



**Saham Toney Neighbourhood Plan**  
**Habitat Regulation Assessment**  
**including an Appropriate Assessment**  
**September 2019 (version1.2)**

# **Habitat Regulation Assessment including Appropriate Assessment**

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## 1. Introduction and Legislative Background

1.1 This Habitat Regulations Assessment Report has been undertaken by officers from the Natural Environment Team at Norfolk County Council under the terms of the Service Level Agreement between Capita/ Breckland District Council and Norfolk County Council. The officers are full members of the Chartered Institute of Ecology and Environmental Management (CIEEM) and have the necessary experience, training and knowledge to complete this assessment.

1.2 This Habitat Regulations Assessment Report has been undertaken in order to support the Saham Toney Neighbourhood Plan (STNP) which is being produced by the Saham Toney Parish Council in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.3 The aim of this Report is to assess whether there are likely to be any significant effects on European Sites as a result of the emerging policies set out in the pre-submission draft Neighbourhood Plan.

1.4 This report assesses, as far as practical, whether any likely significant effects (LSE) may occur in relation to the qualifying features of European Designated Sites within or relatively proximate to the approved Neighbourhood Plan area, which comprises the civil parish of Saham Toney (Stage 1 of the HRA process).

1.5 A response from Natural England was received on 14<sup>th</sup> October 2019, a copy of which can be found in Appendix 3.

1.6 This assessment has been undertaken by officers from the Natural Environment Team at Norfolk County Council under the terms of the Service Level Agreement between Capita/ Breckland District Council and Norfolk County Council.

### Legislative background

1.7 Article 6(3) of the EU Habitats Directive states that:

*Any plan or project not directly connected with, or necessary to, the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.*

1.8 The purpose of the Habitat Regulations Assessment (HRA) is therefore to ensure the protection of European Designated Sites (Natura 2000) wherever practicable. European Designated Sites are designed to form an ecologically coherent network of designated spaces across Europe.

1.9 European Designated Sites, (Natura 2000) include **Special Protection Areas** (SPAs) and **Special Areas for Conservation** (SAC). As a matter of policy the government also expects authorities to treat **Ramsar sites**, **candidate Special Areas of Conservation** (cSAC) and **proposed Special Protection Areas** (pSPA) as if they are European Designated Sites for the purpose of considering development proposals that may affect them.

Definitions (taken from the DEFRA- Joint Nature Conservation Committee)

- **Special Protection Areas** (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which came into force in April 1979. They are classified for rare and vulnerable birds and for regularly occurring migratory species.
- **Special Areas of Conservation** (SACs) are strictly protected sites designated under the EC Habitats Directive. Article 3 of the Habitats Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species. The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds).
- **Ramsar sites** are wetlands of international importance designated under the Ramsar Convention.

1.9 The Neighbourhood Planning (General) Regulations 2012, state that submitted Plans need to be accompanied by a statement explaining how the proposed Plan meets the ‘basic conditions’ set out in Schedule 4B of the 1990 Town and Country Planning Act. These basic conditions include a requirement to demonstrate how the Plan is compatible with EU obligations, which include the need to undertake a Habitat Regulations Assessment.

1.10 Regulation 32 of the 2012 Regulations prescribes a further basic condition for a neighbourhood plan. This requires that the neighbourhood plan should not be likely to have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2017), either alone or in combination with other plans or projects.

1.11 Recent government guidance<sup>1</sup> indicates that an appropriate assessment for a more strategic plan, such as the local plan, can consider the impacts on sites and confirm the

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<sup>1</sup> <https://www.gov.uk/guidance/appropriate-assessment>

suitability or likely success of mitigation measures for associated non-strategic policies and projects. An individual assessment of non-strategic policies and projects may not be necessary in some limited cases where the strategic appropriate assessment is sufficiently robust. This would need to contain complete, precise and definitive findings and conclusions capable of removing all reasonable scientific doubt on the impacts of the non-strategic policies (e.g. neighbourhood plans) and/or project(s). As long as these measures have been properly considered in a recent plan, and the development will not create additional risks of a significant effect on a habitats site, they may not need further assessment at the non-strategic level.

1.12. 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 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<sup>2</sup>.

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<sup>2</sup> Liley, D. & Hoskin, R. (2017). Habitat Regulations Assessment of the Breckland Local Plan Part 1 Publication Stage. Footprint Ecology, unpublished report for Breckland Council

## **2. Identification of Designations**

2.1 The first step in producing this Habitat Regulation Assessment Report involves the identification of European Designated Sites (referred to as 'Habitat Sites' in the NPPF) within the Neighbourhood Plan area itself or in close proximity to it. European Designated Sites were identified using Norfolk County Council's mapping Browser (© Crown Copyright and Database rights 2014; Ordnance Survey 100019340). No sites are located within the parish, but a number are in reasonably close proximity. The nearby European Designated Sites are as follows:

- (Part of) The Breckland Special Protection Area (site reference UK9009201)
- (Part of) The Breckland Special Area of Conservation (UK0019865)
- (Part of) The Norfolk Valley Fens (UK0012892)

2.2 In considering potential effects of this plan regard has been given to whether the implementation of the policies will ensure the conservation objectives for the European Sites are achieved and whether any significant effects are likely.

2.3 Below is a map showing the locations of the European designated sites in relation to the parish (Figure 1). The features for which the sites are designated, and their conservation objectives are appended at Appendix 1.

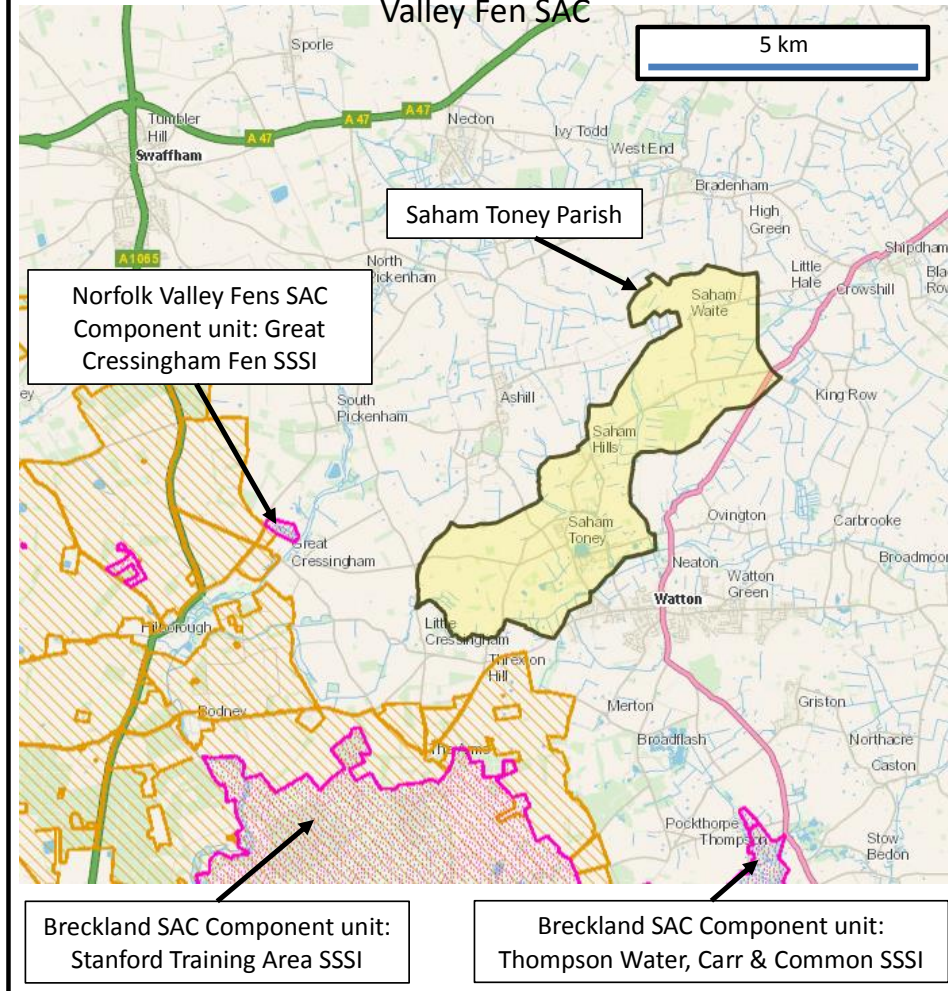
2.4 For clarity it is confirmed here that the Saham Toney Neighbourhood Plan is not directly connected with, or necessary to, the conservation management of the European Sites.

2.5 The next step in the assessment is to undertake a screening as to whether the proposed policies could have a significant effect on the European Designated Sites. Specifically, the assessment considers potential effects that the policies may have on the 'qualifying features' of each European Designated Site. The 'qualifying features' for the identified European Designated Sites are provided at Appendix 1.

**Figure 1: Saham Toney Parish in relation to relevant European Designated Sites**

Figure 1a. Saham Toney Parish in relation to the Breckland SPA

Figure 1b. Saham Toney Parish - Breckland SAC and Norfolk Valley Fen SAC








### 3. Screening Assessment

3.1 Stage 1 of the HRA process is a screening assessment. The table below provides an assessment of any likely significant effect of each Neighbourhood Plan policy on the European Designated Sites. For the purposes of this assessment the policies appraised are those that were issued in the SNP Plan Reg. 14 version.

#### Key

-  No likely significant effect (NLSE) on the internationally-designated sites' qualifying features
-  Likely significant effect (LSE) on the internationally-designated sites' qualifying features
-  Uncertain whether it is NLSE or LSE

<b>POLICY 1: SERVICES, FACILITIES &amp; INFRASTRUCTURE</b>	
<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>	
Comments	Likely effect in identified sites
<i>The policy encourages development that is sustainable. It is compliant with the Breckland Local Plan.</i>	No likely significant effect (NLSE) on the European sites' qualifying features
<b>POLICY 2A: RESIDENTIAL HOUSING ALLOCATION</b>	
<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> <p>NOTE: The allocations are shown in the map in Appendix 2.</p>	
Comments	Likely effect in identified sites
<i>The aim of the policy is to allocate sites for development. The policy proposes allocations for a total 83 dwellings which is 50 more than the minimum</i>	The level of allocation is above that assessed in the HRA of the emerging Breckland Local Plan. As such, a LSE

<i>allocated in the emerging Breckland Local Plan.</i>	<b>cannot be ruled out.</b>
<b>POLICY 2B: RESIDENTIAL DEVELOPMENT WITHIN THE SETTLEMENT BOUNDARY</b>	
<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>	
<b>Comments</b>	<b>Likely effect in identified sites</b>
<i>The policy encourages appropriate development within the settlement boundary.</i>	No likely significant effect (NLSE) on the European sites' qualifying features
<b>POLICY 2C: RESIDENTIAL DEVELOPMENT OUTSIDE THE SETTLEMENT BOUNDARY</b>	
<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>	
<b>Comments</b>	<b>Likely effect in identified sites</b>
<i>The policy encourages development outside of the settlement boundary. This is at variance with the emerging Breckland Local Plan.</i>	The locations of allocations, and the quantum of housing, is at variance with that assessed in the HRA of the emerging Breckland Local Plan. As such, a LSE cannot be ruled out.
<b>POLICY 2D: AFFORDABLE HOUSING</b>	
<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> <p>a) Households with one or more individuals who have resided in Saham Toney Parish for the last</p>	

<p>three years;</p> <p>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;</p> <p>c) Former residents of the Parish of Saham Toney who lived in the Parish for at least three of the last six years;</p> <p>d) Households in which one or more members have worked in the Parish of Saham Toney for at least three years;</p> <p>e) Other residents of the Parish of Saham Toney.</p> <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>	
Comments	Likely effect in identified sites
<i>The aim of the policy is to ensure appropriate levels of affordable housing, prioritising residents of the local community.</i>	No likely significant effect (NLSE) on the European sites' qualifying features
<b>POLICY 2E: HOUSING MIX</b>	
<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> <p>a. Housing specifically designed for the older adults, suitable for independent living, in accordance with Lifetime Home Standards;</p> <p>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;</p> <p>c. A higher proportion of one and two-bedroom starter homes for first time buyers, and others;</p> <p>d. Social and affordable housing for those who cannot afford market prices.</p> <p>P2E.2 Standards shall meet those set out in emerging Local Plan Policy HOU 10, or any future update to that policy.</p>	
Comments	Likely effect in identified sites
<i>The aim of the policy is to encourage an appropriate housing mix.</i>	No likely significant effect (NLSE) on the European sites' qualifying features
<b>POLICY 2F: COMMON CRITERIA FOR ALLOCATED SITES</b>	
<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 Council's document "Parking Standards for Norfolk".</p>	

P2F.7 Development shall include positive measures commensurate with the site size to enhance green infrastructure.	
Comments	Likely effect in identified sites
<i>The aim of the policy is to promote appropriate mix of housing suitable for recognised local needs.</i>	No likely significant effect (NLSE) on the European sites' qualifying features
<b>POLICY 2G: SITE ALLOCATION STNP1: GRANGE FARM, CHEQUERS LANE</b>	
<p>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:</p> <p>a) The site boundary shall be as shown on Policy Map 2G;</p> <p>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;</p> <p>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;</p> <p>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;</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 increase in off-site surface water flood risk;</p> <p>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;</p> <p>g) Development shall avoid areas at risk of surface water flood or drainage risk;</p> <p>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;</p> <p>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;</p> <p>j) Development shall be screened as part of a suitable landscaping scheme.</p> <p>P2G.2 This site is expected to be developed between 2025 and 2028.</p> <p>P2G.3 This site is required to deliver no fewer than 2 affordable homes.</p>	
Comments	Likely effect in identified sites
<i>The aim of the policy is to lay down criteria for delivering homes within this allocation. In combination with the allocations in this plan, the NP will deliver more homes than those proposed for the parish in the Breckland emerging plan.</i>	The locations of allocations, and the quantum of housing, is at variance with that assessed in the HRA of the emerging Breckland Local Plan. As such, a LSE cannot be ruled out.

<b>POLICY 2H: SITE ALLOCATION STNP2: DISUSED PIGGERY, OFF HILLS ROAD</b>	
<p>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:</p> <p>a) The site boundary shall be as shown on Policy Map 2H;</p> <p>b) The dwellings shall be single storey;</p> <p>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;</p> <p>d) Dwellings shall be drained by an adequate individual and/or communal sustainable drainage 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>	
<b>Comments</b>	<b>Likely effect in identified sites</b>
<i>The aim of the policy is to lay down criteria for delivering homes within this allocation. In combination with the allocations in this plan, the NP will deliver more homes than those proposed for the parish in the Breckland emerging plan.</i>	The locations of allocations, and the quantum of housing, is at variance with that assessed in the HRA of the emerging Breckland Local Plan. As such, a LSE cannot be ruled out.
<b>POLICY 2I: SITE ALLOCATION STNP4: LAND AT THE JUNCTION OF POUND HILL AND PAGE'S LANE</b>	
<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>	

P2I.3 This site is required to deliver a minimum of 3 affordable homes.	
Comments	Likely effect in identified sites
<i>The aim of the policy is to lay down criteria for delivering homes within this allocation. In combination with the allocations in this plan, the NP will deliver more homes than those proposed for the parish in the Breckland emerging plan.</i>	The locations of allocations, and the quantum of housing, is at variance with that assessed in the HRA of the emerging Breckland Local Plan. As such, a LSE cannot be ruled out.
<b>POLICY 2J: SITE ALLOCATIONS TNP5: LAND TO THE EAST OF POUND HILL</b>	
<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 increase in off-site surface water flood risk;</p> <p>f) Development shall avoid areas at risk of surface water flood or drainage risk;</p> <p>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;</p> <p>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;</p> <p>P2J.2 This site is expected to be developed between 2029 and 2032.</p> <p>P2J.3 This site is required to deliver a minimum of 3 affordable homes.</p>	
Comments	Likely effect in identified sites
<i>The aim of the policy is to lay down criteria for delivering homes within this allocation. In combination with the allocations in this plan, the NP will deliver more homes than those proposed for the parish in the Breckland emerging plan.</i>	The locations of allocations, and the quantum of housing, is at variance with that assessed in the HRA of the emerging Breckland Local Plan. As such, a LSE cannot be ruled out.
<b>POLICY 2K: SITE ALLOCATION STNP6: LAND AT THE JUNCTION OF POUND HILL AND PAGE'S LANE</b>	
<p>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:</p>	

- 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.

Comments	Likely effect in identified sites
<i>The aim of the policy is to lay down criteria for delivering homes within this allocation. In combination with the allocations in this plan, the NP will deliver more homes than those proposed for the parish in the Breckland emerging plan.</i>	The locations of allocations, and the quantum of housing, is at variance with that assessed in the HRA of the emerging Breckland Local Plan. As such, a LSE cannot be ruled out.
<b>POLICY 2L: SITE ALLOCATION STNP7: PAGE'S FARM</b>	
<p>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:</p> <p>a) The site boundary shall be as shown on Policy Map 2L;</p> <p>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;</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) 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;</p> <p>e) A pedestrian footpath shall be provided along the full length of the widened section of highway;</p> <p>f) A Flood Risk Assessment shall be submitted, describing the means of surface water drainage;</p>	



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.

Comments	Likely effect in identified sites
<i>The aim of the policy is to lay down criteria for delivering homes within this allocation. In combination with the allocations in this plan, the NP will deliver more homes than those proposed for the parish in the Breckland emerging plan.</i>	The locations of allocations, and the quantum of housing, is at variance with that assessed in the HRA of the emerging Breckland Local Plan. As such, a LSE cannot be ruled out.
<b>POLICY 2M: SITE ALLOCATION STNP9: OVINGTON ROAD</b>	
<p>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:</p> <p>a) The site boundary shall be as shown on Policy Map 2M;</p> <p>b) Dwelling heights shall respect adjoining property;</p> <p>c) The site is expected to deliver a mix of 2 to 4-bedroom dwellings</p> <p>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;</p> <p>e) A pedestrian footpath shall be provided along the site frontage on Ovington Road;</p> <p>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;</p> <p>g) Development shall avoid areas at risk of surface water flood or drainage risk;</p> <p>h) The surface water drainage system shall be designed with supporting calculations to</p>	



<p>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>	
Comments	Likely effect in identified sites
<i>The aim of the policy is to lay down criteria for delivering homes within this allocation. In combination with the allocations in this plan, the NP will deliver more homes than those proposed for the parish in the Breckland emerging plan.</i>	The locations of allocations, and the quantum of housing, is at variance with that assessed in the HRA of the emerging Breckland Local Plan. As such, a LSE cannot be ruled out.
<b>POLICY 2N: SITE ALLOCATION STNP13: HILL FARM</b>	
<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>	
Comments	Likely effect in identified sites
<i>The aim of the policy is to lay down criteria for delivering homes within this allocation. In combination with the allocations in this plan, the NP will deliver more homes than those proposed for the parish in the Breckland emerging plan.</i>	The locations of allocations, and the quantum of housing, is at variance with that assessed in the HRA of the emerging Breckland Local Plan. As such, a LSE cannot be ruled out.
<b>POLICY 2O: SITE ALLOCATION STNP14: CROFT FIELD</b>	
<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</p>	

<p>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>	
Comments	Likely effect in identified sites
<i>The aim of the policy is to lay down criteria for delivering homes within this allocation. In combination with the allocations in this plan, the NP will deliver more homes than those proposed for the parish in the Breckland emerging plan.</i>	The locations of allocations, and the quantum of housing, is at variance with that assessed in the HRA of the emerging Breckland Local Plan. As such, a LSE cannot be ruled out.
<b>POLICY 2P: SITE ALLOCATION STNP15: 8 RICHMOND ROAD</b>	
<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> <p>a. The site boundary shall be as shown on Policy Map 2P;</p> <p>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;</p> <p>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;</p> <p>d. The existing trees and hedges on the west and east boundaries of the site shall be retained;</p> <p>e. Development shall include satisfactory measures to protect the amenity of neighbouring properties.</p> <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>	
Comments	Likely effect in identified sites
<i>The aim of the policy is to lay down criteria for delivering homes within this allocation. In combination with the allocations in this plan, the NP will deliver more homes than those proposed for the parish in the Breckland emerging plan.</i>	The locations of allocations, and the quantum of housing, is at variance with that assessed in the HRA of the emerging Breckland Local Plan. As such, a LSE cannot be ruled out.
<b>POLICY 2Q: SITE ALLOCATION STNP16: RICHMOND HALL</b>	
<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> <p>a) The site boundary shall be as shown on Policy Map 2P;</p> <p>b) The land shown on Policy Map 2P is safeguarded in perpetuity as future publicly accessible amenity land;</p> <p>c) As part of the planning consent, provision is made by the applicant for the future</p>	

<p>management and maintenance of the future publicly accessible amenity land;</p> <p>d) The site will be developed in conjunction with the immediately adjacent site which has outline permission (Ref. 3PL/2018/0563/O);</p> <p>e) Safe access to and from the site shall be provided by via the adjacent permitted site, to which highways conditions apply;</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 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;</p> <p>g) The existing trees and hedges on the sites shall be retained;</p> <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>	
Comments	Likely effect in identified sites
<i>The aim of the policy is to lay down criteria for delivering homes within this allocation. In combination with the allocations in this plan, the NP will deliver more homes than those proposed for the parish in the Breckland emerging plan.</i>	The locations of allocations, and the quantum of housing, is at variance with that assessed in the HRA of the emerging Breckland Local Plan. As such, a LSE cannot be ruled out.
<b>POLICY 3A: DESIGN</b>	
<p>P3A.1 <b>General:</b> 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 <b>Local context:</b> 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 <b>Local vernacular:</b> Design proposals shall be locally distinctive and incorporate the Neighbourhood Area's vernacular styles and materials.</p> <p>P3A.4 <b>Local integration:</b> Proposals shall:</p> <p>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</p> <p>b) Maintain the residential amenity of neighbouring occupants, and provide adequate levels of residential amenity for future occupants.</p> <p>P3A.5 <b>Built form:</b> 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.</p> <p>P3A.6 <b>Layout and landscaping:</b> Design and layout shall:</p> <p>a) Respect the natural contours of the site and protect and sensitively incorporate any natural features such as trees, hedges and ponds;</p> <p>b) Incorporate attractive and coherent boundary treatments which reflect the local vernacular; and</p> <p>c) In the case of residential proposals include appropriate rear garden spaces.</p> <p>P3A.7 <b>Quality and security of design:</b> Proposals shall:</p> <p>a) Be assessed and shown to perform positively against Building for Life 12; and</p> <p>b) Be in accordance with the principles set out in the Police initiative "Secured by Design".</p> <p>P3A.8 <b>Respect for the historic environment:</b> Design and layout shall:</p>	

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 <b>Sustainable construction:</b> 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 <b>A safe, healthy and inclusive environment:</b> 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.			
Comments		Likely effect in identified sites	
The aim of the policy is to guide the design of new developments		No likely significant effect (NLSE) on the European sites' qualifying features	
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			
Comments		Likely effect in identified sites	
The aim of the policy is to guide appropriate density of housing		No likely significant effect (NLSE) on the European sites' qualifying features	
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.	
Comments	Likely effect in identified sites
<i>The aim of the policy is to guide appropriate access to and within new developments</i>	No likely significant effect (NLSE) on the European sites' qualifying features
<b>POLICY 3D: PARKING</b>	
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.	
Comments	Likely effect in identified sites
<i>The aim of the policy is to guide appropriate parking within new developments</i>	No likely significant effect (NLSE) on the European sites' qualifying features
<b>POLICY 3E: DARK SKIES PRESERVATION</b>	
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.	
Comments	Likely effect in identified sites
<i>The aim of the policy is to guide appropriate lighting within new developments</i>	No likely significant effect (NLSE) on the European sites' qualifying features
<b>POLICY 4: NON-RESIDENTIAL DEVELOPMENT</b>	
<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> <p>a. It recognises and protects the intrinsic character and beauty of the countryside in line with national policy;</p> <p>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;</p> <p>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;</p> <p>d. It would not give rise to a severe increase of road traffic;</p> <p>e. Safe and suitable access to the site can be achieved for all people; and</p> <p>f. An appropriate level of infrastructure is in place to serve the development.</p> <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>	
Comments	Likely effect in identified sites
<i>The policy considers non-residential development. It is consistent with the emerging Breckland Local Plan.</i>	No likely significant effect (NLSE) on the European sites' qualifying features
<b>POLICY 5: SAHAM TONEYRURAL GAP</b>	
<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> <p>a) Respects and retains the open and undeveloped nature of the physical and visual gap between Saham Toney and Watton;</p> <p>b) Prevents the coalescence of Saham Toney and Watton, and retains the former's separate and distinct character;</p> <p>c) Would not affect the rural setting of Saham Toney; and</p> <p>d) Recognises the intrinsic and specific landscape value and sensitivity of the countryside in the rural gap, and would enhance the landscape.</p>	
Comments	Likely effect in identified sites

<i>The policy promotes a rural gap separating Saham Toney from Watton</i>	No likely significant effect (NLSE) on the European sites' qualifying features
<b>POLICY 6: HERITAGE ASSETS</b>	
<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 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.</p> <p>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:</p> <p>a) Contact Norfolk County Council Environment Service Historic Environment Strategy and Advice team (hep@norfolk.gov.uk) for advice to identify archaeological implications; and</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<b>Comments</b>	<b>Likely effect in identified sites</b>
<i>The aim of the policy is to protect heritage assets.</i>	No likely significant effect (NLSE) on



**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

Comments	Likely effect in identified sites
<i>The aim of the policy is to protect and enhance landscape character.</i>	No likely significant effect (NLSE) on the European sites' qualifying features

#### 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 Map7B, 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.

Comments	Likely effect in identified sites
<i>The aim of the policy is to protect specific views.</i>	No likely significant effect (NLSE) on the European sites' qualifying features

#### POLICY 7C: LOCAL GREEN SPACES

P7C.1 The open spaces listed below and shown on Policy Maps7C.1and &C.2are 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.

Comments	Likely effect in identified sites
<i>The policy designates Local Green Spaces</i>	No likely significant effect (NLSE) on the European sites' qualifying features

<b>POLICY 7D: BIODIVERSITY AND HABITAT</b>	
<p>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:</p> <ul style="list-style-type: none"> <li>a. The creation of new natural habitats; and</li> <li>b. The use of wildlife-friendly features;</li> </ul> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>a. They would contribute to, rather than detract from their biodiversity value; and</li> <li>b. They would not sever or destroy the operation of a wildlife habitat or corridor; or if that is not possible: <ul style="list-style-type: none"> <li>i. They include measures to avoid harm to a wildlife habitat or corridor; or if that is not possible</li> <li>ii. Suitable mitigation measures are proposed to reduce or minimise impact on the wildlife habitat or corridor affected; or if that is not possible</li> <li>iii. Suitable measures are proposed to compensate for harmful effects.</li> </ul> </li> </ul> <p>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.</p> <p>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.</p> <p>P7D.6 Wherever else possible opportunities shall be sought and supported to:</p> <ul style="list-style-type: none"> <li>a) Improve habitats and their networks;</li> <li>b) Improve the naturalness of green spaces and access to them; and</li> <li>c) Improve connectivity with and between green spaces.</li> </ul> <p>P7D.7 Biodiversity offsetting shall be positively encouraged.</p>	
Comments	Likely effect in identified sites
<i>The policy encourages the protection of biodiversity within allocated sites and their immediate environs.</i>	No likely significant effect (NLSE) on the European sites' qualifying features
<b>POLICY 7E: GREEN INFRASTRUCTURE</b>	
<p>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.</p> <p>P7E.2 Development shall recognise the importance of ecosystem services and promote multi-functional land use and connectivity.</p> <p>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.</p> <p>P7E.4 Development proposals shall be sensitive to the use and conservation of water.</p> <p>P7E.5 Development able to demonstrate a low carbon footprint shall be encouraged and favoured.</p> <p>P7E.6 Soft landscaping shall be used in preference to hard wherever possible.</p> <p>P7E.7 Wherever possible developments shall incorporate small water bodies.</p>	
Comments	Likely effect in identified sites

<i>The policy encourages the protection and enhancement of certain elements of Green Infrastructure.</i>	No likely significant effect (NLSE) on the European sites' qualifying features
<b>POLICY 7F: TREES AND HEDGES</b>	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>P7F.6Development 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".</p>	
<b>Comments</b>	<b>Likely effect in identified sites</b>
<i>The aim of the policy is to protect trees around development.</i>	No likely significant effect (NLSE) on the European sites' qualifying features
<b>POLICY 8: SURFACE WATER MANAGEMENT &amp; SEWERAGE PROVISION</b>	
<p>P8.1 Proposals for all sites allocated in this Plan shall include a site-specific Flood Risk Assessment and/ or a Drainage Strategy.</p> <p>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:</p> <p>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;</p> <p>b. The Flood Risk Assessment should include:</p> <p>i. Appropriate measures to address any identified risk of flooding (in the following order of priority: assess; avoid; manage; and mitigate flood risk;</p> <p>ii. Where appropriate undertake sequential and/or exception tests;</p> <p>iii. Locate only compatible development in areas at risk of flooding, considering the proposed</p>	

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.

Comments	Likely effect in identified sites
<i>The aim of the policy is to ensure appropriate management of surface water and appropriate sewerage provision in development.</i>	No likely significant effect (NLSE) on the European sites' qualifying features

## **4 Summary of screening**

4.1 The screening assessment identifies that it is unknown as to whether the uplift in the quantum of housing and the proposed allocations relative to the emerging Breckland Local Plan will result in LSE. Therefore, the HRA process needs to progress to the next stage, a full Appropriate Assessment.

## 5. Appropriate Assessment

5.1. The Screening identified that the NP proposes additional dwellings to the quantum for the parish detailed in the emerging local plan. The Appropriate Assessment will consider the potential impacts of this from the perspective of the NP and cumulatively in the context of the wider Breckland Local Plan.

5.2. The emerging Breckland Local Plan proposes 50-33 dwellings in Saham Toney Parish. The NP includes allocations for 83, an additional 30-50 houses. The Breckland Local Plan provides for a level of growth of 15,927 dwellings (in the time period 2011 to 2036). The additional 30-50 houses proposed in the NP equates to a less than 0.2% increase in the total number of dwellings in the Local Plan. Should the allocations in the NP be delivered in full, this may not necessarily result in a net increase in homes in Breckland district; if the additional 33 homes be delivered in Saham Toney, dwellings may not be required elsewhere. The locations of the proposed allocations are shown in Appendix 2.

**Comment [SH1]:** Incorrect as a result of errors on this page & not consistent with the figure in para 5.19.

**Comment [SH2]:** Unlikely – the dwellings are in addition to the Local Plan requirements.

5.3. The HRA of the Breckland Local Plan identified a number of pathways by which LSE could be triggered. This is shown diagrammatically in Figure 2 with potential pathways for LSE shown in green. Each of the potential pathways where a LSE is possible are addressed below for the Saham Toney NP.

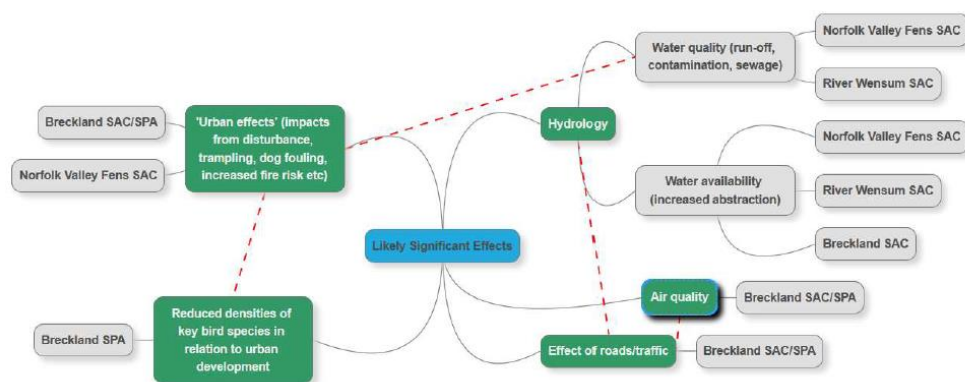


Figure 2: Pathways by which LSE could be triggered by the Breckland local Plan (Reproduced from Liley, D. & Hoskin, R. (2017). Habitat Regulations Assessment of the Breckland Local Plan Part 1 publication Stage. Footprint Ecology, unpublished report for Breckland Council).

### Pathway 1: Potential impacts on key bird species

5.4. Saham Toney Parish is close to the Breckland SPA. At this location, Stone Curlew is the key species as the SPA component unit is the Breckland Farmland SSSI. Nightjar and Woodlark are not a consideration here, as they are associated with the Breckland Forest component units of the SPA, and suitable habitat is not present in the vicinity of the parish.

The Stanford Training Area SSSI component unit of the Breckland designated sites does not allow public access. There is no formal access permitted at Great Gressingham Fen SSSI, a component unit of the Norfolk Valley Fen SAC. Furthermore, the HRA of the Breckland Local Plan states that no impacts from recreation are currently recognised in the Breckland SPA.

**Comment [SH3]:** This text was added in relation to my question concerning the assessment of sites together rather than separately.

5.5. HRA work for the Breckland local Plan identified likely significant effects from development within 1500m of the parts of the Breckland SPA relevant for Stone Curlew or within 1500m of areas outside the SPA supporting notable numbers of Stone Curlews. The use of a 1500m zone around the SPA to identify locations where likely significant effects would be triggered has been a consistent approach in strategic HRA work since.

5.6. No allocations proposed in the Saham Toney NP are within the SPA or within the buffer zone, or in close proximity to the buffer zone.

5.7. Given the above, **no LSE are predicted on key bird species arising from the proposed housing allocations included in the NP.**

#### **Pathway 2: Potential impacts on Hydrology**

5.8. HRA work for the Breckland local Plan identified likely significant effects on the Norfolk Valley Fens from development arising from water run-off and water extraction.

5.9. The HRA for the Breckland local Plan describes that an updated Water Cycle Study for the emerging Local Plan (Anglia Water 2017) identified particular settlements and/or locations where water issues are a problem or likely to become one. This does not include Saham Toney or locations nearby. The Water Cycle Study updates confirms that the current Anglian Water Services Water Resources Management Plan, which has been approved by the Environment Agency and Defra, has factored a level of growth proposed in the local plan. The update therefore concludes that a sufficient sustainable water supply is available to meet planned demand without impacting adversely on the environment.

5.10. The level of housing proposed in the NP is only a very small increase above that included in the Breckland Local Plan (see paragraph 5.2 above). In terms of water requirements, this is an insignificant increase, particularly as Saham Toney is not one of the areas where abstraction is an issue.

5.11. The Breckland Local Plan has policies to ensure run-off will not adversely affect internationally-designated sites. Policy 8 of the NP provides additional policy protection. No component units of the Norfolk Valley Fen SAC are within the parish and, given the distance to the closest component unit of the Norfolk Valley Fens SAC (Great Cressingham SSSI) is more than 5 km from the proposed allocations, no LSE are predicted.

5.12. Given the above, **no LSE are predicted arising from water matters associated with the proposed housing allocations included in the NP.**

### Pathway 3: Potential impacts on air quality and from traffic

5.13. The HRA for the Breckland local Plan identified effects from roads on Stone Curlew. As discussed in paragraph 5.4 above, Stone Curlew are not an issue in relation to the Saham Toney NP.

5.14. The HRA for the Breckland local Plan considers air quality. It recognises that many specialist plant species, particularly those associated with heathland and grassland habitats, can only survive and compete successfully on soils with low nitrogen availability. The addition of nitrogen in rain or dust particles, results in an increase in the nitrogen in the upper soil layers, and this builds up over time. Impacts have been detected on heathland within 200m of roads.

5.15. None of the allocations proposed in the NP are within or near component units of the internationally-designated sites. The HRA for the Breckland Local Plan states that measures to address potential issues arising from road improvement schemes are “fully-incorporated” in to the Local Plan. The uplift in dwellings arising from the proposed allocations in the NP above that of the Breckland Local Plan is very minor (see paragraph 5.2 above). No significant road improvements of a scale described in the HRA are likely to be required. Additional impacts on air quality arising from the NP are unlikely.

5.16. Given the above, **no LSE are predicted arising from air quality matters or from traffic associated with the proposed housing allocations included in the NP.**

### Pathway 4: ‘Urban effects’ including recreational disturbance

5.17. The HRA for the Breckland local Plan considers 'urban effects' to mean a range of impacts such as eutrophication (e.g. from dog fouling), trampling, increased fire risk, habitat damage from recreational use such as biking, off-road vehicles etc, introduction of alien plants, litter, fly-tipping, predation from cats etc. Proximity to urban centres and high population pressure means these impacts are all exacerbated and as a result, particular management measures are often required.

5.18. None of the allocations within the NP are within or near component units of the internationally-designated sites, and so the majority of the Urban Effects are unlikely to be a problem or result in LSE. The exception to this is the potential impacts from recreation.

5.19. However, the NP allows for an uplift in dwellings from the Local Plan by just **33 50**. This equates to less than a **0.25%** increase in the total number of dwellings in the Local Plan (see paragraph 5.2). It is considered that the measures in place in the policies ENV2 and ENV3 in the emerging Breckland Plan are sufficient to ensure no LSE arising from the NP (see Section 5 of the HRA for the Breckland local Plan for a description of the issues and methods of addressing them).

**Comment [SH4]:** Incorrect as a result of errors on this page & not consistent with the figure in para 5.2.



## 6. Conclusions

6.1. This Appropriate Assessment considers LSE arising from the Saham Toney NP, specifically in relation to the uplift in dwellings from the 50 33 proposed in the emerging Local Plan to 83.

6.2. In accordance with the HRA for the Breckland local Plan, the pathways for likely significant effects that were considered are:

- Pathway 1: Potential impacts on key bird species;
- Pathway 2: Potential impacts on Hydrology;
- Pathway 3: Potential impacts on air quality and from traffic;
- Pathway 4: 'Urban effects' including recreational disturbance.

**6.3. For each of the pathways, 'No Likely Significant Effects' are predicted. Therefore, it can be concluded that the Saham Toney Neighbourhood Plan will not result in adverse impacts on the integrity of the qualifying features of any internationally-designated site, either on its own or in combination with other plans and projects.**

# Appendices

## Appendix 1: Details of relevant European Sites

### European Site Conservation Objectives for Breckland Special Protection Area (UK9009201)

With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

#### Qualifying Features:

- A133 *Burhinus oedicanus*; Stone-curlew (Breeding)
- A224 *Caprimulgus europaeus*; European nightjar (Breeding)
- A246 *Lullula arborea*; Woodlark (Breeding)

**Publication date:** 21 February 2019 (version 3). This updates and replaces an earlier version dated 30 June 2014 to reflect the consolidation of the Habitats Regulations in 2017.

## European Site Conservation Objectives for Breckland Special Area of Conservation (UK0019865)

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

### Qualifying Features:

- H2330. Inland dunes with open *Corynephorus* and *Agrostis* grasslands; Open grassland with grey-hair grass and common bent grass of inland dunes
- H3150. Natural eutrophic lakes with *Magnopotamion* or *Hydrocharition*-type vegetation; Naturally nutrient-rich lakes or lochs which are often dominated by pondweed
- H4030. European dry heaths
- H6210. Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*); Dry grasslands and scrublands on chalk or limestone
- H91E0. Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*); Alder woodland on floodplains
- S1166. *Triturus cristatus*; Great crested newt

**Publication date:** 27 November 2018 (version 3). This updates and replaces an earlier version dated 30 June 2014 to reflect the consolidation of the Habitats Regulations in 2017.

## European Site Conservation Objectives for Norfolk Valley Fens Special Area of Conservation (UK0012892)

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

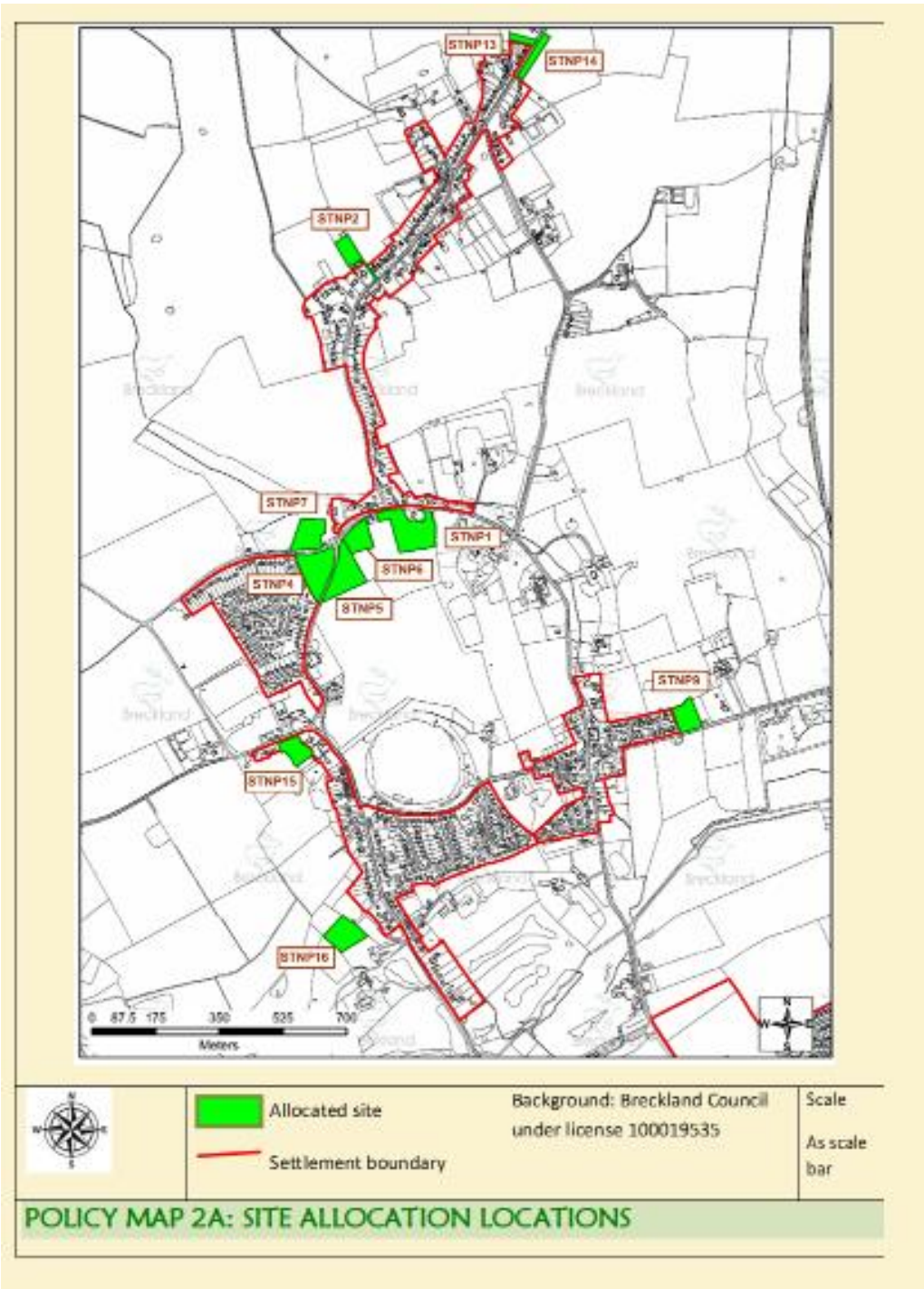
- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

### Qualifying Features:

- H4010. Northern Atlantic wet heaths with *Erica tetralix*; Wet heathland with cross-leaved heath
- H4030. European dry heaths
- H6210. Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*); Dry grasslands and scrublands on chalk or limestone
- H6410. *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*); Purple moor-grass meadows
- H7210. Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae*; Calcium-rich fen dominated by great fen sedge (saw sedge)
- H7230. Alkaline fens; Calcium-rich springwater-fed fens
- H91E0. Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*); Alder woodland on floodplains
- S1014. *Vertigo angustior*; Narrow-mouthed whorl snail
- S1016. *Vertigo moulinsiana*; Desmoulin's whorl snail

**Publication date:** 27 November 2018 (version 3). This updates and replaces an earlier version dated 30 June 2014 to reflect the consolidation of the Habitats Regulations in 2017.

Appendix 2: Locations of proposed allocations in the Saham Toney NP





## Appendix 3: Response from Natural England

**From:** Oliver, Louise [mailto:Louise.Oliver@naturalengland.org.uk]  
**Sent:** 14 October 2019 11:24  
**To:** Heinrich, Susan  
**Subject:** 295467 FW: HRA for Saham Toney Neighbourhood Plan  
**Importance:** High

Dear Susan

### **Habitats Regulations Appropriate Assessment for Saham Toney Neighbourhood Plan**

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.

Natural England does not consider that this Habitats Regulations Appropriate Assessment poses any likely risk or opportunity in relation to our statutory purpose.

The impact from each individual housing allocation alone is likely to be negligible, given the increase in new dwellings across all allocation sites in the neighbourhood plan is 50, giving a revised total of 83 new dwellings. We note that incorrect figures for the numbers of new dwellings have been used in the HRA, and advise that these errors need to be corrected in the document.

Whilst this has not been explicitly stated in the HRA, the risk to designated sites lies in the potential in-combination effects, which the HRA has examined and ruled out (for the reasons provided in section 5 of the HRA). Whilst in general agreement with the conclusions of the Appropriate Assessment in section 6, we advise that the following matters should be addressed in the preceding section 5:

- An explanation about why housing allocations have been assessed as a whole rather than individually; and
- The NP proposes an increase in the number of dwellings over and above that already assessed in the HRA of Breckland Council's emerging new Local Plan. As a result the additional number of new dwellings should be assessed in-combination with the Local Plan for the four pathways identified in section 5, particularly Pathway 4: 'Urban effects' including recreational disturbance; and

The lack of further comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.

If the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

If you have any questions, please contact me.

Yours sincerely

Louise Oliver

Louise Oliver  
Lead Adviser – Norfolk & Suffolk Team  
Natural England  
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**Please note I work part-time Monday, Tuesday, Thursday and Friday, usually between 8 am - 2 pm**

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

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These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.