

Saham Toney Neighbourhood Plan



As you read this, there will still be about two weeks to make comments in response to the second formal consultation on the Neighbourhood Plan, if you haven't already done so. The closing date is 13 October.

The online comments form is very simple; it has three choices:

- 1) You support the plan without comment;
- 2) You support the plan subject to comments you give; or
- 3) You oppose the plan.

There's also an even simpler "I support the plan" button you can click on our website.

Of course, it's entirely up to you as to what choice you make, or whether you respond at all. But I would just ask you to consider before choosing the "oppose the plan" option, what the alternate to the plan is: leaving everything in the control of Breckland planners, with none of the detailed criteria included in the plan's policies to guide their decisions. You may think I'm scare-mongering, but I genuinely believe that without the plan Saham will get many more new houses than the 83 that the plan specifies, and those would be in places not shown to be suitable or sustainable. There are many examples of Breckland Council approving planning applications in Saham over recent years in such locations. The Local Plan says "not significantly more than 33 new homes" for Saham up to 2036, but planners have told us that in their terms "significantly more" means 250-300; so they could readily exceed our 83 if not constrained by the neighbourhood plan's policies.

In parallel with the consultation, we have commissioned a master-planning study by independent consultants. Basically, they will look at how the cluster of sites around Pound Hill and Page's Lane, and the Richmond Hall site might

be laid out in compliance with all of the plan's policies. As well as site plans the study will include artist's impressions of how the sites might look from the street. We intend to use the study results in the next update of the plan to show the sort of site layouts that would be acceptable.

We also intend to undertake some traffic surveys to get some baseline information on the numbers of vehicles using roads around the larger sites. We then need to establish a way to estimate how many more vehicles would use the roads as a result of the new sites so that the impact of that can be assessed, We're still working out how best to do such a survey and will be talking to the Local Highways Authority and specialist consultants to get their advice before surveys get underway.

Members of the work group will be attending the harvest fun day to answer any questions you may have on the plan or its supporting documents, and we are considering if there are any other events or venues where we could be on hand to do the same. If you have any ideas for such meetings please let us know before the consultation ends.

You can find all the plan documents and the comments form on our website. A paper copy of the Plan itself is on display at the WCCC throughout the consultation.

As usual, if you have any comments or questions on any of this, or anything else to do with the Neighbourhood Plan, or if you'd like to be added to our mailing list, please get in touch with me.

Chris Blow, STNP Work Group leader



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***Neighbourhood Plan
Shaping the future of
Saham Toney!***