

WELCOME!



**THE SAHAM TONEY NEIGHBOURHOOD
PLAN 2018 - 2036**

www.stnp2036.org

Opening slide as people come into the hall

When all seated pass round attendance sheet and explain prize draw entry

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	

GOOD EVENING AND WELCOME.

MY NAME IS CHRIS BLOW AND I'M THE LEADER OF THE NP WORK GROUP – 4 PARISHIONERS WHO ARE PREPARING THE NP ON BEHALF OF AND WITH THE SUPPORT AND INVOLVEMENT OF THE PARISH COUNCIL
THANKS FOR COMING THIS EVENING

The NP committee is made up of the 4 of us and the parish councillors listed. All work is reviewed and approved by this committee before publication.

It is the Parish Council, who later formerly submit the Plan to Breckland

I should add that we all work on an unpaid basis and where funding is needed for professional help and to arrange events like this, that comes from a government grant available to all NP groups, rather than Parish Council funds.

This presentation will take about 30 minutes, then I'll take any general questions, then you those who want can see more detail on the displays and we'll answer any individual questions you have



YOU CAN'T STOP DEVELOPMENT, CAN YOU?

Ask the audience this question – who thinks this?

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



And reinforce it - who agrees?



Then point out that's not true, that's where the NP can help
Give examples of developments prevented recently –
Richmond Hall 3 applications and 2 appeals stopped
Good example Jamie Bird on Ovington Road

SAHAM TONEY HAS DEVELOPED OVER MANY CENTURIES



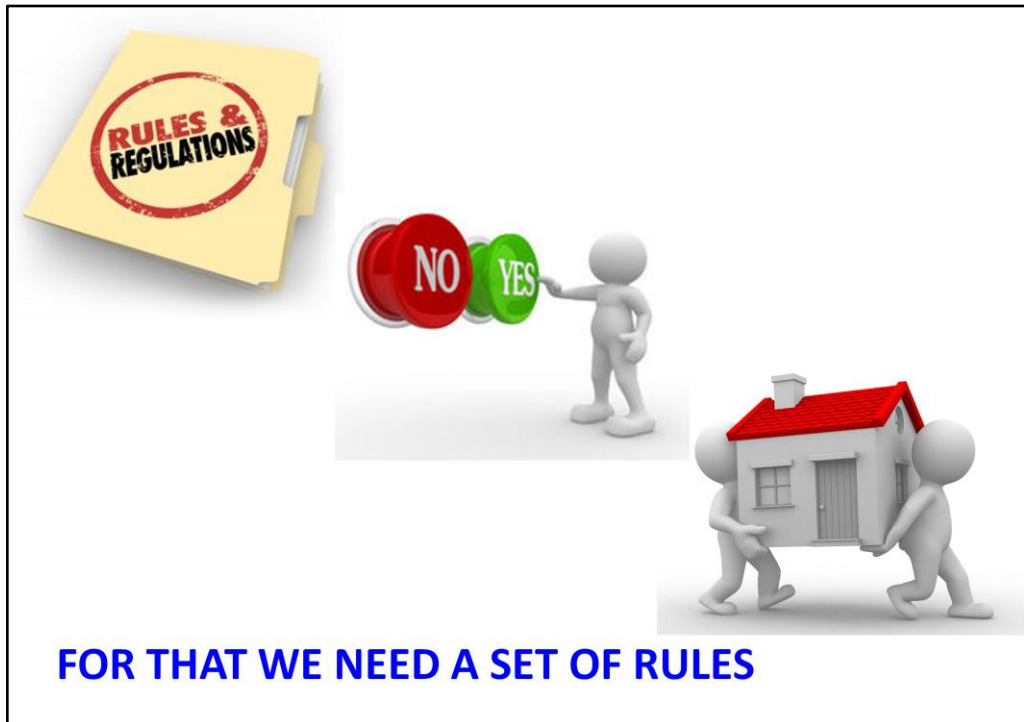
As you know the village dates back many centuries. What was once someone's eyesore may now be a treasured building, and that may also be true of today's new buildings in the future



Saham Toney should keep developing as it has done for centuries – that's the point – small scale and gradual: MANAGED & CONTROLLED



If we have a Plan we can manage development = CONTROL



So we can write our rules and impose them within limits

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



OUR CHANCE

TO SET THE RULES



What the village wants, not just the Parish Council or the group writing the Plan

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



WE'VE READ MOST OF THEM

**AND TRIED TO
IMPROVE ON THEM**



We haven't simply copied other plans – ours is unique to Saham Toney and we think more comprehensive and less vague than most others
But that will make it harder to get it accepted

We've rewritten it twice as we've learned more

BUT....



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

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



There are always higher rules within which we must work and even if the whole village agrees the Plan Breckland, an examiner and others may point out changes required to comply with those rules

Fair to say we disagree a lot with Breckland planner about interpretation of the rules

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)



SETS OUT THE BASIC DO's & DON'TS

SUPPORTS SUSTAINABLE DEVELOPMENT



In 2011 Localism act devolved powers to local government in England – It gives more control to communities in planning matters

2012 NPPF streamlined planning rules to 65 pages (was 1300)

The two rather at odds – LA supports NP's; NPPF streamlines applications and presumption in favour where "SUSTAINABLE"

Chance to explain what sustainability is and how we make use of that to control development = basic principle of the plan

All developments must be sustainable

Developers tend to try to prove that very simplistically by saying new houses bring new jobs and are within easy reach of adequate services

Often mention village shop and PO

Usually hark on about the village being a local service centre

But Breckland now say we're not

And that's because the village can't sustain (support) large scale development

THE BRECKLAND LOCAL PLAN



**SETS OUT DISTRICT
STRATEGIC POLICIES**

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



Just main highlights in 265 page document

Its status and how we have helped improve it

The LP has gone through 3 rounds of consultation, the last in September, to which we contributed more than half of all district comments – trying to persuade Breckland to adjust and clarify it to fit better with the aims of our Plan

We're waiting to hear that BDC has submitted it for independent examination – important stage re taking LP into account for appeals

SAHAM TONEY IS CLASSED AS A “RURAL SETTLEMENT WITH BOUNDARY”

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

150

NEW HOUSES



5%

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

Key features of Local Plan

Submitted for examination 30Nov2017

Rural settlement classification will only be confirmed when the Local Plan is adopted, but there were no objections to that in the final consultation, so it's reasonably certain

Breckland refusal to discuss specific Saham Toney allocation

That means sites of no more than 5 houses, inside or immediately adjacent to the settlement boundary

BDC so far refuse to apportion each of 17 villages its share of the 150 houses

They also don't say how they will control things after 150 houses have been built

And until the LP is approved new houses don't count towards the 150



Now I'd like to go into more detail about the NP

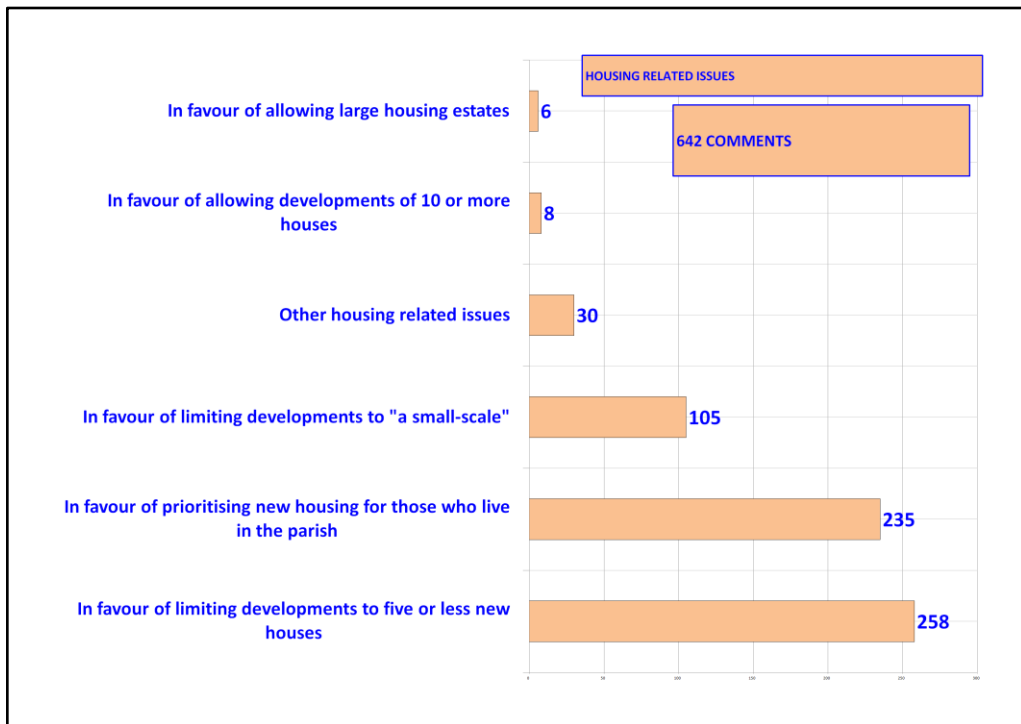
As I said it's the village's plan not ours so we haven't just based it on our views

You may remember previous questionnaires that went to all households

In total there were more than 1800 comments from those who responded

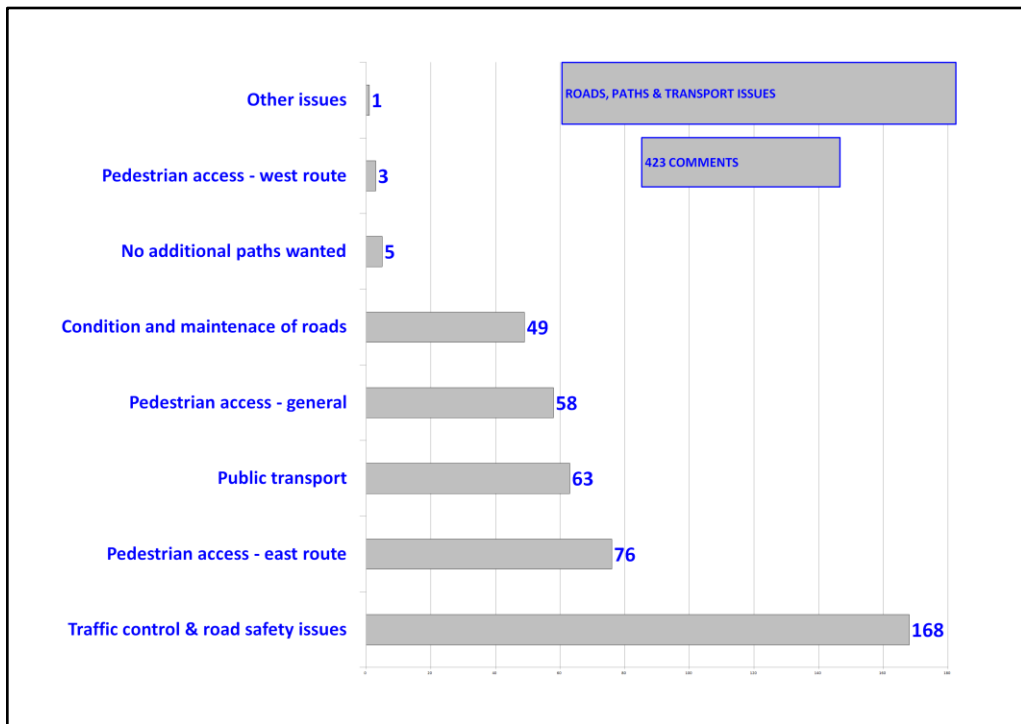
We put those into categories and then sub-divided those into topics, in order to see what matters most to people

The easiest way to show what we found out is by some charts of the results



The category with the most comments was perhaps unsurprisingly housing related issues

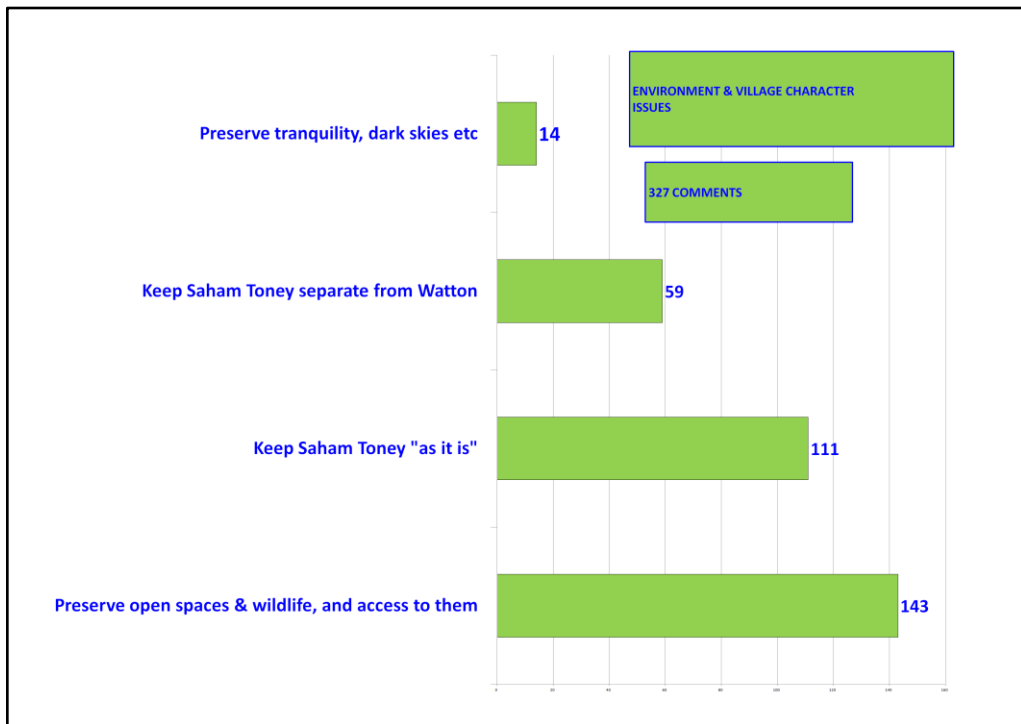
Chart clearly shows a wish for little or no new housing, no big estates



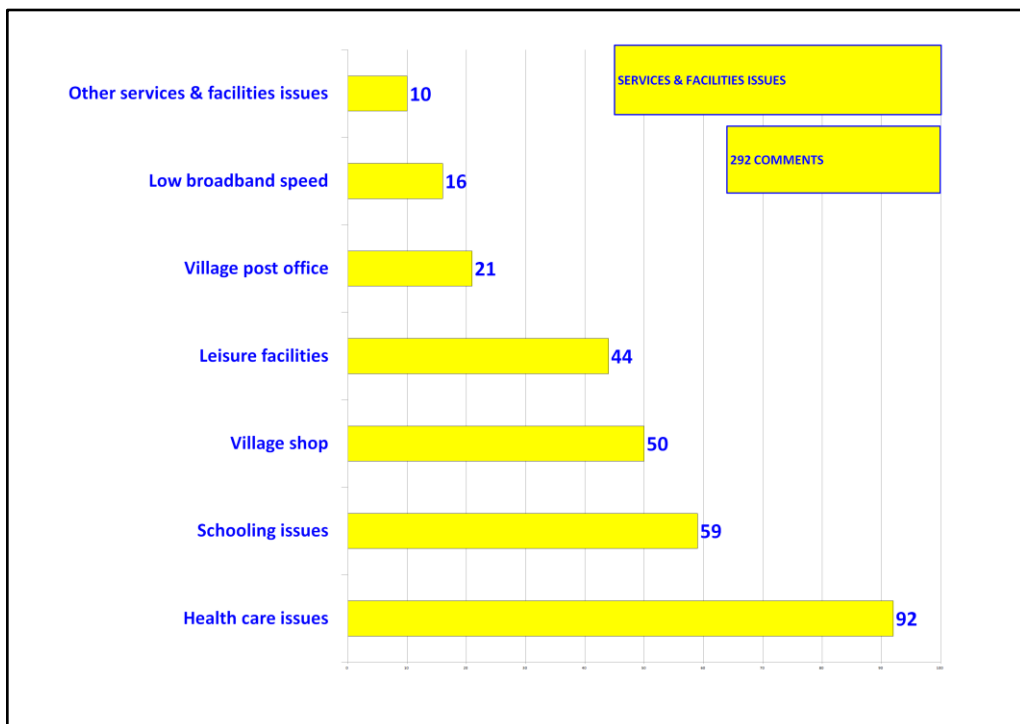
Next roads and transport is important to villagers

Some differing views on having more footpaths or not

Although the Plan is limited in what it can do to solve transport issues the responses highlight concerns that more traffic arising from new development will only make things worse; so that itself helps justify allowing only a limited amount of new houses



Strong support for protection of the environment and keeping us separate from Watton



General issues that again are not directly addressable by a NP

ADDITIONALLY THERE WERE 159 COMMENTS ABOUT FLOODING



A big issue to many villagers

We still need more evidence of past flooding and there's a chance tonight for you to add information to what we've already received

You can also send us photos etc to our email – stnp2036@gmail.com

Plan can't solve existing problems but can help to make sure new housing doesn't make them worse

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.

Pause to let people read – or read it out

Any views?

Later on the display panels you can see the objectives we set to achieve this
Breckland dead against “gradual” and “small-scale”!!

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 are the means to achieve the vision and objectives

They carry legal weight and must be taken into account when deciding applications

Even apply to inspectors when they decide appeals

But we also need other parts of the NP to explain and justify the policies and provide a background context for them

Can be weakened if Breckland fails to prove it has five years of housing land supply but all the same still carry force

Richmond Hall example wrt 4.6 land supply

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



How to write a policy

Wording very important: planners like “should” we like “shall”; they like “recommended” we like “must”.

In short their approach leaves everything open to (their) interpretation; ours tries to make everything crystal clear

Our previous attempts and other parishes experience

Sticking to our guns re wording

Maps are very useful

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**

Still looking for more

We've appointed a Consultant who will help by advising what extra is needed

Part 2 also explains how policies are to be implemented and how certain buildings, spaces, views etc were selected for inclusion in various 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

Policy 1 Confirms that Saham Toney is a rural settlement not a local service centre – while we wait for the Local Plan to be approved; Defines our share of new housing as 15-37 new homes from 2018 to 2036: since the Local Plan does not specify this

Policy 2 Limits size of developments to 5 houses; or 10 on brownfield sites (which include redundant agricultural buildings); Requires new developments to be spread over the plan period

Policy 3 Specifies design criteria that must be applied – so that new houses are in keeping with styles of nearby houses; Limits density of new houses to 20 buildings per hectare

Policy 4 Protects 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 tea room;

Lowe's caravan park

Encourages appropriate business and tourism related development and expansion

Policy 5 Aims to ensure Saham does not get absorbed by Watton; Defines protected areas along the southern parish boundary and along parts of Richmond Road & Cley Lane

Policy 6 Protects both listed buildings and other non-listed buildings of special interest that are “part of the fabric of the village”; Safeguards archaeological sites

Policy 7 Defines areas of open space that will be protected from development; Defines public views that will be protected from development; Defines wildlife corridors that will be protected from development

Policy 8 Provides much more protection than the Breckland Local Plan against additional flood risk due to new developments (though it cannot solve existing flood problems)

Policy 9 Aims to ensure that when developers must make payments to Breckland Council as a condition of planning permission, the money is used to fund community projects in Saham Toney

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

Explain funding and PC commitments



WHAT ELSE IS IN THE PLAN?



WHERE ARE WE NOW?

The context to the Plan – information about the area;
The results of village questionnaires;
How and when the plan will be updated over the next 18 years;
The evidence for the policies and explanations of how they are to be used;
The heritage asset register;
Proof that the Plan is sustainable;
Later a consultation statement and basic conditions statement will be prepared

Two versions of the Plan have been informally reviewed by Breckland Planning – they didn't really like either version;
We do not accept all of their comments and are sticking to our guns on important points
Website at stnp2036.org
Specialist consultant's review;
Further update will likely follow; then the Plan will be published for a formal 6 week public consultation



First Public Consultation (Reg. 14)



Consultation events




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

It will be open to all who live, work or run a business in the parish

First consultant's review and update

Then submission expected around mid-late January 2018 with consultation that will run for 6 weeks

We'll also invite many public organisations and Breckland Council to comment

During 6 weeks you'll be able to answer questionnaires and give views on website and via a prepaid postal questionnaire to every house

We'll organise drop-in events where you can come and read the plan and ask questions. At least one per week at different village locations + different times of day so all have a chance

Hard copies of plan at various public buildings

You'll know consultation has started via website and notices around the village

We realise we've suggested dates before then postponed them

Reason was basically improving the plan in light of BDC comments

This has involved two major rewrites – each took around 3 months to prepare

Display and questionnaire re consultation events

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**

What is a health check = mock exam

Once submitted BDC take control



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

When ready the Plan is published for a second six week consultation

There are two main differences to the first:

It is managed by Breckland Council;

Comments are limited to anything that fails to meet the legal requirements for a Plan
When the consultation period ends, Breckland Council must send the Plan and all the comments to an independent examiner who will decide if a village referendum can be held

May be examiner recommendations for final changes

Breckland must organise village referendum as any other local vote



If you have any general questions and comments about this presentation or the NP I'll be happy to answer them now

Then while you look at the displays we'll be on hand here to answer any individual points you have

If there's anything we can't answer this evening please just leave us a contact and we promise to follow it up and get back to you.

Before you leave please make sure you've left us your name and a contact – at the end of the first consultation there will be a prize draw for all who send us comments and those who attended tonight will get a second entry



Please take some time to look at the displays where you'll find more detailed information

Your feedback most important! So please fill in the questionnaires – gets you entry to prize draw later

Presentation and Q&A will be on our site in next week or so

