

SAHAM TONEY
NEIGHBOURHOOD
DEVELOPMENT PLAN

2019 - 2036



REGULATION 14 PRE-SUBMISSION
(AUGUST 2019) CONSULTATION
REPRESENTATIONS

**VOLUME 2: STATUTORY AND
NON-STATUTORY CONSULTEES**

TABLE OF CONTENTS

1. REPRESENTATION BY SPORT ENGLAND	3
2. REPRESENTATION BY HIGHWAYS ENGLAND.....	4
3. REPRESENTATION BY NORFOLK POLICE.....	6
4. REPRESENTATION BY NATURAL ENGLAND	8
5. REPRESENTATION BY THE NATIONAL GRID	8
6. REPRESENTATION BY GLADMAN DEVELOPMENTS LTD.....	10
7. REPRESENTATION BY EJW PLANNING	14
8. REPRESENTATION BY NORFOLK COUNTY COUNCIL	15
9. REPRESENTATION BY HISTORIC ENGLAND.....	19
10. REPRESENTATION BY ANGLIAN WATER.....	20

1. REPRESENTATION BY SPORT ENGLAND

RESPONDING ORGANISATION: Sport England	DATE: 19 August 2019
REPRESENTATION(S): Thank you for consulting Sport England on the above neighbourhood plan. Government planning policy, within the National Planning Policy Framework (NPPF) , identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important. It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document. http://www.sportengland.org/playingfieldspolicy Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/ Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities . A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery. Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/ Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should	

look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

Planning Administration Team
Planning.central@sportengland.org



RELEVANT SECTION(S) OF PLAN:
Policy 4?

2. REPRESENTATION BY HIGHWAYS ENGLAND

RESPONDING ORGANISATION: Highways England	DATE: 20 August 2019
REPRESENTATION(S):	

Thank you for consulting Highways England on the draft Saham Toney Neighbourhood Plan.

Highway England is responsible for the Strategic Road Network (SRN) which in this area of Norfolk is the A11 and the A47. The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Saham Toney is somewhat remote from the SRN and consequently the policies set out in the neighbourhood plan are unlikely to have a significant impact on our network. We therefore have no comments to offer on this consultation.

Yours sincerely
Connor Adkins

Connor Adkins

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel: +44 (0) 300 4704744

Web: <http://www.highways.gov.uk>

GTN: 0300 470 4744

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Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | <https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

RELEVANT SECTION(S) OF PLAN:

Not applicable

3. REPRESENTATION BY NORFOLK POLICE

RESPONDING ORGANISATION: Norfolk Police	DATE: 21 August 2019
REPRESENTATION(S): <u>Saham Toney– Neighbourhood Plan – Response to Consultation</u> I refer to the above matter and the consultation. Norfolk Constabulary has the responsibility for policing making Norfolk a safe place where people want to live, work, travel and invest in. Central Government place great emphasis on the role of the Police. Furthermore, National Planning Policy Framework (NPPF) gives significant weight to promoting safe communities (in section 8 of the NPPF). This is highlighted by the provision of paragraph 91 which states Planning policies and decisions should aim to achieve healthy, inclusive and safe places which..... b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas; Nationally the Police have sought to provide advice and guidelines to support and create safer communities, most notably reflected in their Secured By Design initiative which seek to improve the security of buildings and their immediate surroundings to provide safe places to live. In terms of creating and maintaining safer communities, there are a number of measures that should be included in the Neighbourhood Plan to ensure that it satisfactorily addresses NPPF provisions and the needs of the Neighbourhood Plan area. 1. The Neighbourhood Plan should include the specific objective to ‘create and maintain a safer community and reduce crime and disorder’. 2. The Neighbourhood Plan should clearly support the principles of crime prevention through good design as the design and layout of the built environment plays an important role in designing out crime and reducing the opportunities for anti-social behaviour. The Neighbourhood Plan should include a policy that ‘All new developments should conform to the ‘Secured by Design’ principles and the Neighbourhood Plan will support development proposals aimed at improving community safety’. This would be supported by the objective to ‘create and maintain a safer community and reduce crime and disorder’. 3. The Neighbourhood Plan should include clear reference to the use of developer contributions and / or CIL monies to deliver local initiatives that create safer communities (and reduce crime). This should include measures identified by Norfolk Constabulary, along with County and District Council’s infrastructure studies and infrastructure delivery plans, to contribute to the finance of police / bluelight infrastructure (including premises, vehicles, operational equipment and communication equipment).	

I trust that these elements will be incorporated into Neighbourhood Plan objectives and policies to reduce the opportunities for crime and disorder (and also help reduce the fear of crime in the Neighbourhood Plan area) to ensure that the Plan is consistent with the emphasis that Government places on creating safer communities.

Kind regards,
Penny

Penny Turner

Architectural Liaison & Crime Reduction Officer
Broadland and North Norfolk
Community Safety Neighbourhood Policing Team

Mobile: 07810813530

Email: turnerp@norfolk.pnn.police.uk

RELEVANT SECTION(S) OF PLAN:

Comment 1 applies to section 5.2

Comment 2 applies to Policy 3A: Design

Comment 3 refers to matters not covered by the Neighbourhood Plan, but by Parish Action Points which are being addressed separately by the Saham Toney Parish Council.

4. REPRESENTATION BY NATURAL ENGLAND

RESPONDING ORGANISATION: Natural England	DATE: 29 August 2019
REPRESENTATION(S): Our ref: 292319 Thank you for your consultation. Natural England has previously commented on this proposal, our ref. 241150, and made comments to the authority in our letter dated 26 April 2018. I enclose a copy of the response for your reference. The advice provided in our previous response applies equally to this proposal although we made no objection to the original proposal. Yours sincerely Clare Foster Natural England Consultation Service Operations Delivery Hornbeam House Crewe Business Park Electra Way, Crewe Cheshire, CW1 6GJ Tel: 0300 060 3900 Email: consultations@naturalengland.org.uk www.gov.uk/natural-england The above response references an earlier response to the previous Regulation 14 consultation (March-April 2018) which Neighbourhood Plan Work Group has no record of. However, its text was attached to the above response as follows: Dear Mr Blow Thank you for consulting Natural England on the Saham Toney Draft Neighbourhood Plan. As you will be aware, Saham Toney is near Breckland Special Protection Area (SPA), Breckland Farmland Site of Special Scientific Interest (SSSI) and Wayland Wood SSSI. However, we are not concerned about these sites in this case due to the fact the plan does not propose housing that is not allocated within the local plan (which will be subject to ecological assessment and HRA where appropriate). However, note that even 5-10 houses within the 1.5km Breckland SPA buffer put in place to protect stone curlew, a qualifying species of Breckland SPA and Breckland Farmland SSSI, can result in significant effects on the species population (particularly when considered in-combination) so we would advise you not to encourage residential development within this zone. We welcome the policies concerning, the environment, green infrastructure and landscape. Best wishes Francesca Shapland	
RELEVANT SECTION(S) OF PLAN: None specifically	

5. REPRESENTATION BY THE NATIONAL GRID

RESPONDING ORGANISATION: Wood plc on behalf of The National Grid	DATE: 20 September 2019
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REPRESENTATION(S):

Saham Toney Neighbourhood Plan Consultation

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid's assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has **no record** of such apparatus within the Neighbourhood Plan area.

Electricity Distribution

The electricity distribution operator in Breckland Council is UK Power Networks. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Appendices - National Grid Assets

Please find attached in:

- Appendix 1 provides a map of the National Grid network across the UK.

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database.

Lucy Bartley

Consultant Town Planner

Spencer Jefferies

Development Liaison Officer, National Grid

n.grid@woodplc.com box.landandacquisitions@nationalgrid.com

Wood E&I Solutions UK Ltd

Nicholls House

Homer Close

Leamington Spa

Warwickshire

CV34 6TT

National Grid House

Warwick Technology Park

Gallows Hill
Warwick
Warwickshire
CV34 6DA

I hope the above information is useful. If you require any further information, please do not hesitate to contact me.

Yours faithfully

[via email]

Lucy Bartley

Consultant Town Planner

cc. Spencer Jefferies, National Grid

Appendix 1: National Grid's UK Network

Where we operate

Our UK network



RELEVANT SECTION(S) OF PLAN:

General

6. REPRESENTATION BY GLADMAN DEVELOPMENTS LTD

RESPONDING ORGANISATION:

Gladman Developments Ltd

DATE:

25 September 2019

REPRESENTATION(S):

Re: Saham Toney Neighbourhood Plan – Regulation 14 consultation

This letter provides Gladman Developments Ltd (Gladman) representations in response to the draft version of the Saham Toney Neighbourhood Plan (STNP) under Regulation 14 of the Neighbourhood

Planning (General) Regulations 2012. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy. Gladman has considerable experience in neighbourhood planning, having been involved in the process during the preparation of numerous plans across the country, it is from this experience that these representations are prepared.

Legal Requirements

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the STNP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.
- (d) The making of the order contributes to the achievement of sustainable development.
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.
- (g) The making of the neighbourhood plan does not breach the requirements of Chapter 8 of part 6 of the Conservation of Habitats and Species Regulations 2017.

National Planning Policy Framework

On 24th July 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published the Revised National Planning Policy Framework (NPPF2018). This publication forms the first revision of the Framework since 2012 and implements changes that have been informed through the Housing White Paper, The Planning for the Right Homes in the Right Places consultation and the draft NPPF2018 consultation. This version was itself superseded on the 19th February 2019, when MHCLG published a further revision to the NPPF (2019) which implements further changes to national policy, relating to the Government's approach for Appropriate Assessment as set out in Paragraph 177, clarification to footnote 37 and amendments to the definition of 'deliverable' in Annex 2.

National Planning Policy Framework and Planning Practice Guidance

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role they play in delivering sustainable development to meet development needs.

At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making and decision-taking. This means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account of and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 13 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.

Paragraph 15 further makes clear that neighbourhood plans should set out a succinct and positive vision for the future of the area. A neighbourhood plan should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

Paragraph 29 of the Framework makes clear that a neighbourhood plan must be aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Planning Practice Guidance

Following the publication of the NPPF (2018), the Government published updates to its Planning Practice Guidance (PPG) on 13th September 2018 with further updates being made in the intervening period. The updated PPG provides further clarity on how specific elements of the Framework should be interpreted when preparing neighbourhood plans.

Although a draft neighbourhood plan must be in general conformity with the strategic policies of the adopted development plan, it is important for the neighbourhood plan to provide flexibility and consider the reasoning and evidence informing the emerging Local Plan which will be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested against. For example, the neighbourhood planning body should take into consideration up-to-date housing needs evidence as this will be relevant to the question of whether a housing supply policy in a neighbourhood plan contributes to the achievement of sustainable development. Where a neighbourhood plan is being brought forward before an up-to-date Local Plan is in place, the qualifying body and local planning authority should discuss and aim to agree the relationship between the policies in the emerging Neighbourhood Plan, the emerging Local Plan and the adopted Development Plan¹. This should be undertaken through a positive and proactive approach working collaboratively and based on shared evidence in order to minimise any potential conflicts which can arise and ensure that policies contained in the neighbourhood plan are not ultimately overridden by a new Local Plan.

It is important the neighbourhood plan sets out a positive approach to development in their area by working in partnership with local planning authorities, landowners and developers to identify their housing need figure and identifying sufficient land to meet this requirement as a minimum.

Furthermore, it is important that policies contained in the neighbourhood plan do not seek to prevent or stifle the ability of sustainable growth opportunities from coming forward.

¹ PPG Reference ID: 41-009-20160211

Relationship to Local Plans

To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.

Saham Toney Neighbourhood Plan Area falls within the administration of Breckland District Council and therefore will be tested against the 'Core Strategy and Development Control Policies Document', adopted in 2009, and the 'Site Specifics Policies and Proposals', adopted in 2012. The Core Strategy outlines the vision and overall objectives for development in the district up to 2026 and details where new housing and other development should be focused. Saham Toney is identified as a Service Centre Village, it is noted that the settlement '...will not see a positive housing allocation for the remainder of the plan period, but will see between them at least 100 homes developed from existing commitments'.

Whilst, the Site Specific Policies and Proposals document allocates areas of land for different uses to deliver the requirement of the Breckland Core Strategy and thus meet the development needs of the District up to 2026 but does not refer to the settlement of Saham Toney.

Breckland Council are currently working towards producing a new Local Plan which will replace the Core Strategy and documents making up the adopted Local Plan. The emerging Local Plan (2011-2036) was submitted for examination on 30th November 2017 with Jonathan Manning appointed by the Secretary of State to carry out an independent examination of our Local Plan. Following hearing sessions into the new Local Plan, a final round of consultations on the main modifications took place between 30th May and 12th July 2019.

The emerging plan sets out a housing target of 5,069 dwellings over the plan period to 2036 with 50% of the housing growth located in 'Key Settlements', including, Attleborough and Thetford. Saham Toney is identified as a tier 4 'Village with boundaries' settlement with no specific housing growth target set for individual settlements, rather, 150 dwellings are set for the tier to 2036.

It is likely that the Local Plan will be adopted prior to the examination of the STNP therefore the neighbourhood plan should be sufficiently aligned with the strategic policies of the emerging Local Plan, to avoid risk of the STNP failing at examination. Should this not be the case, policies within the STNP should be drafted with sufficient flexibility to ensure conflicts are minimised and ensure the STNP is capable of being effective over the duration of its plan period and not ultimately superseded by s38(5) of the Planning and Compulsory Purchase Act 2004, which states that:

"if to any extent, a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approached, or published (as the case may be)."

Saham Toney Neighbourhood Plan

This section highlights the key issues that Gladman would like to raise with regards to the content of the STNP as currently proposed. It is considered that some policies do not reflect the requirements of national policy and guidance, Gladman have therefore sought to recommend a series of alternative options that should be explored prior to the Plan being submitted for Independent Examination.

Policy 2E: Housing Mix

Gladman support the general thrust of Policy 2E which seeks to ensure an appropriate mix of new housing types and tenures to meet the housing needs of the local community. However, housing mix will inevitably change over a period of time and this policy should seek to secure a greater degree of flexibility going forward.

As local housing needs can change over time, there is a risk that Policy 2E will become outdated as new evidence of local need comes to light and the neighbourhood plan should contain suitable measures, so it can positively respond to changes in circumstance which may arise over the plan period. Gladman suggest that a modification to this element of the policy is included which takes account of 'the most up-to-date housing needs evidence available'.

Policy 3A: Design

Policy 3A sets out a range of design principles which development proposals should seek to meet. While the government has shown support for development incorporating good design principles, Gladman would note that the Framework also states:

'To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However, their level

of detail and degree of prescription should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified.’4 (NPPF – Paragraph 126)

Whilst Gladman recognise the importance of high-quality design, in accordance with the above Framework requirements, design policies should not aim to be overly prescriptive and require some flexibility in order for schemes to respond to site specific issues and the character of the local area. In essence, there should not be a ‘one size fits all’ solution in relation to design, and sites should be considered on a site-by-site basis with consideration given to various design principles.

It is acknowledged that the policy seeks to encourage applications to be in accordance with Building for Life 12. These elements are considered more of an aspiration of the policy and should there not be referred to in the policy wording itself and it would be more suitable if these principles were referred to solely in the supporting text.

Conclusions

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the Saham Toney Neighbourhood Plan as currently proposed with the requirements of national planning policy and the strategic policies for the wider area.

Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Yours faithfully,

Josh Plant

Gladman Developments Ltd.

RELEVANT SECTION(S) OF PLAN:

General
Policy 2E
Policy 3A

7. REPRESENTATION BY EJW PLANNING

<p>RESPONDING ORGANISATION: EJW Planning, on behalf of Mr & Mrs Sinclair, owners of allocated sites STNP4, 5, 6 and 7</p>	<p>DATE: 01 October 2019</p>
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REPRESENTATION(S):

I am instructed by Mr and Mrs Sinclair owners of site STNP 4,5,6 and 7 to make representations in respect of the draft allocations and supporting policies. Having reviewed the policies I am concerned that as currently drafted these are generally too restrictive and place onerous burdens on any potential developer, to provide a level of supporting information that cannot be justified for the scale of development proposed. That said, the suggested level of development for each site is very low. I note that the AECOM study indicates that 22 dwph would provide an appropriate form of development. However, in most cases the policies are showing a density of closer to 10 dwph. This means that developments would not be making best use of available land, particularly those sites that are previously developed (see NPPF). The proposed sites would provide for small-scale developments. I note that in each case you have requested that applications are supported by Transport Statements. The scale of development proposed would not, either individually, or cumulatively generate an increase in vehicle movements sufficient to warrant a transport assessment. It is unreasonable therefore to request the

applicant to provide such information. Whilst it is important that any new development makes a positive contribution to the local character and distinctiveness of Saham Toney, it is not necessary for a Landscape and Visual Impact Assessment to be prepared in respect of the individual sites. The level of supporting documentation should be proportionate to the scale of development proposed and no more than is sufficient to understand the potential impact of the proposal on the site and its surroundings. I also note with regard to timing that the developments are phased across the Plan Period to 2036. It is likely that some, or all of these sites will be developed by a single developer. If this is the case then it would not be desirable or viable for a developer to build out a few units, complete the site removing their equipment, site compound and mobilising resources to come back and start again at a later date. A better planned development can be achieved if these sites are taken together and masterplanned to provide a cohesive form of development that is phased to be delivered over a single time period. Policy Map 21.1 STNP5 shows approximately 20% of the site as remaining undeveloped and the remainder of the site limited to single storey development. In my view the topography of the land limits any long distance views of The Mere as what is seen is just the top of the trees that screen The Mere. I have further reviewed the Saham Toney Parish Landscape Assessment and note that does not suggest any restriction on development of the southern part of this site. There is therefore no 'reasoned justification' to exclude the southern portion of the site and no need to limit development to single storey dwellings. If all of the dwellings were to be single storey the resulting development could appear rather a homogeneous in the context of existing development to the south east. It would be better to have some variety of house types ranging from single storey, to one and half storey and two story houses, carefully laid out making best use of the topography and landscape in this part of Pound Hill.

RELEVANT SECTION(S) OF PLAN:

Site allocation policies 2F, 2I, 2J, 2K and 2L

8. REPRESENTATION BY NORFOLK COUNTY COUNCIL

RESPONDING ORGANISATION: Norfolk County Council	DATE: 02 / 04 / 07 October 2019
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REPRESENTATION(S):



Norfolk County Council

**Norfolk County Council Comments on the:
Saham Toney Neighbourhood Plan (Reg 14)
2 October 2019**

1. Preface

- 1.1 The officer-level comments below are made without prejudice, the County Council reserves the right to make to any further comments the County Council may have on future iterations of the emerging Neighbourhood Plan.
- 1.2 The County Council welcomes the opportunity to comment on the emerging Neighbourhood Plan and recognises the considerable amount of work and effort which has been put into developing the Plan to date.

2. General Comments

- 2.1 There is a spelling error in paragraph T8.10 'Sham Toney'.

3. Infrastructure Delivery

- 3.1 The Plan could contain supporting text referencing the following;

- Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education; library provision, fire hydrant provision, open space etc.) through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via an s106 agreement / s278 agreement); or use of a planning condition/s.
- Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments. Sprinklers have a proven track record to protect property and lives. It would therefore be helpful if the emerging Neighbourhood Plan could refer to the installation of Sprinklers in new developments.

3.2 Should you have any queries with the above comments please contact Naomi Chamberlain (Trainee Planner) at naomi.chamberlain@norfolk.gov.uk or call 01603 638422.

4. Lead Local Flood Authority (LLFA)

4.1 It is noted that there is widespread mention of surface water flood risk within the neighbourhood plan, particularly within the site allocation criteria, which is welcomed.

4.2 The LLFA would suggest the following specific policy with regards to surface water flooding to augment the neighbourhood plan

POLICY: FLOODING

The Plan requires that any future development (or redevelopment) proposals show there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address surface water arising within the development site.

Any new development or significant alteration to an existing building within the Saham Toney area should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage. Any application made to a local planning authority will be required to demonstrate that it would:

- Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources.
- Have a neutral or positive impact on surface water drainage.
- Proposals must demonstrate engagement with relevant agencies and seek to incorporate appropriate mitigation measures manage flood risk and to reduce surface water run-off to the development and wider area such as:
- Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk).
- Where appropriate undertake sequential and /or exception tests.
- Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use.
- Inclusion of appropriate allowances for climate change.
- Inclusion of Sustainable Drainage proposals (SuDS) with an appropriate discharge location.
- Priority use of source control SuDS such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other SuDS components which convey or store surface water can also be considered.
- To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary.
- Provide clear maintenance and management proposals of structures within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.

4.3 ALLOCATION OF SITES

The LLFA expect that the Neighbourhood Planning process provides a robust assessment of

the risk of flooding, from all sources, when allocating sites. If a risk of flooding is identified then a sequential test, and exception test are required to be undertaken. This would be in line with Planning Practice Guidance to ensure that new development is steered to the lowest areas of flood risk. However, any allocated sites will also be required to provide a flood risk assessment and / or drainage strategy through the development management planning process.

4.4 Should you have any queries with the above comments please contact the Lead Local Flood Authority at llfa@norfolk.gov.uk.

5. Transport

5.1 Appendix 1 contains the schedule of comments on each of the proposed site allocations.

Sites coloured red in the schedule are considered unsuitable and it is highly unlikely that a satisfactory highway solution can be found.

The sites coloured orange raise significant highway concerns and based on the evidence available and the judgement of the highway authority they will not be able to meet highway safety requirements, however, if the site is to remain in the plan then further evidence will be required to demonstrate that a satisfactory highway solution can be delivered.

The green sites are acceptable, as it is considered likely that the required access and off site requirement can be met. Further evidence to demonstrate a suitable highway solution will be required at the application stage.

The requirements for a safe access can be found in the County Councils Safe and Sustainable Development guidance. The link can be found on this page:

<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/planning-applications/highway-guidance-for-development/publications>, visibility requirements can be found on page 27.

5.2 NCC is able to advise the Neighbourhood Plan Team what evidence would need to be gathered to tackle the issues raised.

5.3 Should you have any queries with the above comments please contact Richard Doleman (Principal Infrastructure Development Planner) at richard.doleman@norfolk.gov.uk or call 01603 223263.

6. Historic Environment

6.1 It is noted that policies 6.3 – 6.7 have been altered in line with the previous advice and there are no further comments to make on these policies.

6.2 In relation to the site allocations it is noted that the supporting documents contain an assessment of impacts on heritage assets in terms of the settings of listed buildings, but no reference is made to potential impacts on below-ground archaeology.

The Historic Environment assessment of impact on below-ground archaeology and undesignated historic buildings is tabulated in appendix 2.

6.3 Should you have any queries with the above comments please call John Percival (Historic Environment Officer) on 01362 869275 or email john.percival@norfolk.gov.uk.

Appendix 1

Saham Toney Neighbourhood Plan Reg 14 Proposed Site Allocations

Site	Highway Authority Comments
STNP1	Object Unless evidence can be provided that a safe access can be formed to the satisfaction of the Highway Authority.

STNP2	Object There are no footpaths to school on Hills Road and no opportunity to provide There is no evidence that a safe access can be formed to the satisfaction of the Highway Authority.
STNP4*	Accept.
STNP5*	Accept.
STNP6*	Accept Subject to evidence to demonstrate that sufficient visibility can be achieved at the junction with a sufficient distance from Pound Hill Lane or accessed through STNP5.
STNP7*	Accept Subject to off-site works required to widen Pages Lane to 6m and provide a frontage footpath.
STNP9	Object Unless evidence can be provided that a safe access can be formed to the satisfaction of the Highway Authority.
STNP13	Object There are no footpaths to school on Hills Road and no opportunity to provide.
STNP14	Object There are no footpaths to school on Hills Road and no opportunity to provide.
STNP15	Object Unless evidence can be provided that a safe access can be formed to the satisfaction of the Highway Authority.
STNP16	Object Unless evidence can be provided that a safe access can be formed to the satisfaction of the Highway Authority.

*Highways would only support one of these coming forward with a max of 25 dwellings to avoid more traffic using the Pound Hill/ Richmond Road junction.

Appendix 2

Historic Environment Comments on the Saham Toney Neighbourhood Plan Reg 14 Proposed Site Allocations

	Traffic light rating	
STNP1	Amber	We have commented on previous applications for this site
STNP2	Green	Due to nature of existing buildings and hardstanding
STNP4	Amber	
STNP5	Amber	

STNP6	Amber	
STNP7	Amber	Nature and significance of historic buildings on the site unclear
STNP9	Amber	
STNP13	Amber	
STNP14	Amber	
STNP15	Amber	
STNP16	Amber	We have commented on previous applications for this site

Appendix 3

Councillor Comments

I fully support the Saham Toney neighbourhood plan.

Cllr Edward Connolly

RELEVANT SECTION(S) OF PLAN:

1. General
 2. Supporting text to Policy 8
 3. Policy1, Policy 3A
 4. Site allocation policies 2F-2Q, Policy 8
 5. Site allocation policies 2G-2Q
 6. Site allocation policies 2F-2Q, Policy 6
- App. 3: General

9. REPRESENTATION BY HISTORIC ENGLAND

RESPONDING ORGANISATION: Historic England	DATE: 03 October 2019
REPRESENTATION(S):	
<p style="text-align: right;">By e-mail to: Chris Blow Saham Toney Neighbourhood Plan Cttee Our ref: PL00616464 Your ref: Date: 03/10/2019 Direct Dial: 01223 582746 Mobile: 07833 718273</p> <p>Dear Mr Blow,</p> <p>Ref: Saham Toney Neighbourhood Plan Regulation 14 Consultation</p> <p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Saham Toney Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, but do not wish to make any comments at this</p>	

time. We would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here:

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Norfolk County Council.

To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

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

Yours sincerely,

Edward James

Historic Places Advisor, East of England

Edward.James@HistoricEngland.org.uk

RELEVANT SECTION(S) OF PLAN:

General

10. REPRESENTATION BY ANGLIAN WATER

RESPONDING ORGANISATION:

Anglian Water

DATE:

09 October 2019

REPRESENTATION(S):

Thank you for the opportunity to comment on the Saham Toney Pre-submission Neighbourhood Plan.

The following response is submitted on behalf of Anglian Water.

I would be grateful if you could confirm that you have received this response.

Policy 5: Saham Toney Rural Gap

We note Policy 5 as drafted would require utility infrastructure (unlike other types of development) which requires planning permission to demonstrate a need for being located within the designated Rural Gap.

Anglian Water's existing infrastructure is often located in the countryside at a distance from existing settlements as such the policy would place an unintended restriction on our ability to serve our customers under the provisions of the Water Industry Act 1991. In addition it is unclear on what basis Anglian Water would demonstrate that alternative sites outside of the designated Rural Gap are not available.

It is therefore proposed that Policy 5 is amended as follows:

'Proposals for essential utility infrastructure will be permitted in the rural gap ~~where no other feasible site is available~~'

Policy 8: Surface water management and sewerage provision

P8.2 - We note that changes have been made to the wording of Policy 8 in response to comments made by Anglian Water as part of the earlier consultation which are fully supported.

P8.7 - Anglian Water is also supportive of the text relating to the public sewerage network as drafted.

Supporting text paragraphs T8.1 and T8.3

We note that changes have been made to the supporting text of Policy 8 in response to comments made by Anglian Water as part of the earlier consultation which are fully supported.

Should you have any queries relating to this response please let me know.

Regards,

Stewart Patience

Spatial Planning Manager

Anglian Water Services Limited

Mobile: 07764989051

Thorpe Wood House, Thorpe Wood, Peterborough, PE3 6WT

www.anglianwater.co.uk

RELEVANT SECTION(S) OF PLAN:

Policies 5 and 8