

# SITE ALLOCATIONS UPDATE



# SITE ALLOCATION – WHY WE'RE DOING IT

## Certainty

- The Local Plan is non-specific about where homes can be built
- Decision making vagaries

## Sustainability

- Sites tested objectively
- Robust & meaningful assessments

## Control

- NP will set total number of houses
- NP policies with site specific criteria
- NP will phase development

## Protection

- Saham Toney will be subject to a 3 year housing land supply rule instead of the current 5 year rule

The RIGHT homes

In the RIGHT places

At the RIGHT time

# SITE ALLOCATION – HOW WE’RE DOING IT

## Call for sites

- Invited villagers, landowners & developers to suggest sites
- In 9 weeks, 16 sites proposed

## Site assessments

- Sites reviewed independently by 4 specialist organisations
- “Traffic light” results

## Site selection

- Assessment concerns addressed
- Based on NP and LP policies
- Sites objectively rated and ranked

## Consultation

- Before and after recommendations
- With villagers, landowners, Parish & District Council + others

The RIGHT homes

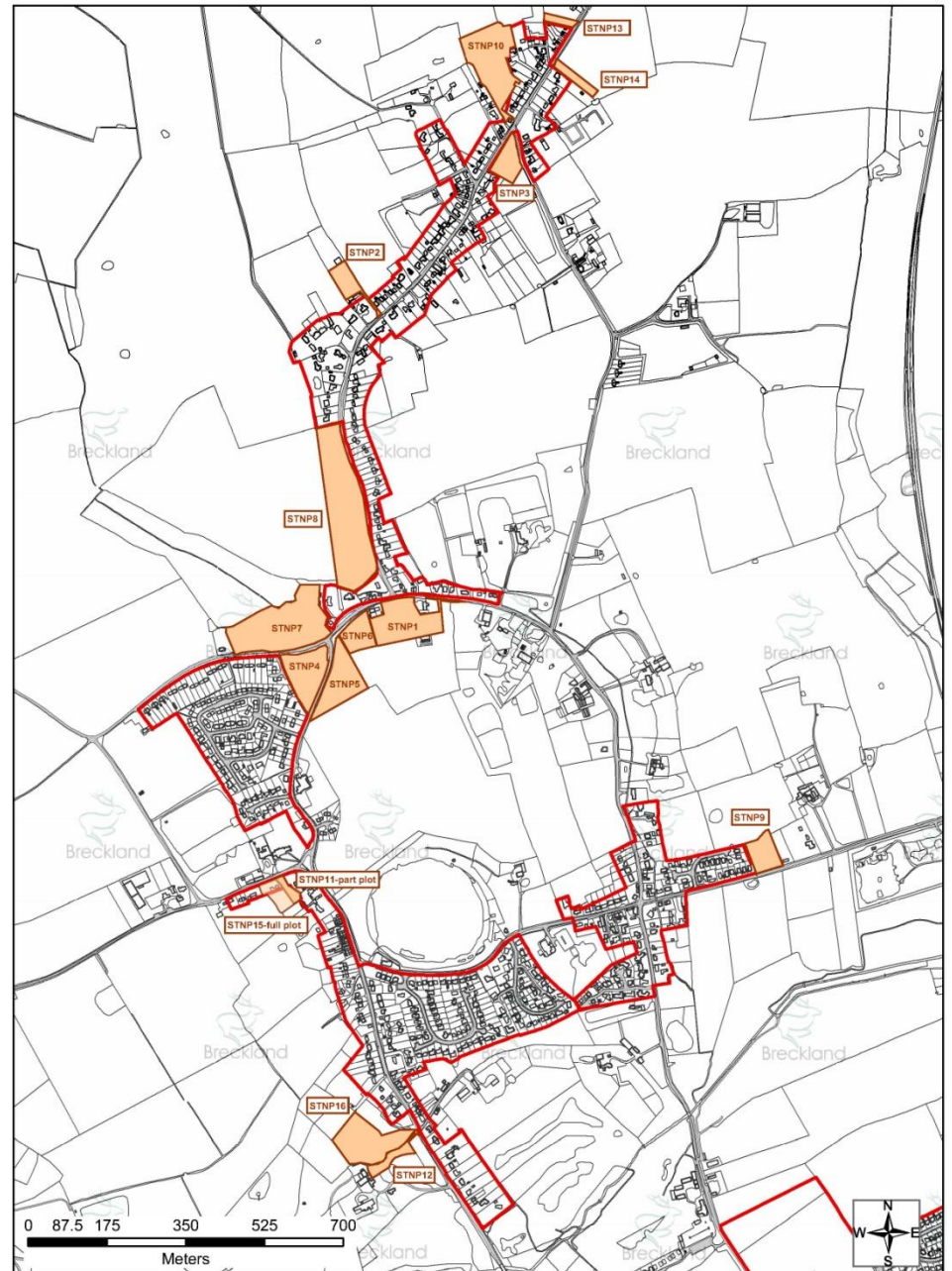
In the RIGHT places

At the RIGHT time

# WHICH SITES WERE PROPOSED & WHERE?



**CALL FOR SITES  
IDENTIFIED 16 SITES.  
POTENTIAL TOTAL  
OF 180-222 HOUSES**



# SOME NUMBERS...since April 2011

87 NEW HOMES APPROVED. OF THOSE, 38 HAVE ALREADY BEEN BUILT.

AND OF THE 87, 78 WERE ONLY ALLOWED BECAUSE BRECKLAND LACKED A 5-YEAR SUPPLY OF HOUSING LAND

AT THAT RATE OF APPROVAL NUMBERS WILL ROCKET UPWARDS, AND WE COULD EXPECT ANOTHER 185 HOUSES BY 2036

AND LIKE THE 87, MOST WOULD LIKELY BE IN UNSUITABLE LOCATIONS, DECIDED BY PLANNERS WITH LITTLE OR NO THOUGHT ABOUT VILLAGE NEEDS OR WISHES

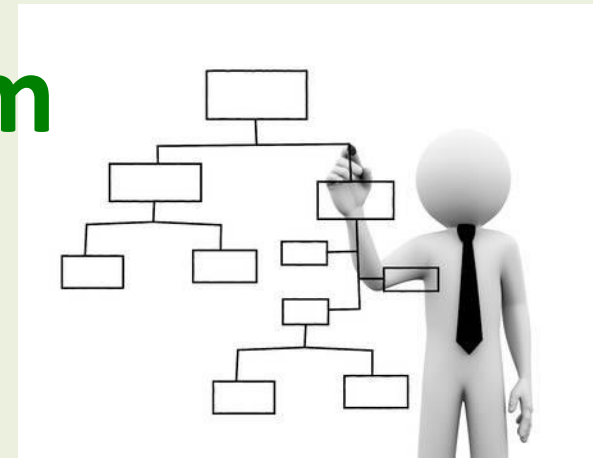


# SO WHAT'S THE RIGHT NUMBER?

**33**: as proposed in the Local Plan  
without much basis?

**48**: after adjustments to that in line  
with planning rules?

Or a number derived from  
an impartial, analytical  
and objective process?



# INDEPENDENT SITE ASSESSMENTS

**AECOM: specialists appointed by Locality. Added 2 sites (+57 houses). Looked at 20 criteria**

**Local Highway Authority: Assessed site access, impact on the road network and footpaths**

**Lead Local Flood Authority: Assessed flood risk**

**Anglian Water: Assessed water supply and waste treatment**

**“Traffic light” ratings:**

SUITABLE FOR DEVELOPMENT

MAY BE SUITABLE FOR DEVELOPMENT, IF CONSTRAINTS CAN BE RESOLVED

UNSUITABLE FOR DEVELOPMENT

# SITE ASSESSMENT RESULTS

CONSTRAINT	AECOM																					LHA			ANGLIAN WATER						LLFA		
	Land type	Location relative to settlement boundary	Highway access	Accessibility	Environmental designations	Ecology value	Landscape sensitivity	Agricultural land loss	Heritage impact	Location	TPO's on site	Impact on habitats and biodiversity	Public right of way	Social or community value	Ground contamination	Infrastructure crossing site	Utility access	Coalescence with neighbouring towns	Size & character of development	Amenity	AECOM OVERALL RATING	Access	Highway Network	Footpaths to school	Assets affected	Resource	Supply network	Water recycling centre capacity	Used water network capacity	Overall RAG rating	Would constraints prevent development?	Level of constraint	
STNP1	M																																
STNP2	B																																
STNP3	G																																
STNP4	G																																
STNP5	G																																
STNP6	G																																
STNP7	M																																
STNP8	G																																
STNP9	G																																
STNP10	G																																
STNP11	B																																
STNP12	G																																
STNP13	G																																
STNP14	G																																
STNP15	B																																
STNP16	M																																
Meadow Farm	G																																
Nilefields	G																																

# SITE SELECTION PROCESS - 1

Try to resolve assessment constraints (*243 of them*)- some sites reduced in size / capacity; two eliminated

Decide applicable policy criteria (*17 chosen*)

Set the relative importance of each criterion

Use a sliding scale rating system

Write objective descriptions for each item on each sliding scale (*that's 85 different descriptions*)

Rate each site against each criteria (*272 decisions*)

Multiply ratings x criteria weightings and calculate total for each site to establish ranking

# SITE ASSESSMENT RESULTS - MITIGATED

CONSTRAINT	AECOM																					LHA			ANGLIAN WATER						LLFA		
	Land type	Location relative to settlement boundary	Highway access	Accessibility	Environmental designations	Ecology value	Landscape sensitivity	Agricultural land loss	Heritage impact	Location	TPO's on site	Impact on habitats and biodiversity	Public right of way	Social or community value	Ground contamination	Infrastructure crossing site	Utility access	Coalescence with neighbouring towns	Size & character of development	Amenity	CONDITIONED OVERALL RATING	Access	Highway Network	Footpaths to school	Assets affected	Resource	Supply network	Water recycling centre capacity	Used water network capacity	Overall RAG rating	Would constraints prevent development?	Level of constraint	
STNP1	M																																
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STNP16	M																																
Meadow Farm	G																																
Nilefields	G																																

## **SITE SELECTION PROCESS - 2**

**Prepare draft policy for each site where constraints were resolved**

**Where constraints were not resolved, offer site owners a chance to suggest solutions**

**Review the evidence for any owner-suggested constraint solutions:**

- **If valid draft a site policy; or**
- **If no owner-suggested solution or inadequate evidence, eliminate site**

**Discuss draft policies with owners with aim to agree them**

## **SITE SELECTION PROCESS - 3**

**Consultant's review of process, report and draft policies**

**Consider villagers' initial opinions**

**Make recommendations to the Parish Council**

**Allocate sites in the Neighbourhood Plan**

**Formal public consultation**

**Address comments**

# SITE SELECTION CRITERIA

## 17 Local and Neighbourhood Plan policies:

<b>Site accessibility:</b> <ul style="list-style-type: none"><li>- Distance to bus stop</li><li>- Distance to facilities</li></ul>	<b>Village housing need</b>	<b>Amenity</b>
<b>Heritage</b>	<b>Site density</b>	<b>Highway access:</b> <ul style="list-style-type: none"><li>- Visibility</li><li>- Width &amp; footpaths</li></ul>
<b>Landscape:</b> <ul style="list-style-type: none"><li>- Scale &amp; location</li><li>- Character impact</li></ul>	<b>Key views</b>	<b>Biodiversity</b>
<b>Flood risk:</b> <ul style="list-style-type: none"><li>- Level of risk</li><li>- Drainage measures</li></ul>	<b>Loss of land</b> <ul style="list-style-type: none"><li>- Undeveloped</li><li>- Agricultural</li></ul>	<b>Open space improvement</b>

# CRITERIA WEIGHTING - 1

Not all criteria are equally important

**Weighted from 5 (highest importance) to 1 (lowest)**

**5** = A fundamental aspect of a strategic policy of the Neighbourhood or Local Plans, failure to comply with which, alone, may lead to refusal of a planning application;

**4** = A key strategic or major policy consideration with regard to Saham Toney's development constraints;

**3** = Derived from a major policy, not reflecting any of Saham Toney's key development constraints;

**2** = Derived from a minor policy;

**1** = A minor consideration.

# CRITERIA WEIGHTING - 2

<b>Site accessibility: 3</b> - Distance to bus stop - Distance to facilities	<b>Village housing need: 4</b>	<b>Amenity: 2</b>
<b>Heritage: 2</b>	<b>Site density: 2</b>	<b>Highway access: 5</b> - Visibility - Width & footpaths
<b>Landscape: 4</b> - Scale & location - Character impact	<b>Key views: 4</b>	<b>Biodiversity: 2</b>
<b>Flood risk:</b> - Level of risk: <b>5</b> - Drainage measures: <b>3</b>	<b>Loss of land: 1</b> - Undeveloped - Agricultural	<b>Open space improvement: 2</b>

# CRITERIA RATING DESCRIPTIONS - 1

## DISTANCE TO A BUS STOP

3	Up to 400m, via a paved footpath over all or a large part of the route
2	Up to 400m, no paved footpath over all or a large part of the route
1	401 – 800m, via a paved footpath over all or a large part of the route
0	401 - 800m, no paved footpath over all or a large part of the route
-1	Over 800m, regardless of footpaths

## DISTANCE TO SERVICES / FACILITIES

3	Up to 1000m, with a paved footpath available over all or a large part of the route
2	Up to 1000m, but with no paved footpath over all or a large part of the route
1	1001 – 2000m, with a paved footpath available over all or a large part of the route
0	1000 - 2000m, but with no paved footpath over all or a large part of the route
-1	Over 2000m, regardless of footpaths

## HOUSING MIX versus HOUSING NEEDS ASSESSMENT

2	Proposal is entirely for 1, 2 or 3 bed-room houses
1	Proposal has an element of 1, 2 or 3 bed-room houses
0	No proposal made regarding house sizes
-1	Proposal has an element of 4, 5 or bed-room or larger houses
-2	Proposal is entirely for 4, 5 bed-room or larger houses

## MAINTENANCE OF AMENITY

2	Proposal may significantly improve amenity
1	Proposal may lead to a minor improvement to amenity
0	Proposal would have neither positive, nor negative impact on amenity
-1	Proposal may lead to a minor deterioration of amenity
-2	Proposal may significantly impact on amenity

# CRITERIA RATING DESCRIPTIONS – 2

## HERITAGE

2	Proposal may have a very positive impact on the significance of a heritage asset.
1	Proposal may have a small positive impact on the significance of a heritage asset.
0	Proposal would have neither positive, nor negative impact on the significance of a heritage asset.
-1	Proposal may have a small negative impact on the significance of a heritage asset.
-2	Proposal may have a very negative impact on the significance of a heritage asset.

## DENSITY

2	Density is within the guideline for its area set out in Table 3B.1 of the Neighbourhood Plan
1	Density exceeds the guideline for its area set out in Table 3B.1 of the Neighbourhood Plan, but is within that for an adjacent area
0	Density exceeds both the guideline for its area set out in Table 3B.1 of the Neighbourhood Plan, and that for all adjacent areas; but is less than 20 dwellings per hectare
-1	Density is greater than 20, but less than or equal to 25 dwellings per hectare
-2	Density exceeds 25 dwellings per hectare

## HIGHWAY ACCESS - VISIBILITY

3	Satisfactory visibility exists, or has been proposed, at the site entrance
2	Partial visibility exists at the site entrance and could be satisfactorily improved
1	An access point to the site is yet to be confirmed, but subject to the application of appropriate conditions, satisfactory visibility could readily be ensured
0	Only partial visibility exists at the site entrance and opportunities for satisfactory improvement are limited; or no entrance exists at present and it is not readily apparent that the application of conditions would ensure satisfactory visibility
-1	Visibility at the site entrance is/would be unsatisfactory, regardless of any viable improvements

# CRITERIA RATING DESCRIPTIONS - 3

## HIGHWAY ACCESS – WIDTH & FOOTPATHS

4	Access would be onto a two-lane highway with a pedestrian footpath on the side of the proposed site
3	Access would be onto a two-lane highway with no pedestrian footpath on the side of the proposed site, but which has potential for the addition of a footpath local to the site
2	Access would be onto a two-lane highway with no pedestrian footpath on the side of the proposed site, and which has no potential for the addition of a footpath local to the site
1	Access would be onto a single-lane highway with no pedestrian footpath on the side of the proposed site, but which has potential for road widening and the addition of a footpath local to the site
0	Access would be onto a single-lane highway with no pedestrian footpath on the side of the proposed site, and which has no potential for road widening and/or the addition of a footpath local to the site

## SCALE & LOCATION versus CHARACTER & SENSITIVITY

2	Scale and location are highly appropriate to the landscape character and sensitivity of the area in which they are located.
1	Scale and location are to a degree appropriate to the landscape character and sensitivity of the area in which they are located
0	Scale and location are neutral to the landscape character and sensitivity of the area in which they are located.
-1	Scale and location are to a degree inappropriate to the landscape character and sensitivity of the area in which they are located.
-2	Scale and location are highly inappropriate to the landscape character and sensitivity of the area in which they are located.

## IMPACT ON LANDSCAPE CHARACTER

4	No impact or provides enhancement of landscape character
3	Minor impact on an area of low or moderate sensitivity that may be readily mitigated
2	Minor impact on an area of high or moderate-high sensitivity that may be readily mitigated
1	Significant impact on any area that may be readily mitigated
0	Significant impact on any area that may not be readily mitigated

# CRITERIA RATING DESCRIPTIONS - 4

## PRESERVE / INCORPORATE KEY VIEWS

2	Potential for significant enhancement of a key view.
1	Potential for minor enhancement of a key view.
0	No impact on a key view.
-1	Some harm to a key view that may be readily mitigated.
-2	Significant harm to a key view.

## NO UNDESIRABLE LOSS OF BIODIVERSITY

2	Makes a positive net enhancement to biodiversity.
1	A positive net enhancement of biodiversity is possible, but not yet confirmed.
0	No net gain or loss of biodiversity.
-1	A net loss of biodiversity but that may be readily mitigated.
-2	A net loss of biodiversity that may not be readily mitigated.

## FLOOD RISK – SEQUENTIAL TEST

2	Very low or no flood risk.
1	Low to medium flood risk to part of the site, but not exceeding 25% of the total site area.
0	High flood risk to part of the site, but not exceeding 25% of the total site area, in combination with any medium or low risk areas.
-1	High flood risk to part of the site, but not exceeding 25% of the total site area, in combination with any medium or low risk areas
-2	High flood risk to part of the site, exceeding 25% of the total site area, in combination with any medium or low risk areas.

## APPROPRIATE SURFACE WATER DRAINAGE MITIGATION MEASURES

4	No requirement for mitigation.
3	Mitigation measures likely to be on a small scale and straightforward.
2	Mitigation measures on a larger scale, but still straightforward.
1	Mitigation measures possible but unlikely to be straightforward.
0	Mitigation measures unlikely to be practical.

# CRITERIA RATING DESCRIPTIONS – 5

## LOSS OF UNDEVELOPED LAND

4	No loss of undeveloped land (i.e. site entirely brownfield)
3	The undeveloped land that would be lost comprises no more than 25% of the total area of the potential site
2	The undeveloped land that would be lost comprises between 26% and 50% of the total area of the potential site
1	The undeveloped land that would be lost comprises between 51% and 75% of the total area of the potential site
0	The site is entirely greenfield

## LOSS OF AGRICULTURAL LAND

2	No loss of agricultural land
1	The agricultural land that would be lost is of grade 3b or lower and comprises an area less than 20 hectares;
0	The agricultural land that would be lost is of grade 3b or lower and comprises an area greater than or equal to than 20 hectares;
-1	The agricultural land that would be lost is of grade 3a or higher and comprises an area less than 20 hectares;
-2	The agricultural land that would be lost is of grade 3a or higher and comprises an area greater than or equal to than 20 hectares

## IMPROVE QUALITY / QUANTITY OF OPEN SPACE

2	The site offers significant potential to improve the quality or quantity of accessible open space.
1	The site offers some potential to improve the quality or quantity of accessible open space.
0	The site would neither improve nor reduce the quality or quantity of accessible open space.
-1	The site would make a minor reduction to the quality or quantity of accessible open space.
-2	The site would make a significant reduction to the quality or quantity of accessible open space.

# SITE SELECTION RATINGS

	No of Houses Proposed	Site area (ha)	Site density (dph)	Distance to a bus stop	Distance to services / facilities	Housing mix vs Needs Assessment	Maintain amenity	Heritage asset setting	Density	Highway access - visibility	Highway access - width & footpaths	Scale & location vs character area & sensitivity	Impact on landscape character	Preserve / incorporate key views	No undesirable loss of biodiversity	Flood risk - sequential test	Appropriate surface water drainage mitigation measures	Loss of undeveloped land	Loss of agricultural land	Improve quality / quantity of open space
POLICY				1		2D	3A		3B	3C		7A		7B	7D	8	ENV09	OBJECTIVE		
CRITERIA				1a	1b	1	1	2	1	1a	1b	1a	1b	1	1	1	2	1a	1b	13
WEIGHT				3	3	4	2	2	2	5	5	4	4	4	2	5	3	1	1	2
SITE ID ↓	Max possible score			3	3	2	2	2	2	3	4	2	4	2	2	2	4	4	2	2
STNP1	6	0.55	10.9	1	-1	2	1	0	2	2	3	1	4	1	-1	1	3	3	1	0
STNP2	4	0.5	8.0	-1	-1	2	0	0	2	2	2	2	4	0	-1	2	4	3	1	0
STNP3	3	0.246	12.2	-1	-1	2	0	0	0	1	3	0	1	0	-1	-2	0	0	1	0
STNP4	10	0.813	12.3	3	-1	2	0	-1	2	1	4	0	1	0	-1	1	3	0	1	0
STNP5	4	0.35	11.4	3	-1	2	0	0	2	1	4	0	2	-1	-1	1	3	0	1	0
STNP6	5	0.46	10.9	3	-1	0	0	-1	2	1	4	0	2	0	-1	1	3	0	1	0
STNP7	6	0.48	12.5	3	-1	-1	0	-1	2	2	3	1	4	0	-1	1	2	3	-1	0
STNP8	50	2.59	19.3	-1	-1	-1	-1	-1	0	1	3	-2	0	-2	0	-1	2	0	-1	1
STNP9	3	0.445	6.7	-1	0	-1	0	-1	2	3	3	0	3	0	-1	-1	3	0	1	0
STNP10	20	1.6	12.5	-1	-1	0	-2	0	0	0	2	-1	1	0	-2	-2	0	0	1	0
STNP11	2	0.15	13.3	-1	-1	2	0	-1	1	-1	4	0	3	0	-1	2	4	0	2	0
STNP12	5	0.24	20.8	1	1	-1	0	0	-1	2	3	-1	1	0	-1	2	4	0	2	0
STNP13	5	0.2	25.0	-1	-1	0	-1	0	-1	1	1	0	3	0	-1	2	4	0	2	0
STNP14	5	0.3	16.7	-1	-1	0	0	0	0	1	1	0	3	0	0	2	4	0	-1	0
STNP15	4	0.4	10.0	3	-1	0	0	-1	1	-1	4	-1	1	0	-1	1	3	1	2	0
STNP16	17	1.5	11.3	1	1	0	-1	0	2	2	3	-1	1	0	-1	2	4	1	2	2

	Subject to owners provision of satisfactory mitigations
	Neighbourhood Plan policy criteria
	Local Plan Policy criterion
	Local Plan sustainability objective

OVERALL RATINGS & SITE RANKINGS		
SITE NUMBER	LOCATION	WEIGHTED RATING
STNP1	GRANGE FARM PIGGERY, CHEQUERS LANE	79
STNP2	THE CROFT PIGGERY, HILLS ROAD	74
STNP3	JUNCTION OF HILLS ROAD & PLOUGHBOY LANE !	15
STNP4	POUND HILL / PAGE’S LANE JUNCTION, WEST	58
STNP5	POUND HILL, EAST	60
STNP6	POUND HILL / PAGE’S LANE JUNCTION EAST	54
STNP7	PAGE’S FARM, PAGE’S LANE	60
STNP8	HILLS ROAD, OPPOSITE DOLPHIN CRESCENT !	-8
STNP9	OVINGTON ROAD	40
STNP10	BEHIND 129 / 131 HILLS ROAD !	-13
STNP11	8 RICHMOND ROAD (option 1) !	51
STNP12	RICHMOND HALL (option 1)	47
STNP13	HILL FARM, HILLS ROAD	34
STNP14	CROFT FIELD, HILLS ROAD	37
STNP15	8 RICHMOND ROAD (option 2) !	36
STNP16	RICHMOND HALL (option 2)	60

Overall Ratings & Site Rankings			
Site Number	Location	Rating	Houses
STNP1	Grange Farm Piggery, Chequers Lane	79	6
STNP2	The Croft Piggery, Hills Road	74	4
STNP5	Pound Hill, East	60	5
STNP7	Page's Farm, Page's Lane	60	6
STNP16	Richmond Hall (option 2)	60	17
STNP4	Pound Hill / Page's Lane Junction West	58	10
STNP6	Pound Hill / Page's Lane Junction East	54	4
STNP11	8 Richmond Road (option 1) !	51	2
STNP12	Richmond Hall (option 1)	47	5
STNP9	Ovington Road	40	3
STNP14	Croft Field, Hills Road	37	5
STNP15	8 Richmond Road (option 1) !	36	4
STNP13	Hill Farm, Hills Road	34	5
STNP3	Junction of Hills Road & Ploughboy Lane !	15	3
STNP8	Hills Road, opposite Dolphin Crescent !	-8	50
STNP10	Behind 129 / 131 Hills Road !	-13	20

# **SITE SELECTION PROCESS RECAP**

**MITIGATE SITE ASSESSMENT CONSTRAINTS**

**SELECT POLICY CRITERIA FROM LOCAL &  
NEIGHBOURHOOD PLANS**

**WEIGHT CRITERIA BY RELATIVE IMPORTANCE**

**5-STEP RATING DESCRIPTIONS**

**RATE EACH SITE AGAINST EACH CRITERIA**

**SUM THE RESULTS**

**WRITE SITE POLICIES, DISCUSS & AGREE WITH  
OWNERS**

**TAKE VILLAGER VIEWS**

**FINALISE RECOMMENDATIONS**

# CURRENT SITE STATUS

**SUITABLE FOR ALLOCATION: CONSTRAINTS RESOLVED, POLICY AGREED WITH OWNER**

**MAY BE SUITABLE FOR ALLOCATION: CONSTRAINTS RESOLVED, POLICY YET TO BE AGREED WITH OWNER**

**SITE WITHDRAWN: LOWER RATED OPTION**

**SITE ELIMINATED: NO CONSTRAINT SOLUTION or OWNER DECISION**

<b>STNP1</b>	<b>STNP2</b>	<b>STNP3</b>	<b>STNP4</b>
<b>STNP5</b>	<b>STNP6</b>	<b>STNP7</b>	<b>STNP8</b>
<b>STNP9</b>	<b>STNP10</b>	<b>STNP11</b>	<b>STNP12</b>
<b>STNP13</b>	<b>STNP14</b>	<b>STNP15</b>	<b>STNP16</b>

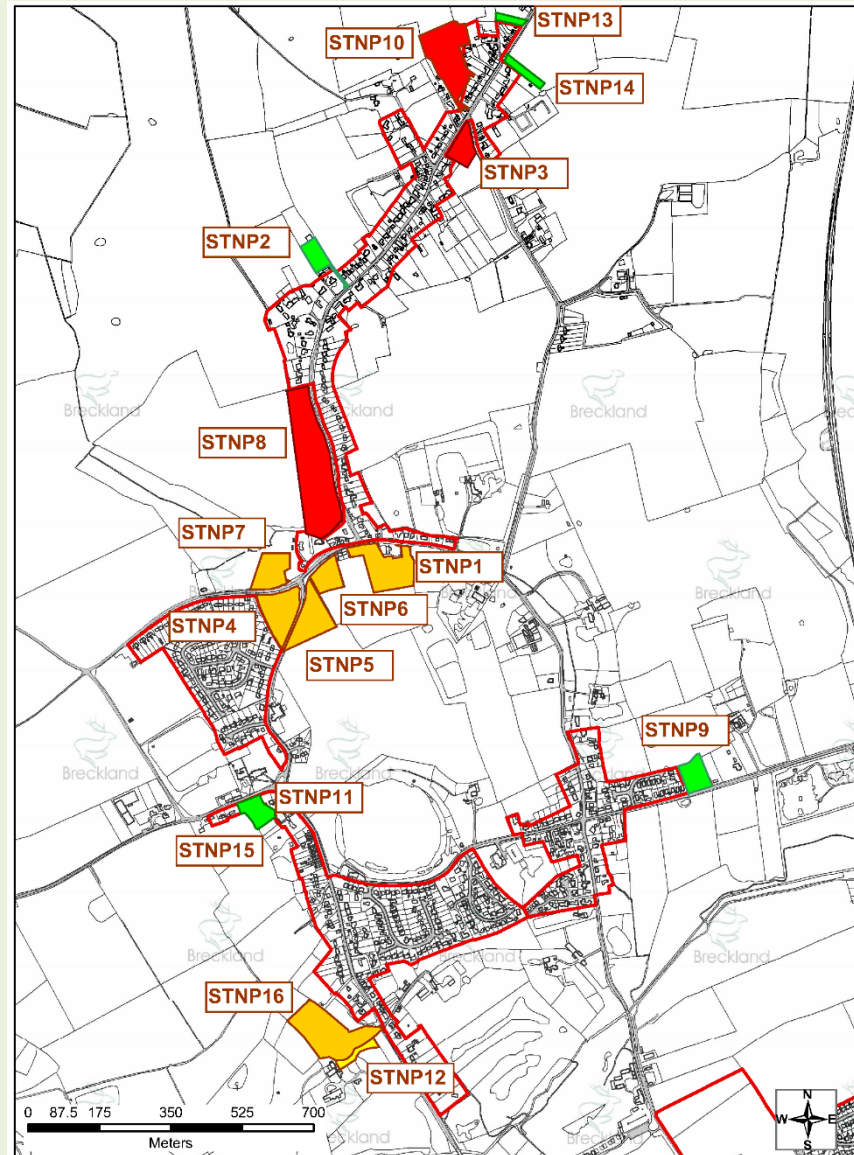
# CURRENT SITE STATUS MAP

**SUITABLE FOR ALLOCATION:  
CONSTRAINTS RESOLVED,  
POLICY AGREED WITH  
OWNER**

**MAY BE SUITABLE FOR  
ALLOCATION: CONSTRAINTS  
RESOLVED, POLICY YET TO  
BE AGREED WITH OWNER**

**SITE WITHDRAWN: LOWER  
RATED OPTION**

**SITE ELIMINATED: NO  
CONSTRAINT SOLUTION /  
OWNER DECISION**



**WHERE DOES ALL THAT LEAVE THE NUMBERS?**

**CALL FOR SITES IDENTIFIED A POTENTIAL  
MAXIMUM TOTAL OF 222 HOUSES**

**SITE ASSESSMENT PROCESS ADDED 57: TOTAL = 279  
CONSTRAINT REVIEWS REDUCED THAT TO 149**

**AFTER SITE SELECTION THERE ARE:**

**19-21 HOUSES ON SITES RATED “GREEN”**

**65 HOUSES ON SITES RATED “AMBER”**

**IF OUR POLICIES ARE AGREED, THERE ARE  
SUITABLE SITES FOR **84-86** HOUSES (c. 5 / year)  
OR WOULD YOU PUT YOUR FAITH IN  
BRECKLAND PLANNERS INSTEAD?**

# SITE STNP1: GRANGE FARM PIGGERY



# SITES STNP4, 5, 6 & 7



## STNP5 and the view to the Mere

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 384.10 Meters

Area: 0.75 Hectares

☒ Mouse Navigation Save Clear

Key view

Saham Mere

© 2018 Google

Google Earth



# SITE POLICIES

These set out the conditions under which a future application for a site would be supported by the Plan

**Reviewed and agreed by our consultant**

**Discussing with site owners; working towards agreement**

**The policies aim to protect the village against developers buying the sites and trying to build far more houses on them**

**Displayed for review and comment**

# POLICY DISCUSSION STATUS

AGREED	IN DISCUSSION	AWAITING OWNER TO START DISCUSSIONS	SITE ELIMINATED / WITHDRAWN (or discounted option)
STNP2, STNP9, STNP11 or 15	STNP4, STNP5, STNP6, STNP7	STNP1, STNP13, STNP14, STNP16	STNP3, STNP8, STNP10, STNP12

**Discussion is an iterative process**

**Some room for compromise, but also red lines**

**Total number of houses may rise as a result (sites 1, 4 and 5), leading to a total in the 80's**

## WHAT WE'D MOST LIKE TO HEAR FROM YOU

Is our method fair and reasonable?

Have we chosen the right criteria?

Are the criteria weightings logical?

Are the rating descriptions objective and reasonable?

Have we applied all the above correctly?

Are the policies okay?

Based on the reports, how many sites would you allocate?

Which and why?

Anything else?

## BUT THAT'S NOT ALL...

**We understand:**

- **Time is needed to absorb all the detail;**
- **Some will have an emotional response to the outcome of assessment and selection; and**
- **It's hard to avoid subjective judgements**

**So your “gut-feel” reactions will also be useful**

**You will have chance to review and comment in more detail during the formal 6-week consultation**

# WHAT HAPPENS NEXT?

We (the work group) decide on how many sites / houses to recommend be included in the plan as either allocated or reserved

We finalise the current update of the plan, particularly the site policies, following discussions

We ask Parish Council approval to formally publish the plan

Villagers, site owners, Breckland Council and a range of statutory consultees will have 6 weeks to formally comment on the plan and all of its supporting documents

# Questions and comments?

**First, general questions to aid your understanding**

**Then please look at the displays – we'll be on hand to clarify anything**

**Reconvene in 30-40 minutes for questions and comments as a group**

