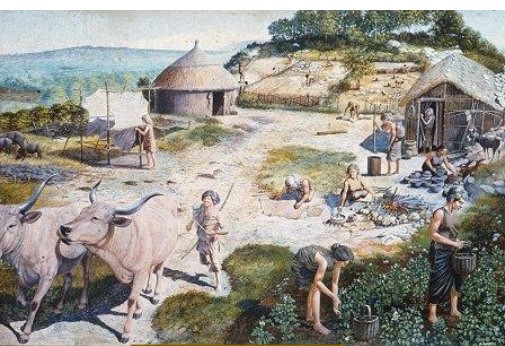


Saham's development history



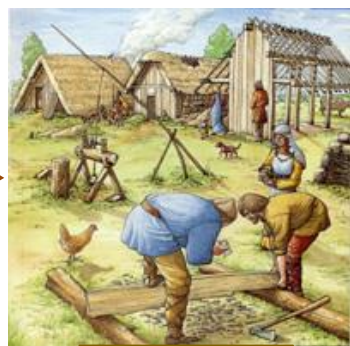
22,000 BC



4,000 BC



43-425 AD



550-1066



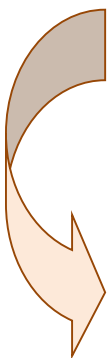
1600's



Early 1700's



1852



1865



1980's



2016

KEY CONSTRAINTS



LIMITED SERVICES & FACILITIES
NECESSITATE TRAVEL



LOCAL HOUSING NEED



HIGHWAYS



LANDSCAPE CHARACTER



FLOOD RISK

The Plan's Rationale



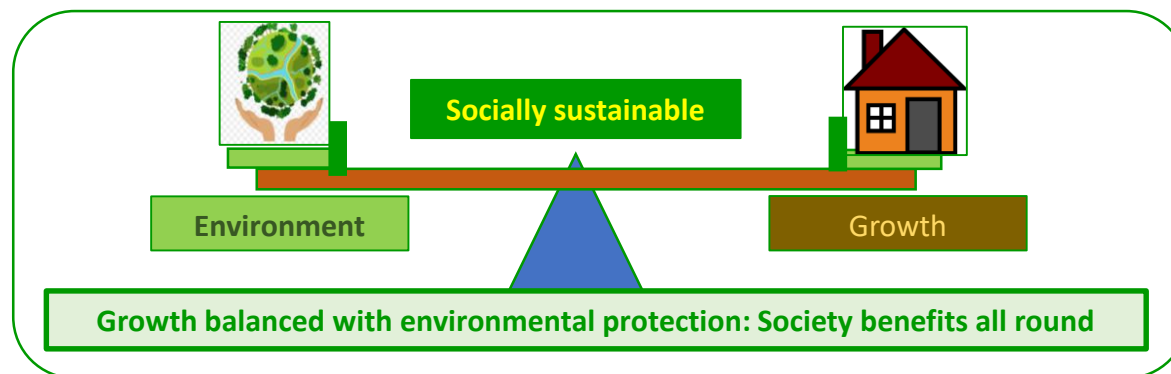
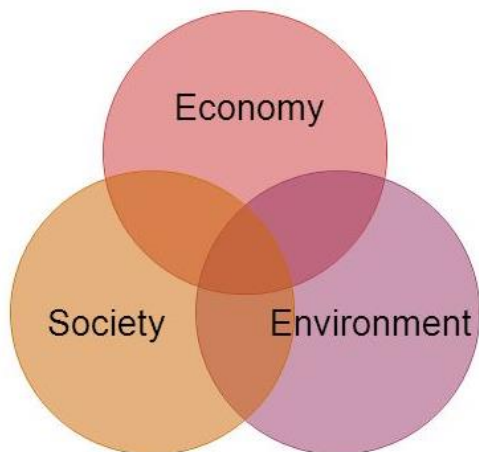
Policies for growth that exceed the Local Plan target for Saham Toney by a factor > 2

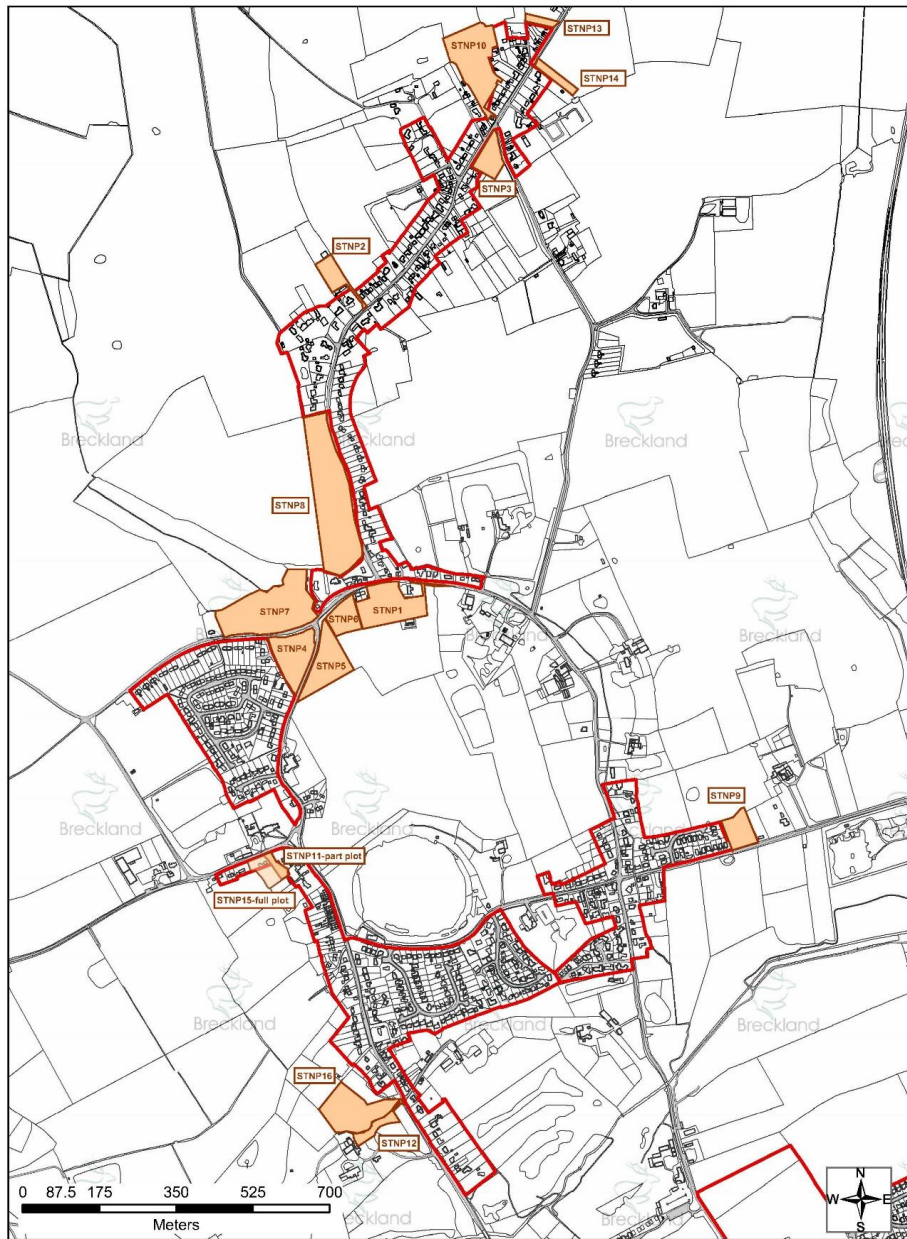
and

Policies to preserve and enhance the environment that are rigorous, but appropriate when set against the planned level of growth

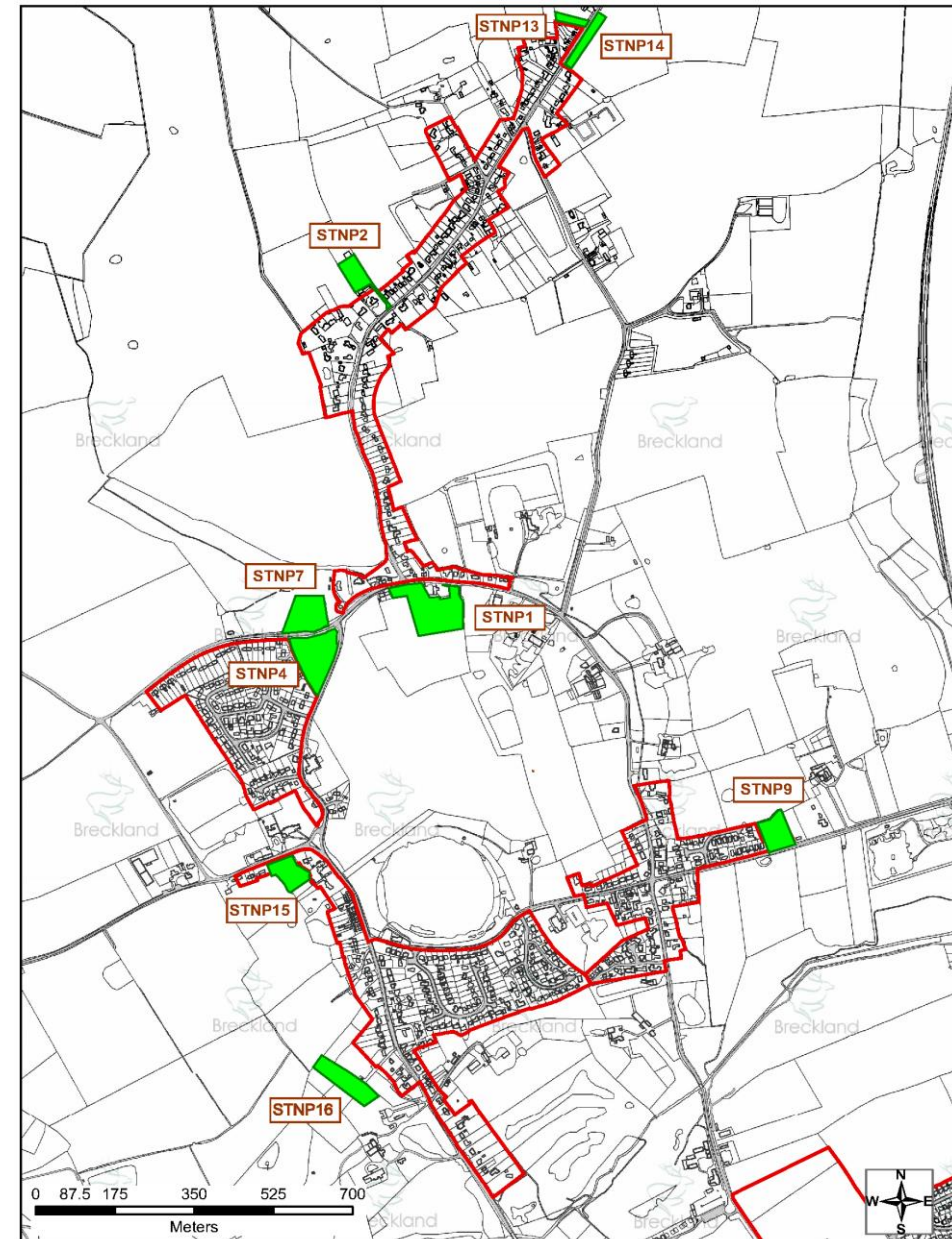
mean that

Because the Plan's policies are in balance, Saham Toney grows and thrives as a sustainable place to live and work



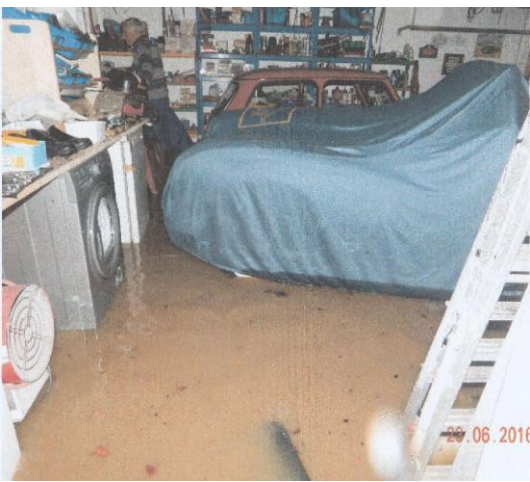


Call for sites: 222 houses on 16 sites



Site allocations: 70 houses on 9 sites

Document Title (* professionally prepared)	Justification for:
Justification of a Minimum Housing Target for the Saham Toney Neighbourhood Plan +	Housing policies
Saham Toney Parish Landscape Character Assessment *	Landscape policies
Saham Toney Neighbourhood Plan Background Information for An Historic Area Assessment	Landscape and heritage policies
Saham Toney Independent Site Assessments Report *	Site allocation policies
Saham Toney Site Selection Report	Site allocation policies
Reasoned Justification for Policy 6: Heritage Assets	Heritage policy
Saham Toney Heritage Asset Register	Heritage policy
Reasoned Justification for Policy 7C: Local Green Spaces	Local Green Space policy
Saham Toney Masterplanning Report *	Masterplanning and site allocation policies
Saham Toney Transport Study *	Site allocation policies
Saham Toney Parish Design Guide	Complements design policy
Saham Toney Sustainable Drainage Systems (SuDS) Design Manual	Complements surface water management policies
Saham Toney Parish Housing Needs Assessment	Affordable housing and housing mix policies
Saham Toney Flood Risk Study *	Surface water management policies
Neighbourhood Plan Strategic Environmental Assessment Report *	Entire plan with respect to environmental impact
Neighbourhood Plan Habitats Regulations Assessment *	Entire plan with respect to impact on habitats of special importance
Saham Toney Neighbourhood Plan Equalities Impact Assessment	Entire plan with respect to human rights



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. To promote gradually implemented, sustainable development, of a scale consistent with the Neighbourhood Area's development constraints; and to balance that with preservation of the area's richness of landscape, heritage, wildlife and community.