



**Saham Toney Neighbourhood Plan
Strategic Environmental Assessment
Screening Report
September 2019**

Strategic Environmental Assessment: Screening Report

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1. Introduction

1.1. Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes prior to their final adoption. SEA is a tool used internationally to improve the environmental performance of plans so that they can better contribute to sustainable development.

1.2. Establishing whether a Neighbourhood Plan has been subject to a SEA is an important legal requirement. The Independent Examiner appointed to consider the Salam Toney Neighbourhood Plan (STNP) will check that it meets the 'Basic Conditions' set out in national Planning Practice Guidance (PPG)¹. One of the Basic Conditions is whether the STNP is compatible with European Union obligations.

1.3. This screening report is designed to determine whether or not the contents of the STNP require a SEA in accordance with the European Directive 2001/42/EC and the associated Environmental Assessment of Plans and Programmes Regulations (2004)².

1.4. The legislative background set out in section 2 outlines the regulations that require the need for this screening exercise.

1.5. The policies of the STNP are set out in section 3.

1.6. To assess whether a SEA is required, a screening process must be undertaken based on a standard set of criteria. This must be subject to consultation three statutory consultees of the Environment Agency, Historic England and Natural England. The results of the screening process must be detailed in a Screening Report, available to the public.

¹ <http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

² <http://www.legislation.gov.uk/uksi/2004/1633/contents/made>

2. Legislative Background

2.1. The basis for SEA legislation is European Union Directive 2001/42/EC³ which requires a Strategic Environmental Assessment to be undertaken for certain types of plans or programmes that would have a significant environmental effect. This was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, commonly referred to as the SEA Regulations.

2.2. In accordance with the provisions of the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) (Regulation 9(1)), Breckland Council must determine if a plan requires an environmental assessment. Where the Council determines that SEA is not required, then the Council must, under Regulation 9(3), prepare a statement setting out the reasons for this determination.

2.3. In accordance with Regulation 9 of the SEA Regulations 2004, Saham Toney Parish Council (the qualifying body) has requested Breckland Council, as the responsible authority, to consider whether an environmental assessment of the emerging Neighbourhood Plan is required due to significant environmental effects.

2.4. Whether a neighbourhood plan requires a SEA, and if so, the level of detail needed, will depend on what is proposed in the draft neighbourhood plan (see PPG Paragraph 046). The PPG suggests that SEA may be required, for example, where:

- a neighbourhood plan allocates sites for development;
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan; and
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan (LP).

³ <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32001L0042>

3. Saham Toney Neighbourhood Plan

3.1. STNP is at the 2nd pre-submission consultation stage (Reg.14). The information provided for the SEA Screening Opinion Request, identifies that:

In terms of environmental assets, the Neighbourhood Plan area does not encompass any Area of Outstanding Natural Beauty, National Park, Special Area of Conservation, Special Protection Area or Ramsar Site. There are no nationally-designated sites within the parish although there are two Sites of Special Scientific Interest nearby. The parish has 9 County Wildlife Site wholly within, or partially within, its boundaries. This information is summarised in the table below.

Environmental assets	Designation	Details
Internationally designated sites	Special Area of Conservation (SAC)	None within parish. Nearest is a component unit of the Norfolk Valley Fen SAC (Great Cressingham Fen SSSI) which is 2.5km west of the parish.
	Special Protection Areas (SPA)	None within the parish. Nearest is the extensive Breckland SPA, designated for Stone Curlew and other ground-nesting birds, which is around 500m south of the parish at the nearest point (south of Brandon Road). Parts of the Breckland SAC are also within 10km of the parish boundary.
	Ramsar wetlands	None in the parish or nearby.
Nationally-designated sites	Sites of Special Scientific Interest (SSSI)	None in the parish. The closest are Great Cressingham Fen SSSI around 2.5km to the west of the parish (contiguous with the SAC in this area), and the extensive Breckland Farmland SSSI, which has the same boundary as the SPA in this locality. Parts of the Stanford Training Area SSSI are also within 10km of the southern boundary of the parish (also part of the SPA and SAC)
	Registered Ancient Woodland	Two areas of woodland within the parish are included on the Natural England Ancient Woodland Inventory. These are Saham Wood (Ancient replanted woodland) and Park Farm Wood (Ancient and semi-natural wood; in two separate blocks). There are around 25 Ancient Trees on the Norfolk County Council veteran tree database.
Local sites	County Wildlife Sites (CWS)	There are 9 CWS wholly or partially within the parish. Saham Mere CWS 977; The Grove CWS 907; Land South of River Wissey CWS 905; Land Adj. to River Wissey Tributary CWS 904; Land East of Saham Toney (in part) CWS 979; Saham Wood CWS 986 (contiguous with Ancient Woodland); Saham Park Cottages CWS 987, Land North of

		Woodbottom CWS 988; Disused Railway (in part) CWS 991.
	Geodiversity Sites	None and none nearby
	Roadside Nature Reserves (RNR)	None in Parish
Common land	Registered Common Land	None in Parish
	Registered Village Green	None in Parish
Public Rights of Way (PRoW)	Public Footpaths, bridleways and Restricted byways	A single PRoW is within the parish (Saham Toney RB1). Sustrans National Route 01 runs through the parish (linking Watton with Bradenham)
	Norfolk Trails	The Peddars Way National Trail is contiguous with the parish boundary for a short section in the south-west of the parish.
Agricultural Land	Grades 1-5	The majority of the parish is Agricultural Grade 3 land with some small areas of Grade 4.
Flooding	Flood Zones	A very small section at the very south of the parish is included in Flood Zone 2 and Zone 3 (Environment Agency data). This amounts to less than 2% of the parish. Surface water flooding in other areas of the parish has been recorded (NCC Local Flood Risk Management Strategy). .

- The SNNP proposes to include policies relating to the location of sustainable development. It includes site allocations for 83 new dwellings, - which is ~~33-50~~ more dwellings than proposed in the emerging Breckland Local Plan⁴.
- The parish has no internationally-designated or nationally-designated sites within its boundaries.

Comment [SH1]: Text heightened in yellow throughout report are amendments as a result of consultation.

⁴ Currently Breckland District Council have an emerging Local Plan. The plan has been subject to examination and there have been three rounds of consultations on the Main Modifications, the last culminating in July 2019. The version of the Local Plan referred to in the current report is the Ninth Revision (September 2018). The Local Plan has been subjected to a Habitat Regulation Assessment. The current version of this is the *Breckland Local Plan Habitats Regulation Assessment at Publication Stage*; Footprint Ecology, 2017

3.2. The STNP policies (Reg.14) to be considered in the SEA Screening Opinion are:

POLICY 1: SERVICES, FACILITIES & INFRASTRUCTURE
<p>P1.1 Development proposals will be supported where there is, (or is provided as part of the proposal) sufficient social infrastructure capacity (including education, community facilities, healthcare, public transport, shops, businesses, employment, leisure and open space) available to support and meet all the necessary requirements arising from a proposed development.</p> <p>P1.2 In assessing this capacity, consideration must be given to how accessible social infrastructure is with a preference given to sustainable modes of transport (i.e. walking, cycling and public transport) over non-sustainable driving routes.</p> <p>P1.3 New or improved walking or cycling infrastructure will be supported provided, where applicable, residential amenity of adjacent properties is maintained and the safe flow of traffic on the highway network is maintained.</p>
POLICY 2A: RESIDENTIAL HOUSING ALLOCATION
<p>P2A.1 This Plan provides for 83 new homes up to 2036 through the allocation of sites, with an indicative delivery as follows (number of dwellings per site shown in brackets):</p> <p>a) Years 1 to 5: STNP2 (4), STNP9 (3) and STNP16 (12);</p> <p>b) Years 6 to 9: STNP1 (10), STNP4 (13) and STNP6 (5);</p> <p>c) Years 10 to 13: STNP5 (12) and STNP13 (5);</p> <p>d) Years 14 to 17: STNP7 (8), STNP14 (5) and STNP15 (6).</p> <p>P2A.2 Eleven sites are allocated in this Plan (through Policies 2F to 2Q) for residential development; located as shown on Policy Map 2A.</p>
POLICY 2B: RESIDENTIAL DEVELOPMENT WITHIN THE SETTLEMENT BOUNDARY
<p>P2B.1 Within the settlement boundary, sensitively designed residential development of a scale consistent with the Neighbourhood Area's place within the Breckland settlement hierarchy will in principle be supported where:</p> <p>a. It is in an area of low landscape sensitivity, or where it is in an area of medium or high landscape sensitivity measures are implemented to mitigate harm to the landscape, as set out in Policy 7A;</p> <p>b. The scheme does not detract from the character and appearance of the immediately surrounding area and has a density that complies with the guidelines set out in Policy 3B; and</p> <p>c. In respect to in fill development; proposals do not have the potential for loss of amenity of neighbouring properties; through loss of privacy, overshadowing, loss of daylight, visual intrusion by a building or structure, loss of car parking, loss of mature vegetation or landscape screening and excessive additional traffic resulting from the development.</p>
POLICY 2C: RESIDENTIAL DEVELOPMENT OUTSIDE THE SETTLEMENT BOUNDARY
<p>P2C.1 Outside the settlement boundary the following residential developments will be supported:</p> <p>a. Residential site allocations as set out in this Plan: Sites STNP1, STNP2, STNP4, STNP5, STNP6, STNP7, STNP9, STNP13, STNP14, STNP15 and STNP16;</p> <p>b. Small scale affordable housing on rural exception sites, for people with a Saham Toney connection; where the proposed dwellings are consistent with identified needs;</p> <p>c. Other types of residential development that need to be located in the countryside (e.g. essential housing for a rural worker), or otherwise appropriate in countryside locations.</p> <p>P2C.2 In exceptional circumstances, where it becomes evident the policies in the Neighbourhood Plan are failing to satisfactorily deliver the housing target set in Policy HOU 04 of the emerging Local Plan, other residential development proposals will be considered immediately adjacent to the settlement boundary where these adhere to all relevant policies of the Development Plan.</p>

<p>P2C.3 In circumstances described in P2C.2, proposals for brownfield site proposals outside the settlement boundary will be looked on favourably in preference to otherwise equivalent greenfield sites, where development will improve the visual appearance of the site and where the proposal includes measures to remove any form of public nuisance arising or that previously arose from the pre-existing use of the site.</p>
<p>POLICY 2D: AFFORDABLE HOUSING</p>
<p>P2D.1 Affordable housing provided as part of the development of additional sites shall be made available by preference to people on Breckland Council's Housing Register with a local connection to the Parish of Saham Toney, in perpetuity, using the following hierarchy of priority:</p> <ul style="list-style-type: none"> a) Households with one or more individuals who have resided in Saham Toney Parish for the last three years; b) Households that need to move to the Parish of Saham Toney to give or receive support from or to close family or relatives who are residents of the Parish; c) Former residents of the Parish of Saham Toney who lived in the Parish for at least three of the last six years; d) Households in which one or more members have worked in the Parish of Saham Toney for at least three years; e) Other residents of the Parish of Saham Toney. <p>P2D.2 Where no-one with a local connection to the Parish of Saham Toney takes up available affordable housing in the Parish, and/or the pool of eligible applicants has been exhausted, prioritisation of other candidates will be at the discretion of the Local Housing Authority.</p>
<p>POLICY 2E: HOUSING MIX</p>
<p>2E.1 Residential development proposals shall include a housing mix and tenure which respond to local housing need having particular regard to the demographic characteristics of the Parish of Saham Toney, and as set out in the Saham Toney Housing Needs Assessment, May 2019. The following overall needs have been identified and shall be addressed in development proposals:</p> <ul style="list-style-type: none"> a. Housing specifically designed for the older adults, suitable for independent living, in accordance with Lifetime Home Standards; b. More one, two and three-bedroom homes for parishioners who wish to down size but to continue to live in the Neighbourhood Area, and others; c. A higher proportion of one and two-bedroom starter homes for first time buyers, and others; d. Social and affordable housing for those who cannot afford market prices. <p>P2E.2 Standards shall meet those set out in emerging Local Plan Policy HOU 10, or any future update to that policy.</p>
<p>POLICY 2F: COMMON CRITERIA FOR ALLOCATED SITES</p>
<p>P2F.1 Sites that will deliver less than 10 dwellings are expected to deliver smaller homes of 3 bedrooms or less, in line with local needs identified in the Saham Toney Housing Needs Assessment, May 2019.</p> <p>P2F.2 For sites that will deliver 10 or more dwellings, the dwellings shall be of a size commensurate with the needs identified in the Saham Toney Housing Needs Assessment, May 2019, providing a mix and choice of houses, with a majority having 3 or less bedrooms.</p> <p>P2F.3 Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system.</p> <p>P2F.4 A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site.</p> <p>P2F.5 Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas.</p> <p>P2F.6 Each dwelling shall have off-road parking in accordance with the guidance given in Appendix 2 of the emerging Local Plan and the most up to date version of Norfolk County</p>

Council's document "Parking Standards for Norfolk".

P2F.7 Development shall include positive measures commensurate with the site size to enhance green infrastructure.

POLICY 2G: SITE ALLOCATION STNP1: GRANGE FARM, CHEQUERS LANE

P2G.1 Land amounting to approximately 1.06 hectares is allocated as Site STNP1 for the provision of a maximum of 10 new dwellings on predominantly brownfield land at Grange Farm, Chequer's Lane. Of the total area, approximately 0.08 hectares is set aside for the provision of flood risk attenuation measures, a footpath linking the site to Page's Lane and landscaping only. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2G;
- b) Single storey dwellings are expected on this site; two storey dwellings may be acceptable if built form is sympathetic to houses on opposite side of Chequers Lane and it is demonstrated through a Landscape and Visual Impact Assessment (see h. below) that the built form will be sensitive to the open landscape setting found in this location;
- c) Safe access to and from the site shall be provided by a single access road at the east end of the site, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway. Site layout shall be such as to preclude future access to land south or west of the site boundary, other than for agricultural purposes;
- d) A pedestrian footpath shall be provided from the highway access point to link with the existing public footpath on Page's Lane to the west of the site;
- e) A Flood Risk Assessment shall be submitted, describing the means of surface water drainage; including details of how surface and storm water will be managed on-site to safeguard dwellings and their residents, site access and egress, and the ground water environment, and to ensure no increase in off-site surface water flood risk;
- f) A bio-retention area or infiltration area shall be provided in the area of the site's greatest risk of surface water flooding, with a minimum length / area that calculations demonstrate to be adequate to prevent flood risk to properties and/or off-site;
- g) Development shall avoid areas at risk of surface water flood or drainage risk;
- h) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located. The assessment shall take account of cumulative impact with other sites allocated in close proximity to this site;
- i) A Ground Contamination Risk Assessment shall be provided with the planning application, based on a full intrusive ground investigation, and shall set out in detail all measures required to eliminate identified risks;
- j) Development shall be screened as part of a suitable landscaping scheme.

P2G.2 This site is expected to be developed between 2025 and 2028.

P2G.3 This site is required to deliver no fewer than 2 affordable homes.

POLICY 2H: SITE ALLOCATION STNP2: DISUSED PIGGERY, OFF HILLS ROAD

P2H.1 Land amounting to approximately 0.50 hectares is allocated as Site STNP2 for the provision of a maximum of 4 new dwellings on brownfield land at the Croft Piggery, Hills Road. Proposals shall comply with the following criteria:

- a) The site boundary shall be as shown on Policy Map 2H;
- b) The dwellings shall be single storey;
- c) Safe access to and from the site shall be provided by a single access road joining Hills Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
- d) Dwellings shall be drained by an adequate individual and/or communal sustainable drainage

<p>system;</p> <p>e) The existing trees and hedges on the west and east boundaries of the site shall be retained;</p> <p>P2H.2 This site is expected to be developed between 2020 and 2024.</p> <p>P2H.3 This site is not required to deliver affordable homes.</p>
<p>POLICY 2I: SITE ALLOCATION STNP4: LAND AT THE JUNCTION OF POUND HILL AND PAGE'S LANE</p>
<p>P2I.1 Land amounting to approximately 0.81 hectares is allocated as Site STNP4 for the provision of a maximum of 13 new dwellings on greenfield land to the west of Pound Hill, adjacent to its junction with Page's Lane. Proposals shall comply with the following criteria:</p> <p>a) The site boundary shall be as shown on Policy Map 2I;</p> <p>b) Safe access to and from the site shall be provided onto Page's Lane, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;</p> <p>c) A professional transport impact report including a traffic survey of the use of the junction between Pound Hill and Richmond Road shall be provided that demonstrates vehicular use of that junction will remain at an acceptable level following development of the site;</p> <p>d) A Flood Risk Assessment shall be submitted, describing the means of surface water drainage; including details of how surface and storm water will be managed on-site to safeguard dwellings and their residents, site access and egress, and the ground water environment, and to ensure no increase in off-site surface water flood risk;</p> <p>e) Development shall avoid areas at risk of surface water flood or drainage risk;</p> <p>f) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located. The assessment shall take account of cumulative impact with other sites allocated in close proximity to this site. In particular site layout and landscaping shall be such that site retains a publicly open vista north-west from Pound Hill towards land beyond Page's Lane;</p> <p>g) The existing trees and hedges on the site boundaries shall be retained, or replaced by alternate planting that is demonstrated to improve the landscape;</p> <p>h) Site layout and landscaping shall be such as to have no detrimental impact on the setting of Page's Place. A Heritage Statement shall be submitted to demonstrate this.</p> <p>P2I.2 This site is expected to be developed between 2025 and 2028.</p> <p>P2I.3 This site is required to deliver a minimum of 3 affordable homes.</p>
<p>POLICY 2J: SITE ALLOCATIONS TNP5: LAND TO THE EAST OF POUND HILL</p>
<p>P2J.1 Land amounting to approximately 1.01 hectares is allocated as Site STNP5 for the provision of a maximum of 12 new dwellings on greenfield land to the west of Pound Hill, adjacent to its junction with Page's Lane. Proposals shall comply with the following criteria:</p> <p>a) The site boundary shall be as shown on Policy Map 2J and shall include an area as indicated, in which there shall be no above-ground development;</p> <p>b) Single storey dwellings are expected on this site; two storey dwellings may be acceptable if it is demonstrated through a Landscape and Visual Impact Assessment (see g. below) that the built form will be sensitive to the open landscape setting found in this location;</p> <p>c) Safe access to and from the site shall be provided onto Pound Hill, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;</p> <p>d) A professional transport impact report including a traffic survey of the use of the junction between Pound Hill and Richmond Road shall be provided that demonstrates vehicular use of that junction will remain at an acceptable level following development of the site;</p> <p>e) A Flood Risk Assessment shall be submitted, describing the means of surface water drainage; including details of how surface and storm water will be managed on-site to safeguard dwellings and their residents, site access and egress, and the ground water environment, and to ensure no</p>

increase in off-site surface water flood risk;

f) Development shall avoid areas at risk of surface water flood or drainage risk;

g) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located. The assessment shall take account of cumulative impact with other sites allocated in close proximity to this site. In particular site layout and landscaping shall be such that site preserves the Key View from Pound Hill towards Saham Mere and beyond;

h) The existing trees and hedges on the site boundaries shall be retained, or replaced by alternate planting that is demonstrated to improve the landscape;

P2J.2 This site is expected to be developed between 2029 and 2032.

P2J.3 This site is required to deliver a minimum of 3 affordable homes.

POLICY 2K: SITE ALLOCATION STNP6: LAND AT THE JUNCTION OF POUND HILL AND PAGE'S LANE

P2K.1 Land amounting to approximately 0.46 hectares is allocated as Site STNP6 for the provision of a maximum of 5 new dwellings on greenfield land to the east of Pound Hill, adjacent to its junction with Page's Lane. Proposals shall comply with the following criteria:

a) The site boundary shall be as shown on Policy Map 2K;

b) Safe access to and from the site shall be provided onto Page's Lane, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;

c) A professional transport impact report including a traffic survey of the use of the junction between Pound Hill and Richmond Road shall be provided that demonstrates vehicular use of that junction will remain at an acceptable level following development of the site;

d) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located. The assessment shall take account of cumulative impact with other sites allocated in close proximity to this site. In particular site layout and landscaping shall be such that site retains and preserves the Key View from Hills Lane towards Page's Place and beyond to St George's Church;

e) A Flood Risk Assessment shall be submitted, describing the means of surface water drainage; including details of how surface and storm water will be managed on-site to safeguard dwellings and their residents, site access and egress, and the ground water environment, and to ensure no increase in off-site surface water flood risk;

f) Development shall avoid areas at risk of surface water flood or drainage risk;

g) The existing trees and hedges on the site boundaries shall be retained, or replaced by alternate planting that is demonstrated to improve the landscape, and natural screening of the site from Page's Lane and Pound Hill shall be enhanced;

h) Site layout and landscaping shall be such as to have no detrimental impact on the setting of Page's Place. A Heritage Statement shall be submitted to demonstrate this.

P2K.2 This site is expected to be developed between 2025 and 2028.

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

POLICY 2L: SITE ALLOCATION STNP7: PAGE'S FARM

P2L.1 Land amounting to approximately 0.54 hectares is allocated as Site STNP7 for the provision of a maximum of 8 new dwellings on predominantly brownfield land at Page's Farm, Page's Lane. Proposals shall comply with the following criteria:

a) The site boundary shall be as shown on Policy Map 2L;

b) Safe access to and from the site shall be provided by a single access road onto Page's Lane, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;

- c) A professional transport impact report including a traffic survey of the use of the junction between Pound Hill and Richmond Road shall be provided that demonstrates vehicular use of that junction will remain at an acceptable level following development of the site;
 - d) Provision shall be made to widen Page's Lane to an extent agreed with the Local Highway Authority from the most western point at which the site adjoins the highway east to the junction of Page's Lane and Pound Hill;
 - e) A pedestrian footpath shall be provided along the full length of the widened section of highway;
 - f) A Flood Risk Assessment shall be submitted, describing the means of surface water drainage; including details of how surface and storm water will be managed on-site to safeguard dwellings and their residents, site access and egress, and the ground water environment, and to ensure no increase in off-site surface water flood risk;
 - g) Development shall avoid areas at risk of surface water flood or drainage risk;
 - h) A bio-retention area or infiltration area shall be provided in the area of the site's greatest risk of surface water flooding, with a minimum length / area that calculations demonstrate to be adequate to prevent flood risk to properties and/or off-site;
 - i) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping preserves, and is sympathetic to the landscape character of the area in which the site is located. The assessment shall take account of cumulative impact with other sites allocated in close proximity to this site;
 - j) The contribution of the site area to the setting of Key View 3 is enhanced;
 - k) A Ground Contamination Risk Assessment shall be provided with the planning application, based on a full intrusive ground investigation, and shall set out in detail all measures required to eliminate identified risks;
 - l) The brownfield site shall be entirely cleared and all decontamination measures identified by the risk assessment shall be implemented;
 - m) The existing boundary trees and hedges shall be retained, or replaced with alternate natural planting that enhances the landscape;
 - n) Site layout and landscaping shall be such as to have no detrimental impact on the setting of Page's Place. A Heritage Statement shall be submitted to demonstrate this;
- P2L.2 This site is expected to be developed between 2033 and 2036.
- P2L.3 This site is not required to deliver affordable homes.

POLICY 2M: SITE ALLOCATION STNP9: OVINGTON ROAD

- P2M.1 Land amounting to approximately 0.445 hectares is allocated as Site STNP9 for the provision of a maximum of 3 new dwellings on greenfield land on Ovington Road to the east of Mill View. Proposals shall comply with the following criteria:
- a) The site boundary shall be as shown on Policy Map 2M;
 - b) Dwelling heights shall respect adjoining property;
 - c) The site is expected to deliver a mix of 2 to 4-bedroom dwellings
 - d) Safe access to and from the site shall be provided by means of two private driveways (one shared) each with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;
 - e) A pedestrian footpath shall be provided along the site frontage on Ovington Road;
 - f) A Flood Risk Assessment shall be submitted, describing the means of surface water drainage; including details of how surface and storm water will be managed on-site to safeguard dwellings and their residents, site access and egress, and the ground water environment, and to ensure no increase in off-site surface water flood risk;
 - g) Development shall avoid areas at risk of surface water flood or drainage risk;

<p>h) The surface water drainage system shall be designed with supporting calculations to demonstrate that no additional flood risk is created to adjoining property or land;</p> <p>i) The existing trees and hedges on the north and east boundaries of the site shall be retained, improved and enhanced where possible;</p> <p>j) Site layout and landscaping shall be such as to have no detrimental impact on the setting of Brick Kiln Farmhouse. A Heritage Statement shall be submitted to demonstrate that;</p> <p>k) Development shall include positive measures to enhance green infrastructure.</p> <p>P2M.2 This site is expected to be developed between 2020 and 2024.</p> <p>P2M.3 This site is not required to deliver affordable homes.</p>
POLICY 2N: SITE ALLOCATION STNP13: HILL FARM
<p>P2N.1 Land amounting to approximately 0.20 hectares is allocated as Site STNP13 for the provision of a maximum of 5 new dwellings on greenfield land at Hill Farm, Hill's Road. Proposals shall comply with the following criteria:</p> <p>a) The site boundary shall be as shown on Policy Map 2N;</p> <p>b) Safe access to and from the site shall be provided by a single access road onto Hills Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;</p> <p>c) Hills Road shall be widened locally to the site to provide passing place(s) to the satisfaction of the Local Highway Authority;</p> <p>P2N.2 Development planning shall pay particular attention to the avoidance of any amenity issues from the adjacent working farm.</p> <p>P2N.3 This site is expected to be developed between 2029 and 2032.</p> <p>P2N.4 This site is not required to deliver affordable homes.</p>
POLICY 2O: SITE ALLOCATION STNP14: CROFT FIELD
<p>P2O.1 Land amounting to approximately 0.30 hectares is allocated as Site STNP14 for the provision of a maximum of 5 new dwellings on greenfield land at Croft Field, Hills Road. Proposals shall comply with the following criteria:</p> <p>a) The site boundary shall be as shown on Policy Map 2O;</p> <p>b) Dwelling mix will meet the local needs identified in the Saham Toney Housing Needs Assessment, May 2019, and in no case shall exceed three bedrooms;</p> <p>c) Safe access to and from the site shall be provided by a single access road onto Hills Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway;</p> <p>d) Hills Road shall be widened locally to the site to provide passing place(s) to the satisfaction of the Local Highway Authority;</p> <p>e) Dwellings shall be drained by an adequate individual and/or communal sustainable drainage system;</p> <p>f) A full ecological appraisal shall be provided with the planning application, and shall include details of any mitigation measures necessary to preserve biodiversity on the site;</p> <p>g) Satisfactory biodiversity and wildlife-friendly measures shall be incorporated into the design of the dwellings, gardens and public areas;</p> <p>h) A Ground Contamination Risk Assessment shall be provided with the planning application, based on a full intrusive ground investigation, and shall set out in detail all measures required to eliminate identified risks;</p> <p>i) The planning application shall identify satisfactory measures to deal with utility infrastructure that crosses the existing site, either above or below ground;</p> <p>j) Each dwelling shall have off-road parking commensurate with its number of bedrooms;</p> <p>k) Development shall include positive measures to enhance green infrastructure.</p> <p>P2O.2 This site is expected to be developed between 2033 and 2036.</p> <p>P2O.3 This site is not required to deliver affordable homes.</p>
POLICY 2P: SITE ALLOCATION STNP15: 8 RICHMOND ROAD

<p>P2P.1 Land amounting to approximately 0.40 hectares is allocated as Site STNP15 for the provision of a maximum of 6 new dwellings on land at 8 Richmond Road. Proposals shall comply with the following criteria:</p> <ul style="list-style-type: none"> a. The site boundary shall be as shown on Policy Map 2P; b. Safe access to and from the site shall be provided to and from Richmond Road, with visibility splays no less than 2.4m x 59m to each side of the access where it meets the highway; c. The proposal shall demonstrate satisfactory measures for any impact on the heritage setting of St. George's Church. A Heritage Statement shall be submitted to this effect; d. The existing trees and hedges on the west and east boundaries of the site shall be retained; e. Development shall include satisfactory measures to protect the amenity of neighbouring properties. <p>P2P.2 As part of the development, the existing residential property will be demolished.</p> <p>P2P.3 This site is expected to be developed between 2033 and 2036.</p> <p>P2P.4 This site is not required to deliver affordable homes.</p>
<p>POLICY 2Q: SITE ALLOCATION STNP16: RICHMOND HALL</p> <p>P2P.1 Land amounting to approximately 0.65 hectares is allocated as Site STNP16 for the provision of a maximum of 12 new dwellings on greenfield land at Richmond Hall, Richmond Lane. Proposals shall comply with the following criteria:</p> <ul style="list-style-type: none"> a) The site boundary shall be as shown on Policy Map 2P; b) The land shown on Policy Map 2P is safeguarded in perpetuity as future publicly accessible amenity land; c) As part of the planning consent, provision is made by the applicant for the future management and maintenance of the future publicly accessible amenity land; d) The site will be developed in conjunction with the immediately adjacent site which has outline permission (Ref. 3PL/2018/0563/O); e) Safe access to and from the site shall be provided by via the adjacent permitted site, to which highways conditions apply; f) A professionally prepared Landscape and Visual Impact Assessment shall be provided with the planning application and shall demonstrate how the site layout, design and landscaping of a combined and coherent scheme for the site in conjunction with the adjacent permitted site, preserves, and is sympathetic to the landscape character of the area in which the site is located; g) The existing trees and hedges on the sites shall be retained; <p>P2P.2 This site is expected to be developed between 2019 and 2024.</p> <p>P2P.3 This site is required to deliver not fewer than four affordable homes in combination with the adjacent permitted site.</p>
<p>POLICY 3A: DESIGN</p> <p>P3A.1 General: All proposals shall be guided by the most up to date version of the Saham Toney Village Design Guide, and demonstrate they are well-designed in a manner that reflects local context and contributes positively to Saham Toney's distinctive character.</p> <p>P3A.2 Local context: New development shall respond positively to, and integrate well with its surroundings, taking full account of site features and local character.</p> <p>P3A.3 Local vernacular: Design proposals shall be locally distinctive and incorporate the Neighbourhood Area's vernacular styles and materials.</p> <p>P3A.4 Local integration: Proposals shall:</p> <ul style="list-style-type: none"> a) Relate well to existing patterns of development, and in the case of settlement edge proposals, careful consideration shall be given to their integration and interface with the surrounding countryside; and b) Maintain the residential amenity of neighbouring occupants, and provide adequate levels of residential amenity for future occupants.

P3A.5 Built form: All developments shall be sympathetic to the surrounding built form in terms of height, scale and layout. Any proposal exceeding two storeys shall be accompanied by a landscape and visual impact appraisal that demonstrates compliance with this and that no significant visual harm will result.

P3A.6 Layout and landscaping: Design and layout shall:

- a) Respect the natural contours of the site and protect and sensitively incorporate any natural features such as trees, hedges and ponds;
- b) Incorporate attractive and coherent boundary treatments which reflect the local vernacular; and
- c) In the case of residential proposals include appropriate rear garden spaces.

P3A.7 Quality and security of design: Proposals shall:

- a) Be assessed and shown to perform positively against Building for Life 12; and
- b) Be in accordance with the principles set out in the Police initiative "Secured by Design".

P3A.8 Respect for the historic environment: Design and layout shall:

- a) Make use of opportunities there may be to enhance or better reveal the significance of the historic environment; and
- b) Not materially impact the significance of any building defined as a heritage asset or its setting; or if such impact would occur, be justified by a proportionate impact assessment and mitigation proposal.

P3A.9 Sustainable construction: All developments shall be based on established principles of sustainable construction, and shall ideally use locally sourced materials of low ecological /environmental impact.

P3A.10 A safe, healthy and inclusive environment: New developments shall:

- a) Create places where people feel safe and that are easily accessible to all;
- b) Be designed to be adaptable to the changing needs of their occupants / users;
- c) Take into account the mobility needs of likely building occupants and visitors; and
- d) To promote social inclusion, social housing shall not be distinguishable from private housing by its design, nor should it be located in separate blocks or the least attractive part of a site.

POLICY 3B: DENSITY OF RESIDENTIAL DEVELOPMENTS

P3B.1 The density of new residential developments shall not detract from the character and appearance of the immediately surrounding and shall be guided by the data on existing densities as provided in Table3B.1.

Area Number (as shown on Evidence Map 3B.1)	Density Guideline (dwellings per hectare)	Area Number (as shown on Evidence Map 3B.1)	Density Guideline (dwellings per hectare)
1	13.5	11	16.5
2	12.8	12	12.0
3	7.4	13	22.8
4	18.4	14	7.3
5	11.4	15	7.2
6	12.6	16	8.2
7	16.3	17	8.8
8	7.4	18	6.6
9	7.6	19	12.3
10	11.2	ALL	11.0

TABLE 3B.1: APPROXIMATE HOUSING DENSITIES BY AREA

POLICY 3C: SITE ACCESS AND ON-SITE STREETS

P3C.1 Successful site access and on-site street layout will be promoted by applying the following

principles to all development:

- a) Site access shall be compatible with and link successfully with the local road network, shall not impact on highway safety and shall be in full compliance with Local Highway Authority requirements;
- b) Any significant impacts arising from residual traffic generated by the development shall be mitigated where this is viable and the measures are of a scale that is commensurate with the development and any severe residual cumulative impacts on the road network will not be accepted;
- c) Streets within a development shall be set out in a way encourages low vehicle speeds, with traffic calming measures incorporated where necessary to achieve this;
- d) Where appropriate to the size of a development, and practical, there should be more than one pedestrian and vehicular access into and out of a site; and
- e) Where appropriate, pavements shall be provided alongside site roads and shall be wide enough to allow safe passage of pedestrians without recourse to use of the roadway.

POLICY 3D: PARKING

P3D.1 Appropriate provision for parking of vehicles and bicycles site access will be promoted by applying the following principles to all development:

- a) Adequate and safe parking shall be provided for all developments, appropriate to their use.
- b) On-plot parking is preferred for residential developments.
- c) Off-plot parking, if provided, should be in view of the property it serves;
- d) Where on-street parking is provided, it shall preferably take the form of discrete parking bays adjacent to and parallel with the street. Each individual bay in a cluster of parking bays should be sized for a maximum of 4 or 5 vehicles;
- e) Secure and convenient cycle storage shall be provided of a quantity consistent with the number of dwellings / bedrooms to promote increased cycle usage;
- f) Developments shall not result in reduced off-plot parking provision for existing properties;
- g) The design and layout shall provide adequate parking space consistent with the anticipated use of the site and taking into account likely resident /user needs, and the parking standards defined in the emerging Local Plan;
- h) Sufficient unallocated parking spaces shall be provided to cater for visitors;
- i) Where parking provision is made to the front of a property, its impact on the street scene shall be softened and mitigated by appropriate and sympathetic boundary treatment;
- j) An appropriate form and amount of parking for disabled people shall be incorporated in accordance with the guidance given in Appendix 2 of the emerging Local Plan and the most up to date version of Norfolk County Council's document "Parking Standards for Norfolk";
- k) Residents' parking courts shall not be used other than in exceptional circumstances. Should a parking court form part of the design, it shall not be of a size that dominates the site, and should ideally be visible from the properties they serve.

POLICY 3E: DARK SKIES PRESERVATION

P3E.1 Street lighting of new developments or any other lighting that affects the "dark skies" of the Neighbourhood Area shall normally be avoided. Where street lighting is proposed:

- a. Valid reasons justifying the installation of such lighting shall be provided;
- b. Light spillage from the site shall be avoided;
- c. It is subject to a limit on its operation within lighting-up times (between one half hour after sunset up to one half hour before sunrise);
- d. It shall not be obtrusive;
- e. Proposals shall not materially alter light levels outside the development and/or have the potential to adversely affect the use or enjoyment of nearby buildings or open spaces; and
- f. Lighting proposals shall avoid potentially high impact on wildlife when proposed close to

sensitive wildlife receptors or areas.
POLICY 4: NON-RESIDENTIAL DEVELOPMENT
<p>P4.1 Development or enhancement of existing or new business, recreational, sport or tourism related facilities, or new community facilities will be supported where:</p> <ul style="list-style-type: none"> a. It recognises and protects the intrinsic character and beauty of the countryside in line with national policy; b. It is of an appropriate scale and sited, designed and landscaped to be sympathetic to its landscape setting and the character and appearance of any neighbouring residential properties; c. It would not have a materially adverse impact on the amenities of nearby residential properties or the rural environment in terms of its scale and visual appearance, or any noise, effluent or fumes it would emit; d. It would not give rise to a severe increase of road traffic; e. Safe and suitable access to the site can be achieved for all people; and f. An appropriate level of infrastructure is in place to serve the development. <p>P4.2 Proposals, including change of use (outside permitted development rights), which result in the loss of the local sport or other recreational facilities will be subject to the same criteria emerging Local Plan Policy COM 04 specifies for community facilities.</p> <p>P4.3 Proposals where new development increases the demand for sport or other recreational facilities will be subject to the same criteria emerging Local Plan Policy COM 04 specifies for community facilities, in accordance with the requirements of regulation 122 of the Community Infrastructure Levy Regulations 2010.</p> <p>P4.4 Proposals for the provision of new or enhanced recreational facilities should make appropriate use of guidance provided by Sport England.</p>
POLICY 5: SAHAM TONEY RURAL GAP
<p>P5.1 A Rural Gap maintaining separation of Saham Toney from Watton is designated as shown on Policy Map 5.1.</p> <p>P5.2 Proposals for essential utility infrastructure will be permitted in the rural gap where no other feasible site is available.</p> <p>P5.3 Otherwise, in the rural gap, development will only be permitted where it is demonstrated in a Design and Access Statement and a Landscape Visual Impact Appraisal that it:</p> <ul style="list-style-type: none"> a) Respects and retains the open and undeveloped nature of the physical and visual gap between Saham Toney and Watton; b) Prevents the coalescence of Saham Toney and Watton, and retains the former's separate and distinct character; c) Would not affect the rural setting of Saham Toney; and d) Recognises the intrinsic and specific landscape value and sensitivity of the countryside in the rural gap, and would enhance the landscape.
POLICY 6: HERITAGE ASSETS
<p>P6.1 The parish's designated heritage assets and their setting including listed buildings, scheduled monuments and assets above and below ground, will be conserved or where possible enhanced. Proposals for their development will take into account their significance and contribution to local distinctiveness, character and sense of place.</p> <p>P6.2 Decisions about proposed changes that could affect the significance of any heritage assets shall be made having regard to the advice in the most up to date version of Historic England's Good Practice Advice in Planning: 2 "Managing Significance in Decision Taking in the Historic Environment", or any more up to date guidance made available by Historic England on its website or elsewhere, and also taking into account the relevant policies in the National Planning Policy Framework (2018) or any of its successors.</p> <p>P6.3 Proposals for development that affect non-designated heritage assets will be considered</p>

taking account of the scale of any harm or loss and the significance of the heritage assets as set out in the National Planning Policy Framework and as described in a Design and Access Statement or Heritage Statement. In making a balanced judgement between significance and harm, particular attention shall be given to opportunities to conserve, and wherever possible enhance the character, appearance and setting of the asset. Managed, sympathetic change will be supported.

P6.4 Where a proposed development site includes the location of a Site or Find defined as a heritage asset in the Saham Toney Heritage Asset Register, or if a new archaeological asset is found during any preliminary site investigations, or has the potential to include heritage assets with archaeological interest, it should ideally be left in situ and undisturbed by the development. If this is not feasible, applicants shall:

- a) Contact Norfolk County Council Environment Service Historic Environment Strategy and Advice team(hep@norfolk.gov.uk) for advice to identify archaeological implications; and
- b) Submit a desk-based study which explains the significance of the asset(s) concerned, and identifies what further measures if any should be taken.

Should it be identified as necessary by preliminary assessment, a field evaluation and satisfactory recording shall be carried out and an archaeological assessment shall be provided that is appropriate to the significance of the asset(s).

Where it is deemed an asset, or assets have significant archaeological interest, conservation or mitigation measures shall be adopted, based on a balanced judgement of their benefit against the likely impact on the development.

P6.5 Where a need for field evaluation is identified a planning condition shall be agreed to prevent any disturbance of the development site until such investigation has been completed to the satisfaction of the Local Planning Authority Archaeologist.

P6.6 For all heritage assets, both designated and undesignated, the level of work required to understand and assess an asset's significance shall be appropriate and proportionate in scope and depth to the importance of the heritage asset potentially affected.

P6.7 For all heritage assets, both designated and undesignated, if some negative impact or loss of fabric is unavoidable, then the applicant will be required to record and advance understanding of the significance of elements, including archaeological deposits, that will be removed or altered, both prior to and during the work.

POLICY 7A: LANDSCAPE CHARACTER PRESERVATION AND ENHANCEMENT

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

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

- a) Their scale, location and design are appropriate to the landscape character and sensitivity of the area in which they are located;
- b) They will not have an adverse impact on the key natural, built or historic features of an area's landscape character or the overall composition or quality of the landscape character, particularly if the landscape is currently largely unspoiled by obtrusive or discordant features; and
- c) When considered with other recent developments, they do not have an adverse cumulative impact on the local landscape character.

P7A.2 The preservation and where possible enhancement of landscape shall be achieved by recognising and respecting the landscape sensitivity and characteristics of the character area in which a development proposal is located. Landscape character areas are defined and described in the Saham Toney Parish Landscape Assessment, January 2019 and include:

- a) Rural character areas: see Policy Map 7A.1; b) Village character areas: see Policy Map 7A.2; and
- c) Settlement fringe areas: see Policy Map 7A.3.

Village Character Areas

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

Settlement Fringe Areas

P7A.4 Proposals in the settlement fringe shall:

- a) Avoid hard edges directly onto open countryside and otherwise integrate sensitively to their open setting;
- b) Respect, preserve and where possible, enhance and reinforce the distinguishing landscape features of the rural character area and settlement fringe area in which a proposed site is located (as described in the Saham Toney Parish Landscape Character Assessment 2019); and
- c) Recognise and respect the combined landscape and visual sensitivity of the settlement fringe area in which a site is located as set out in table P7A.1: Settlement Fringe Landscape Sensitivities by Area.

P7A.5 All proposals for sites located in areas of high or moderate-high combined landscape sensitivity, shall include a professionally prepared Landscape and Visual Impact Assessment that provides full justification for the proposal in landscape terms, shows how the area's special landscape qualities will be preserved, and where possible enhanced, and sets out measures that will be taken to mitigate landscape impact. In such areas changes that would degrade the area's combined landscape sensitivity will not be supported.

Rural Character Areas

P7A.6 Proposals beyond the settlement fringes shall be restricted to appropriate countryside development and shall respect and reinforce the distinguishing characteristics of the rural character area (as described in the Saham Toney Parish Landscape Character Assessment 2019) in which a proposed site is located.

P7A.7 Where appropriate development does come forward outside the settlement boundary, opportunities will be sought to address the opportunity and management aims (as set out in the Saham Toney Parish Landscape Character Assessment 2019), for the rural/ fringe character area in which a proposed site is located.

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

SETTLEMENT FRINGE AREA	LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	COMBINED SENSITIVITY
FA-1	High	Moderate to High	HIGH
FA-2	Moderate	Moderate	MODERATE
FA-3	Low to Moderate	High	MODERATE-HIGH
FA-4	Moderate	High	MODERATE-HIGH
FA-5	Moderate	Moderate	MODERATE
FA-6	High	Low to Moderate	MODERATE-HIGH
FA-7	Moderate	Moderate	MODERATE
FA-8	High	Moderate	MODERATE-HIGH

POLICY 7B: KEY VIEWS

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

- a. Key View 1: West to Saham Hall parkland;
- b. Key View 2: East along Richmond Road to St. George's Church;
- c. Key View 3: South from Hills Road to St. George's Church;
- d. Key View 4: South from Pound Hill across open land towards Saham Mere;
- e. Key View 5: South along Pound Hill to St. George's Church, including the tree canopies that frame this view;

- f. Key View 6: North along Richmond Road to St. George's Church;
- g. Key View 7: South across Broom Hall meadows, including the tree cover in the valley bottom;
- h. Key View 8: North at the Cley Lane village gateway;
- i. Key View 9: West from Ovington Road to Bristow's Mill Tower;
- j. Key View 10: South-west to Threxton Church.

POLICY 7C: LOCAL GREEN SPACES

P7C.1 The open spaces listed below and shown on Policy Maps 7C.1 and 7C.2 are designated as Local Green Spaces. New development on these sites will not be permitted other than in exceptional circumstances, which may include essential utility infrastructure for which no other feasible site is available.

ST-GS1: The parish sports field, including the community orchard;

ST-GS2: The Wells Cole Community Centre park land, including the "Growing Together" wildlife area; ST-GS3: The land immediately surrounding Saham Mere;

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

ST-GS5: The village allotments;

ST-GS6: The bird sanctuary.

POLICY 7D: BIODIVERSITY AND HABITAT

P7D.1 Development proposals will be expected to retain existing features of biodiversity value and, where practical to do so, provide a net gain in biodiversity through for example:

- a. The creation of new natural habitats; and
- b. The use of wildlife-friendly features;

P7D.2 Proposals which result in a net loss of biodiversity will not normally be permitted.

Development that is likely to have either a direct or indirect adverse impact upon areas of local biodiversity importance should demonstrate that appropriate mitigation and/or compensation could be provided and where possible achieve a net enhancement to the biodiversity within the area.

P7D.3 Proposals that affect any of the wildlife habitats, sites or ecological connectivities shown on Policy Maps 7D.1 or 7D.2a, b and c, shall demonstrate, that:

- a. They would contribute to, rather than detract from their biodiversity value; and
- b. They would not sever or destroy the operation of a wildlife habitat or corridor; or if that is not possible:
 - i. They include measures to avoid harm to a wildlife habitat or corridor; or if that is not possible
 - ii. Suitable mitigation measures are proposed to reduce or minimise impact on the wildlife habitat or corridor affected; or if that is not possible
 - iii. Suitable measures are proposed to compensate for harmful effects.

P7D.4 Proposals that would lead to the enhancement of an ecological network or improve habitat connectivity in line with the opportunities shown on Policy Maps 7.3a and b will be encouraged.

P7D.5 The County wildlife sites, ancient woodlands and veteran trees identified on Policy Map 7D.4 are to be protected. Any development proposal which impacts upon them must contribute to, rather than detract from, their biodiversity value.

P7D.6 Wherever else possible opportunities shall be sought and supported to:

- a) Improve habitats and their networks;
- b) Improve the naturalness of green spaces and access to them; and
- c) Improve connectivity with and between green spaces.

P7D.7 Biodiversity offsetting shall be positively encouraged.

POLICY 7E: GREEN INFRASTRUCTURE

P7E.1 Development proposals will be expected to take every opportunity to conserve green infrastructure features of value and, where practical to do so, provide a net gain in green

infrastructure.

P7E.2 Development shall recognise the importance of ecosystem services and promote multi-functional land use and connectivity.

P7E.3 Proposals setting out green infrastructure measures to be incorporated in development shall be included in a Design and Access Statement or Planning Statement.

P7E.4 Development proposals shall be sensitive to the use and conservation of water.

P7E.5 Development able to demonstrate a low carbon footprint shall be encouraged and favoured.

P7E.6 Soft landscaping shall be used in preference to hard wherever possible.

P7E.7 Wherever possible developments shall incorporate small water bodies.

POLICY 7F: TREES AND HEDGES

P7F.1 Trees, copses and woodlands of good arboricultural or amenity value shall not be removed as a result of development unless justified by an assessment based on an on-site tree and biodiversity survey that verifies that the poor health and condition of such items warrants their removal.

P7F.2 Proposals that may result insignificant harm to, or full or partial removal of ancient woodlands and veteran trees shall be wholly exceptional and only permitted if they have been assessed in accordance with Natural England's "Standing Advice for Ancient Woodland and Veteran Trees"(or anymore up to date guidance made available by Natural England), and shown to be justified.

P7F.3 Any Category A or B tree or hedgerow, or any Category C tree or hedgerow that has the growth potential to become Category A or B, lost as a result of development shall be adequately compensated elsewhere within the site, taking into account the size and condition of the lost items. Replanting should comprise species that are characteristic of the area and enhance the landscape. Supplementary planting which strengthens the existing network of hedgerows will also be supported.

P7F.4 New developments shall provide for an appropriate level of new tree and hedge planting, with species that are characteristic of the area. New trees and hedges shall be given adequate room to reach maturity. Where necessary, planning conditions should be sought to secure planting of new trees and hedges.

P7F.5 Appropriate measures shall be taken to protect the roots of all existing trees and hedges that are to be retained on a site during the process of development.

P7F.6 Development adjacent to ancient woodland or veteran trees shall incorporate buffer zones as laid out in Planning Practice Guidance: "Ancient woodland, ancient trees and veteran trees: protecting them from development".

POLICY 8: SURFACE WATER MANAGEMENT & SEWERAGE PROVISION

P8.1 Proposals for all sites allocated in this Plan shall include a site-specific Flood Risk Assessment and/ or a Drainage Strategy.

P8.2 All development proposals including those coming forward within the areas of high, medium and low risk from surface water flooding as identified by the Environment Agency in its up to date online maps, shall satisfy the following criteria:

- a. The application includes a site-specific Flood Risk Assessment and Surface Water Drainage Strategy that gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage to ensure that there is no increased risk of surface water flooding either on the development site itself or to existing property or infrastructure, and that there will be no risk of ground water flooding occurring (either on the site itself or within a radius of 1km of the site boundary) as a result of the development;
- b. The Flood Risk Assessment should include:
 - i. Appropriate measures to address any identified risk of flooding (in the following order of

priority: assess; avoid; manage; and mitigate flood risk;

ii. Where appropriate undertake sequential and/or exception tests;

iii. Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use;

iv. Inclusion of appropriate allowances for climate change.

c. The Surface Water Drainage Strategy, including any necessary flood risk mitigation measures, should be agreed as a condition of the development, 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 has been discharged;

d. The provision of SuDs is the preferred method to manage surface water run-off from new developments. Where a sustainable drainage system (SuDS) solution is proposed, preliminary, outline or final SuDs Design Statements shall be provided at appropriate stages of a planning application and a SuDs Management and Maintenance Plan setting out ongoing maintenance requirements for the scheme's satisfactory operation shall be provided;

e. Appropriate on-site water storage shall be incorporated in the drainage scheme to intercept, attenuate or store long term surface water run-off up to and including the 1% AEP (Annual Exceedance Probability) event; and

f. Where the highest measured ground water level is within 1.2m of the base of any proposed infiltration feature or within 1 metre of ground level at the point of measurement, means of ensuring the satisfactory operation of SUDS schemes must be clearly demonstrated prior to approval;

g. Assessment of flood risk and design of a surface water drainage system shall include allowance for climate change in accordance with the most up to date Government guidance.

P8.3 All windfall sites located in river or surface water flood risk zones shall go through the sequential test. A sequential test for sites allocated or reserved in this Plan will only be required if new information has come forward since designation in the Plan.

P8.4 All proposals in areas of high or medium risk of surface water flooding, regardless of size, shall be reviewed by the Lead Local Flood Authority (for the means of surface water disposal) and the Statutory Water Undertaker (where surface water is proposed to be discharged into the public sewerage network) prior to being decided.

P8.5 All proposals shall demonstrate the use of appropriately flood resistant / resilient construction.

P8.6 Proposals shall consider and where possible make use of the contribution that trees and woodlands can provide to help resolve a range of water management issues.

P8.7 All new development will be expected to connect to the public foul sewerage network in accordance with the requirements of Anglian Water unless evidence is produced that it is not feasible to do so. Evidence shall be provided by applicants to demonstrate that capacity is available within the foul sewerage network, including at the treatment works, or can be made available in time to serve the development. If mains sewerage is demonstrably not feasible then an effective and sustainable private sewerage system plan shall be agreed with the Local Planning Authority in advance of development commencing. Such a plan must be implemented prior to the occupation of the first dwelling.

4. SEA Screening

4.1. The process for determining whether or not a SEA is required is called screening. In order to screen, it is necessary to determine if a plan will have significant environmental effects using the criteria set out in Annex II of the SEA Directive and Schedule I of the SEA Regulations. A determination cannot be made until the three statutory consultation bodies have been consulted: The Environment Agency, Natural England and Historic England.

4.2. Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out in Table 1 below:

Figure 1: Criteria for Determining the Likely Significance of Effects.

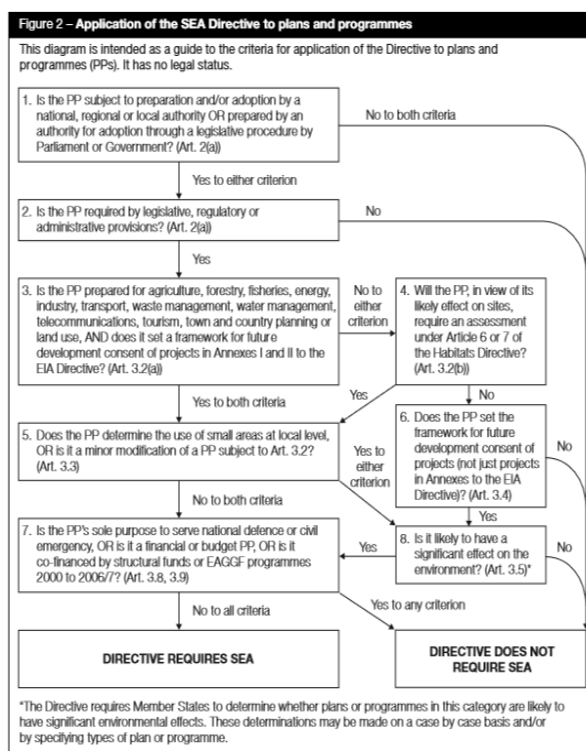
1. The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the trans-boundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex 11 of SEA Directive 2001/42/EC

5. Assessment

5.1. The SEA screening is a two-stage process. The first part considers the Neighbourhood Plan against the SEA assessment criteria set out in the national guidance, 'A Practical Guide to the Strategic Environmental Assessment Directive'⁵. The second part of the assessment considers whether the NP is likely to have a significant effect on the environment, using criteria drawn from Schedule 1 of the EU SEA Directive and the UK Environmental Assessment of Plans and Programmes Regulations 2004⁶.

5.2. The process shown has been undertaken and the findings can be viewed in the figure below and in Table 1 which follows. This sets out how the SEA Directive should be applied.



(Source: Annex 11 of SEA Directive)

⁵ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

⁶ http://www.legislation.gov.uk/uksi/2004/1633/pdfs/uksi_20041633_en.pdf

Table 1: Application of the SEA Directive to the Saham Toney Neighbourhood Plan

Assessment 1: Establishing the need for SEA

STAGE	Y/N	REASON
1. Is the Neighbourhood Plan (NP) subject to preparation and/or adoption by a national, regional or local authority or prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation and making of the NP is permitted under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP is being prepared by Saham Toney Parish Councils (as the “relevant bodies”) and will be “made” (adopted) by Breckland Council as the Local Authority subject to passing an independent examination and community referendum. The preparation of the NP is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 (as amended) and the Neighbourhood Planning (Referendums) Regulations 2012.
2. Is the NP required by legislative, regulatory or administrative provisions? (Art.2(a))	N	Whilst the NP is not a requirement of the Town and Country Planning Act as amended by the Localism Act 2011, it will be “made” and eventually form part of the Development Plan for the District. These are directed by legislative processes and it is important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, and does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	<p>A NP can include these policy areas and could provide, at a Neighbourhood Area level, the framework for development that would fall within Annex II of the EIA Directive. Developments that fall within Annex I are ‘excluded’ development for NPs (as set out in Section 61(k) of the Town and Country Planning Act 1990 (as amended)).</p> <p>The NP is prepared to set out a framework for town and country planning and land use within the parish of Saham Toney. The strategic framework for development is set by the adopted Core Strategy and the emerging LP of the Breckland Council. The NP seeks to align and be in general conformity with this.</p> <p>The NP does not anticipate being the tool to manage development of the scale and nature envisaged by Annex I and Annex II of the EIA Directive.</p>
4. Will the NP, in view of its likely effect on sites, require an assessment for future development	Y	<p>A NP could potentially have impacts on sites covered by the Habitats Regulations.</p> <p>A Habitats Regulation Assessment (HRA) Screening Report</p>

under Article 6 or 7 of the habitats Directive? (Art.3.2(b))		<p>(2013) and the Assessment of the Breckland LP at Preferred Directions stage (2015) were carried out as part of the Local Plans preparation.</p> <p>A further HRA including a full Appropriate Assessment on the Saham Toney Neighbourhood Plan has also been undertaken (September 2019) and concludes no likely significant effects on Habitat Sites covered by the Habitats Regulations.</p>
5. Does the NP determine the use of small areas at local level, or is it a minor modification of a PP subject to Art 3.2? (Art3.3)	Y	<p>A NP can determine the use of small areas at a local level. The NP proposes to include policies relating to the location of sustainable development, and proposes an additional 33-50 homes dwellings from that allocated in the emerging Breckland Local Plan.</p>
6. Does the NP set the framework for future development consent of Projects (not just projects in Annexes to the EIA Directive)? (Art 3.4)	Y	<p>Once 'made', a NP forms part of the statutory Development Plan and will be used in the determination of planning applications in the Neighbourhood Area. Therefore, it sets the framework for future developments at a local level.</p>
7. Is the NP sole purpose to serve national defence or civil emergency, or is it financial or budget PP, or is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art.3.8,3.9)	N	<p>The NP does not deal with these categories.</p>
8. Is it likely to have a significant effect on the environment	N	<p>The NP seeks general conformity with the strategic policies of the "adopted" Core Strategy and has regard to the emerging LP. The NP includes allocations for 83, an additional 30-50 houses above that allocated in the emerging Breckland Local Plan. The Breckland Local Plan provides for a level of growth of 15, 927 dwellings (in the time period 2011 to 2036). The additional 3050 houses proposed in the NP equates to a less than 0.2% increase in the total number of dwellings in the Local Plan. The parish has no internationally-designated or nationally-designated sites within its boundaries. It is therefore considered that the plan would not have a significant effect on heritage</p>

Comment [SH2]: This figure is now incorrect in view of the dwelling numbers error.

		assets, landscape, biodiversity interests or areas of flood risk.
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5.3 The Environment Agency, Natural England and Historic England were consulted on the requirement for SEA for the STNP. The responses received are attached in Appendix 1.

SEA Screening Stage 2: SEA Directive Article 3(5) Annex II – Application of Criteria for determining the likely significance of effects of a Neighbourhood Plan

5.4 Table 2 below sets out the assessment against the Strategic Environmental Assessment criteria for the NP. This is to determine whether the implementation of the Neighbourhood Plan will have a significant effect on the environment. This criteria against which the screening is carried out are taken directly from Annex II of the European Union Directive 2001/42/EC (also known as the SEA Directive), as required by Article 3(4).

Table 2: SEA Screening Stage 2 - Assessment of the Likelihood of Significant Effects on the Environment

Criteria in Annex 11 of the SEA Directive	Response	Is there a significant effect?
(1) Characteristics of the plan and programmes, having regard, in particular, to:		
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size, and operating conditions or by allocating resources;	The strategic framework for development is set by the adopted Core Strategy and the emerging Breckland LP. The NP seeks to align and be in general conformity with this.	No
The degree to which the plan or programme influences other plans or programmes including those in a hierarchy;	The NP will be adopted alongside the higher order LP and form part of the District's Development Plan. The NP will expand upon some of the emerging LP policies, providing supplementary information on a local scale.	No
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	Any development that comes forward through the NP will be subject to environmental considerations of the Core Strategy and the LP when adopted. These policies have been subject to sustainability appraisal, and are in place to ensure that sustainable development is achieved.	No
Environmental problems relevant to the plan or programme;	There are not considered to be any significant environmental problems which are specific to the area, above and beyond those considered and addressed in the LP. The STNP has also been subject to an Appropriate Assessment (September 2019) which concluded no likely significant effects on Habitat Sites covered by the Habitats Regulations. The NP includes	No

	policies which provide additional environmental protection.	
The relevance of the plan or programme for the implementation of community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	The implementation of community legislation is unlikely to be significantly compromised by the NP.	No
(2) Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
The probability, duration, frequency, and reversibility of the effects;	The NP is a long-term plan up to 2036. The NP proposes to include policies relating to the location of sustainable development and proposes an additional of 33-50 homes dwellings from that allocated in the emerging Breckland Local Plan.	No
The cumulative nature of the effects;	It is considered unlikely that the degree of development proposed through the Neighbourhood Plan when combined with the Core Strategy and the emerging LP will introduce significant environmental effects.	No
The transboundary nature of the effects;	The impacts beyond the parish are unlikely to be significant.	No
The risks to human health or the environment (e.g. due to accidents);	The NP is unlikely to produce any significant effects.	No
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The NP covers the Parish of Saham Toney with a population of 1,507 (Census 2011). The spatial extent and the magnitude of the population affected are not considered significant for the purpose of the SEA.	No
The value and vulnerability of the area likely to be affected due to: i) Special natural characteristics or cultural heritage; ii) Exceeded	i) The NP area and adjacent areas do not contain any internationally-designated or nationally-designated sites. It does not include designations which reflect the cultural and heritage value of the area such as listed buildings and conservation area. The NP will however conform to the adopted LP, which provides protection to these environmental characteristics to ensure that they are not vulnerable to significant impacts from development.	No

<p>environmental quality standards or limit values</p> <p>iii) Intensive land use</p>	<p>ii) The NP is unlikely to result in exceedance of environmental quality standards, such as those relating to air, water, and soil quality.</p> <p>iii) The NP is unlikely to bring forward development of an extent that would result in a significant intensification of Local land Use.</p>	<p>No</p> <p>No</p>
<p>The effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The NP Area does not include any landscape designations. The environmental effects on areas of biodiversity designations have been considered through the emerging LP.</p>	<p>No</p>

6. Screening Outcome

6.1. The assessment shown above identifies that, based on the information available to date, there are unlikely to be any significant environmental effects from the implementation of the proposals in the emerging STNP.

6.2. The Environment Agency, Historic England and Natural England, as well as Norfolk County Council, have responded to the Screening Opinion request and their responses are contained in Appendix 1. Their responses are based on the environmental information provided by Norfolk County Council.

6.3. Having reviewed the criteria, Breckland Council has concluded that the emerging STNP is not likely to have any significant environmental effect and accordingly will not require a Strategic Environmental Assessment. The main reasons for this conclusion are:

- ~~The NP does not allocate any sites for development.~~
- ~~The NP area does not contain sensitive environmental assets that may be affected by the policies and proposals in the neighbourhood plan.~~
- ~~The NP was subject to an HRA / Appropriate Assessment (Natural Environment Team, Norfolk County Council on behalf of Breckland Council; September 2019) that concluded that the additional homes allocated within the NP would not result in any Likely Significant Effects on the integrity of the Natura2000 network.~~
-
- ~~The NP allocates 5033 additional homes to those included in the Breckland Local Plan. The Breckland Local Plan provides for a level of growth of 15,927 dwellings (in the time period 2011 to 2036). The additional 5033 houses proposed in the NP equates to a less than 0.2% increase in the total number of dwellings in the Local Plan. This minor increase is acceptable within the constraints of the sustainability appraisal of the Breckland Local Plan.~~
- The proposed policies in the STNP seek to avoid or minimise environmental effects when determining development proposals, and are unlikely to result in any additional environmental impacts.

6.4. This report is based on the Screening Opinion request on the 2nd Regulation 14 version of the STNP. Should the contents of the plan subsequently differ from this version, there may be a requirement to revisit this Screening Opinion.

6.5. A copy of this report will be available for inspection at Breckland Council Offices, Elizabeth House, Wolpole Loke, Dereham, Norfolk, NR19 1EE.

Comment [SH3]: All this text was amended as a result of comments from the County Council as a consultee.

Comment [SH4]: Not clear why this was deleted by the County E, as there were no comments on this bullet point – should this have been deleted from the model report template?

Comment [SH5]: This has been added to clarify which type of AA was being referred to.

APPENDIX 1

Responses from Statutory Consultees

From: Benn, Neville [mailto:neville.benn@environment-agency.gov.uk]

Sent: 18 September 2019 10:53

To: Heinrich, Susan

Subject: RE: Request for SEA screening of the Saham Toney Neighbourhood Plan - 2nd Reg.14 version

Dear Susan

We agree with the conclusions that have been reached.

Kind regards

Neville Benn

Senior Planning Advisor

Sustainable Places

East Anglia Area (West)

✉ Environment Agency, Bromholme Lane, Bampton, Huntingdon, Cambs. PE28 4NE

☎ Internal: 51906

☎ External: 0203 0251906

💻 neville.benn@environment-agency.gov.uk



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Date: 18 September 2019
Our ref: 295061
Your ref: Saham Toney Neighbourhood Plan

Ms S Heinrich
Neighbourhood Planning Co-Ordinator
Breckland Council

BY EMAIL ONLY



Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Ms Heinrich

Re: SEA screening of the Saham Toney Neighbourhood Plan

Thank you for your consultation on the above dated and received by Natural England on 16 September 2019

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether a SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Joanne Widgery
Consultations Team

From: Chamberlain, Naomi [mailto:naomi.chamberlain@norfolk.gov.uk]
Sent: 02 October 2019 15:52
To: Heinrich, Susan
Cc: Doleman, Richard
Subject: RE: NCC comments on the Saham Toney SEA

Hi Susan

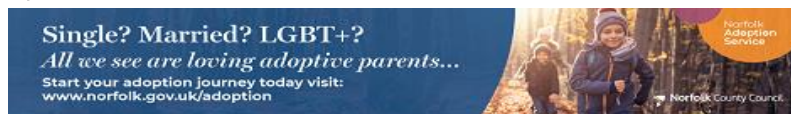
The comments sent earlier still stand. However, I would like to add that NCC considers that an SEA is required for the Saham Toney Neighbourhood Plan due to the neighbourhood plan allocating sites and the potential that some of the sites allocations may not have been appraised through the local plan sustainability appraisal process.

Best wishes,
Naomi

Naomi Chamberlain, Trainee Planner
Community & Environmental Services
Tel: 01603 638422
County Hall, Norwich, NR1 2DH



Norfolk County Council



From: Chamberlain, Naomi
Sent: 02 October 2019 13:48
To: Heinrich, Susan <Susan.Heinrich@breckland.gov.uk>
Cc: Doleman, Richard <richard.doleman@norfolk.gov.uk>; Faulkner, Stephen <stephen.faulkner@norfolk.gov.uk>
Subject: NCC comments on the Saham Toney SEA

Hi Susan

Thank you for circulating the Saham Toney SEA screening, I have attached comments to the document.

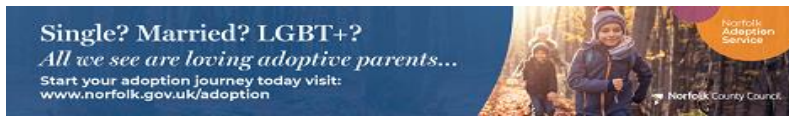
Our main comments relate the site allocations included in the Reg 14 neighbourhood plan which would trigger the requirement for an SEA, but the SEA screening does not refer to the site allocation. Therefore it is suggested that the site allocations in the neighbourhood plan are referenced in the SEA screening.

Best wishes,
Naomi

Naomi Chamberlain, Trainee Planner
Community & Environmental Services
Tel: 01603 638422
County Hall, Norwich, NR1 2DH



Norfolk County Council



Attached comments to above email

6.3 Having reviewed the criteria, Breckland Council has concluded that the emerging NP is not likely to have any significant environmental effect and accordingly will not require a Strategic Environmental Assessment. The main reasons for this conclusion are:

- The NP does not allocate any sites for development.
- The NP area does not contain sensitive environmental assets that may be affected by the policies and proposals in the neighbourhood plan;
- The NP does not allocate sites for development that have not already been appraised through the sustainability appraisal of the Breckland Local Plan
- The proposed policies in the NP seek to avoid or minimise environmental effects when determining development proposals, and are unlikely to result in any additional environmental impacts.

Comment [CN6]: Sites are allocated in the neighbourhood plan, for this reason it is assumed that an SEA is required for the neighbourhood plan

Comment [CN7]: Unsure as to whether all of the proposed site allocations have been through the SA process



Historic England

Ms Susan Heinrich
Breckland Council
Elizabeth House
Walpole Lake
Dereham
Norfolk
NR19 1EE

Direct Dial: 01223 582746

Our ref: PL00405663

22 October 2019

Dear Ms Heinrich

RE: Saham Toney Neighbourhood Plan SEA Screening

Thank you for your email of 13th September 2019 regarding the above consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore we welcome this opportunity to review the Saham Toney Neighbourhood Plan Screening Report, as well as the Regulation 14 Neighbourhood Plan, and its supporting documents. This includes the Site Assessment report prepared by AECOM. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Saham Toney Neighbourhood Plan (STNP)) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied with the Screening Opinion.

The supporting information (screening report and draft neighbourhood plan) supplied with the consultation indicates that within the plan area there is a range of designated historic environment assets. There is also likely to be other features of local historic, architectural or archaeological value, and consideration should also be given to the wider historic landscape.

The documentation indicates that the Saham Toney Neighbourhood Plan proposes to allocate eleven sites for housing. We note that Sites STNP1, STNP2, STNP9, STNP13, STNP14 and STNP15 have been allocated as part of Breckland's Local Plan, and will therefore have been subject to appropriate assessment as part of that process. These sites will deliver up to 33 residential units, which would meet the area's housing targets. In our previous response to the SEA Screening Request for the earlier version of the STNP (May 2018), we considered that an SEA was not required, owing to the fact the STNP did not propose to allocate any sites not already included in the Local Plan.

We note, however, that the updated STNP now proposes to allocate a further five sites for development over the plan period (Sites STNP4, STNP5, STNP6, STNP7 and



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STNP16), to deliver up to another 50 residential units. We are aware that the SEA Screening Report incorrectly states that it would be an additional 33 units, rather than 50.

These sites have not been subjected to assessment through either a Sustainability Assessment, or a Strategic Environmental Assessment. They have been considered as part of the AECOM Site Assessment Document, but this document does not satisfy the requirements of the Environmental Assessment Regulations 2004 in terms of assessment.

We note that Sites, STNP5, STNP6 and STNP7 have the potential - as identified in the AECOM assessment - to have a detrimental effect upon the setting of Page's Place (Grade II). In particular, the impact is likely to be related to the erosion of setting caused by the loss of Page's farmstead's historic open, rural character. In addition, the development of STNP4 is also highlighted as having the potential to erode the settlement character of Saham Toney in historic landscape terms, which can also contribute to questions of setting.

We highlight the NPPF requirement for plans to set out a positive strategy for the historic environment, and for new development to make a positive contribution to local character and distinctiveness (paragraph 185), as well as the requirement to avoid or minimise any conflict between the conservation of heritage assets and any aspect of a proposed development (paragraph 190).

Given that the neighbourhood area includes sufficient land, as allocated by the Local Plan, to meet its identified housing needs (stated as 33 units), there appears to be insufficient justification for allocating additional development (up to 83 units) above that number, *where it would lead to harm to the historic environment*.

Given the likely significant effects upon the historic environment, and the lack of SEA or SA assessment for these additional sites, Historic England hence considers that that a Strategic Environmental Assessment will now be required to fully determine the level and nature of that harm, and develop appropriately detailed avoidance or mitigation strategies.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required



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mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

We should like to stress that this opinion is based on the information provided by you with your correspondence dated 13th September 2019. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan/guidance) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely,

Edward James
Historic Places Advisor, East of England
Edward.James@HistoricEngland.org.uk

cc:



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