

AHAM TONEY NEIGHBOURHOOD DEVELOPMENT PLAN 2018 - 2036



ackground Information for an Historic Area Assessment



ow Saham Toney Has Been Shaped Through History

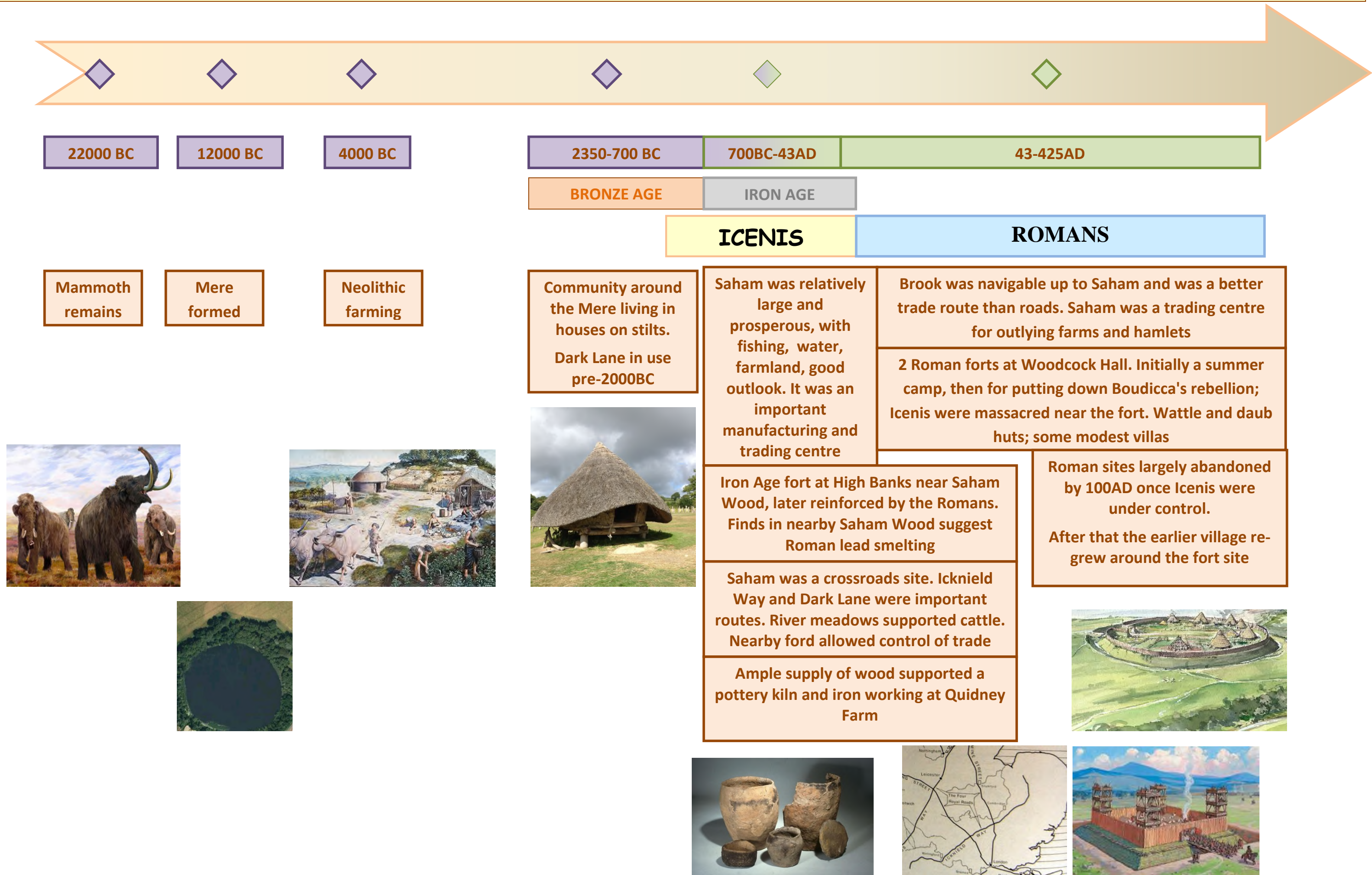
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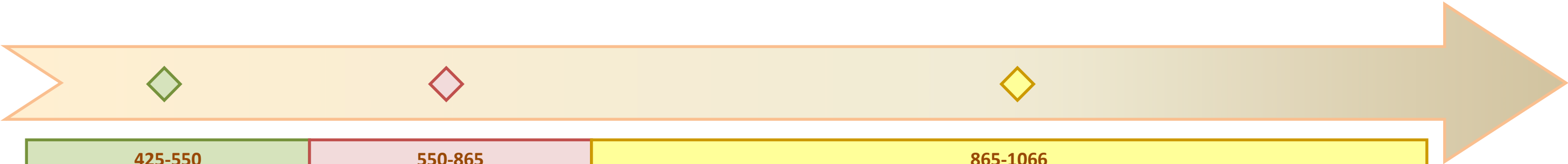
1.0 THE FACTS: A TIMELINE OF SAHAM'S DEVELOPMENT: 22,000 BC - TODAY



SAHAM'S TIMELINE STORY 1: PRE-HISTORY to THE ROMANS



SAHAM'S TIMELINE STORY 2: POST-ROMANS to THE SAXONS & DANES

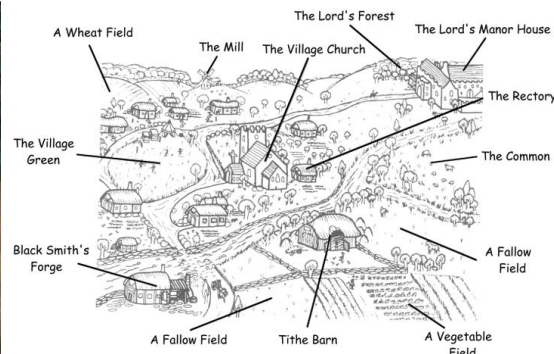


425-550 "DARK AGES"	550-865 ANGLO-SAXONS	865-1066 LATE SAXONS & DANES	
<p>Roman military largely withdrew from about 100AD, but a community remained</p>	<p>Population declined and with fewer people to farm it, much land probably returned to scrub and forest</p>	<p>In 865 the Danes invaded. Saham was part of the Eastern Danelaw and paid taxes twice those of other villages, reflecting its size and importance at the time. Later the Saxons took back control but Danes kept their lands and ruled under a peace treaty. There was famine around 1005</p>	
<p>It was an isolated and bleak existence for most. Subsistence living replaced trade. Flood plains in Saham were good for raising animals, and the higher ground for growing corn. Saham became more remote from other villages but unlike some others survived</p>	<p>547-551 Yellow Plague killed many</p>	<p>In Saxon times a "vill" was a rural land unit roughly equal to a parish. Place names ending "ham" were generally sited near rivers and fertile soil, and were more important than those ending "ton". Saham's importance over Watton at the time reflects this</p>	<p>The Saxons introduced the administrative units known as "Hundreds". These had their own courts, often held at fords or prominent hills. Saham was administered as a royal (capitol) manor by Edward the Confessor, indicating some significance</p>
	<p>Small villages such as Saham controlled areas of land that became parishes in later Saxon and Mediaeval times</p>	<p>By the 10th century Saham was clustered around a wattle and daub chapel on the site of the present St. George's (itself possibly on the site of a religious education school set up by a missionary in the 7th century) with open fields around for farming. It was a highly communal landscape, in which farmers' holdings lay scattered and intermingled in a myriad of un-hedged strips. Ploughs were shared, and crop rotations and other matters were administered by a manorial court.</p>	
	<p>A spear-head and cremation urn are among finds in Saham from this period</p>		



SAHAM'S TIMELINE STORY 3: THE NORMANS to MEDIEVAL TIMES

1066-1154 NORMANS	1154-1485 MEDIEVAL TIMES
<p>More land was brought into cultivation. The King divided his manor among various lords and as the surrounding forests shrank the lords fenced off areas for their private use as deer and boar hunting grounds.</p> <p>Woods were managed by coppicing. The farming landscape was shaped mainly by a peasant community, who lived under the feudal system of service and landholding. There were few sheep or horses due to extent of woodland, but the woods supported hogs and oxen</p>	<p>During this time formal rules for the common land in Saham were set out covering its use for pasture, turf, timber, fruit, fishing and minerals - showing the area has had land use policies for nearly 800 years.</p> <p>In 1199 King John granted the Manor to Roger de Toeni, and Saham became known as Saham Toeni, later Toney. It was further divided into 7 manors. Monks from Castle Acre were granted land around the Mere and the right to fish there in 1139, as reflected in today's village sign, and indicating reasonable travel by track or perhaps river</p> <p>St. George's Church was built in the early 1200's, incorporating some earlier features and was the focal point of the village. Its tower was built over a period from 1450 to 1497. The Wayland Hundred court was held there, indicating Saham's administrative importance</p> <p>Saham had a weekly Monday market and held two 6-day fairs each year. It was for many years larger and wealthier than Watton. But In 1204 Watton was also granted a market, and thanks to it having a lord with great influence over King John that started to gain precedence. Open violence between the two villages in 1375 did nothing to help Saham's cause, and from that time onwards Watton's development has overshadowed Saham's</p> <p>In the 14th century the cloth trade was booming and there were less people to tend crops after the Black Death of 1348-49 (no more than 200 lived in Saham), so more land was used to raise sheep</p> <p>Rabbit farms were highly valued for meat and fur. They were a luxury business and the rabbits were kept in warrens for protection. There was a Warren Farm in the west of the Parish and a house built on its site in 1800 was known as Warren House, which was rebuilt in 1904 as Saham Hall</p>
<p>Saham appears in the Domesday Book of 1086, when its population had reduced to 162 (from 241 in 1066). Nevertheless it was a prosperous community at this time living mostly on the rising ground to the north of the Mere, with 950 acres of a total 3900 under cultivation</p>	



SAHAM'S TIMELINE STORY 4: THE TUDORS to THE GEORGIANS

1485-1714 TUDORS & STUARTS

Saham Toney remained a relatively remote community, due in part to damp soil and poor tracks. Nevertheless its population grew from 320 in 1550 to 440 by 1600, supported by improvements in agriculture despite high death rates due to disease and poor harvests.

In 1600 about 40 families lived in the core area of what is now the north end of Richmond Road near the church. Another 20 families were more widely spread

Page's Place dates from the late 16th / early 17th century and other than the church is the oldest surviving building in Saham Toney.

Lower land was still marshy and this affected conditions. In 1694 the village rector moved away as his health was "impaired by aguism"

From 1598 parish levies made under a Poor Law Act were providing relief for the poor and sick and Goffe's Free School - the earliest village school in Norfolk - was established north-east of the church in 1612

The Bull Inn on today's Richmond Road was first mentioned in 1681

1714-1837 GEORGIANS

By 1797 Faden's map shows four post- mills in Saham, reflecting the increase in farming grain crops

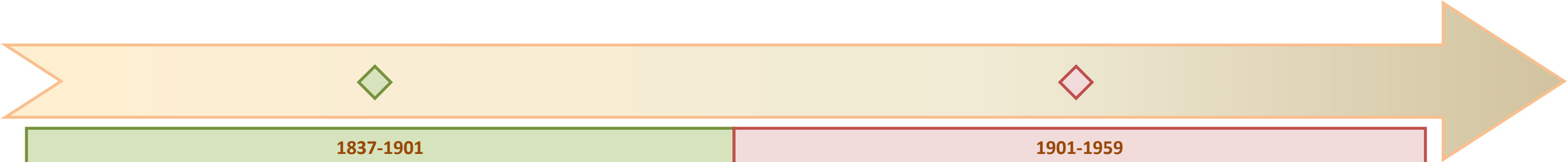
The 1797 map is the first to show roads in Saham and in common with the first Ordnance Survey map of 1824 their routes are very similar to the present day road layout. When superimposed on a map of the common lands, it is seen for the most part the roads passed through or adjacent to the common lands. The tracks were consolidated following the land enclosures of 1800

During the 18th century Watton was on a stage-coach route which further stimulated its development, while Saham remained rather isolated, , in part due to being bisected by streams making it largely inaccessible in winter, forcing it to be largely self-sufficient. In 1800 Saham's population was 700, while that of Watton was slightly less than that, but as the century went that balance started to change

in 1797 land was set aside to provide income for a fuel allotment charity to buy coal for the poor - a charity that has existed till the present day



SAHAM'S TIMELINE STORY 5: THE VICTORIANS to 1945



1837-1901
VICTORIANS

Watton developed at a faster pace and its population overtook Saham's for the first time (1365 to 1285 in 1861). The railway came to Watton in the 1860's further adding to Watton's predominance and Saham's population began to decline from the mid-1800's as people moved away for better wages

At this time Saham had one school for boys (Goffe's), another for girls (the present Parker's school), an infants' school in Saham Hills and an agricultural boarding college on Richmond Road (now split into two residential dwellings), meaning it had much better educational provision than most villages

Work in the village was still largely agricultural and self-supporting, with millers, wheelwrights, publicans, a butcher, a baker, shoe makers, carpenters as well as farmers

More buildings survive from this period, including the Terrace, built for agricultural workers in 1860 and the almshouses on Richmond Road. An 1898 book mentions "jerry-built" villas.

1901-1959
EDWARDIANS to THE POST-WORLD WAR II PERIOD

The number of houses in the parish stayed at around 240-250 during this time and little new development happened. People often lived in more crowded conditions than today

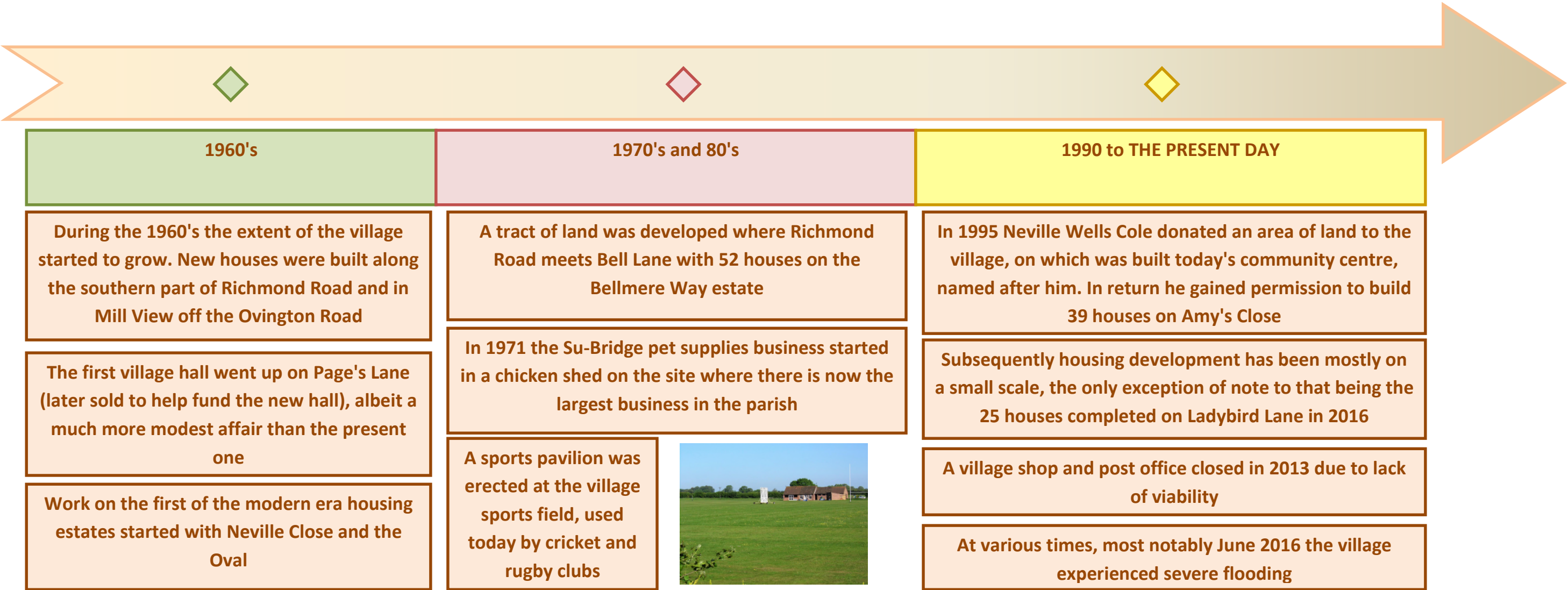
Saham's population declined over this period, probably due to a combination of the first war, the Spanish flu epidemic that followed it, and continued migration to larger towns offering better employment opportunities and better wages.

The first major housing developments took place in Watton and by 1951 it had a population nearly 4 times that of Saham, which at that time had about a quarter less people than 60 years earlier

By the end of this period, of the earlier schools, only Parker's and Saham infants remained, the latter with a declining number of pupils that eventually led to its closure. The earlier Goffe's school became a home for the Parker's schoolmistress



SAHAM'S TIMELINE STORY 6: 1945 to THE PRESENT DAY

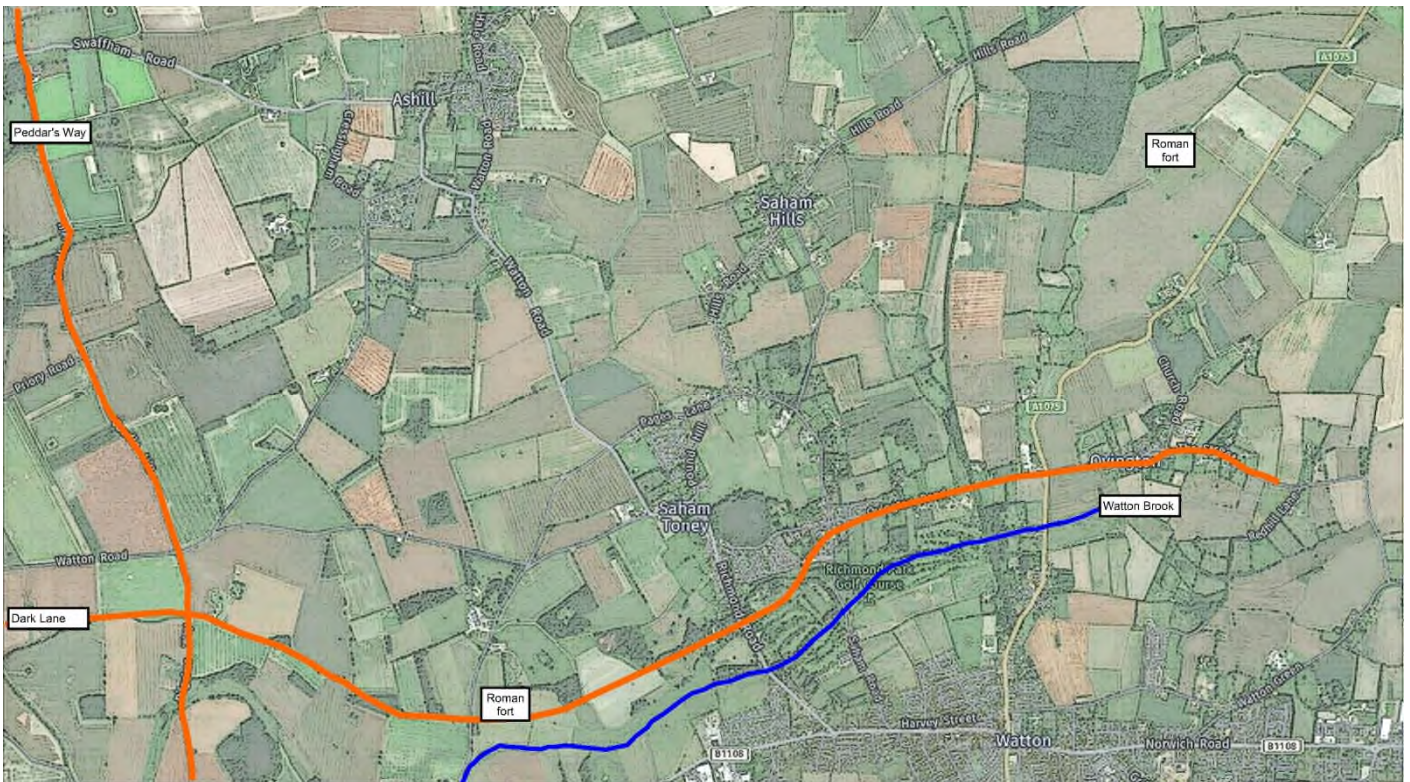


2.0 INTERPRETING THE FACTS : HOW WE THINK SAHAM DEVELOPED

The remains of three mammoths have been found in Saham so why not start by imagining ancient hunters roaming the land where we now enjoy a peaceful rural life?

We know for sure that Saham Toney dates back thousands of years as a human settlement and was an important Celtic centre. Boudicca's influence must have been strong here as the Romans set up two forts in Saham in the first century AD as they sought to quell her rebellion - one in the south-west of the present-day parish and the other to the north-east, on the site of an earlier earth-banked defensive enclave.

Saham lay at the crossroads of two important ancient routes - the Icknield Way running broadly north-south, which the Romans subsequently improved and extended northwards along today's Peddars Way; and Dark Lane, which ran from Denver on the River Ouse in the west, to Caistor in the east of Norfolk. So Saham was in a very advantageous position to engage in trade.



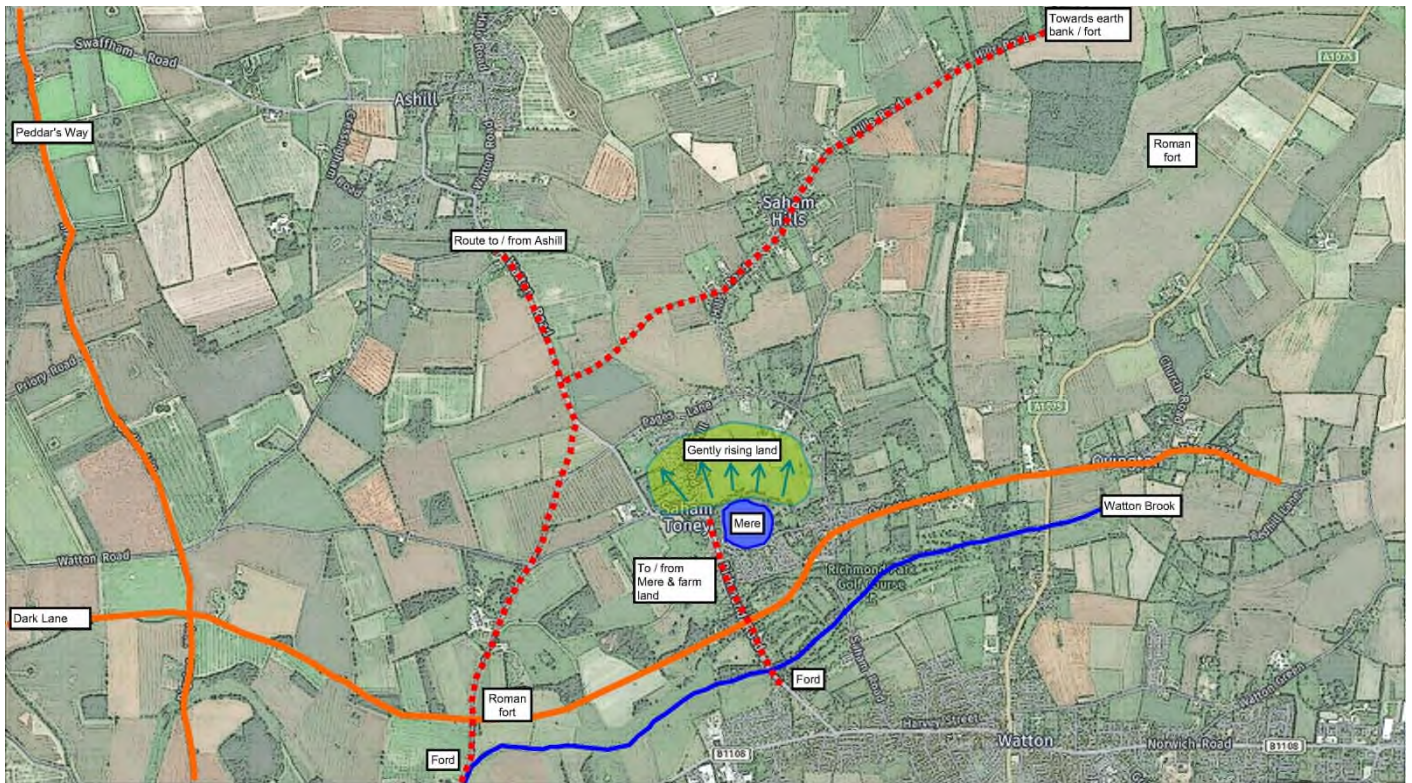
Perhaps more importantly it was located on a navigable river. When you look at today's fairly insignificant Watton Brook, a tributary of the River Wissey, try to imagine a time when it was deeper and wider and flowed through a large tract of marshy land, with woods on the gently rising higher land to the north of the river. How could this have been so? If you understand the topography of Norfolk at that time (and later) it becomes clear. Much of Norfolk and Cambridgeshire to the west lay under water, some areas until at least 1630 when a group of wealthy landowners started to drain the Fens, a process subsequently completed in the early 1800's.



So west from Saham by boat to Denver, which may have effectively been on the coast for centuries, was a good trading route. As was an eastern overland route to Caistor, near the present-day Norwich. Like Saham, both Denver and Caistor have evidence of Iron Age and Roman habitation to support this conclusion.

Knowing all of this it becomes easy to form a picture of people passing through Saham from the earliest times. When they did, in addition to the river and overland trading routes, landscape features would have encouraged them to settle: marshy land near the river was good for grazing stock, and moving north from there, the boulder clay left by the last Ice Age, when cleared of forest, made good farming land; whereas further south the dry and dusty Brecks would have been less inviting. The gently rising land would have been easy enough to move across, but at the same time provided a good outlook that must have been attractive from a defensive point of view. But in those respects Saham was probably not so very different from other places, so why did it, and not they become an important settlement? Because it had a distinguishing feature that others did not: its Mere, providing fresh water and fishing for food.

Already we can infer a track formed from the river and Dark Lane routes north to the Mere and the land around it. At least from Roman times, since there was a settlement further north in Ashill, it's also likely there was a route between there and Saham. There was a river ford leading south to Threxton and quite probably another in the vicinity of today's Storey's bridge on Richmond Road.



Given the earth bank and later Roman fort to the north-east there was most likely also have a route towards that through present-day Saham Hills.

From around 100 AD, having put down Boudicca's revolt, there was little reason for the Roman military to maintain a stronghold in Saham, but although they left, the community that had grown around their forts continued. Using the river route from the Wash, by the 6th century the Saxons had moved in, to be followed by the Danes. As both turned to Christianity a wattle and daub chapel sprang up on the site of today's St. George's, possibly a successor to a religious education school set up in the settlement by a Burundian missionary in the 7th century. We can suppose the site had previously been the scene of pagan worship, most probably where it is because of the slightly higher ground above the Mere, but alongside a track that dog-legged round the hill on which it was sited to avoid a steeper route northwards. This is the same dog-leg we see today as Richmond Road runs past the church and onwards.

By the time of Edward the Confessor the village was a royal manor - an administrative unit, not to be confused with a manor house - part of a vast tract of East Anglian land given by the King into the control of Harold Godwinson - he of the arrow in the eye.

The Saxons and the Danes laid the foundations for much that followed, and given that it derives from the Saxon word Saeham, or village by the water, we can safely assume the first part of the village name was first used by them. In those times the suffix "ham" also indicated a settlement of higher stature than for example with suffix "tun", such as neighbouring Wadetuna - now Watton.

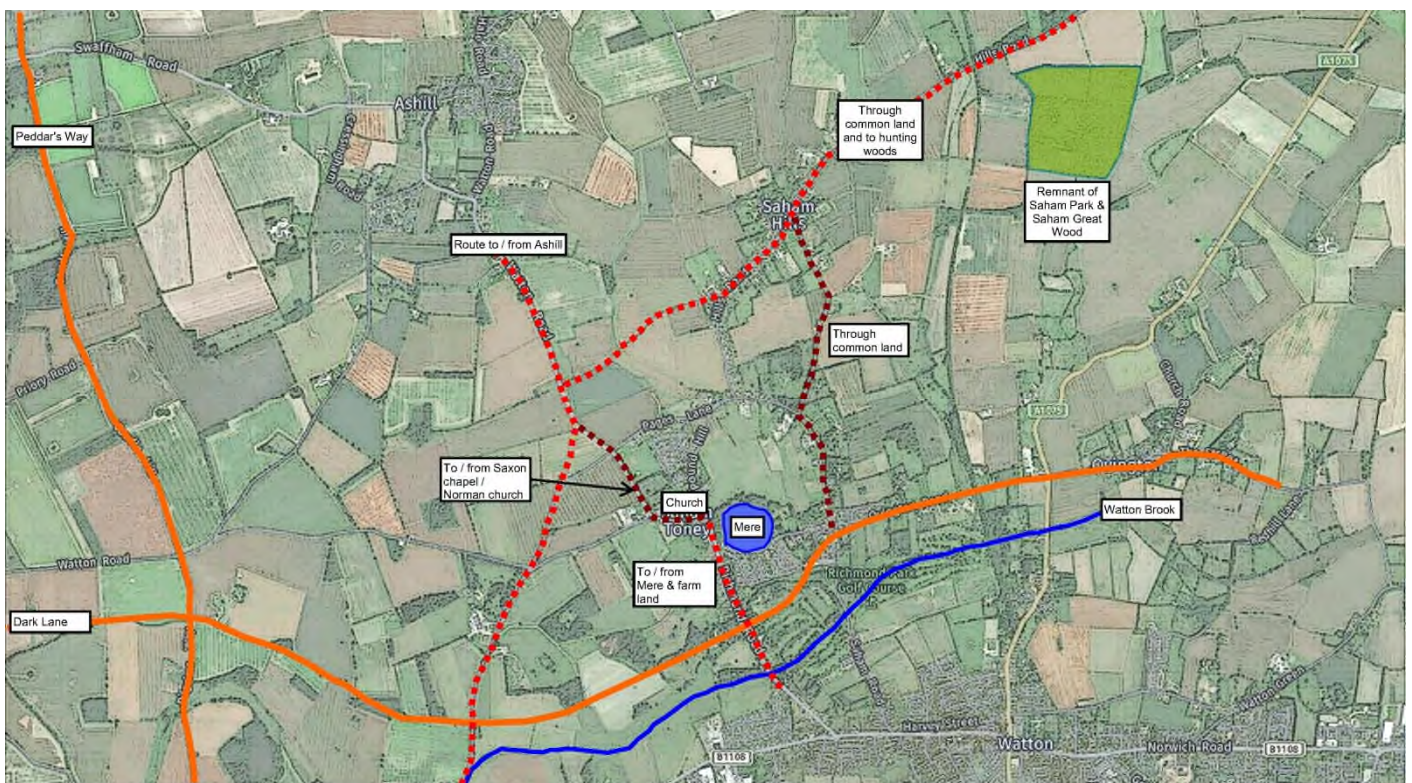
That stature was shown by the fact that Saham had a weekly market and twice annual fairs. While we don't know when the market was established we do know it was thriving in 1202, when it was first challenged by a new market in neighbouring Watton - then a smaller settlement with far less history. Due to one of those historical twists of fate from which much that follows sometimes has its origins, the manor-ship of Watton passed to a lord who had great influence with King John, and as a result the King sanctioned a rival market in Watton, which gradually gained pre-eminence; and in 1375, when one final - and violent - attempt to

regain Saham market's dominance failed, the pattern was set for centuries to come: Watton developing into a market town and attracting new roads and eventually the railway, while Saham remained a largely self-sufficient small village.

Common land would have existed in late Saxon times if not earlier, but it was the Normans whose contribution it was to formalise it in 1235, when rules for its use were laid down. They also brought in a new group of landowners, who took land and manorial rights. We know the commons were extensive even up to the enclosure of 1800, and given their extent across much of the present-day parish, no doubt movement to, from and around the commons would have reinforced the layout of roads and track which had developed centuries earlier.

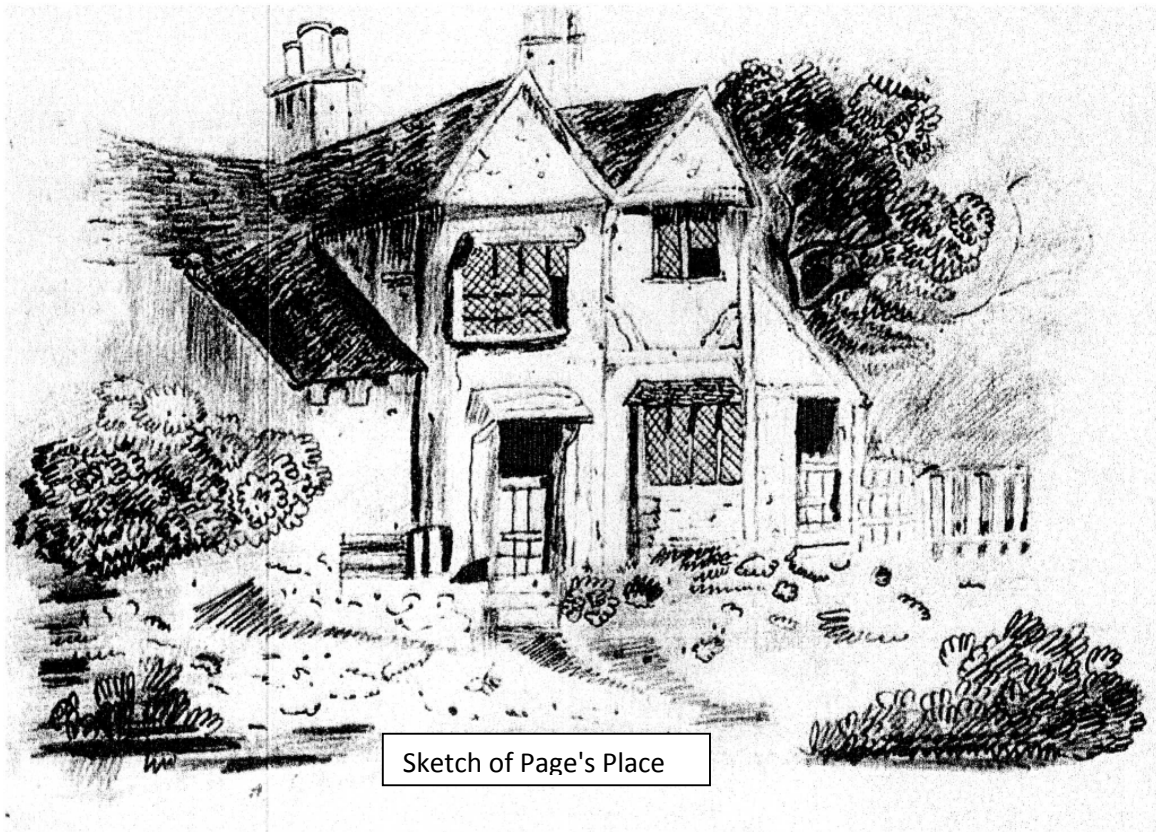
We also know the Normans had a taste for hunting and they would have found the wooded land of Saham much to their liking. Perhaps they built hunting lodges as part of their manors that were later replaced by more substantial buildings for the same purpose from Tudor times onwards.

It is likely tracks developed through the common lands and onwards to the hunting grounds.



The Normans left one other important legacy: some time after control of Saham's manor passed to Roger de Toeni and his descendants Saham became known as Saham Toeni, or Toney, as we know it now.

Various lords prospered during the medieval age and by the late 16th century that prosperity started to show itself in buildings that survive to this day. The earliest of those is Page's Place, which must have had an obvious link to Page's Manor, which had come into being when the royal manor was sub-divided in Norman times.



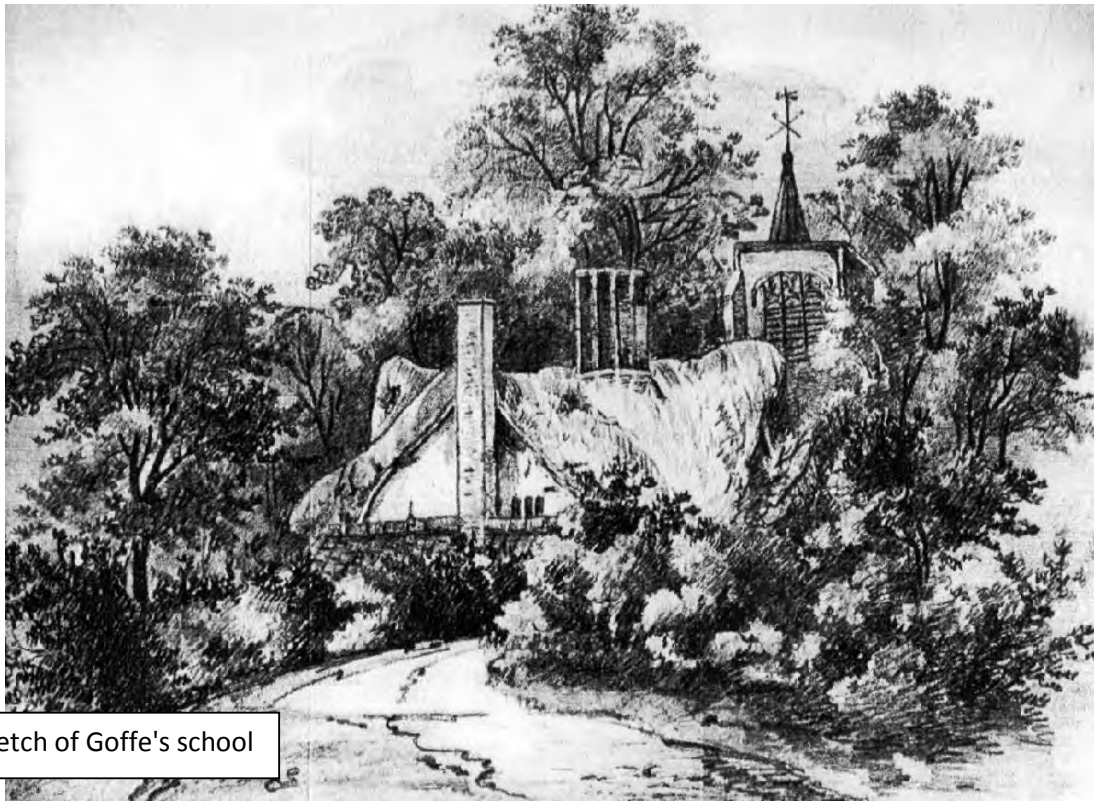
Saham Lodge and White Hall were hunting lodges on a rather grand scale and we can suppose tracks formed to serve all the main houses of the lords who owned them.



In the case of White Hall as land was taken for hunting that probably signalled the end of Dark Lane as a through route and perhaps that's when an east-west track immediately to the south of the Mere first appeared.

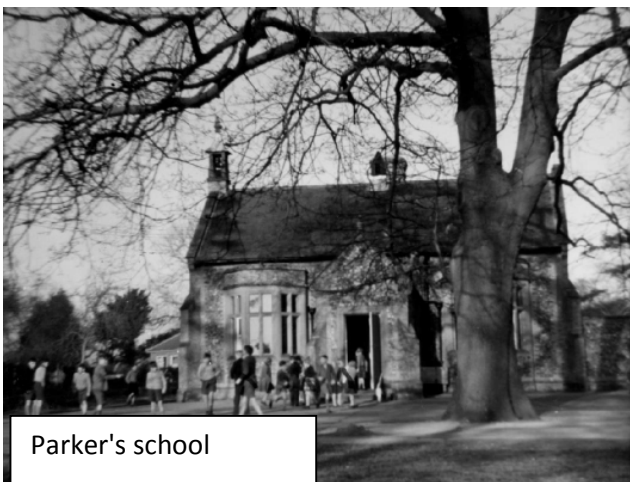
Watton is growing by this time so the main route north becomes Watton > Saham (Mere and church etc) > Ashill and the Threxton road which earlier served the Roman fort and a ford over a larger river, lost significance.

In the Medieval Age patronage of St George's Church was granted to New College Oxford and there followed a series of well-educated - and well-funded - vicars in the village. A tangible result of that funding was the founding of Goffe's free school in 1612 on land donated by the Church to the north-east of St George's. We can imagine that it was from this time that School Lane, now known as Pound Hill, came into being.



Sketch of Goffe's school

Although Saham has been an agricultural community for most of its existence, it should not be thought it was an uneducated one. Goffe's school later became known as the boy's school, while in 1848 a girl's school was established on the opposite side of School Lane, and 26 years later the link between church and education in the village was strengthened when the Reverend Parker's wife endowed it as a Church of England school, which it remains to this day. In 1852 an agricultural boarding college was set up on Richmond Road which operated till the 1920's and was subsequently converted to 2 residential properties which to this day stand out for architectural interest.



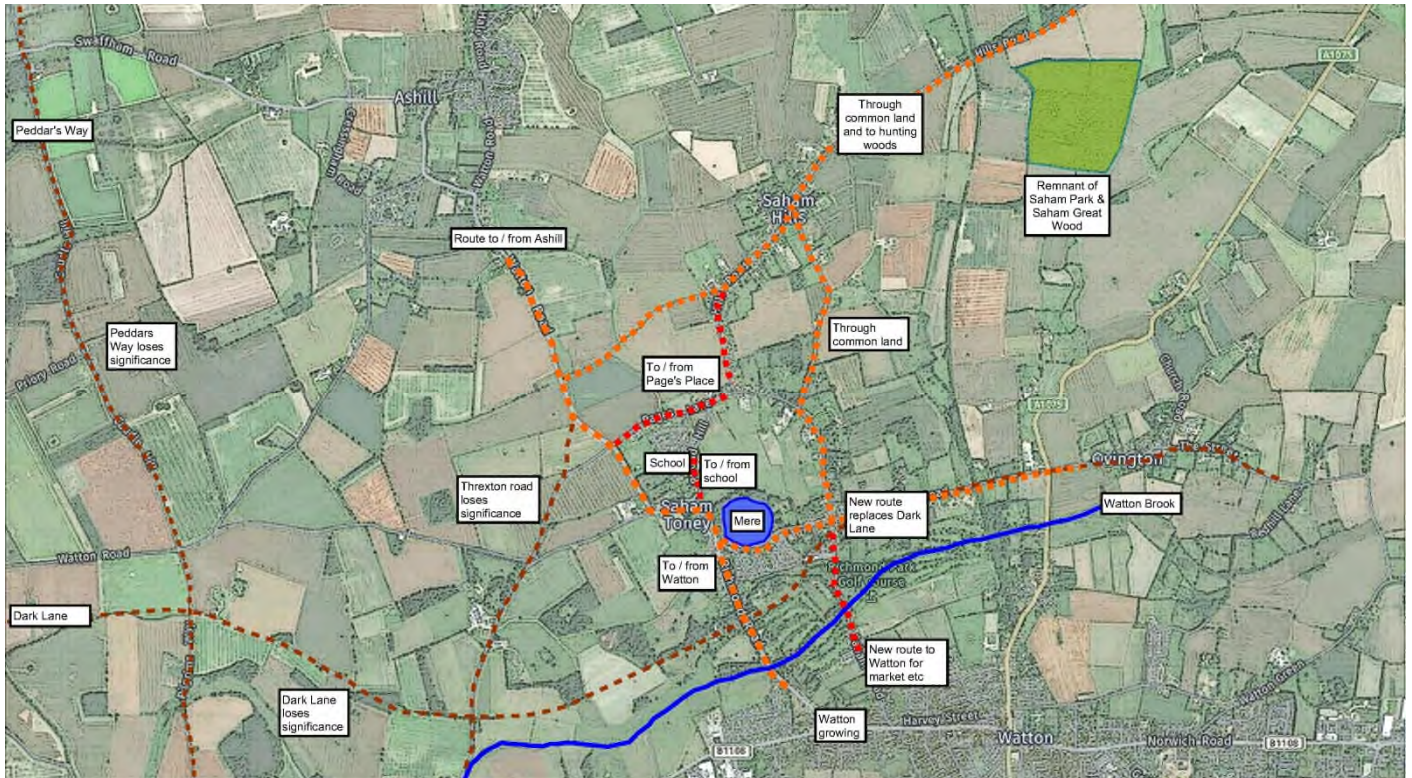
Parker's school



Saham College

Land was farmed for arable crops while sheep grazed the commons. Woods were cleared but a few remnants remain; the largest being Saham Wood in the north-east of the parish. We know there were hunting parks and lodges well into the 18th century and most likely beyond. White Hall and Saham Lodge are examples. Gradually more substantial farm houses replaced earlier buildings and of those, some at least can still be seen today; such as Park, Meadow, Brick Kiln and Saham Hall farm houses. Park Farm is a good example of this evolution from hunting parks and lodges to farming based around a substantial house. Parts of its farm house dates back to the 16th or 17th century. We know at that time it lay in the

Lord of the Manor's deer park, used to raise deer for hunting throughout much of Norfolk before that park became farm land, and while the deer park had gone its earlier use was perpetuated in the farm's name.

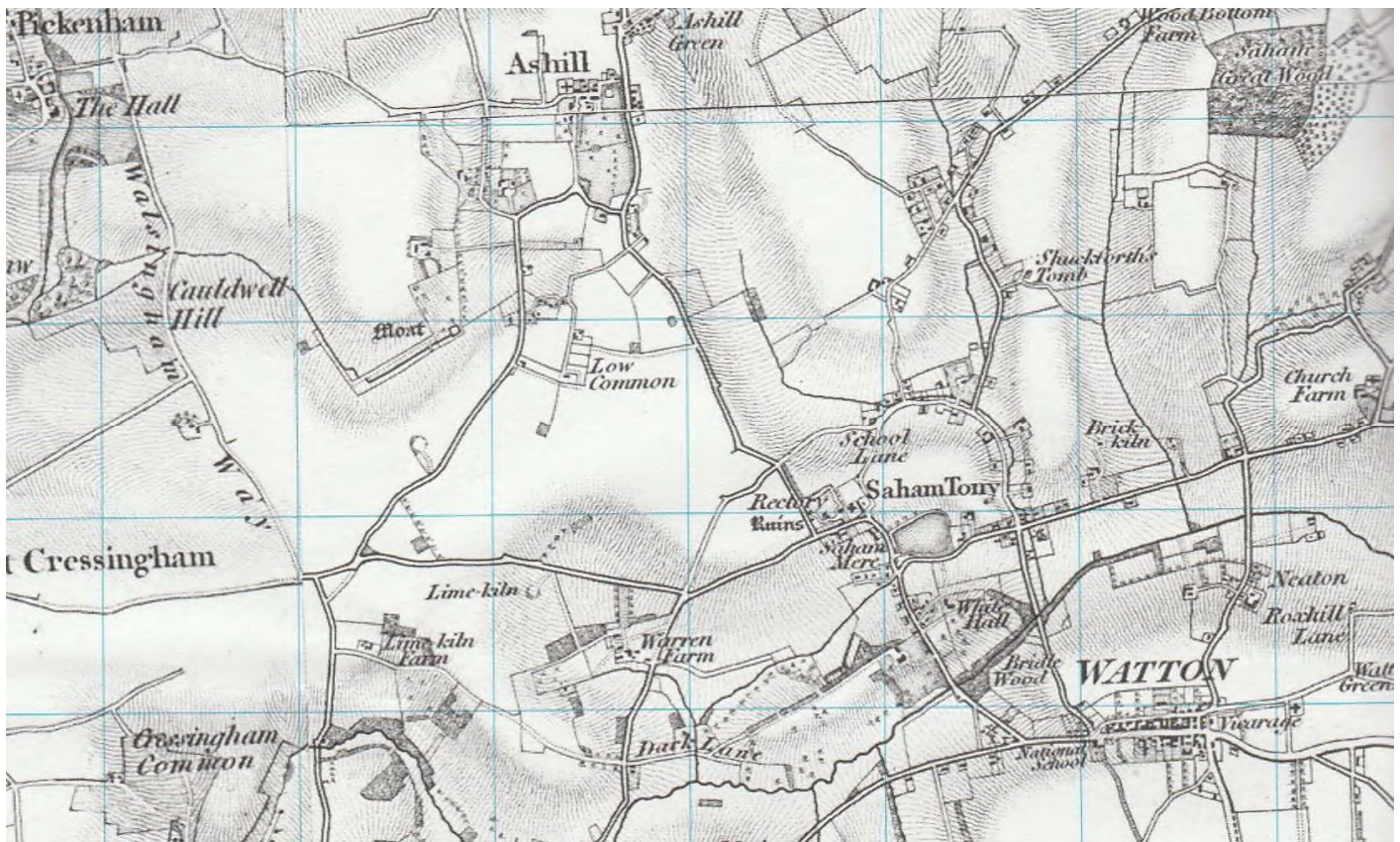


Now look at the first known maps of the area - Faden's in 1799 and the Ordnance Survey's of 1824, and if you overlay them with the tracks I have inferred developed over at least 2000 years earlier, you will see great similarity. Those mapped roads did not just appear when the maps were made; they were there before and it's no great leap of imagination to conclude they evolved from much older routes.

Now overlay those earliest maps on one of today's and it's clear they are virtually one and the same.



Faden's map 1799



Ordnance Survey 1824

Joining the dots it's difficult not to conclude that today's road layout was shaped at least 2000 years ago: certainly it has barely changed for over 200 years at the very least. That's very important, because by and large all the maps we have show that the bulk of buildings in the settlements of Saham Toney and Saham Hills have developed in a linear form along their roads. Put the road and building layouts together and you have one of the key aspects of Saham's character today.

When today's villagers say they want to keep Saham as it is, they are most probably unaware of this heritage, but scratch the surface and perhaps Saham itself gives an innate sense of its very long history, over which change has been gradual and largely organic.

Indeed, throughout the 19th century and through the first half of the 20th, census data tells us the number of houses varied little from a total of 250. At the same time from around the 1880's as cheaper corn and cattle were imported to the UK from the USA on a massive scale the rural economy suffered and many people migrated to northern industrial centres, which coupled with two world wars and a flu epidemic after the first of those, led to a decline in Saham's population by about one third: a trend that did not begin to reverse till the 1950's. Men often needed two jobs and a working wife in order to survive and this coupled with the poor water supply, perhaps explains the number of pubs (or beer-houses: often literally the front rooms of dwelling houses) - at the turn of the 19th century there were 8 of them. Four of those were clustered close to the Mere, probably reflecting the fact that the core of the village's population lived in that area.

The amount of grain that must have been produced is evidenced by the fact that although it remained a relatively small community, Faden's map of 1799 shows at that time Saham supported 4 mills, mostly sited on higher ground, presumably to catch more wind. An earlier water mill which took advantage of the larger size of Watton Brook had gone by the mid-16th century, presumably as the brook started to recede to

something like today's size. Most of what was needed to support a thriving farming community was available within the village; for example blacksmiths, bakers, carpenters, wheelwrights, and of course millers.



It's well known that until relatively modern times people drank ale in preference to water as the latter was not treated as it is today. The Old Bell Inn was serving this need by 1789.



As time passed other pubs sprang up around the village, often simply operated from one room of someone's house, until at one time there were seven of them. Some of those can be seen today; now residential dwellings: The Dolphin on Hills Road (then known as Dolphin Lane) was licensed from 1789 until 1960, the Chequers on Chequer's Lane (1789-1907), the Three Horse Shoes (1869-1963), and the Bull Inn (1789 -1921) and the White Horse (1861-1969) on Richmond Road.



The Three Horse Shoes



The White Horse



The Old Bull



The Dolphin



The White Horse

It was only in 1934 the Parish Council closed the village well and around this time the death of one villager is recorded as due to typhoid, most likely due to the water supply being contaminated by effluent, since mains drainage did not come to the village till 1946, and electricity for all but a few was a post World War II arrival - both within living memory for some. Mains gas only reached Saham in 1992 and to this day does not serve the whole village.

One should keep in mind that well into the 20th century people lived in more crowded conditions than today. Thus around 1900 while the population was around two-thirds of what it is today, there were only one third of the number of houses. As ever there was a "them and us" throughout this period, with no doubt a more marked divide than today: there was considerable affluence in a few large estates and houses.

Many of those houses that existed in 1900 have not survived, but the pattern of development seen by examining maps over time show that for the most part they have been replaced by more modern buildings.

Since the late 1950's the village has grown more than at any time during its long history, so while many residents today may think change is unwelcome, as a result of developments over the last 50-60 years, someone who lived in the village in the immediate post-war years might think it has already quite significantly changed from the place they knew then. In the 1950's 24 houses were built on Page's Lane and 10 on Pound Hill (then still known as School Lane), both roads that hadn't previously seen residential development.

During the 1960's and 1970's the Government had a London overspill policy aimed at moving a million people out of inner London, and the Greater London Council made agreements with borough councils throughout the south-east to develop housing estates for this purpose. It is thought this is primarily what prompted the development of several private and council estates in Saham Toney. These were on nowhere near the scale seen in other places, but for Saham they represented probably its largest growth for many centuries and certainly changed the character of the village:

- 24 houses were built in Page's Lane in the 1950's;
- 59 houses were built in The Oval followed by 21 in Neville Close;
- 24 houses were built in Bellmere Way, followed by 28 on Mere Close;
- 17 house were built in Mill View

Perhaps this put Saham on the map in development terms, because in the early 1980's 16 new homes were built in St. George's Close, then in the early 1990's a local landowner, Neville Wells Cole, wanted to develop an estate on his land. To help his case he donated a tract of land to the village, for the building of a community centre. That was completed in 1996 and is named after him, while the estate he developed is seen in the 40 houses in Amys and Woodview Closes.

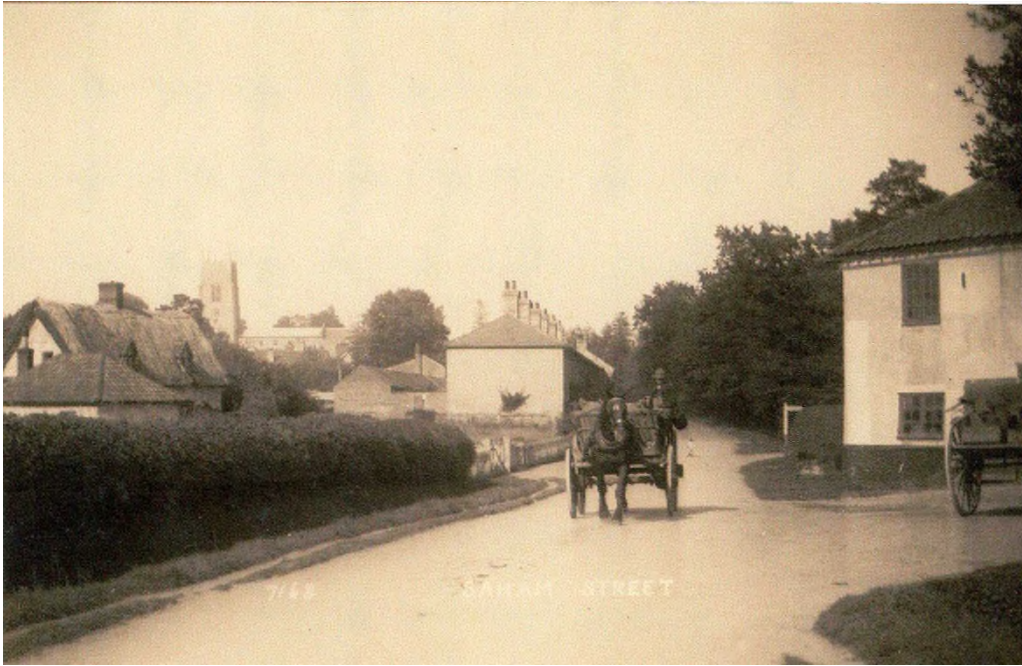
.Over a period of less than 30 years from the late sixties to the mid-nineties a little less than 200 new houses were built on the various mini estates that sprang up, and in addition throughout these years there was a similar amount of ad hoc, linear infill development particularly along Richmond Road, Bell Lane and Hills Road.

The result of all of this was that between the census counts of 1961 and 2001 the number of houses increased by 392, an expansion of 125%.

After this 30 year spurt of housing development, things rather quietened down because after the completion of Amys Close new house building reverted to a pattern of small scale largely infill developments, which continues to the present day, the only exception of any note being the 29 homes completed in Ladybird Lane and Honeybee Grove in 2016.

Although the new estates of the latter decades of the 20th century probably came as rather a shock to the system for Saham Toney, in general because developments have been relatively small and have come step by step rather than all at once, they have been absorbed into the place we know today; the place that many residents value for its unique character; a character that, as we have seen, is rooted in more than 2000 years of history.

While some complain at the condition of today's village roads perhaps they'd do well to understand they were mostly just beaten gravel tracks until at least the 20th century, as seen in this example of Richmond Road in the 1930's.



And while on the subject of village roads, we can also see some historical clues in some of their names:

Amy's Close: In 1986 Neville Wells-Cole left 11 acres of land on Bell Lane in the custody of Bertie Amy (the parish council clerk at the time) for building a new community centre. Part of the land was sold off for housing with the proceeds used to fund the hall. That small estate was named after Mr Amy's.

Bell Lane: After the Old Bell Inn, itself having a name no doubt deriving from the nearby church;

Bellmere Way: Named after its proximity to Saham Mere and the Old Bell Inn.

Chequer's Lane: Bryant's Map of Norfolk shows the Chequers Inn as at 1826 on the current Chequers Lane. At that time roads tended to be named by their routes and hence it is almost certain that Chequers Lane was named after the pub. The name "Chequers" may have come either from the game "Chinese Chequers" - played in pubs - or from the board marked in squares that was used from mediaeval times for accounting.

Clay Lane: The word "Cley" derives from the old English word "claeg" meaning clay. One of Saham's clay pits was sited adjacent to today's nature reserve on Cley Lane. Clay would have been a key ingredient in the village's old clay-lump properties and there was a brick kiln on modern Bell Lane.

Coburg Lane: Possibly derives from the house of Saxe-Coburg, the royal family in Victorian times.

Dolphin Lane: Now "absorbed" into Hills Road, but earlier the Dolphin pub - now a private residence - was sited at the junction of Hills Road and Pages Lane. The reason a pub should have been called the Dolphin is unclear. There may be some connection with the French feudal title "dauphin" that is anglicised to "dolphin".

Hills Road: Along the most prominent hill in the village (at its lower end formerly Dolphin Lane) and so named by the Parish Council in the 1970's.

Ladybird Lane and Honeybee Grove: Named in line with the modern trend to choose a theme for street names; in this case, insects, loosely related to the adjacent communal land at the Wells Cole Community Centre where wildlife thrives.

Mere Close: Developed adjacent to Bellmere Way in the 1970's and named because of its proximity to Saham Mere

Mill View: A small development of 1970's bungalows off Ovington Road, opposite the old Bristow's Mill.

Neville Close: Part of the Oval estate off Pound Hill and possibly named after Neville Wells-Cole, a village benefactor.

Old Hall Close: Built on land previously occupied by the old village hall, when that was replaced by the Wells-Cole Community Centre in the 1990's.

Ovington Road: Simply the ancient route from Saham to Ovington.

Pound Hill: Although named School Lane for many years (as the site of Goffe's School) the present name derives from a stock pound on the land it borders north of the Mere;

Page's Lane: The name derives from Robert Page, who "settled a messuage" (a house with outbuildings) in this area on Adam Page in the 13th century. Two centuries later the present Page's Place was built on the land.

Parker's Close: A quite recent development named after its neighbour, Parker's School, itself named after its founder, the Reverend Parker.

Ploughboy Lane: Named after the Ploughboy pub (which dated from about 1877 and is now a private residence) and is sited on the modern Ploughboy Lane.

Richmond Road: This road is probably the oldest in Saham and its course can be traced back to Roman times. By 1800 it was known as The Street and was later known as Swaffham Road. In 1973 the Parish Council renamed it as Richmond Road in memory of the Reverend Maurice Hope Richmond who was the Rector from 1925 to 1932 and well loved in the village.

Saham Road: Simply a route north from neighbouring Watton.

St. George's Close: Named after the neighbouring church.

Swaffham Road: The route towards Swaffham that starts at the north end of Richmond Road.

The Oval: Its name derives from the shape of the street layout.

White Hall Lane: Named after the 18th century house White Hall at the end of the lane.

Woodview Close: Part of the Amys Close development, probably named because of its view of the line of mature trees on land at White Hall.

3.0 WHAT CAN BE SEEN TODAY

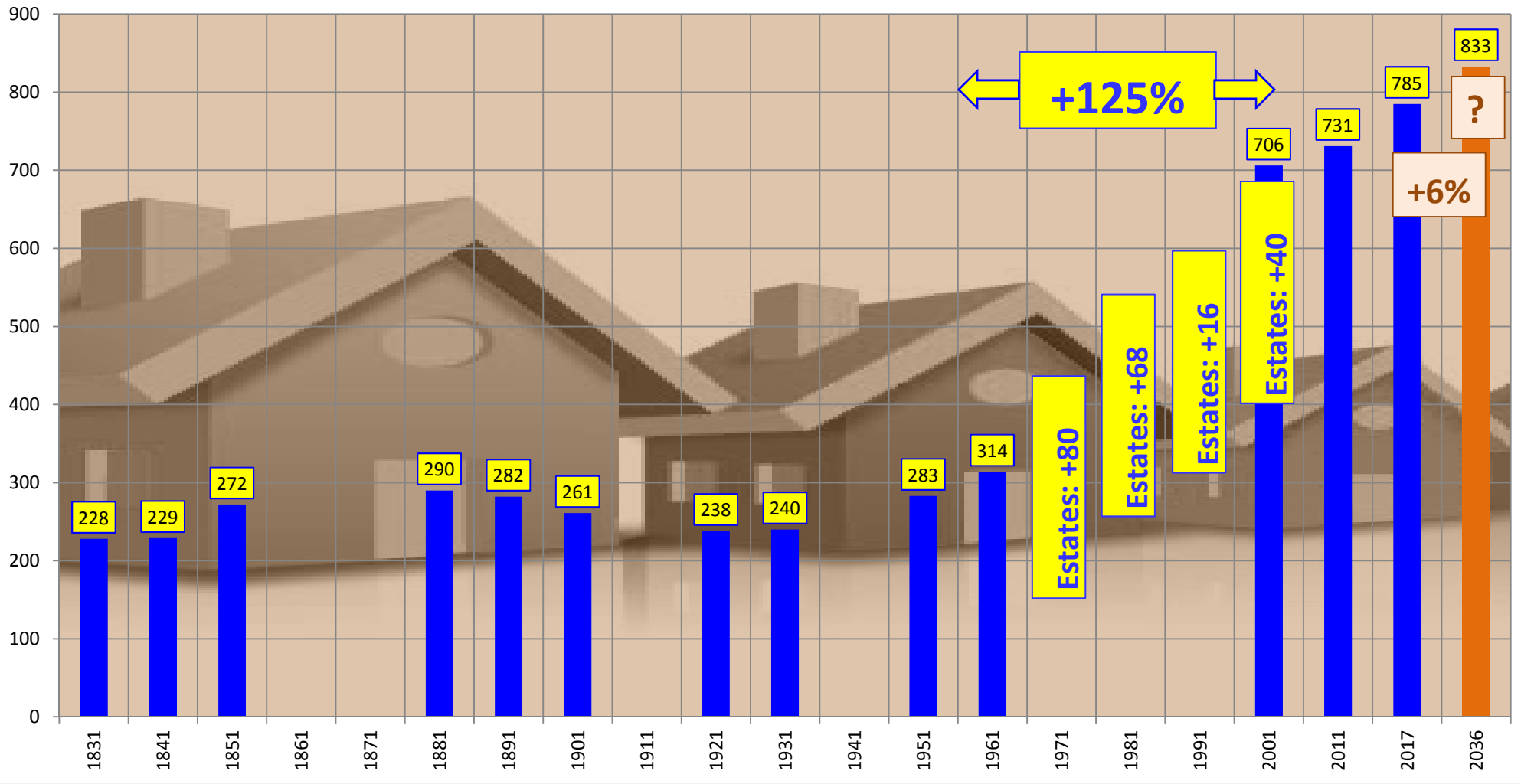
The following list does not attempt to account for every building in the parish but aims to give a guide to what can be seen today as a result of the village's long history.

The overall context for this can be seen from census data on the number of households in the Parish over the last two centuries or so, as tabulated and shown in the chart below:


Date	Households	Date	Households	Date	Households
1831	228	1841	229	1851	272
1861	n/a	1871	n/a	1881	290
1891	282	1901	261	1911	n/a
1921	238	1931	240	1941	n/a
1951	283	1961	314	1971	n/a
1981	n/a	1991	n/a	2001	706
2011	731	2017	785		

Households

■ 1831 ■ 1841 ■ 1851 ■ 1861 ■ 1871 ■ 1881 ■ 1891 ■ 1901 ■ 1911 ■ 1921 ■ 1931 ■ 1941 ■ 1951 ■ 1961 ■ 1971 ■ 1981 ■ 1991 ■ 2001 ■ 2011 ■ 2017 ■ 2036



MEDIEVAL TIMES


Date Built	Building	Notes
Early 1200's	St George's Church, Richmond Road	On the site of an earlier Saxon wooden chapel. Tower added in 1480 

TUDORS & STUARTS





Date Built	Building	Notes
c. 1640	Page's Place, Page's Lane Currently undergoing a major programme of refurbishment	
1674	The Old Bull, Richmond Road	

THE GEORGIANS





Date Built	Building	Notes
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1724	Saham Lodge		
1732	The Old Bell Inn, Bell Lane	First licensed as a pub in 1789 	
1740	White Hall, White Hall Lane		
1740	White Hall Barn, White Hall Lane		
1746	Hunt's Farm, off Hills Road, Modern renovation		

1750	Meadow Farm, Chequers Lane	
1750	West House, Richmond Road	
1770	The Croft, off Hills Road Added to in 1856	
1780	The Old Rectory, Richmond Road	



1799	Rectory Barn, Richmond Road Converted to a residential dwelling in the 1980's	
1800	Church Farm	
1801	Saham Lodge Cottages Two original cottages 1801; extensions to each added in 1870. Were part of the Saham Lodge estate	
1815	Methodist Chapel, Bell Lane Became an egg-packing station around 1882 and is now unused	
1820	Brick Kiln Farm, Ovington Road	

1826	Bristow's Tower Mill, Ovington Road	Now a residential dwelling 
1828	Toney Hall, Ovington Road	
1830	The Chequers pub, Chequers Lane Now a residential dwelling	
1834	The Dolphin pub, Hills Road Now a residential dwelling. Previously Hills Road was known as Dolphin Lane	
1844	Cley Lane bridge	

1836	Broom Hall, Richmond Road Now a hotel	
THE VICTORIANS		
Date Built	Building	Notes
1838	Infants school, Hills Road, now a residential dwelling	
1840	Saham Grove Farm	
1840	Saham Grove House	
1840	Park Farm House, Long Road	



1840	Gardener's Cottage, Cressingham Road	
1848	Parker's School, Pound Hill	
1850	Ivy Cottage, Richmond Road	
1850	The Cottage and Meridian Cottage, Ploughboy Lane	

1850	Mere Farm, Bell Lane	
1852	Saham College, Richmond Road Now two residential dwellings	
1856	Chapel, Ovington Road	
1860	Goffe's Cottage, Richmond Road Alms house. converted to 1 residential dwelling, now known as Wisteria Cottage	
1860	The Post Office, Hills Road	106, 108 & 110 Hills Road 

1860	The Terrace, Richmond Road 12 homes	
1862	Mill House Cottage, Hills Road	
1865	The White Horse pub, Richmond Road Now a residential dwelling	
1865	Cutbush House, Whitehall Lane	
1875	Cottages, 23-25 Richmond Road Originally 4 cottages, converted to 2	

1876	Methodist Chapel, Hills Road		
1877	The Ploughboy pub Now a residential dwelling		
1800's	Stable Cottage, Chequers Lane Converted to a residential dwelling		
Late 1800's	The Coach House, Hunt's Farm Close Converted to a residential dwelling 2009		
Late 1800's	Ngong House, Hills Road		

THE EDWARDIANS TO THE 1950's

Date Built	Building	Notes
Early 1900's	Rose Cottage and Chapel Cottage 96 & 98 Hills Road	
1930's	Dolphin Crescent 12 homes (now also addressed Hills Road, which was previously Dolphin Lane)	
1937	Goffe's school house rebuilt	
1950's	Page's Lane, 24 houses	
1950's	Pound Hill, 10 houses	

1960's

The Oval, off Pound Hill	59 homes (estate)		
Mill View, off Ovington Road	17 homes		

1970's

Bellmere Way, off Bell Lane	24 homes (estate)		
Mere Close, off Bellmere Way	28 homes (estate)		
Bell Lane	11 homes		

Neville Close, off The Oval	21 homes (estate)	
<i>1980's</i>		
St George's Close, off Pound Hill	16 homes (estate)	
<i>1990's</i>		
Amys Close	35 homes (estate)	Off Bell Lane 
Old Hall Close, off Page's Lane	6 homes	
Wells Cole Community Centre		

Woodview Close, off Amys Close	4 homes (part of Amys Close estate)	
<i>2000's</i>		
Shepherd's Drove	5 homes	
Coburg Lane Off Hills Road	8 homes	
<i>2010 - PRESENT DAY</i>		
Parker's Close, off Pound Hill	10 homes (estate)	
Hunt's Farm Close Off Hills Road	7 homes	

Honeybee Grove, off Ladybird Lane	5 homes (estate)	
Ladybird Lane, off Cley Lane	24 homes (estate)	

1960's - PRESENT DAY: AD-HOC INFILL HOUSES SAHAM TONEY





1960's - PRESENT DAY: AD-HOC INFILL HOUSES SAHAM HILLS



4.0 HOW IS HISTORY REFLECTED IN THE CURRENT VERSION OF THE NEIGHBOURHOOD PLAN?

The Neighbourhood Plan includes Policy 6, which deals with heritage assets and includes maps locating buildings and sites and finds of archaeological interest. The policy is supported by the Saham Toney Heritage Asset Register.

Evidence Base Volume 8 explains the criteria that have been used to identify non-designated heritage buildings and gives information about each building of that designation.