or
- c. There is no reasonable prospect of continued viable use which shall be demonstrated through:
 - i. Twelve months of marketing for the permitted and similar uses, using an appropriate agent; and
 - ii. Confirmation that it has been offered on a range of terms (including price) agreed to be reasonable on the advice of an independent qualified assessor.

P14.4 The development of new community facilities will be supported where the developer provides documented evidence of support, prior to approval of the application, from at least 51% of all those Saham Toney parishioners who respond to a public consultation, undertaken at the developer's expense, that canvasses all parish residents currently registered to vote.

P14.5 Prior to commencement of work on a development site, suitable arrangements shall be put in place to improve and/or extend community facilities, as necessary, to mitigate the impact of development.

6.2.17 Justification for Policy 14: Community Facilities

The need for Policy 14 is justified on the following basis:

(a) Saham Toney has a number of existing community facilities which are valued by parishioners and contribute to village life and Policy 14 seeks to protect these from development, or where it is unavoidable, to mitigate the impact.

(b) Although new community facilities would generally be welcomed, they may not always be positively beneficial so the Parish Council does not wish to give blanket agreement to such developments. Instead developers of such facilities will be required to prove they have community support.

POLICY 15: RURAL BUSINESSES

P15.1 Policy Intent: To define the type, style and scope of business that will be encouraged and supported, both new and expansion of existing.

P15.2 Development of existing or new business facilities will be positively encouraged subject to the following criteria:

- a. They shall be demonstrably of a rural nature, and / or not in conflict with that;
- b. They shall comply with all other district and parish planning policies;
- c. They should preferably encourage employment of parishioners;
- d. They shall be of a scale and nature that individually or cumulatively does not alter Saham Toney's classification as a rural area
- e. They shall not cause nuisance of any kind in excess of statutory environmental standards to its neighbours or the wider community, on a regular and/or repeated basis.

P15.3 Preferential support will generally be given to businesses prepared to contribute to village life.

6.2.18 Justification for Policy 15: Rural Businesses

Policy 15 seeks to encourage rural business development in the parish and seeks to ensure this takes place in a controlled and appropriate manner.

POLICY 16: INFRASTRUCTURE

P16.1 Policy Intent: (a) To reinforce Breckland's core strategy policy CP4 (See Reference 8) and ensure it has "teeth" and so cannot be disregarded when deciding applications; (b) To define criteria relating to transport and traffic.

P16.2 In accordance with Breckland District Council Policy CP4 (Reference 8), prior to commencement of work on a development site, suitable arrangements shall be put in place, following prior documented consultation with Saham Toney Parish Council, to improve infrastructure and services, as necessary, to mitigate the impact of development. To ensure this is done on an objective and justifiable basis, an infrastructure strategy or solution is to be agreed, before any work commences on the site, and implemented before the new development is occupied. Development will not be allowed to proceed until this condition is deemed by the parish and district councils to have been discharged.

P16.3 All development shall be assessed with regard to its potential impact on safety, traffic volume, pedestrian access, hygiene and traffic calming.

P16.4 All new developments shall include consideration of the need to promote sustainable transport and minimise the generation of traffic. Proposals that include measures to facilitate safe walking and cycling by residents will be considered favourably. Any adverse impacts arising from residual traffic generated by a development shall be mitigated where this is viable and the measures are of a scale that is commensurate with the development.

6.2.19 Justification for Policy 16: Infrastructure

While Breckland District Policy CP4 (Reference 8) makes provision for improved infrastructure to match the pace of development, it makes no definitive requirement on developers to carry out such improvement, and experience has shown that infrastructure needs have not been addressed when developments in the parish have been implemented. Respondents to village consultations on this Neighbourhood Plan repeatedly noted problems with roads, footpaths, school capacity and healthcare provision, yet none of these have been improved to match development in recent years.

Therefore Saham Toney Parish Council seeks to address this by requiring the submission, and where applicable implementation, of an infrastructure development plan with planning proposals.

POLICY 17: COMMUNITY BENEFIT - DEVELOPER FUNDING PRIORITIES

Note: *Revision 3 of this plan seeks agreement to the principle of this policy, without definition of precise items to be funded, which will follow in a subsequent revision.*

P17.1 Policy Intent: To define parish priorities for the use of any applicable developer funding that may arise.

P17.2 In accordance with, and further to Breckland District Council Preferred Policy Direction E06 (Reference 9), where as a result of a new development there is the facility for funds to be provided by the developer for the local community, whether through s.106, Community Infrastructure Levy or other arrangements, these will be commuted to form contributions towards the cost of the following items arising from the Parish Action Points (see section 7):

Measures to control and calm traffic and to improve visibility at road junctions (Parish Action Point A);

Other items to be added following further definition of parish action point projects; subsequently all items included in this policy will be costed.

6.2.20 Justification for Policy 17: Community Benefit - Developer Funding Priorities

Note: As Policy 17 itself is not yet fully defined, its justification is of a preliminary and incomplete nature.

The need for Policy 17 is provisionally justified on the following basis:

(a) In the event of developments being of a size to trigger the payment by the developer of s106 or CIL payments then the parish has a strong presumption that those payments be used within the parish. Policy 17 will in due course set out the parish priorities identified from consultation with parishioners.

(b) The priorities relating to the developer funding towards local infrastructure (involving s106 agreements) will have to satisfy the legal tests set out in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations (2010 as amended). All infrastructure requirements must now be compliant with the legal tests set out in the CIL Regulations and be:

- i. Necessary to make the development acceptable in planning terms;
- ii. Directly related to the development; and
- iii. Fairly and reasonably related in scale and kind to the development.

(c) If during the Plan period the District Council is minded to prepare a Community Infrastructure Levy (CIL) Charging Schedule rather than continue with the existing planning obligations (S106) mechanism for securing developer funding, then the priorities set out in Policy 17 would need to be reflected in the District Council's emerging CIL Regulation 123 List (list of infrastructure which CIL will be eligible to fund).

7. PARISH ACTION POINTS

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

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

- a. Address road safety and condition, and traffic control;
- b. Cars parked on narrow public roads and lack of off-road parking;
- c. Public transport;
- d. Improvements in the provision of healthcare locally;
- e. Footpaths and pedestrian access;
- f. School capacity;
- g. Village shop and leisure facilities.
Additionally:
- h. Prioritisation of housing for those with local connections. This is a housing related issue, but as explained in section 4.13 cannot be covered in a Policy, and so is dealt with here.

A shop that previously operated in the village was closed for the very reason of it being non-viable commercially.

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

- a. The initial set up costs
- b. Finding a suitable building;

- c. Insurance costs; employee salaries, business rates, utilities and other associated costs;
- d. Competition from Watton shops and online shopping;
- e. The need to combine a shop with a full-time post office to achieve a satisfactory profit margin;
- f. Incompatibility between achieving an acceptable profit margin and being able to offer "sensible" prices.

Secondly more than 100 parishioners objected to Breckland District Council's classification of Saham Toney as a Local Service Centre. It was subsequently reclassified as a rural area on the basis it does not meet the Council's criteria for local service centres. If a shop was established, it would quite likely lead to reclassification as a local service centre as the Council's criteria include availability of a local shop in a settlement.

7.4 Index of Parish Action Points

Parish Action Point	Policy Title	Page No.
1	Roads and Traffic	
2	Footpaths and Pedestrian Access	
3	Public Transport Provision	
4	Access to Healthcare	
5	Education Provision For Parish Children	
6	Leisure Facilities	
7	Housing Priority For Those With Local Connections	

Note: To avoid repeated editing, page numbers will only be added to this index when the document is finalised.

7.5 The Parish Action Points and Their Background

PARISH ACTION POINT 1: ROADS AND TRAFFIC

7.4.1 Background: The majority of the households in the village are situated adjacent to, or between two main routes; Richmond Road (B1077) on the west side and Bell Lane, Saham Road, Pages Lane, Chequers Lane, Hills Road and Cley Lane to the east. See Map 11 for these western and eastern routes. These two routes link Saham Toney to the neighbouring town of Watton and further afield. Most of the remaining properties are situated adjacent to Hills Road / Long Road which is a single lane road with passing places. Richmond Road (B1077), although a narrow rural road, is the main route between Watton and Swaffham with some footpaths and a pedestrian bridge. Residents are concerned about both the volume and speed of traffic on this residential road with its sharp, blind bends. The eastern routes are also a concern since they are becoming busier and attracting quite heavy vehicles using it as a shortcut to / from the junction with the B1077. This route has almost no footpaths, making it dangerous for the many pedestrians who use it. A single lane bridge on Cley Lane as it passes across the parish boundary towards Watton has no traffic control and has been damaged on numerous occasions by vehicles. Traffic along eastern routes is also damaging road edges, increasing the hazard for both cyclists and pedestrians. Residents are also concerned about poor visibility at the junctions of (a) Bell Lane, Cley Lane and Ovington Road; (b) Pound Hill and Richmond Road; and (c) Chequers Lane and Mill Corner.

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

7.4.2.1 **ACTION 1A:** A reduction in the speed limit from 30mph to 20mph, and /or traffic calming measures along the B1077, Richmond Road, and Pages Lane, Chequers Lane and Cley Lane as they pass through the village.

7.4.2.2 **ACTION 1B:** Greater use of speed awareness measures to reduce the occurrence of drivers

breaking the speed limit.

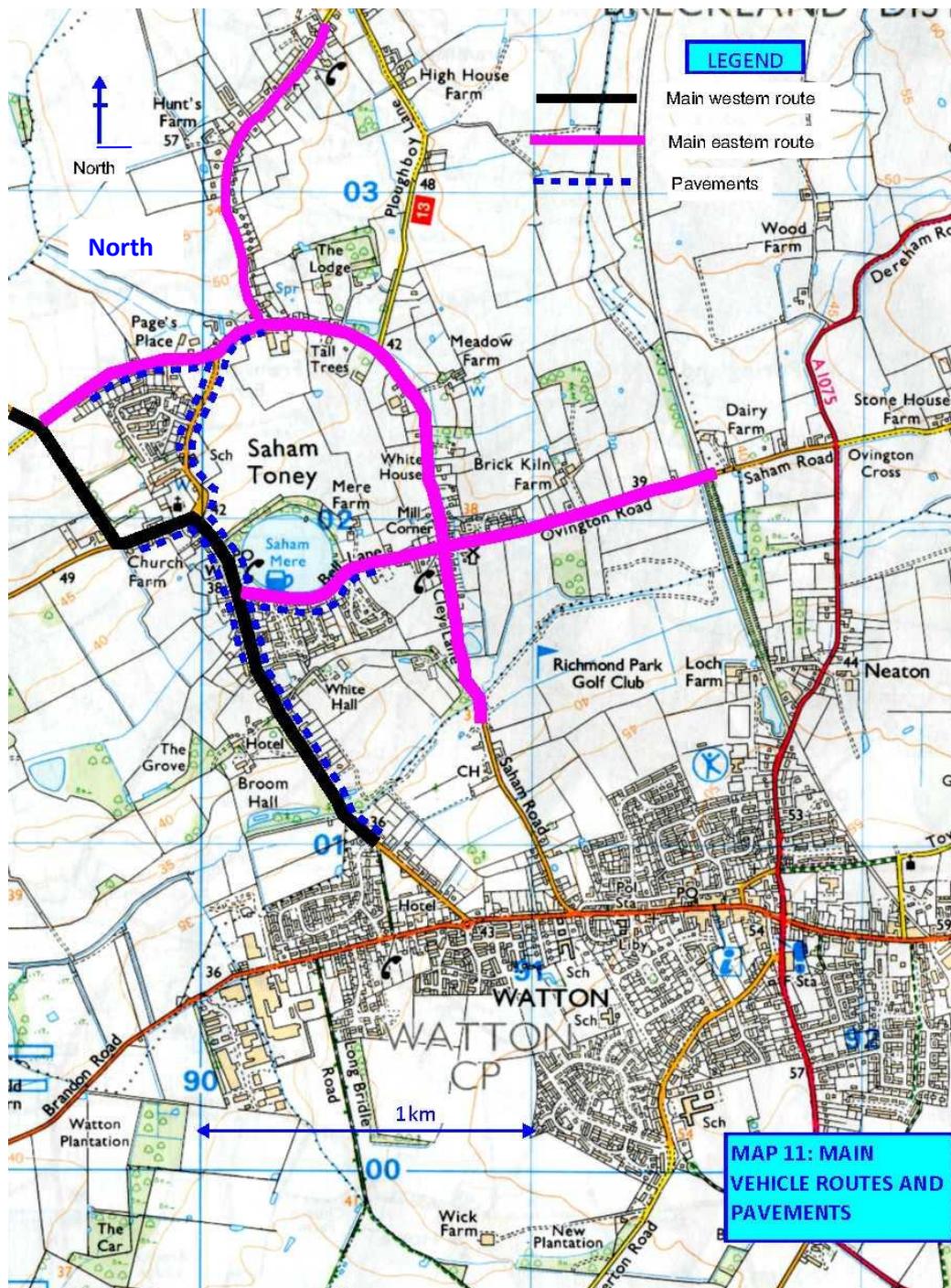
7.4.2.3 **ACTION 1C:** Improved road edging and a pedestrian footpath along the Pages Lane, Chequers Lane, Cley Lane (eastern) route.

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

7.4.2.5 **ACTION 1E:** Improved visibility at the junctions of (a) Bell Lane, Cley Lane and Ovington Road; (b) Pound Hill and Richmond Road; and (c) Chequers Lane and Mill Corner.

7.4.2.6 **ACTION 1F:** Address parking problems on Richmond Road, adjacent to Saham Mere, and outside the primary school.

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



PARISH ACTION POINT 2: FOOTPATHS AND PEDESTRIAN ACCESS

7.4.3 Background: There are presently very few pavements (i.e. raised paved or asphalted paths for pedestrians at the side of a road) along the main routes in the parish. Those that do exist are shown on Map 10. Particularly along the eastern routes parishioners expressed a wish for improved pedestrian access. This is not simply a convenience issue, but also a safety one. As well as pavements there was a general desire for footpaths (i.e. unpaved rural tracks). At present there are no official footpaths in open country in the neighbourhood area, and those that border highways are unfit for pedestrian use, being as many respondents pointed out, too narrow and exposed to traffic.

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

PARISH ACTION POINT 3: PUBLIC TRANSPORT PROVISION

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

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

7.4.5.2 A bus running between Dereham and Swaffham passes through Saham Toney, stopping twelve times a day in each direction, at approximately hourly intervals.

7.4.5.3 The village has only one bus stop in each direction of travel, on the Richmond Road western route. Given the lack of pavements along the eastern routes and the distance involved, it is not always convenient or comfortable for residents on the eastern side of the village to get to these bus stops.

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

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

PARISH ACTION POINT 4: ACCESS TO HEALTHCARE

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

7.4.8 **ACTION 4:** Following further consultation with parishioners to establish more precise needs and potential solutions, Saham Toney Parish Council and other elected representatives will work with the medical practice in Watton and Breckland District Council and others as appropriate, to seek to improve the provision and reliability of health care to parishioners. Note: The Saham Toney Neighbourhood Plan Steering Group have made four attempts to organise a meeting with the Watton Practice medical and

management staff, but so far no response has been forthcoming. However, a recent alignment of the practice with a similar service in Thetford may be evidence of the issues being tackled.

PARISH ACTION POINT 5: EDUCATION PROVISION FOR PARISH CHILDREN

7.4.9 Background: Schooling provision in the parish is as follows:

7.4.9.1 Parkers Church of England (VC) Primary School, which caters for 99 pupils between the ages of 4 and 11.

7.4.9.2 Saham Toney Pre-School which currently offers part-time provision for 18 children with capacity for a further five.

7.4.9.3 Consultation responses relating to schooling referred mostly to two issues (a) a lack of capacity at Parkers Primary School and the difficulties sometimes experienced in gaining admittance of parish children there; and (b) parking problems and resulting dangers on the narrow road outside the school at drop-off and pick-up times.

7.4.9.4 A new headmaster has only very recently been appointed at the primary school. The Headmaster and the governors have been approached for their input which is awaited before specific actions are finalised. Pending that input, provisional actions are given below.

7.4.10 Saham Toney Parish Council and other elected representatives will work with the headmaster, governors and parents of Parkers primary school, the local education authority and others as appropriate to seek to:

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

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

More actions may be added after consultation with the new headmaster and the school governors.

PARISH ACTION POINT 6: LEISURE FACILITIES

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

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

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

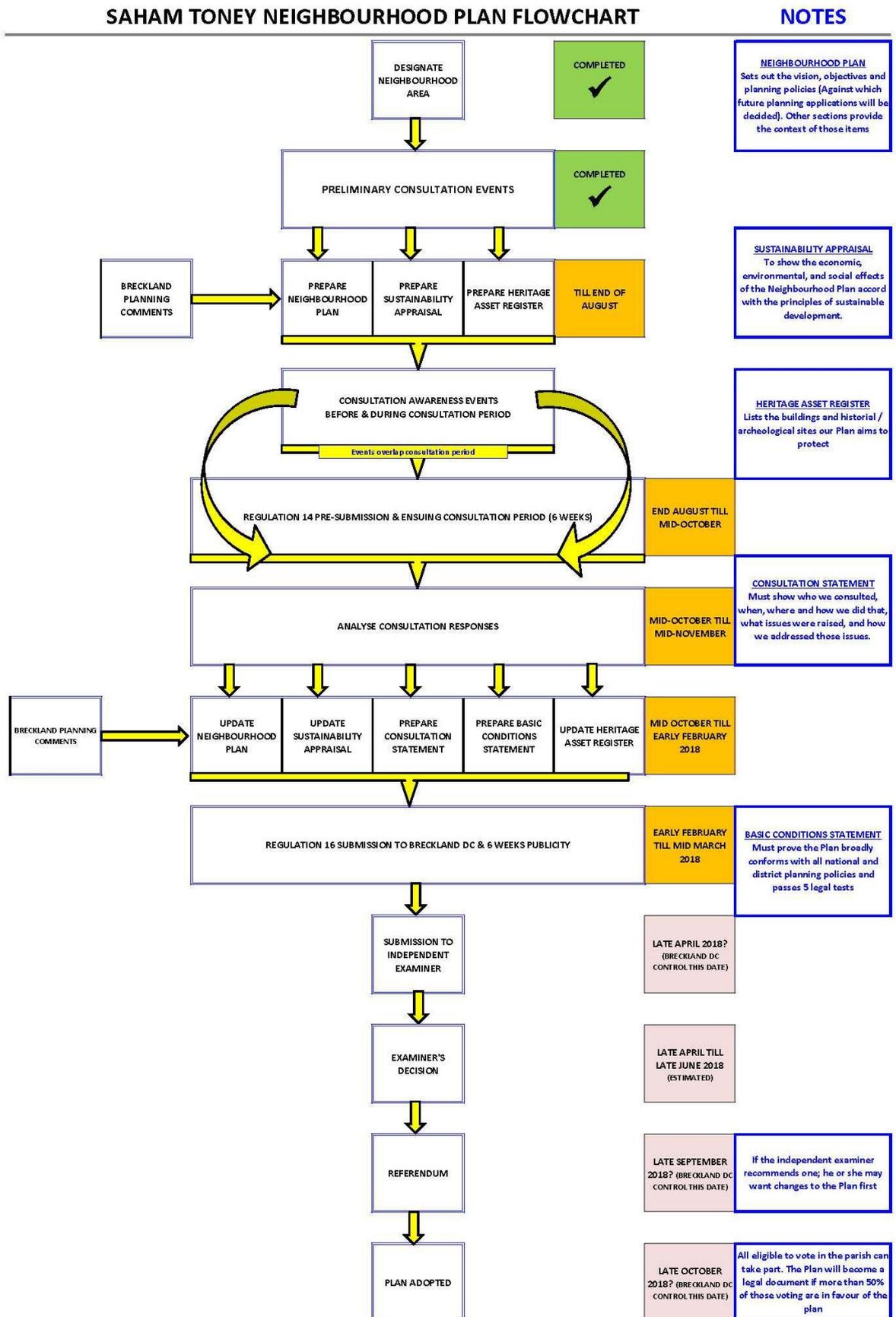
7.4.13 Background: In preliminary consultations parishioners were asked "Do you think a proportion of new housing should be provided specifically to serve local needs?". Two hundred and thirty five people answered "yes". Hence the Parish Council seeks a way to address this significant response, while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

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

APPENDIX 1: REFERENCES

- 1: The Localism Act 2011
2. The Neighbourhood Planning (General) Regulations 2012
3. The Neighbourhood Planning (Referendums) Regulations 2012
4. Saham Toney Neighbourhood Plan Basic Conditions Statement
5. The Saham Toney Neighbourhood Plan Consultation Statement
6. The Saham Toney Neighbourhood Plan Sustainability Analysis
7. The Saham Toney Neighbourhood Plan Summary Version
- 8: Adopted Core Strategy and Development Control Policies Development Plan: Breckland District Council, March 2012
- 9: Breckland Local Plan Preferred Directions Parts 1 & 2 (Consultation Version); Breckland District Council, December 2015
- 10: Breckland Local Plan Preferred Site Options and Settlement Boundaries Parts 1 & 2 (Regulation 18 consultation); Breckland District Council, September 2016
11. Breckland Local Service Centre Topic Paper, Breckland District Council, May 2015
12. Breckland District Settlement Fringe Landscape Assessment, Breckland District Council, July 2007
13. The 'ARCHI' database, Archaeology UK, to be found at <http://www.digital-documents.co.uk/#services>
14. Norfolk Heritage Explorer records at <http://www.heritage.norfolk.gov.uk/>
15. The Saham Toney Heritage Asset Register
- 16: Long term flood risk information provided online by the government at <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>
- 17: Building for Life 12 by the Design Council, Design for Homes and the Home Builders Federation
18. National Planning Policy Framework 27 March 2012
19. Preliminary Flood Risk Assessment Report, Norfolk County Council, July 2011

APPENDIX 2: NEIGHBOURHOOD PLANNING FLOWCHART



APPENDIX 3: THE NEIGHBOURHOOD AREA - SAHAM TONEY PHOTOS

A3.1 Photos of Local Green Spaces (Policy 10)

<p>GS1: The parish sports field</p>	<p>GS2: The Wells-Cole Community Centre park land</p>
	
<p>GS3: Saham Mere and the immediately surrounding open land</p>	<p>GS4: St George's churchyard and cemetery</p>
	
<p>GS5: Wispy Meadows Lakeside Park</p>	<p>GS6: The village allotments</p>
	
<p>GS7: The bird sanctuary</p>	<p>GS8: Richmond Golf Club</p>
	

A3.1 Photos of Communal Views (Policy 13)

<p>VIEW CV1: From Pound Hill towards Saham Mere</p>	<p>VIEW CV2: Broom Hall estate from Richmond Road</p>
	
<p>VIEW CV3: South from Richmond Road on entering the village from the north</p>	<p>VIEW CV4: South-west from Ploughboy Lane across open land</p>
	
<p>VIEW CV5: South-west from higher ground to Page's Place</p>	<p>VIEW CV6 (a): Saham Wood from the north</p>
	
<p>VIEW CV6 (b): Saham Wood from the north-east</p>	<p>VIEW CV7: Saham Hall from the north</p>
	

A3.2 General Photos of the Neighbourhood Area

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

APPENDIX 4: SAHAM TONEY NEIGHBOURHOOD PLAN STEERING GROUP

A9.1 The following people comprise the steering group for the preparation of this Neighbourhood Plan and its accompanying documents, and the organisation of consultation events, etc.

Mr Brian Hinkins	Chair, Saham Toney Parish Council
Mrs Jill Glenn	Clerk to the Parish Council
Mr Martin Bohn	Parish Councillor
Mr Trevor Bunce	Parish Councillor
Mr Nick Creek	Parish Councillor
Mr Roger Harrold	Parish Councillor
Mr Brian Mitchell	Saham Heritage
Mr Andrew Walmsley	Parishioner
Mr Chris Darge	Parishioner
Mr Christopher Blow	Parishioner

APPENDIX 5: USEFUL BACKGROUND MATERIAL

Readers who wish to understand more about neighbourhood planning in general may find the following guides useful:

A5.1 Breckland District Council documents: available at <https://www.breckland.gov.uk/article/4285/Neighbourhood-Plan-Guidance>:

- i. Guidance Note 2 Producing a Neighbourhood Plan
- ii. Guidance Note 4 Consultation
- iii. Guidance Note 6 Sustainability Appraisal
- iv. Guidance Note 7 Referendum

A5.2 How To Shape Where You Live (Campaign for the Protection of Rural England, available at <http://www.cpre.org.uk/resources/housing-and-planning/planning/item/2689-how-to-shape-where-you-live-a-guide-to-neighbourhood-planning>)

A5.3 How to Structure Your Neighbourhood Plan (Planning Aid England, available at http://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/How_to_structure_our_neighbourhood_plan.pdf)

A5.4 Neighbourhood Planning - Keeping It Simple (Locality, available at <https://mycommunity.org.uk/wp-content/uploads/2016/08/keeping-it-simple-v3.pdf>)

A5.5 Writing Planning Policies (Locality, available at <https://mycommunity.org.uk/wp-content/uploads/2016/08/Writing-planning-policies-v51.pdf>)

A5.6 Neighbourhood Plans General Conformity With Local Strategic Policies (Locality, available at <https://mycommunity.org.uk/wp-content/uploads/2016/09/Neighbourhood-Plans-General-Conformity-Final-Version.pdf>)

A5.7 Approaches to Writing a Basic Conditions Statement (Planning Aid England, available at http://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/Approaches_to_writing_a_basic_conditions_statement1.pdf)

A5.8 Approaches to Writing a Consultation Statement (Planning Aid England, available at)