

Consultation on the Saham Toney Neighbourhood Plan

A new consultation on the Neighbourhood Plan will run from Wednesday 24th June till Friday 14th August 2020.

You can see the formal announcement on the parish noticeboards and on the Plan website at www.stnp2036.org

The consultation is open to all who live, work or run a business in Saham Toney

In order to ensure development in the village is managed and that measures to retain the best aspects of the local environment are adhered to, the Plan is a large document. It has 41 policies, numerous maps and a great deal of justifying text. Taken in all it runs to over 200 pages. For those who prefer more 'bite-size' information, we hope this pamphlet will help. If it whets your appetite to read the full plan, that will be great, but if not you will have a basic understanding of what the Plan contains

In this pamphlet you can:

Read a summary of what's new and what's been updated;

Find out why a new consultation is needed;

See where sites are being allocated;

Understand the balance between growth and development and protecting the local environment

Find out how to make comments on the Plan

What's happened since the previous consultation?

Since the consultation that ran from August till October 2019, a lot of new work has been done, most notably:

- ❖ Incorporation of all relevant comments from the previous consultation;
- ❖ Strategic Environmental Assessment (SEA) of the Plan;
- ❖ Habitats Regulations Assessment (HRA) of the Plan;
- ❖ A masterplanning study of the largest sites proposed for allocation;
- ❖ A transport study;
- ❖ A flood risk study;
- ❖ Update of the village design guide; housing needs assessment and site selection report;

Why is a new consultation needed?

To ensure appropriate and adequate opportunity for the SEA process to influence the development of the Plan up to its Regulation 15 submission;

To provide chance for all to comment on the new and revised policies;

To make the results of the new studies available.

We want the Plan to be as accessible and understandable as possible, so we hope this pamphlet will help you understand its most important points.

If it whets your appetite to find out more, on our website – www.stnp2036.org - you can download the Plan itself and the documents that provide evidence for it.

Or if you lack internet access, please call 884759 and we'll make safe arrangements to allow you to see the documents

THE PLAN'S VISION

To preserve and enhance Saham Toney's distinct and tranquil rural character whilst ensuring village life is peaceful and fulfilling for all residents. This will be achieved through a process of gradual and sustainable development of a scale having regard to, and consistent with, the Neighbourhood Area's development constraints, and appropriate to its place in the Breckland settlement hierarchy, spread over the plan period; and by protecting the area's richness of landscape, history, wildlife and community



The vision is followed through in the Plan's policies, which aim to balance one group of policies supporting **growth and development** with a second group seeking to **preserve and enhance the environment**

Achieving that balance by the application of both groups of policies is the core ethos of the Plan.

What are the main changes since the previous consultation?

Two sites removed from allocation, leaving 9 sites, planned to provide a total of 70 new homes over the next 16 years; Protection against flood risk strengthened by the instruction of 8 new policies, which were then improved following independent professional review;

Recommendations of two environmental assessments (SEA & HRA) incorporated;

Design policy updated to be more specific to Saham, and to deal with climate change;

Policy to protect habitats and species strengthened;

Masterplanning policy added to guide the layout of the largest new sites;

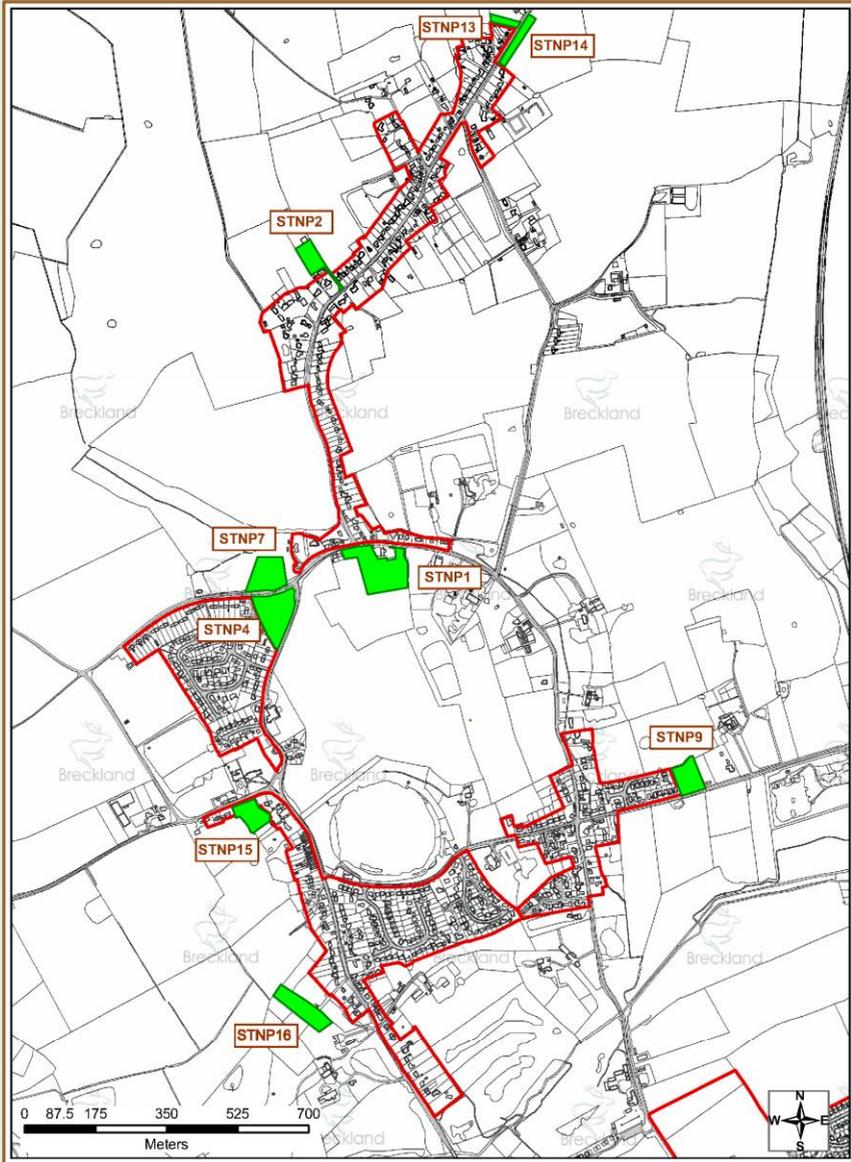
Safe access arrangements to new sites confirmed; and

Many updates to reflect comments made during the last consultation

Site Allocations - How Many Houses?

The Plan allocates 70 houses on 9 of the 16 sites originally put forward, with their development phased up to 2036: so, on average about 5 houses per year, which is about half the rate of approvals by Breckland planners over the last 9 years

WHERE ARE THE ALLOCATED SITES?



The site assessment and selection reports, available at www.stnp2036.org tell you in great detail why these sites have been chosen

POLICY GROUP 1: GROWTH & DEVELOPMENT



INFRASTRUCTURE

Policy 1



HOUSING

Policies 2A – 2Q

Allocated Sites



DESIGN

Policies 3A – 3E

Village Vernacular



NON-RESIDENTIAL
DEVELOPMENT

POLICY GROUP 2: PROTECTING THE ENVIRONMENT



HERITAGE

Policy 6



LANDSCAPE

Policies 5, 7A & 7B

Character Areas

Key Views

Rural Gap



BIODIVERSITY & HABITATS

Policies 7C – 7F



FLOOD RISK

Policies 8A – 8H & 9

Development Policy Summaries

INFRASTRUCTURE POLICY

Aims to ensure the village has adequate, accessible social infrastructure to support proposed development

Requires phasing of development to allow any necessary infrastructure improvements to be made at the right time

SET OF HOUSING POLICIES

Sets and manages how many houses may be developed up to 2036, and where they can be located;

Defines 9 allocated sites;

Makes provisions for affordable housing;

Defines a required housing mix;

Sets out common and site-specific criteria allocated sites must adhere to;

Defines an area of public amenity land at Richmond Hall

SITE No	SITE NAME	No of HOUSES	PHASING
STNP1	Grange Farm, Chequers Lane	10	2025 - 2028
STNP2	Croft Piggery, Hills Road	4	2020 - 2024
STNP4	Pound Hill east	17	2025 - 2028

SITE No	SITE NAME	No of HOUSES	PHASING
STNP7	Page's Farm, Page's Lane	8	2029 - 2032
STNP9	Ovington Road	3	2020 - 2024
STNP13	Hill Farm, Hills Road	5	2029 - 2032
STNP14	Croft Field, Hills Road	5	2033 - 2036
STNP15	8 Richmond Road	6	2033 -2036
STNP16	Richmond Hall	12	2020 - 2024

DESIGN POLICIES

Define overall design requirements, with reference to the Village Design Guide;

Highlight and promotes use of the village character vernacular;

Set density guidelines for housing developments;

Specify criteria for site roads;

Set parking standards;

Seek to preserve Saham's dark skies

NON-RESIDENTIAL DEVELOPMENT POLICY

Protection of community facilities:

- The Wells-Cole Community Centre;
- St George's Church;
- Saham Hills Methodist Chapel;
- The sports and social club;
- Broom Hall Country Hotel;
- The Old Bell public house
- Penny's tearoom;
- Lowe's caravan park;
- Any other community facility developed during the life of the Plan

Environmental Protection Policies

LANDSCAPE POLICIES

Protection against harmful impact on village landscape character in:

- 5 rural character areas;
- 6 village character areas;
- 8 settlement fringe areas

Reference to Parish Landscape Character Assessment for detailed guidance

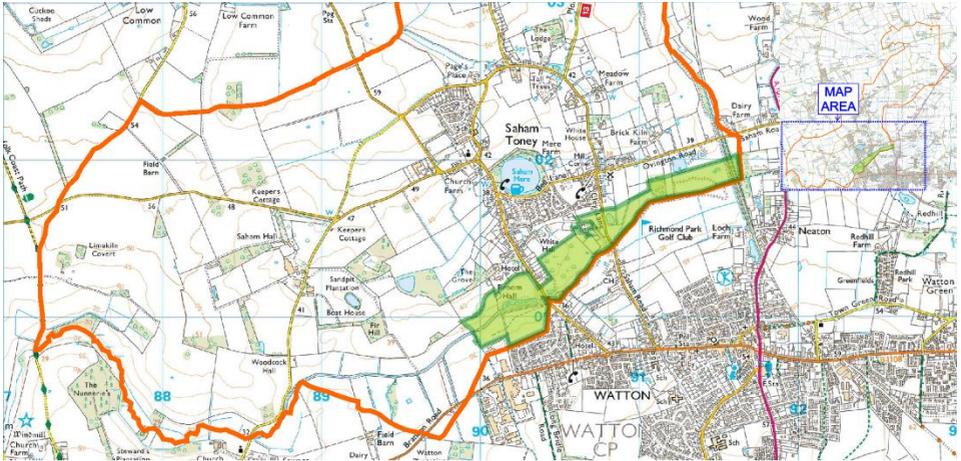
Protection of 10 'Key Views'

Definition of a 'Rural Gap' area to prevent coalescence with Watton

Key Views



Rural Gap to Watton



HERITAGE POLICY

Defines and conserves 'designated' heritage assets – 11 listed buildings:

- St George's Church
- Brick Kiln Farmhouse, Ovington Road
- Gardener's Cottage
- Meadow Farmhouse, Chequers Lane
- Page's Place
- Park Farmhouse, Hills Road
- Post-Mediaeval barn, Richmond Road
- Saham Hall Farmhouse
- The Lodge, Chequers Lane
- The Old Rectory, Richmond Road
- White Hall, Richmond Road

Protects scheduled monuments and archaeological sites and finds

Defines 'non-designated' heritage assets – 9 non-listed buildings of note:

- **Saham Hills Methodist Church, Hills Road**
- **Broom Hall, Richmond Road**
- **Wisteria (formerly Alms) Cottage, opposite the Old Rectory**
- **Windmill. Bristow's Tower Mill, Ovington Road**
- **Hunt's Farm**
- **Parkers Church of England Primary School**
- **The Terrace, Richmond Road**
- **The Old Bell Inn**
- **Saham College, Richmond Road**

BIODIVERSITY & HABITATS POLICIES

6 green spaces protected from development:

- **Parish sports field and community orchard;**
- **Wells Cole Community Centre Park;**
- **Land surrounding Saham Mere;**
- **St. George's churchyard & cemetery;**
- **The village allotments;**
- **The bird sanctuary**

Key habitats, species and wildlife corridors defined, with a need to mitigate any adverse impact on them

Green infrastructure to be conserved and added to

Wildlife friendly measures to be incorporated

Removal of trees and hedges to be avoided or compensated for



THE NEIGHBOURHOOD PLAN & FLOOD RISK

Many parts of Saham Toney are subject to surface water flooding, and we understand how much it concerns those affected, so STNP specifies what steps must be taken to prevent development adding to that risk

FLOOD RISK POLICIES

8 policies covering all key aspects of surface water management to avoid on-site flooding or increased flood risk elsewhere:

- **Strict documentation requirements;**
- **Runoff rates and volumes controlled;**
- **Infiltration tests obligatory;**
- **Climate change effects to be accounted for;**
- **No impact on water quality permitted;**
- **Management and maintenance of drainage systems;**
- **Resilience against extreme flood events required;**
- **Design principles specified**

Separate policy dealing with sewerage provision

Can the plan prevent increased risk of flooding? YES

When preparing the Neighbourhood Plan, we felt that the national and district planning rules were okay up to a point, but lacked sufficient rigour and clarity, thus leaving loopholes that some developers may (and do) exploit. We wanted to strengthen the good points in the planning rules, and make them more locally specific, while also eliminating loopholes.

HOW? Among other measures the Plan requires:

-  All sites at risk of flooding (as shown on Environment Agency maps) to submit a flood risk assessment with a planning application;
 -  The assessment must prove the site causes no increased flood risk to the site itself or existing properties and infrastructure;
 -  Sites must have on-site water storage to intercept, attenuate or store long-term surface water run-off up to a stated limit (a 100- year flood);
 -  Applications for all sites in high or medium flood risk areas shall be reviewed by the Lead Local Flood Authority and Anglian Water (neither normally review sites with less than 20 houses); and
 -  There is adequate capacity in the sewerage system to cope
- In essence the Plan aims to make sure that measures are taken to ensure new development does not result in higher flood risk than

You can find more detail about the Neighbourhood Plan and flood risk on our website at **www.stnp2036.org**, including measures that villagers might take to address existing problems

If you have any questions about the consultation, or the Plan in general, please contact us at

 **stnp2036@gmail.com**

HAVE YOUR SAY!

We welcome all constructive comments.

You can find a very simple comments form on our website. It requires only a few details about you, then gives you 3 choices:

- To support the Plan, without comments.
- To support the Plan subject to comments you make.
- To oppose the Plan, and give reasons for doing so.

If you prefer to give your comments in paper, or don't have internet access, please contact us and we'll arrange a mutually convenient time to deliver and collect a form

Please remember! Comments need to be on the Plan rather than this pamphlet

If you lack internet access, but would like to view the Plan, please call 884759 between 9am and 8pm weekdays, and we will make mutually safe and convenient arrangements for you to do so

This pamphlet has been prepared and published by the Saham Toney Neighbourhood Plan Work Group on behalf of Saham Toney Parish Council © 2020