

SAHAM TONEY NEIGHBOURHOOD PLAN PRESENTATION 7th DECEMBER 2018



NEIGHBOURHOOD PLAN UPDATE



GEORGE FREEMAN MP



**THE MAN WHO PUTS THE
BRECKS**

INTO BREXIT

CKSIT

NEIGHBOURHOOD PLAN UPDATE

IN AUGUST WE TOLD YOU WHAT WE PLANNED TO DO NEXT:

- New grant to fund a village character study: ✓😊 September**
- Technical support pack for site assessments: ✓😊 November**
- Participate in additional Local Plan hearings: ✓😊 September**
- Have a biodiversity map of the parish prepared: Ongoing**
- Have a village character assessment done: Ongoing**
- Have a village design guide produced: Ongoing**
- Site allocations – call for sites: ✓😊 Aug-Oct**
- History of the village's development ✓😊 September**
- Guidelines for reviewing planning applications ✓😊 August**
- Review of planning applications: ✓😊 Ongoing**
- Meetings and dialogue with Breckland Council: ✓😊 Ongoing**
- Reflect revised Planning rules (NPPF2) in the Plan: Ongoing**
- Repeat Reg. 14 consultation: Not due yet - pending new work**



SITE ALLOCATIONS – WHY WE'RE DOING THIS

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 ALLOCATIONS PROCESS



1. Sites PROPOSED

*We are
Here*

2. Sites ASSESSED

3. Sites SELECTED

SITE ALLOCATIONS – WHAT'S BEEN DONE SO FAR

We ran a call for sites from 17th August till 18th October

16 sites were put forward, all from villagers or people with village connection

We've met all landowners at least once to discuss their plans and ours

Formal approval for the independent assessments (by AECOM) was granted on 6th November

AECOM have confirmed the assessment criteria they will use

AECOM have started their assessments and expect to finish by 27 March 2019

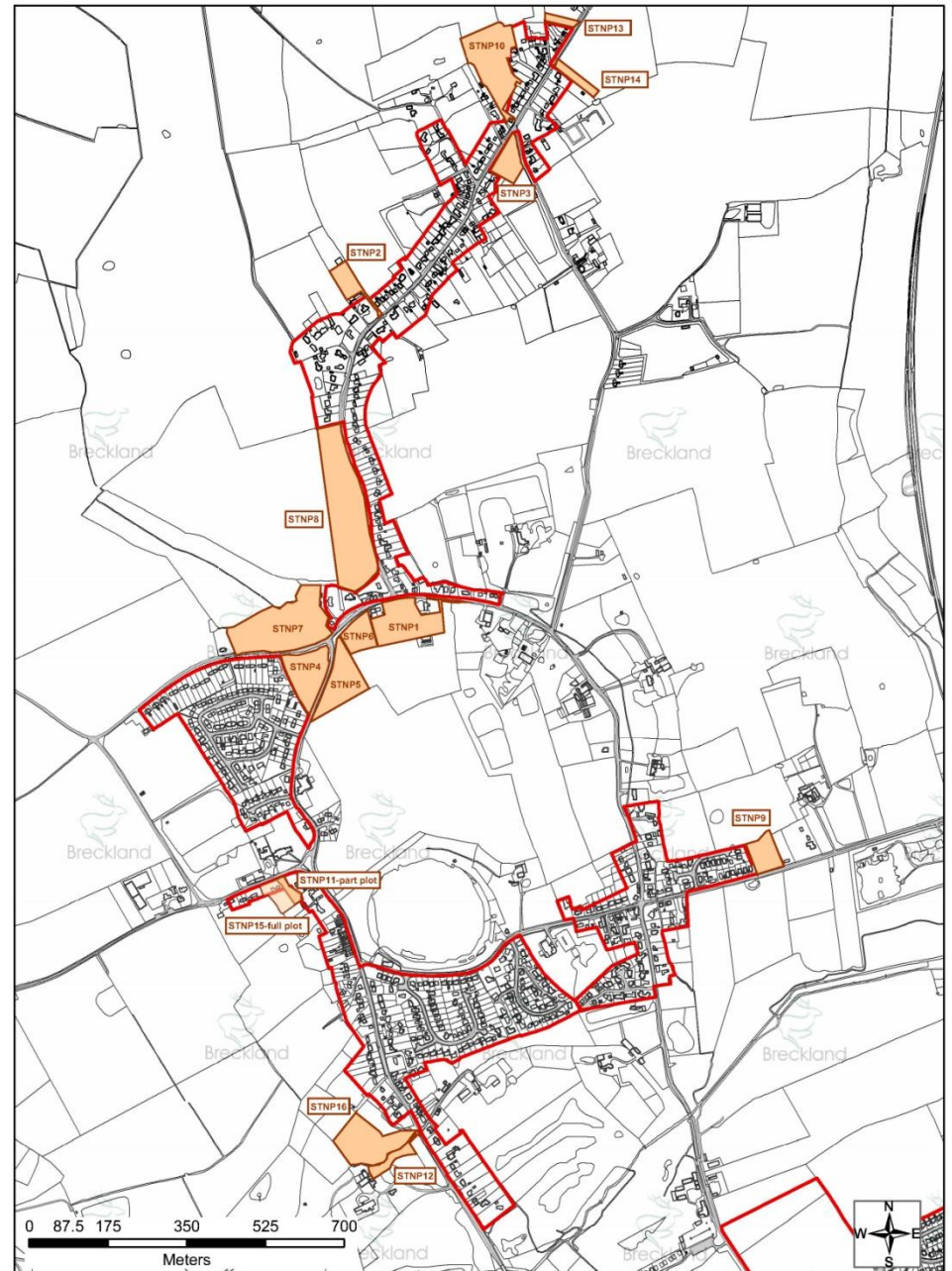
In parallel we may also ask our landscape consultant to separately assess the sites

SITE ALLOCATIONS – WHAT'S BEEN PROPOSED

**16 sites with the
potential for a total of...**

180 – 222 new homes

WHERE ARE THE SITES PROPOSED?



PROPOSALS IN CONTEXT: NUMBER OF NEW HOMES COMPLETED OR APPROVED

Since

2011

LOCAL PLAN

33



Reg. 14 Neighbourhood Plan

48



STNP1: THE PIGGERIES, CHEQUERS LANE



STNP2: DISUSED PIGGERY, HILLS ROAD



STNP3: HILLS ROAD / PLOUGHBOY LANE JCN



STNP4: POUND HILL / PAGE'S LANE JCN



STNP5: POUND HILL EAST



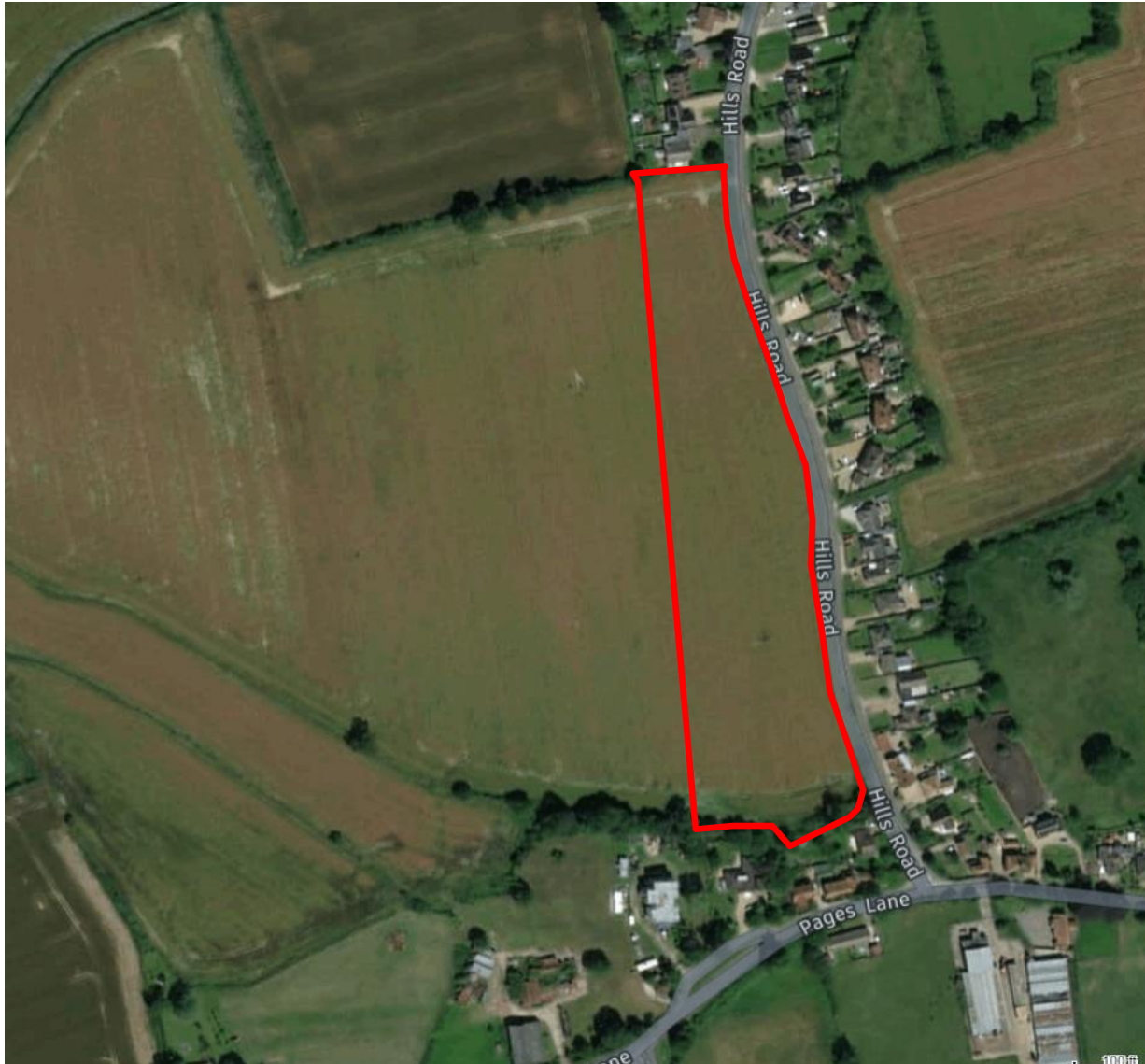
STNP6: PAGE'S LANE EAST



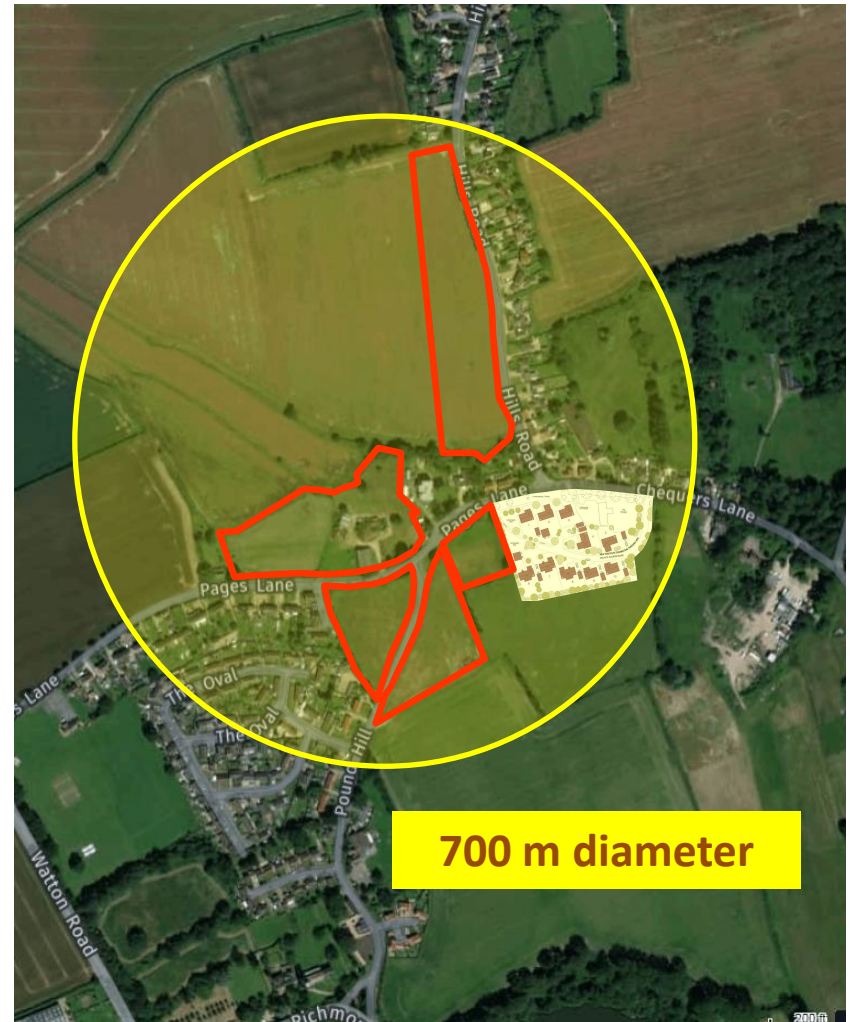
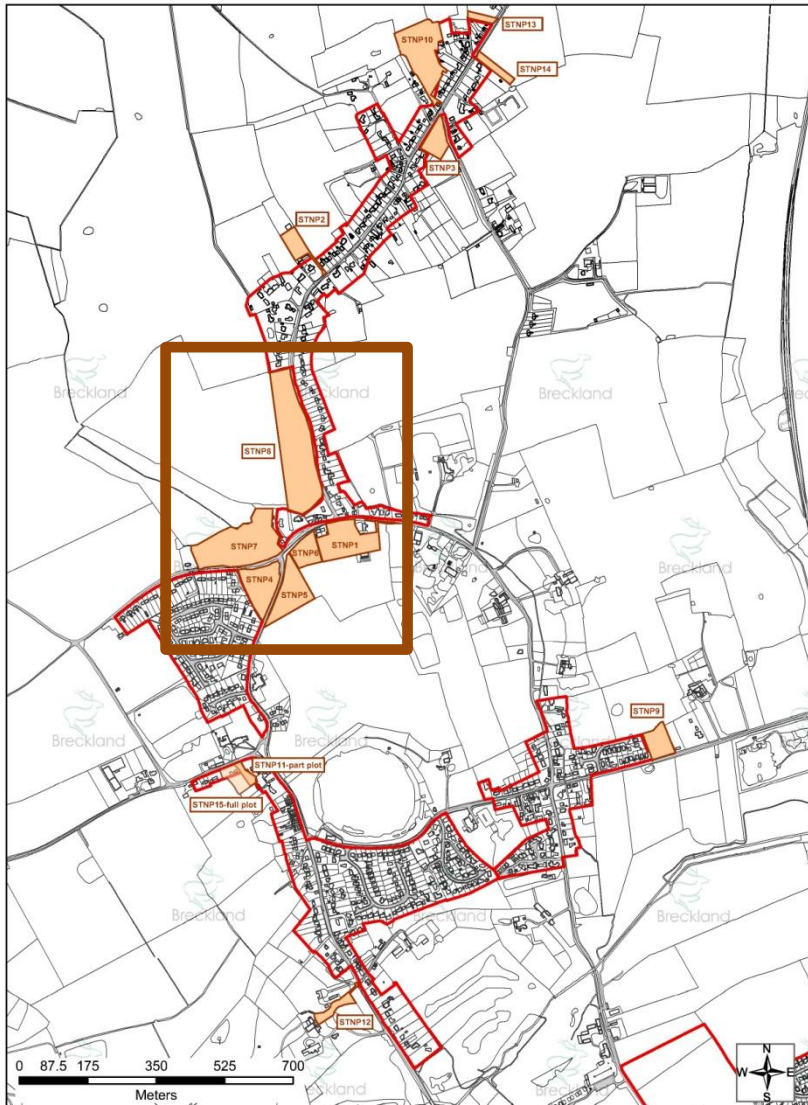
STNP7: PAGE'S LANE FARM



STNP8: HILL'S ROAD SOUTH-WEST



OVERALL – CENTRAL AREA



CENTRAL AREA - POTENTIAL HOUSES



CENTRAL AREA – THREATS & OPPORTUNITIES

INCREASED TRAFFIC

CENTRAL!

ACCESS PROBLEMS

NEW VILLAGE HUB

**PRESSURE ON
SERVICES**

HOMES AFFORDABLE

NEW AMENITIES

LANDSCAPE CHANGED

GOOD LANDSCAPING

**YEARS OF
DISRUPTION**

INFLUX OF YOUNG

VILLAGE THRIVES

STNP9: OVINGTON ROAD



STNP10: BEHIND 129/131 HILLS ROAD



STNP11 / STNP15: RICHMOND ROAD OPTIONS



STNP12: RICHMOND HALL



STNP13: HILL FARM



STNP14: CROFT FIELD



STNP16: RICHMOND HALL PLOT 2



COMMUNITY BENEFITS FROM ALLOCATED SITES



11+ homes: 20% “affordable”
25+ homes: on-site open space
Earlier unspecified “benefit”
deleted



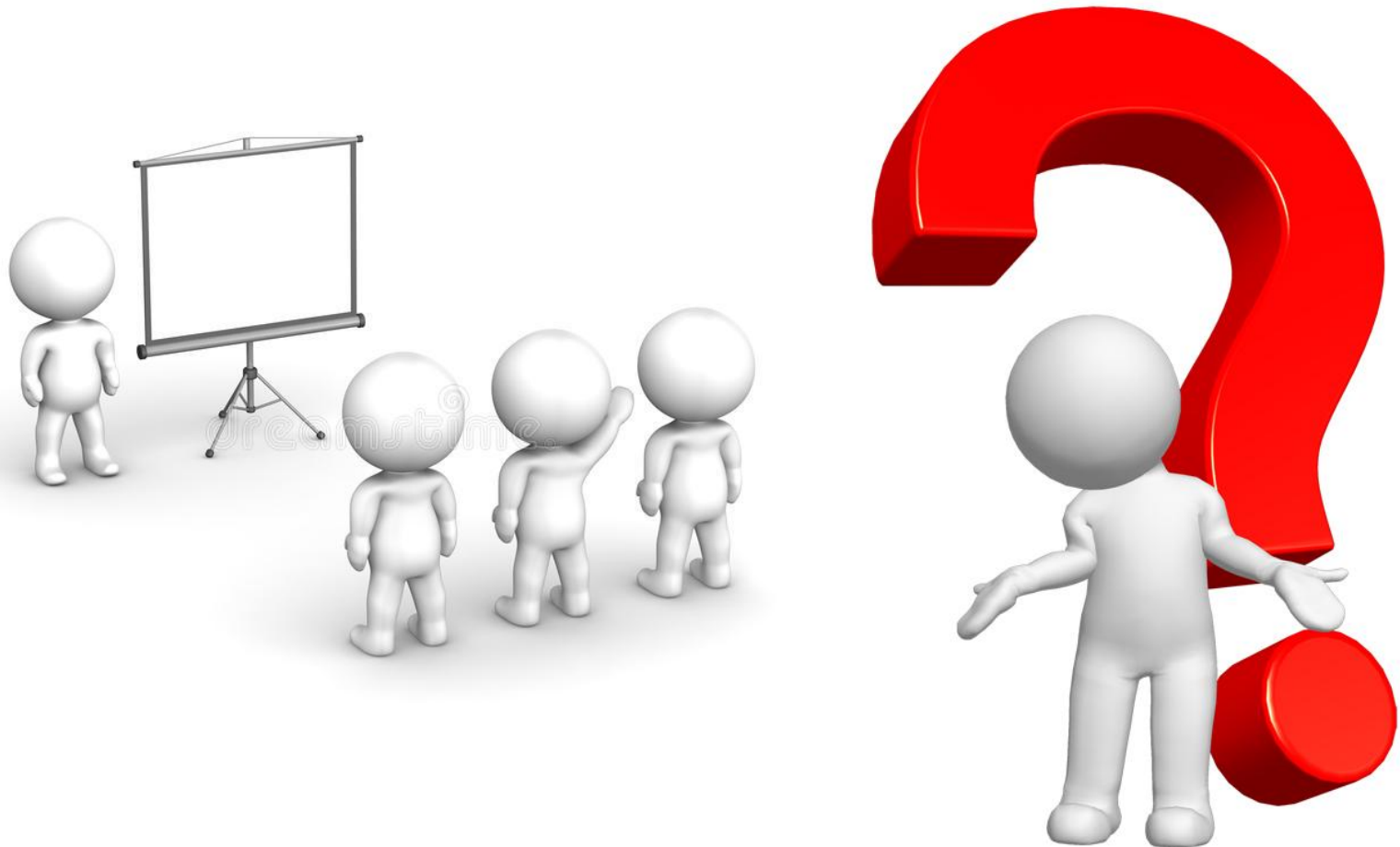
What's on your wishlist?

POTENTIAL DEVELOPMENT TIMESCALES

SITE ID	HOUSES PROPOSED	TIMESCALE		SITE ID	HOUSES PROPOSED	TIMESCALE
STNP1	10	2019-2024		STNP9	3	2019-20
STNP2	4	2019-2024		STNP10	20	t.b.c.
STNP3	4	2019-2024		STNP11	2	2025-2036
STNP4	12-15	2019-2024		STNP12	5	2019-2024
STNP5	12-15	2019-2024		STNP13	5	2019-2024
STNP6	5-6	2019-2024		STNP14	5	2019-2024
STNP7	30-35	2019-2032		STNP15	4-8	2025-2036
STNP8	40-50	2019-2036		STNP16	20-35	2025-2036

SITE ALLOCATIONS Q&A

Any questions or comments?



VILLAGE CHARACTER ASSESSMENT

Done by Lucy, our landscape consultant, to ensure village landscape is a key focus in the Plan

How was it done?

Two main threads – character areas and landscape sensitivity
Parish divided into 5 “rural” and 4 “settlement” areas (now 6)
Characteristics of each described
Where rural areas adjoin settlement they termed “settlement fringes”
There were initially 10 such areas – now 8
The sensitivity of each fringe area (to development) defined
Gap to Watton likely to be enlarged
Key views redefined
Village vernacular established
Design guide draft version provided

CHARACTER & SENSITIVITY WILL BE DEALT WITH BY A NEW POLICY

VILLAGE CHARACTER AREA MAPS: 1

Saham Toney Landscape Study: PART ONE: Parish Landscape Character Assessment **DRAFT**

October 2018

Parish Character Areas

There are 5 rural landscape Character Areas:

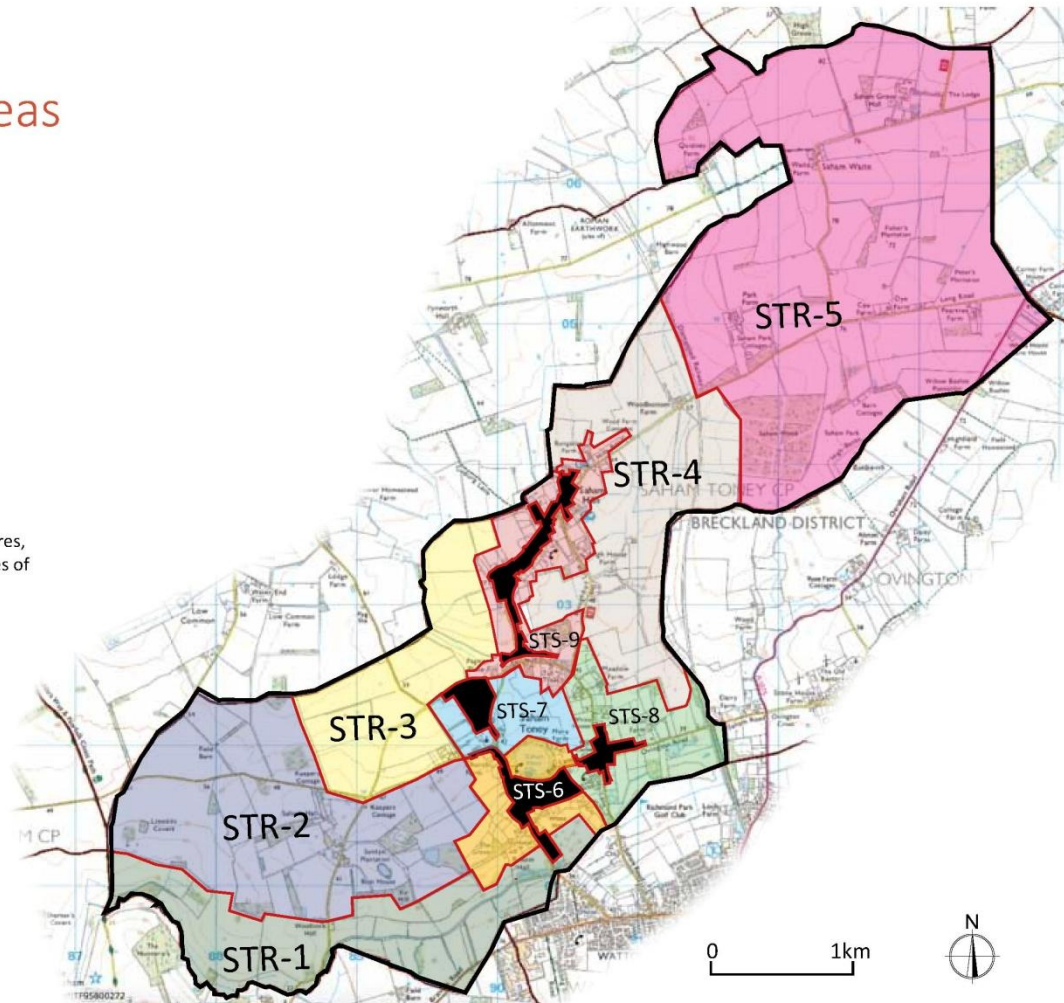
- STR-1 - Watton Brook valleyside
- STR-2 - Saham Hall estatelands
- STR-3 - Pages's Lane
- STR-4 - High House (better name?)
- STR-5 - Saham Waite

There are 4 settlement landscape character areas.

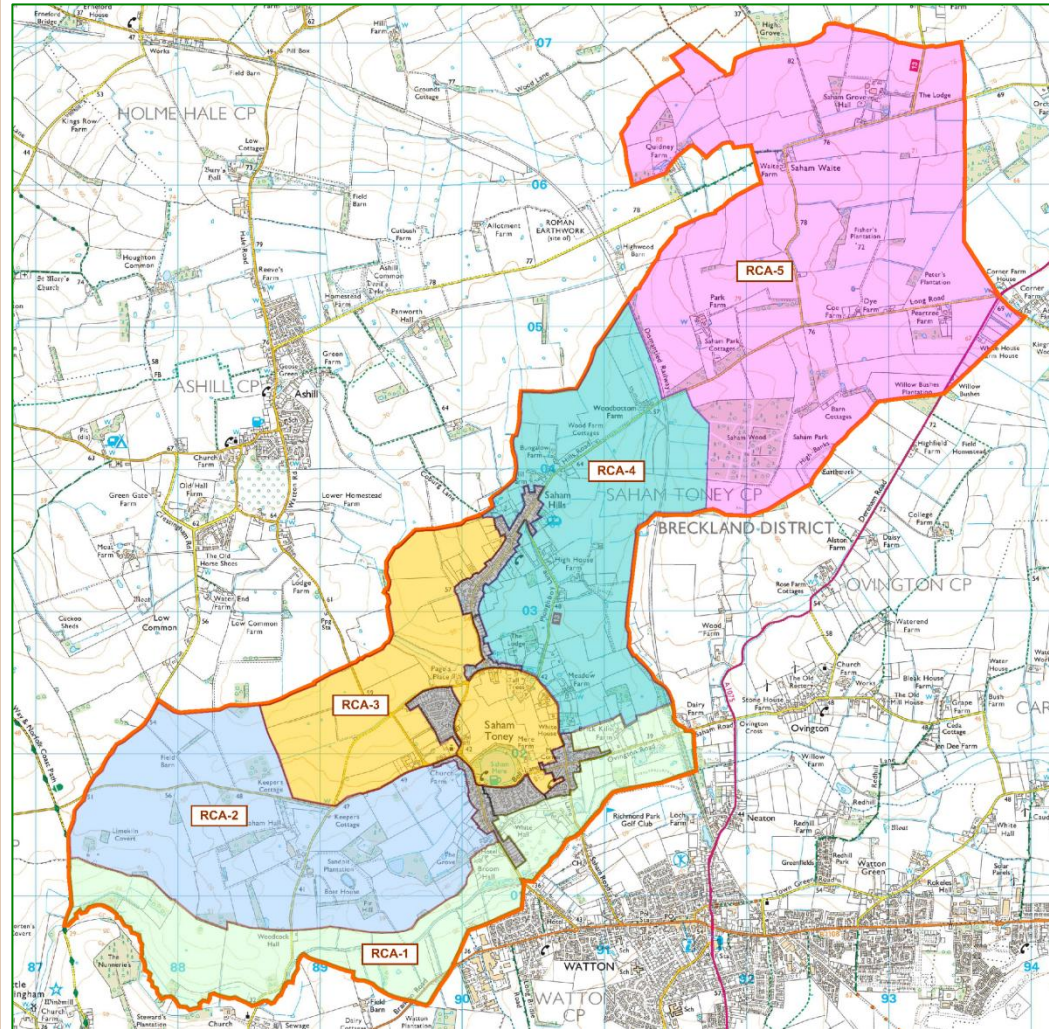
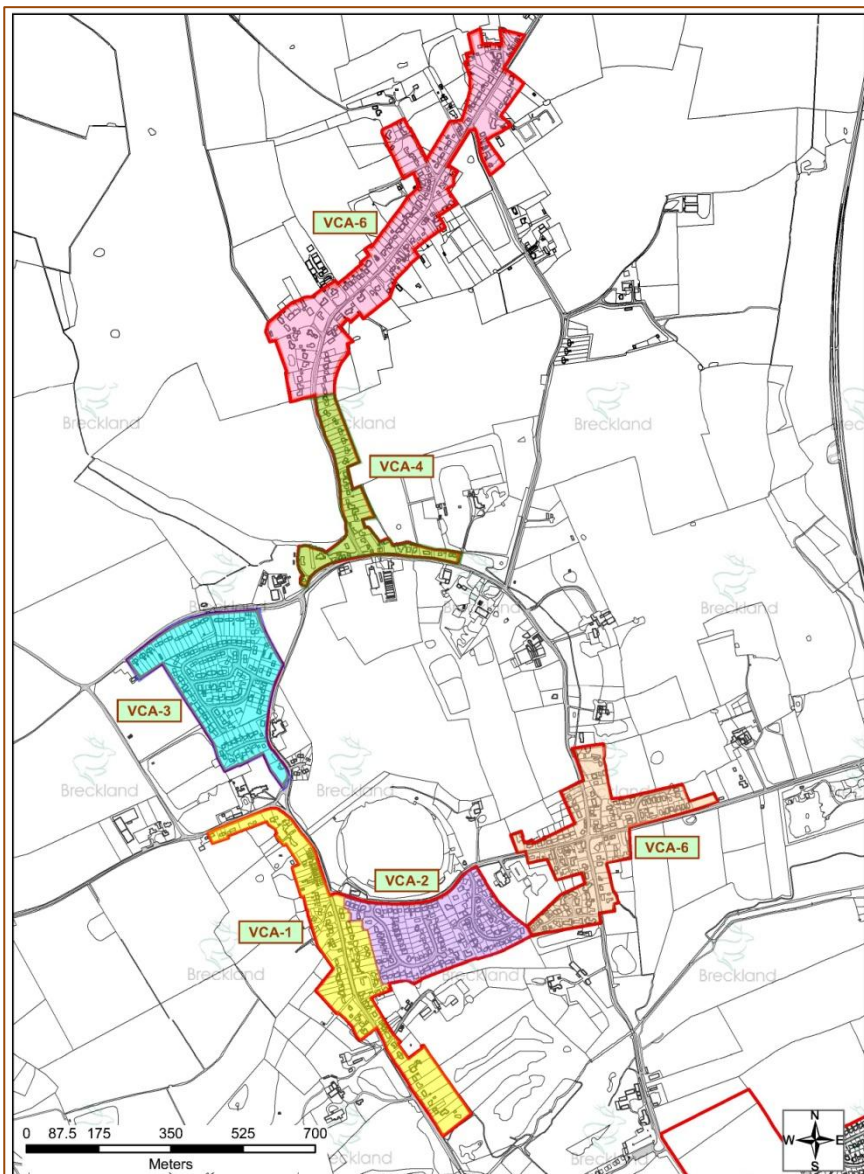
- STS-6 - Richmond Road
- STS-7 - Parker's
- STS-8 - Mill Corner
- STS-9 - Saham Hills

Boundaries have been drawn along recognisable features, routes or and lines in the landscape, but in reality zones of transition will exist.

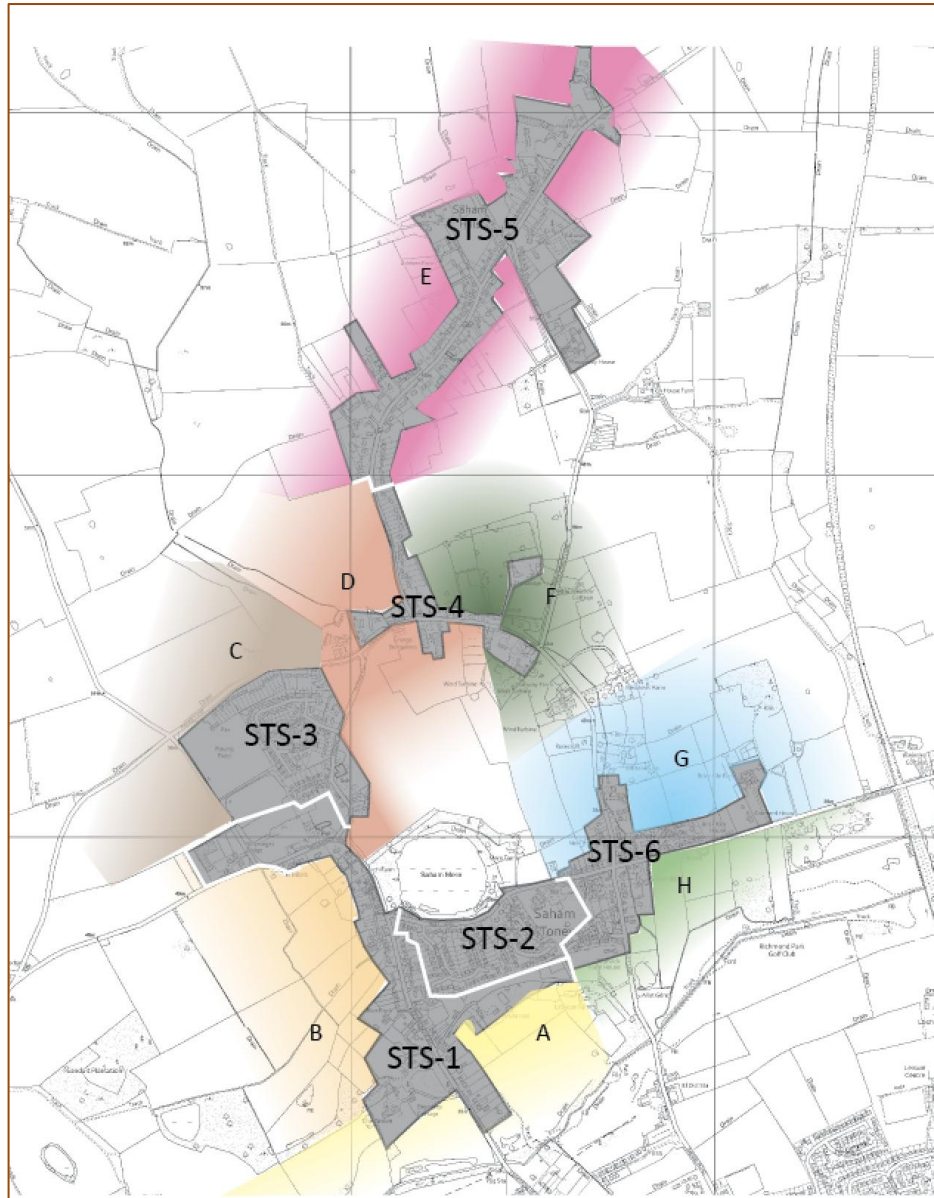
Descriptions of more than one character area may be relevant in consideration of sites that fall close to boundaries.



VILLAGE CHARACTER AREA MAPS: 2



VILLAGE CHARACTER AREA MAPS: 3



VILLAGE AREA MAIN FEATURES

VCA-1 RICHMOND ROAD

Generally linear pattern along busy road;
Historical dwellings scattered amongst more modern infills;
Older buildings add to character;
No single style;
No public open space;
Views of church tower an important feature;
Not many distant views

VCA-2 POUND HILL & VCA-6 BELL LANE

Small 1970's – 1990's estates;
Views to church along Pound Hill and Mere across Bell Lane
Well assimilated over time and maintain a rural feel;
Not easily seen from the wider area;
Parker's Close a starker landscape intrusion

VCA-3 MILL CORNER

Linear pattern in which older buildings sit side by side with more recent infills;
Hedge and tree enclosures provide a sense of intimacy;
Mill tower is a landmark but not widely seen
Ladybird Lane introduced dwellings of a larger scale, but blends well;
Quiet, rural feel;
Older cottages add character

VILLAGE AREA MAIN FEATURES

VCA-4 CHEQUERS

More scattered dwellings, many set back and screened from the road by trees and hedges;
Older cottages have attractive mix of red brick and flint;
Blend of housing and farmland

OVERALL CHARACTER

Very much defined by extensive distribution and **multi-focal** pattern;
Open spaces between areas important for retaining their individual characters;
Distinctiveness strongest where the historic buildings and farmsteads remain dominant features, and where there is interaction with open space;
Preventing coalescence and further loss of the historic pattern is desirable;
Preservation of open spaces, historic buildings and their settings of primary importance;
Dictates a need for development to be managed and sympathetic

VCA-5 HILLS ROAD

Strongly linear pattern;
Older cottages and farmsteads scattered among more recent infill
No public open space;
Methodist Chapel notable;
Generally contained views, but they widen out at both ends of the area;
Gently rolling, elevated farmland;
Rural village feel prevails

VERNACULAR MATERIALS

Traditional Norfolk combination of red brick and flint
Grey brick quoin decoration adds detail
Some ornate chimneys
Pantile roofing, often red; some black
Diluted by late 20th century development

RURAL AREA MAIN FEATURES

STR-1 WATTON BROOK

Low lying, gently rolling valley bottom;
Meadows for hay and grazing;
Lack of public access;
Forms a gap to Watton;
Poplar, alder and willow trees common;
Scenic, long, open views
Remote, quiet feel
Development would be inappropriate in this area

STR-2 WESTERN ESTATES

Gently sloping arable farmland;
Wooded feel from frequent woodlands;
Sense of scenic, well-managed countryside;
Very lightly scattered settlement
Quiet and tranquil;
Some long views;
Some capacity for development if it blends in

STR-3 PAGE'S MANOR

Flat or gently sloping land;
Open arable farmland dominates;
Views back to the village edge;
Relatively quiet;
Hedge-lined roads provide intimacy

RURAL AREA MAIN FEATURES

STR-4 PLOUGHBOY FARMLANDS

Gently sloping valley;
Pasture in lower parts, arable on higher land;
Smaller field sizes than elsewhere;
Disused rail embankment a strong feature;
Some longer views west to Hills Road;
Strong wooded horizons to the east

STR-5 SAHAM WAITE

Elevated plateau farmland;
Well-managed arable farmland;
Estate feel;
Saham Wood prominent in views south
Regular geometric feel;
Little settlement;
Scenic and tranquil;
Only permissive footpaths in the parish

SETTLEMENT FRINGES

Land where rural and settlement areas meet;
Where future development is most likely to happen;
Hence main focus for sensitivity assessment;
Looks at blocks of land of similar type – not intended to assess individual sites;
No hard boundaries; blend softly with rural areas

LANDSCAPE SENSITIVITY ASSESSMENT

Aims to establish how sensitive an area is to development;
Not a simple black and white issue;
Factors that indicate sensitivity and value

PHYSICAL / LANDSCAPE FACTORS

Designated features & planning policies;
Landform;
Pattern, enclosure and condition;
Settlement edges and village gateways;
Uniqueness and replaceability

VISUAL / PERCEPTUAL FACTORS

Visual prominence;
Vulnerability of views;
Groups of people experiencing change;
Tranquillity and activity
Aesthetic perception

Many of these factors are further sub-divided;
Results in a total of 31 different aspects to be considered;
For each factor guidelines indicate rating on sliding scale from low to high sensitivity;
No area scores uniquely high, moderate or low on that scale;
Need to understand relative importance of individual factors;
Professional judgement leads to an area's rating against the two overall factors
Still trying to understand how this can be best reflected in the plan and used to assess individual sites

SENSITIVITY ASSESSMENT FORM

SENSITIVITY ASSESSMENT RESULTS: Landscape

AREA STF-1: RURAL AREA STR-1 SOUTH OF SETTLEMENT AREA STS-1

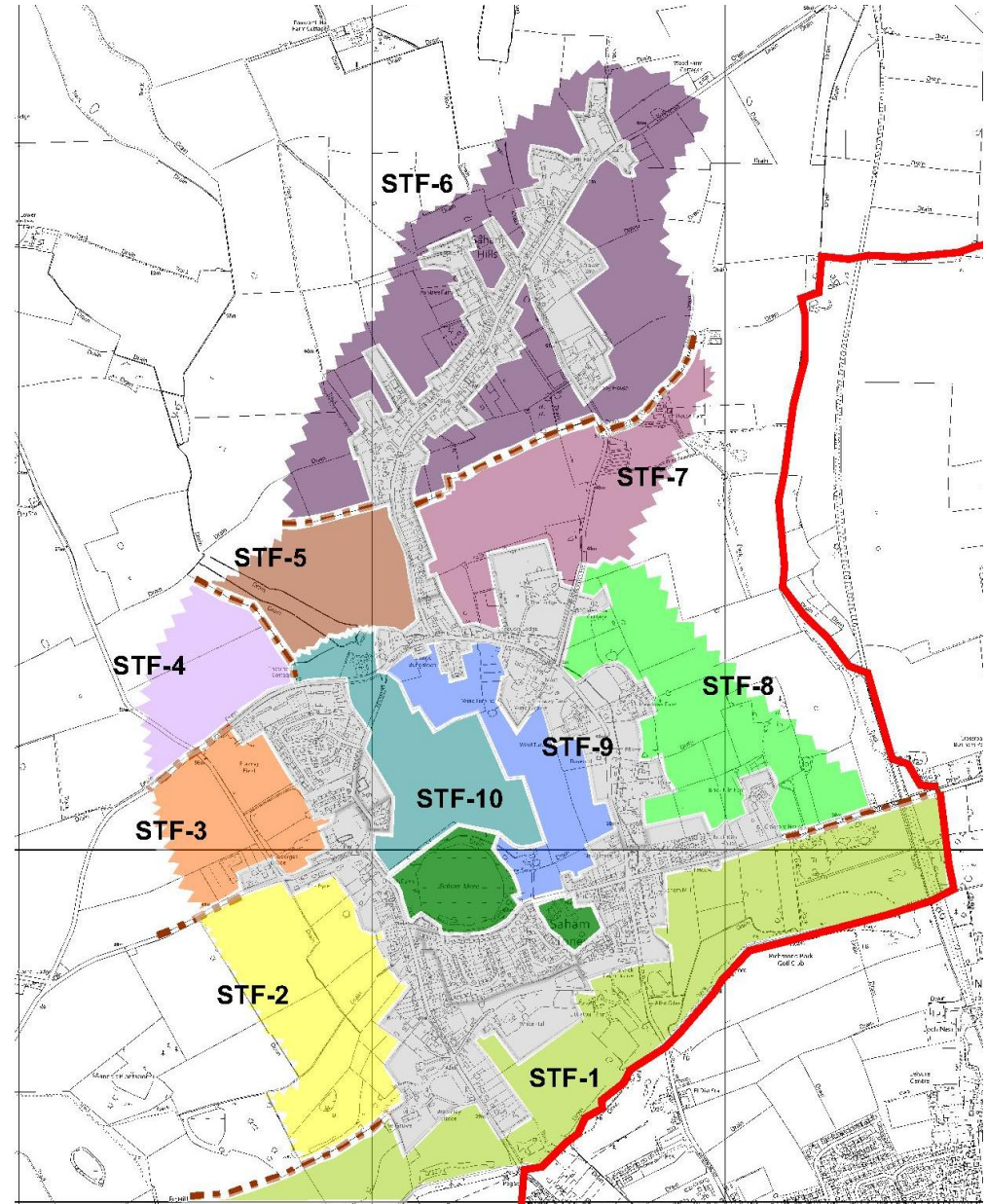
PHYSICAL / LANDSCAPE INDICATORS		SENSITIVITY / VALUE		
		Low	Moderate	High
Designations / Policies	To what extent are the land parcel, and its features, covered by any landscape, habitat or heritage designations?	No designations or of only minor significance ✓	At least one designation and of increasing significance	Wider range of designations with greater significance
	To what extent are the land parcel, and its features, covered by any planning policy criteria relating to landscape or heritage?	No policy criteria, or of minor significance	Increasing amount and significance of policy criteria ✓	Greatest amount and significance of policy criteria
	What cultural value exists?	Little or no cultural value	Some cultural value	High cultural value ✓
	What is the significance of any historic landscape and heritage assets (both designated and non-designated) within it?	Of little or no significance	Of increasing significance ✓	Of highest significance
	To what extent does the landscape form the setting for defined heritage assets?	Little or no contribution to setting ✓	Makes some contribution	Makes a significant contribution
	Do local green spaces, wildlife sites or ancient woodland occur?	No local green spaces, wildlife sites or ancient woodland	One or more of moderate importance	A greater number and/or of higher importance ✓
Landform	To what extent does topography and landform play a role in defining character and sense of place?	Plays little role in defining character and sense of place	Plays some role in defining character and sense of place ✓	Plays a key role in defining character and sense of place
	How vulnerable is the character to the loss of visible landform?	Little or no vulnerability ✓	Moderate vulnerability	High vulnerability
	What are the vegetative and field patterns?	Simple, large scale open	Medium scale field size	Small scale, fine grain

LANDSCAPE SENSITIVITY RESULTS

AREA	LOW	MODERATE	HIGH
STF-1			⊗
STF-2		⊗ ⊗	
STF-3	⊗		⊗
STF-4	⊗		⊗
STF-5		⊗	⊗
STF-6		⊗	⊗
STF-7		⊗	⊗
STF-8		⊗ ⊗	
STF-9		⊗ ⊗	
STF-10		⊗	⊗

Landscape ⊗

Visual ⊗



USING THE RESULTS

New landscape policy

Part of site assessments

When reviewing future planning applications

Decide mitigations for landscape impacts

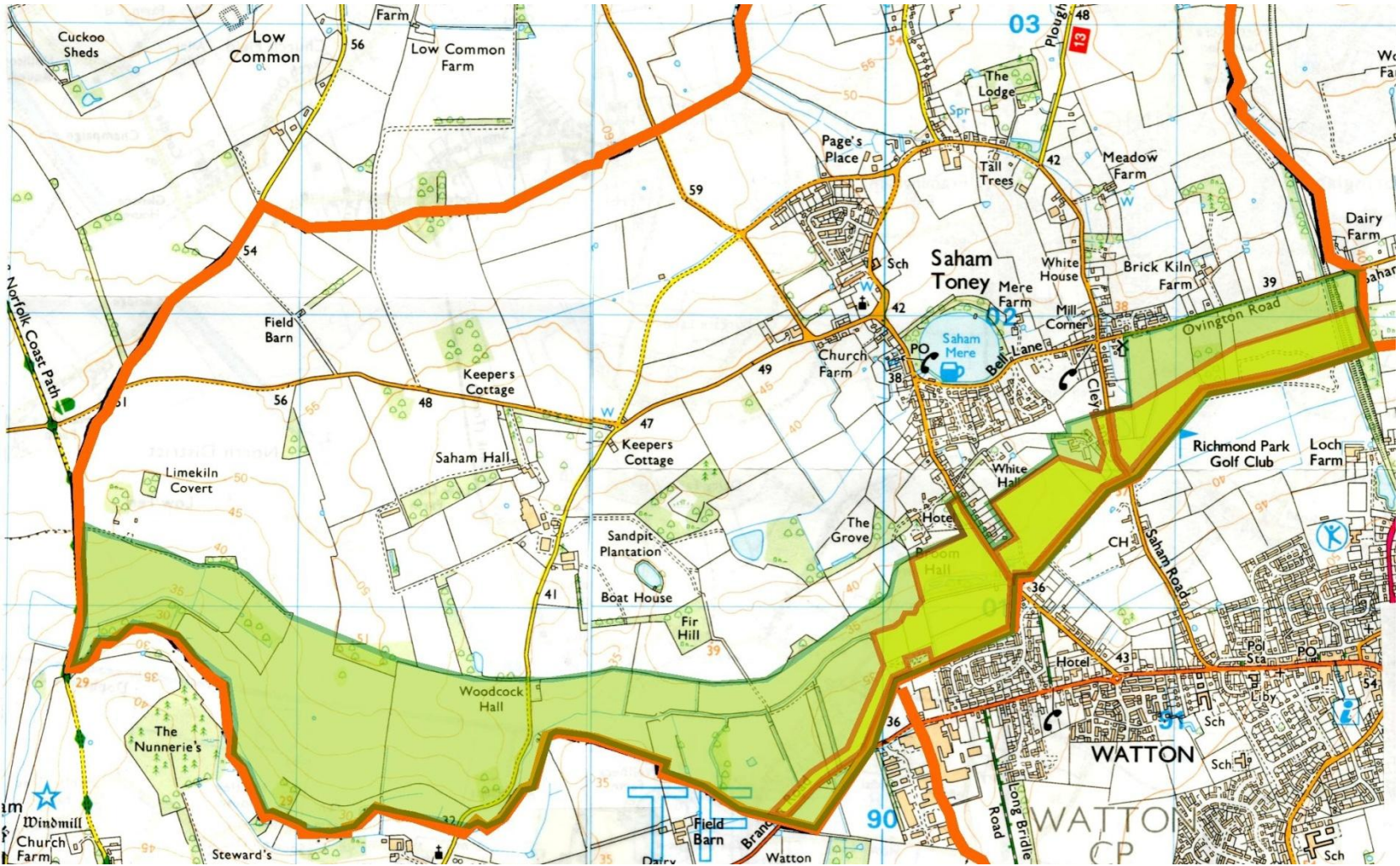
STF-1: Helps justify Watton gap

STF-10: To protect view towards the Mere from Pound Hill

Meeting with Lucy and our main consultant 10th December

To help get the right homes in the right places

GAP TO WATTON



Lucy will recommend increasing the size of the protected gap
We'll accept that if the evidence she gives is strong enough

KEY VIEWS – HOW SELECTED?

BACKGROUND

There were 11 protected views in the Reg. 14 Plan

Breckland Council said we hadn't justified the views

Villagers suggested others

Lucy's suggested we change the definition and criteria for key views

Asked Lucy to make a professional assessment of village views

ASSESSMENT CRITERIA

How prominent is a view and how vulnerable to change?

Number and type of people seeing a view?

Do a view's aesthetic qualities make it notably scenic?

Does a view include a landmark in people's "mental map" of an area?

Is it a vista people might stop to take in?

What does it contribute to the landscape?

Is it indicative of an area's distinctiveness?

KEY VIEWS - WHERE?

Location map for viewpoint photographs

1. - Saham Hall parkland
2. - Richmond road, east to church
3. Hills Road - to church tower
4. Pound Hill, to Mere
5. Pound Hill, to church
6. Richmond Road, north to church
7. Broom Hall meadows
8. Cley Road gateway
9. Ovington Road - Mill tower view
10. Threxton church view



KEY VIEW PHOTOS



DESIGN GUIDE HIGHLIGHTS

Disappointed with Lucy's draft report

Possible we will take the document over and complete it, but first will work with Lucy to improve it

Village vernacular is defined

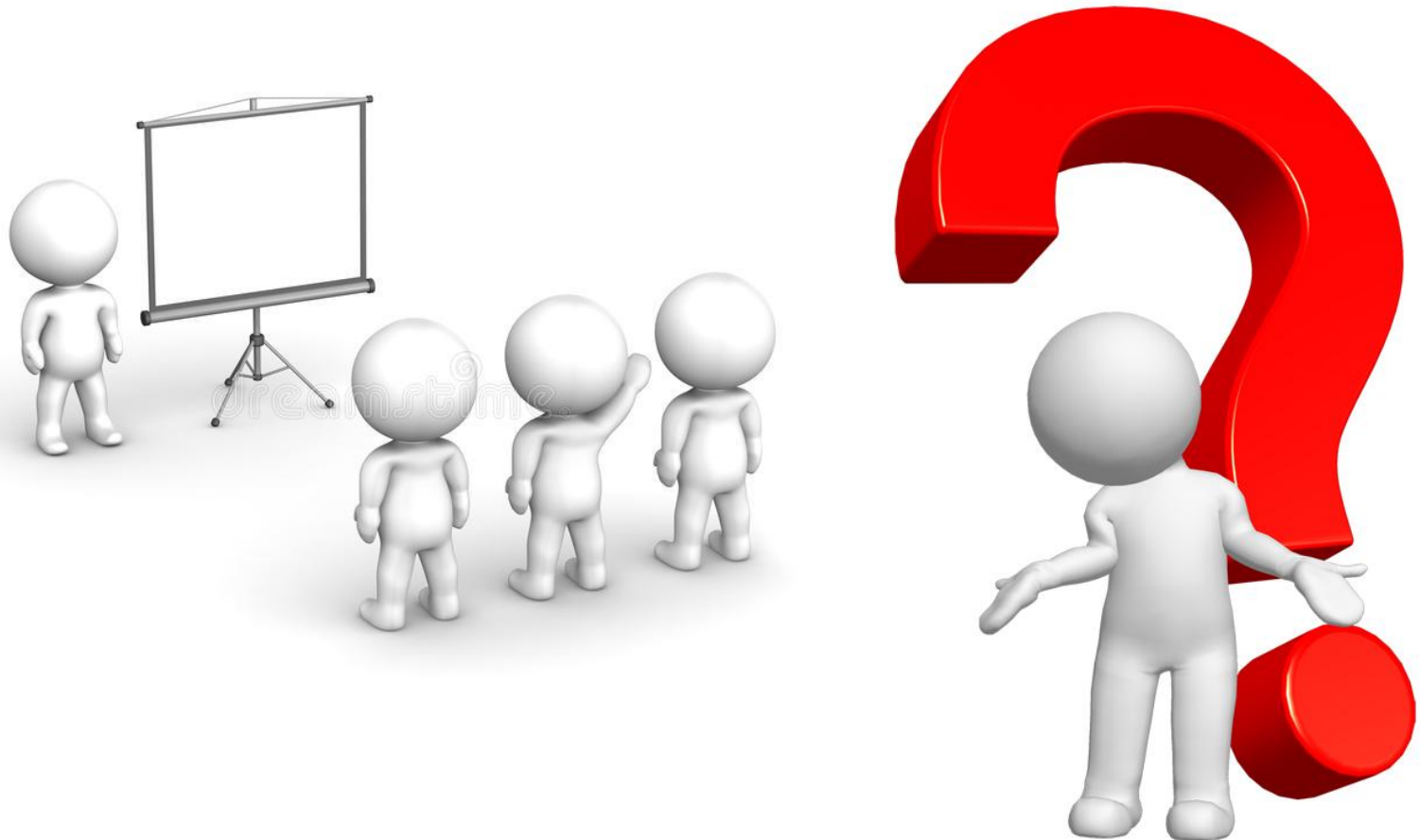
- ❖ Red brick and flint
- ❖ Grey quoin brick detailing
- ❖ Red or dark pantiles
- ❖ Some ornate chimneys
- ❖ Diluted by 20th century development



Important as it will be an annexe to the Plan

VILLAGE CHARACTER Q&A

Any questions or comments?



WHAT'S COMING NEXT?

**AECOM will complete site assessments + landscape consultant
may also review sites**

Discussions with landowners

Site allocation policies

Landscape and design policies

Other policy updates

**Incorporate requirements of the new national planning rules
(NPPF2) and anything new in the Local Plan**

Continued dialogue with villagers & Breckland Council

LATEST TIMETABLE

Hope to repeat Reg. 14 consultation mid-June to early August 2019

Then perhaps 4 weeks to update things based on comments

In parallel assess final version of Local Plan (end May 2019?) for any changes

Submit final version to Breckland Council early September

Council organises another 6 week consultation till around mid-October

Independent examination by say end-December

Village referendum – perhaps a month to organise > end-January 2020

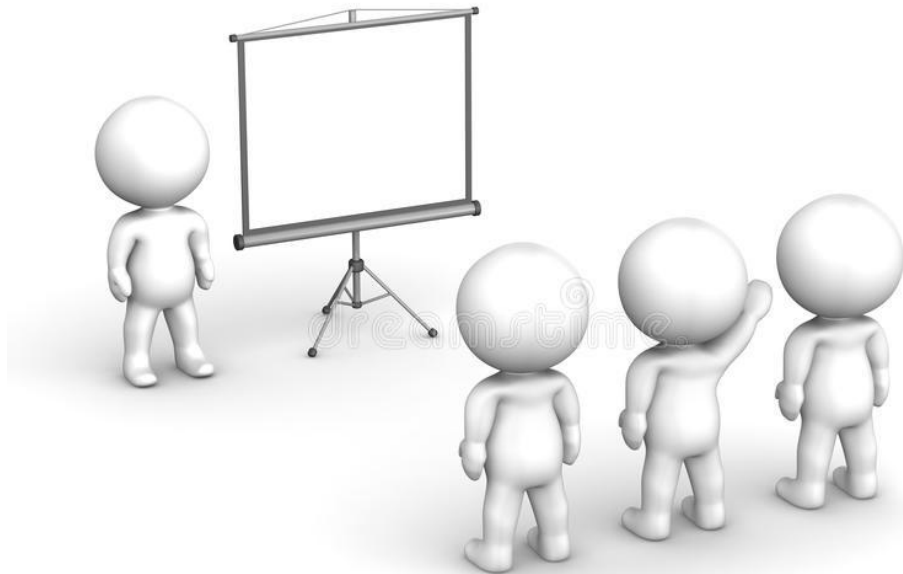
If vote is “Yes” Plan approved (Made) – perhaps another month

SO PERHAPS END FEBRUARY 2020

Overall 2 months slippage from what I told you in August

BUT QUALITY IS MORE IMPORTANT THAN TIMETABLE!

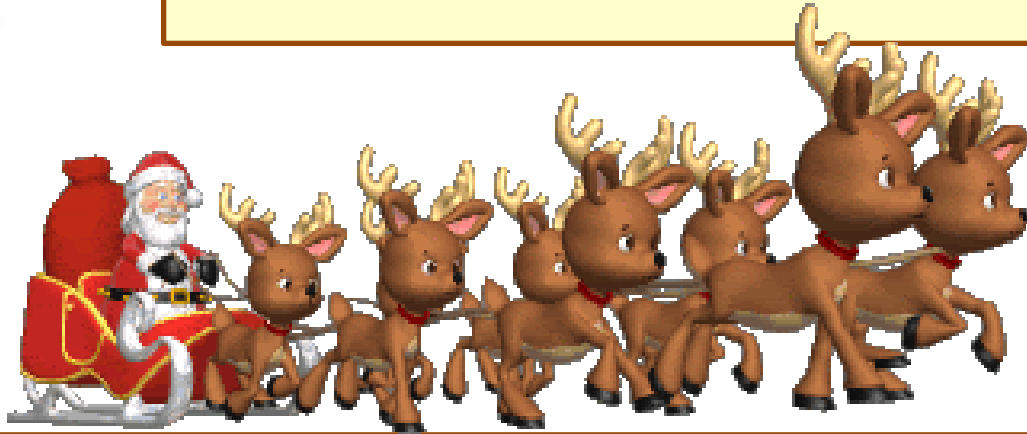
Any overall questions or comments?



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Thanks for coming!



**Merry Christmas and
Happy New Year!**



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