

SAHAM TONEY
NEIGHBOURHOOD
DEVELOPMENT PLAN

2019 - 2036



REGULATION 14 PRE-SUBMISSION
(AUGUST 2019) CONSULTATION
REPRESENTATIONS

VOLUME 3: FROM SAHAM TONEY
PARISHIONERS

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1. REPRESENTATIONS BY SAHAM TONEY PARISHIONERS

RESPONDENT NUMBER: 1	DATE: 19 August 2019
<p>Comment 1: The plan does not take into account the historic flooding issues at the junction of Pages Lane, Hills Road and Chequers Lane. Despite constant reminders from villagers in this area, many of whom have been flooded, the group have approved five main sites all in one tight area of the village which will contribute to further problems. One of the sites has been the subject of previous planning applications with over 60 letters of objection.</p> <p>Comment 2: The plan has disregarded the wishes of the village, as returned in the village questionnaire. The village overwhelmingly said developments should be restricted to between 4 and 6 houses.</p> <p>Comment 3: It is unusual for a village not to have any footpaths for walkers. Many years ago, the Parish Council prepared leaflets showing three walks, taking into account the rural ambiance of the village as opposed to just walking through housing developments. Two of the three walks go down Pound Hill so the farmland views can be enjoyed - these are still used by many villagers. The proposals by the Group destroy this opportunity, as the Group fails to acknowledge the open aspect and views across the total length and both sides of Pound Hill which should be protected.</p>	
<p>RELEVANT SECTION(S) OF PLAN / EVIDENCE BASE:</p> <p>Comment 1: Site allocation policies; policy 8</p> <p>Comment 2: Policy 2A, Policy 2C, site allocation policies</p> <p>Comment 3: Site allocation policies 2I and 2J (sites STNP4 and 5)</p>	

RESPONDENT NUMBER: 2	DATE: 19 August 2019
<p>REPRESENTATION: In the note to the Nilefields site correct "The AECOM assessment <u>as</u> taken that appraisal" to "The AECOM assessment <u>has</u> taken that appraisal"</p>	
<p>RELEVANT SECTION(S) OF PLAN / EVIDENCE BASE: Site Selection Report, Table 6, page 19.</p>	

RESPONDENT NUMBER: 3	DATE: 31 August 2019
<p>REPRESENTATION: I have spent some time reading the Neighbourhood Plan, and I have been very impressed with all the effort that has gone into this high-quality document. I am a resident of Cley Lane and just wanted to thank you for the many hours of hard work you have put in on our behalf. It is very much appreciated.</p>	
<p>RELEVANT SECTION(S) OF PLAN / EVIDENCE BASE: General</p>	

RESPONDENT NUMBER: 4	DATE: 2 September 2019
<p>REPRESENTATION: Hi to all the team. First up, massive congratulations on completing what must have been a mammoth task! 12 volumes of 'stuff' to wade through, surely enough to satisfy even a 'Lord of the Rings' (re-reader like me). No promises, but I will try to wade through as much as I can in the coming weeks (and probably months!!). The Saham community is very lucky to have such a dedicated, knowledgeable team willing to</p>	

devote so much time and effort in order to try to preserve for later generations the ambience and history of this beautiful village. Hopefully, Breckland Council will adopt at least the majority of the conclusions you have reached in the report when they come to finalise their housing plans for the area. As I have already mentioned, I have only had a cursory glance at the 'headlines' and some of the back-up information and would raise the following comments and queries based on my rapid initial perusal:

Comment A: Flooding: if I am reading the map correctly, between 15 and 27 houses seem to be in the Pound Hill area almost exactly opposite the old Manor, our major architectural site of national importance. The bottom of the Hills Road area does seem to suffer flooding every time we have a 'weather event' and, as such, any large-scale building on this green-field site could, possibly, only exacerbate the problem thanks to water 'run off' surely? I note that you have mentioned an 'on-site water storage... to store long term surface water run off up to a stated limit'. I have no idea what that may entail but, whatever it may be, it does sound like a very large storage unit, presumably sited underground? If so, will there be installations of these 'storage' tanks in all the areas which flood regularly, including the bridge areas of Richmond Road and Cley Lane? I also note the aims of the plan are to 'ensure new development does not result in higher flood risk than existed before it was approved'. Can we not aim to actually reduce the flooding altogether, irrespective of new development? Our last 'weather event' saw us trying to reach our home from every single entrance to the village unsuccessfully, until two high speed Range Rovers provided a path through the waters!!

Comment B: Richmond Road: There appears to be 6 houses planned for between, say, the Church and the turn off to Threxton. This is sandwiched between two very severe and blind bends and, as such, could make an already dangerous stretch of road even more so. A dozen houses also appear to be planned for the Broom Hall area. Again, a presumed new entrance would be on to a stretch of road which is blind through both an incline and the bends at both ends of the incline.

Comment C: Housing density: 21 of the proposed 83 houses (25%) appear to be 'added on' to The Oval area with, as already mentioned, a further 27 sited almost directly opposite (giving a total of 58%). This will greatly increase road traffic past the school surely? Parking is already a problem on this road and any extra traffic will make this even more dangerous.

Comment D: Heritage: The Old Manor.... just what, if anything, is happening? I have had some low-key discussions with Breckland Council, English Heritage, Natural England and others who all seem to be unable to offer any concrete suggestions as to how or if any improvements could be made to the sad unsightly blot at the entrance to our village. At the time of this e-mail, as usual the 'protective' covering is in tatters and work on the new 'gatehouse' appears to be at a standstill. Will even that become a 'white elephant' thanks to insufficient funds I wonder? I am always dismayed when entering the village from Ashill and seeing this once (quite recent) magnificent building on an inexorable downward slope to oblivion with no-one apparently able to apply any pressure to save it.

Comment E: Work has also started recently on a new build in the woodland adjoining Broom Hall. Trees have already been cut down in order to facilitate this build. I'm sure no-one wants to lose even more of the wonderful variety of woodland in the village unnecessarily. Was a survey done I wonder? What surveys will be done on the other (greenfield) sites. I have knowledge that, before the start of the huge development on Newmarket Road, Swaffham, a full bio-diversity study was completed which entailed a survey of all animal, plant and arboreal life in the affected area.

Comment F: Well, that's my observations. Again, as I mentioned originally, the team have prepared a wonderful plan overall for the village and I only hope my comments are taken in the spirit in which they have been raised. I would hate to see our village spoilt, by either over or incorrect development, as a result of a lack of interest or, hopefully, constructive comments from the local populace.

RELEVANT SECTION(S) OF PLAN / EVIDENCE BASE:

Comment (A): Site allocation policies 2F, 2G, 2I, 2J, 2K and 2L, Policy 8

Comment (B): Site allocation policies 2P and 2Q

Comment (C): Site allocation policies 2G, 2I, 2J, 2K and 2L

Comment (D): Policy 6

Comment (E): Applies to a planning application that was approved on appeal, rather than a specific

aspect of the Plan
Comment (F): General

RESPONDENT NUMBER: 5

DATE:

5 September 2019

REPRESENTATION:

Comment 1: On reading; the "Allocation Plan" it would appear each offered site has been site assessed as individual proposals, their holistic community impact as such is not logically considered with regard to the historic flood events experienced by the area covered by Pages Lane, Chequers Lane and I Hills Road. Specifically draw your attention to STNP 1/4/5/6/7 and their impact if approved on the current historical and natural surface drainage events. You can forget the 100 years flood as you and any metrologically inclined observer will be aware precipitated flood events are becoming more the norm. I reviewed the pamphlet information and from my calculation it shows 63% of the Allocated Sites despatch their surface water via the Hills Road Chequers Lane drainage system and 75% through its extended system via Ploughboy Lane to the Ovington Road / Bell Corner. As I write 3rd Sept 2019 after a dry hot Summer the static water table level in this valley is one metre below the land surface (where measured) I understand the normal farm land can hold 3 & a half inches of rain water at the end of a Winter – please consider now the area of catchment inflow in this "Saham Toney" Valley system and the impact of any additional run-off when the outlet channel is currently a naturally designed given. Bearing in mind as you mention the further indicated surface water flow from Ashill which enters into the same system and currently where extensive housing development is in progress this will further add flow volume. In your document package pages 48-50 where the site "Major Issues / Comments" are assessed there seems to be no definitive knowledge re the water course (sites 4/5/6/7) in fact, the reading would indicate a "Cut & Paste" creation, I would suggest a definitive survey of Topological Hydrological Gradients and rediscovery, (unearthing) of the original partially observable flow course.

Comment 2: The villagers, as I recall, did not object to minor infill where numbers within the range of 4 to 6 houses were suggested the concentration of the STNP 4/5/6/7 will create initially a mini housing estate.

Comment 3: The proposed concentration of the Pound Hill / Pages Lane /Chequers Lane area will destroy the open vista that villagers are able to currently enjoy.

Comment 4: This concentration of development and ancillary support requirements will come at a cost to the residents currently living in the vicinity of the surface waters natural flow dynamics thus adding to the recurring sewage overflows when capacities are overwhelmed.

RELEVANT SECTION(S) OF PLAN / EVIDENCE BASE:

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

Policy 8

Site Selection Report, section 7.6, table 18

RESPONDENT NUMBER: 9

DATE:

25 September 2019

Additional comment No 6,
06 October 2019

REPRESENTATION:

Comment 1: The plan seems to totally disregard the wishes expressed by the people of the village which overwhelmingly said that developments should be restricted to between 4 and 6 houses.

Comment 2: The plan does not really take into account the historic surface flooding issues we have at the junction of Chequers Lane, Hills Road and Pages Lane. Many villagers (some of which have been flooded) in this area have reminded you of this but you have still approved 5 sites in a very tight area and 1 of these sites previously received over 60 letters of objection.

Comment 3: The plan does not seem to look at the traffic issue we have in this area specifically the Speed of the traffic which constantly exceeds the 30mph which is in place!

Comment 4: The impact of the number of houses that will be built on the 5 sites in this area will have a great potential effect both on the flood risk and the quantity and speed of traffic. The neighbourhood plan should look to help our villagers and not potentially increase the risk we all live under regarding flood and certainly not put us all at a greater risk of serious accidents and possibly deaths from speeding vehicles.

Comment 5: We have no footpaths so we should protect any local walks we have as villagers appreciate the ability to see the beautiful views we have which will be spoilt if we end up just walking through housing developments.

Comment 6: I have already submitted reasons (*...for opposing the plan...*) but would add that today, 6th October, the flood issues rear their heads again! We have had Anglian Water out to us as we are Unable to Flush any toilet as the waister will not go away. We are advised NOT to Run any Water at the moment as the entire run to the Bell Lane Pumping Station is overloaded and FULL! If you allow new builds in this area as your plan suggests it will only make the issue worse! We have an environmental issue with regard to the removal of sewerage as the current system does not cope with the current needs so do not make it worse. A complete stop on new build should be put in place until the system is updated and can cope!!

RELEVANT SECTION(S) OF PLAN / EVIDENCE BASE:

Comment 1: Policy 2A, Policy 2C, site allocation policies

Comment 2: Site allocation policies, Policy 8

Comment 3: Site allocation policies 2G, 2I, 2J, 2K and 2L

Comment 4: Site allocation policies 2G, 2I, 2J, 2K and 2L, Policy 8

Comment 5: Site allocation policies

Comment 6: Site allocation policies

RESPONDENT NUMBER: 10

DATE:

06 October 2019

REPRESENTATION:

Please see the form entered by my husband, (Respondent 9), as my reasons are the same but I also include the fact that Anglian Water are unable to cope with the current needs for sewerage removal as today, 6th October, the drains from Chequers Lane to the Bell Lane Pumping Station are FULL and unable to move the sewerage waste away and we are UNABLE to flush a toilet or run any water!! If you allow more new builds in this area it will only add to the problem. It is not only Surface Water, it is also Sewerage!! You must put on Hold ALL new Builds until the Drainage system is updated and able to cope with the current needs let alone the needs that all the extra housing will put on the system.

RELEVANT SECTION(S) OF PLAN / EVIDENCE BASE:

Site allocation policies

RESPONDENT NUMBER: 11

DATE:

06 October 2019

REPRESENTATION:

As discussed at the last Parish Council meeting, we are extremely worried about the possibility of exacerbating the problems we already have with regard to the drainage, both surface water and sewage. Today 6/10/19 being a prime example where after heavy rainfall the drain (on the road) between us and our next-door neighbours was overflowing. I have photos which prove this. Our front garden is also flooded. Our neighbours on the other side of us in '*..address omitted for privacy reasons...*' cannot flush their toilets and were told by Anglian Water not to run any water. They had checked the pumping station and could see that it was overloaded. This only goes to show the current problems which would

be made far worse should these houses be built.
RELEVANT SECTION(S) OF PLAN / EVIDENCE BASE: Site allocation policies

RESPONDENT NUMBER: 12	DATE: 07 October 2019
REPRESENTATION: I am not in favour of the proposed 12 house development STNP5 on the East side of Pound Hill. It would impose on the 'Key View' across towards the Mere which contributes to the character of the open landscape of this Norfolk village.	
RELEVANT SECTION(S) OF PLAN / EVIDENCE BASE: Site allocation policy 2J	

RESPONDENT NUMBER: 13	DATE: 07 October 2019
REPRESENTATION: I think there are too many houses allocated around Pound Hill - The areas defined as STNP4, STNP6 & STNP7 in my view would be acceptable. The remaining sites for that area - STNP5 & STNP1 I feel would have an impact on the openness and views of the village. There are very few open areas left, as far as I can see this being one of the last such areas	
RELEVANT SECTION(S) OF PLAN / EVIDENCE BASE: Site allocation policies 2G, 2I, 2J, 2K and 2L	

RESPONDENT NUMBER: 14	DATE: 08 October 2019
REPRESENTATION: I do not agree with the proposal to build outside the settlement boundary. this will open the gates to uncontrolled building.	
RELEVANT SECTION(S) OF PLAN / EVIDENCE BASE: Policy 2C, site allocation policies 2G-2O and 2Q	

RESPONDENT NUMBER: 15	DATE: 12 October 2019
REPRESENTATION: Congratulations on a well written and detailed plan. I would like to add my thoughts on plots STNP4 and STNP5. These lie on the edge of a low knoll of land that slopes down to the circular village lake. Saham Toney was an important centre for the Iceni tribe and, although I am no archaeologist, one would expect that the low knoll might be of archaeological importance. We do not know where Boudica was born although this minor detail might not be of concern to the press. If development were to go ahead, it would be in no one's interest to see headlines such as "Builder Bulldozes Boadicea's Birthplace" or " <u>Bozo</u> Builder Bulldozes Boadicea's Birthplace". The landscape around the two sites and its wildlife are enjoyed by a large number of villagers, particularly many who, like me, are dogwalkers. In the mornings, it is not uncommon to see spectacular sunrises or see mists drifting from the lake over STNP5. I attach some of my pictures by way of illustration.	

Overall, I would therefore oppose any development of STNP4 and STNP5.



RELEVANT SECTION(S) OF PLAN / EVIDENCE BASE:
Site allocation policies 2I & 2J