

WELCOME!



THE SAHAM TONEY NEIGHBOURHOOD PLAN 2018 - 2036

www.stnp2036.org

WHO ARE WE?

PARISH COUNCIL	
NEIGHBOURHOOD PLAN STEERING COMMITTEE	
COUNCILLORS & CLERK	PARISHIONER WORK GROUP
Brian Hinkins	Chris Blow
Trevor Bunce	Brian Mitchell
Roger Harrold	Andrew Walmsley
Nick Creek	Chris Darge
Martin Bohn	
Jill Glenn	



YOU CAN'T STOP DEVELOPMENT, CAN YOU?

**EVEN THOUGH IT'S ALWAYS A BAD THING,
RIGHT?**





**ACTUALLY,
NEITHER OF THOSE
ARE TRUE**

SAHAM TONEY HAS DEVELOPED OVER MANY CENTURIES





**PEOPLE NEED HOUSES, AND NEW
DEVELOPMENT CAN BE A GOOD THING**



**WE JUST NEED TO
MANAGE IT**





FOR THAT WE NEED A SET OF RULES

**THAT'S EXACTLY WHAT A NEIGHBOURHOOD
PLAN IS**



OUR CHANCE

TO SET THE RULES



**HUNDREDS OF NEIGHBOURHOOD PLANS HAVE
ALREADY BEEN APPROVED**



WE'VE READ MOST OF THEM

**AND TRIED TO
IMPROVE ON THEM**



BUT....



**WE CAN'T JUST DO WHAT
WE WANT**

**THERE ARE NATIONAL
AND LOCAL RULES WE
MUST COMPLY WITH**



THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)



**SETS OUT THE BASIC DO's &
DON'TS**

**SUPPORTS SUSTAINABLE
DEVELOPMENT**



THE BRECKLAND LOCAL PLAN

**SETS OUT DISTRICT
STRATEGIC POLICIES**



**SPECIFIES HOW MANY
NEW HOUSES THERE
WILL BE**



**SAHAM TONEY IS CLASSSED AS A “RURAL
SETTLEMENT WITH BOUNDARY”**

**TOGETHER WITH 16 OTHER
VILLAGES WE’RE
ALLOCATED A SHARE OF**

150

NEW HOUSES



50%

**WITH AN UPPER LIMIT
BASED ON WHAT ALREADY
EXISTS**

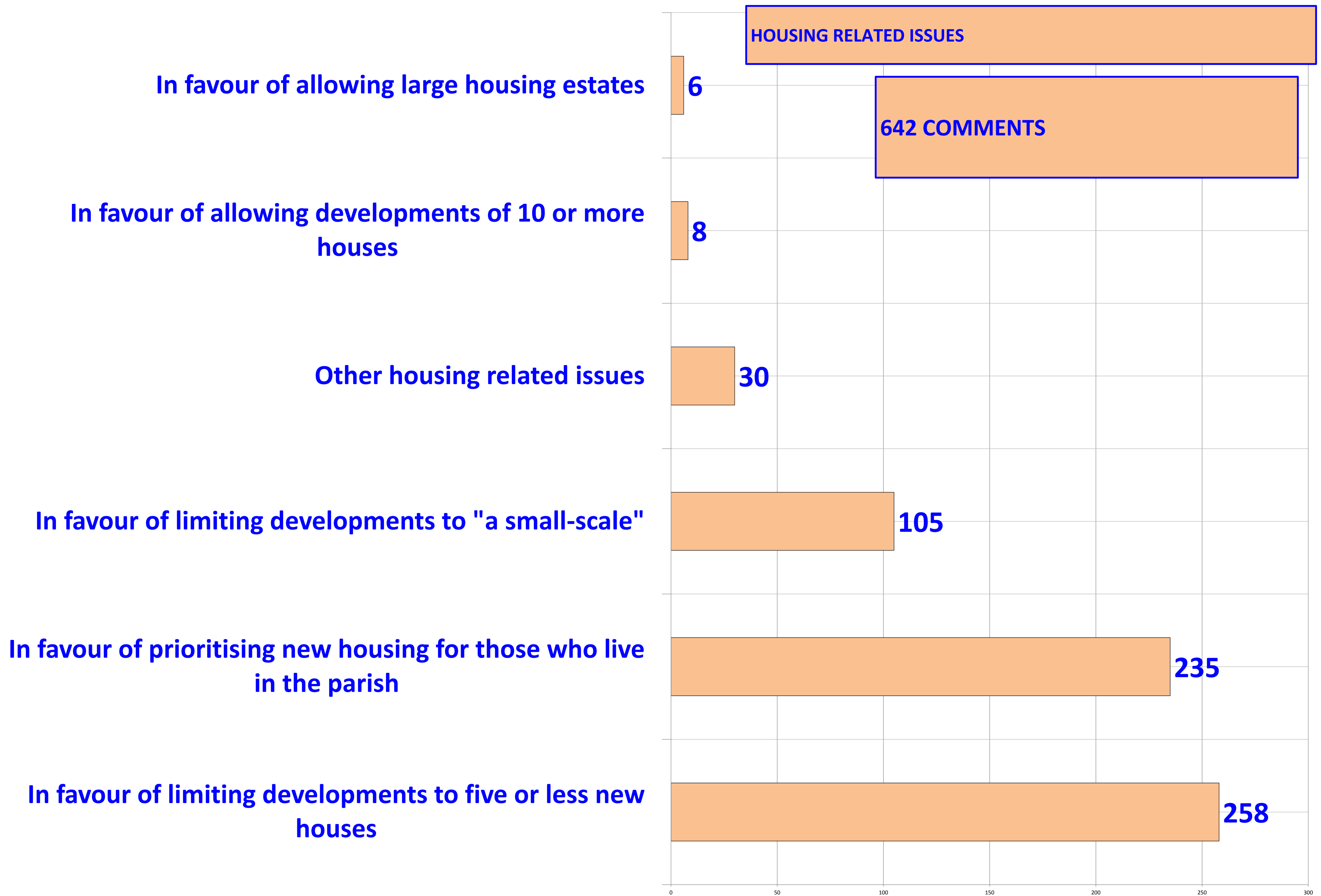


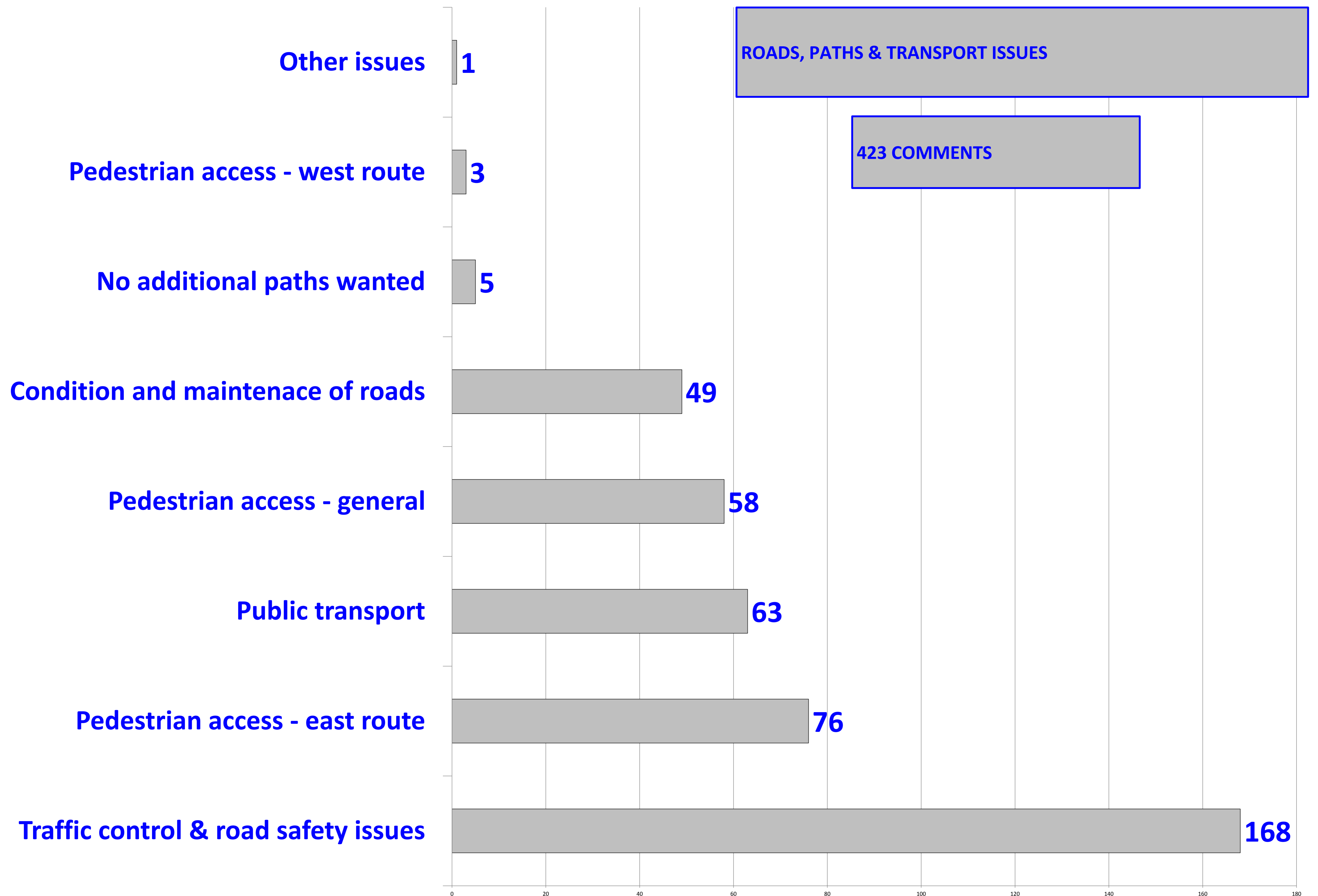
HOW DID WE START?



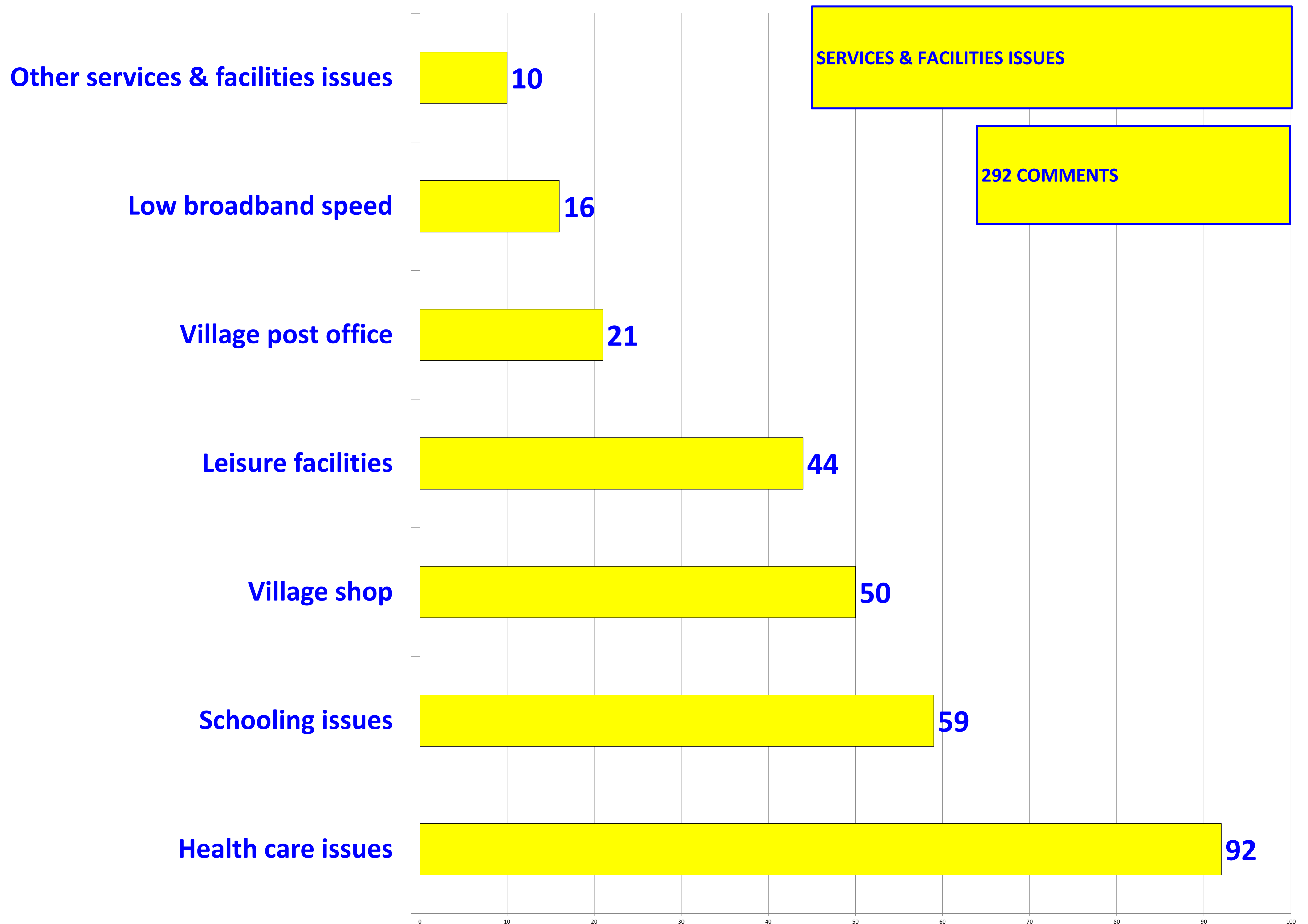
**BY FINDING OUT WHAT'S
IMPORTANT TO YOU**











**ADDITIONALLY THERE WERE 159 COMMENTS
ABOUT FLOODING**



WE TRIED TO SUM UP THE RESULTS IN THE PLAN'S VISION STATEMENT:

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, small-scale developments in appropriate and sustainable locations, spread over the plan period, and by protecting the area's richness of landscape, history, wildlife and community.

A NEIGHBOURHOOD PLAN SETS POLICIES TO ACHIEVE ITS AIMS



**THESE MUST BE ADHERED TO BY
DEVELOPERS MAKING
APPLICATIONS AND PLANNERS
MAKING DECISIONS ABOUT
THEM**

POLICIES CAN:

Specify what type of development is and is not acceptable



Protect our historic buildings, open spaces and wildlife



POLICIES CANNOT:

Deal with issues other than development of land;



Limit the amount of new housing to less than that stated in the Local Plan



ALL POLICIES NEED EVIDENCE



**THE MORE EVIDENCE, THE STRICTER A
POLICY CAN BE**



**WE'VE WRITTEN A WHOLE SECTION OF THE PLAN
JUST GIVING EVIDENCE FOR THE POLICIES**



WE HAVE NINE POLICIES

1. How many houses?	2. Sites	3. Design
4. Non-Residential	5. Gap to Watton	6. Heritage Assets
7. The Environment	8. Flood risk	9. Community Benefit

PARISH ACTION POINTS

Not everything can be covered in a policy

Examples that cannot are:

Improvements to roads and pavements



Improvements to education and health care facilities

Public transport



Instead these are covered as parish action points, which will be pursued as funding permits



WHAT ELSE IS IN THE PLAN?



WHERE ARE WE NOW?



First Public Consultation (Reg. 14)

Consultation events



**We must then assess every
comment and state what we did
about each**

AFTER THE FIRST CONSULTATION

We'll update the plan



Write the consultation statement and basic conditions statement

Get an independent examiner's health check



Make any necessary updates and submit it for another public consultation

Second Public Consultation (Reg. 16)



Formal examination



If all is okay the examiner will sanction a referendum

The question will be “Do you want Breckland Council to use the Saham Toney Neighbourhood Plan to help it decide planning applications in the Area?”



If more than 50% of those who vote say “yes” the Plan will be approved





THANKS FOR COMING!



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MERRY CHRISTMAS



Happy New Year