

Saham Toney Neighbourhood Plan

Formally this carries only little weight until its submitted for examination (which will be after the approval of the Local Plan), but nevertheless we think it's the best reference for looking at applications at the local level. We'd suggest you consider the following main points from it when reviewing an application:

How many houses have been approved since the Plan was approved? If this application would take that number beyond the number specified in **Policy 1**, special conditions must be met in order for it to be approved.

Where is the proposed site? If it's not inside or right next to the village's settlement boundary (see map overleaf), it's not allowed (**Policy 2A**).

Note: After we complete the current site allocations process, only applications for those sites that are allocated in the Plan will be acceptable, and then only if they meet the conditions the Plan stipulates for that site.

How many houses are proposed? At present if that's more than 5 (or more than 10 for brownfield sites) it's not permitted (**Policy 2A**).

Note: After we complete the current site allocations process, all sites allocated in the plan will have a specific number of new houses allocated to them, and anything above that will not be allowed.

Do the type of homes proposed meet village needs? The Plan's **Policy 2B** dictates that all sites have at least some 1 and 2 bed-roomed homes, and homes that local people can actually afford.

Does the design meet the conditions set out in **Policy 3**? Note: These will be supplemented by a full village design guide when the Plan is next updated.

Is the proposed site in the gap between Saham and Watton that's protected from development as shown on the maps in **Policy 5**?

Are any of our historical buildings, as defined in **Policy 6**, affected?

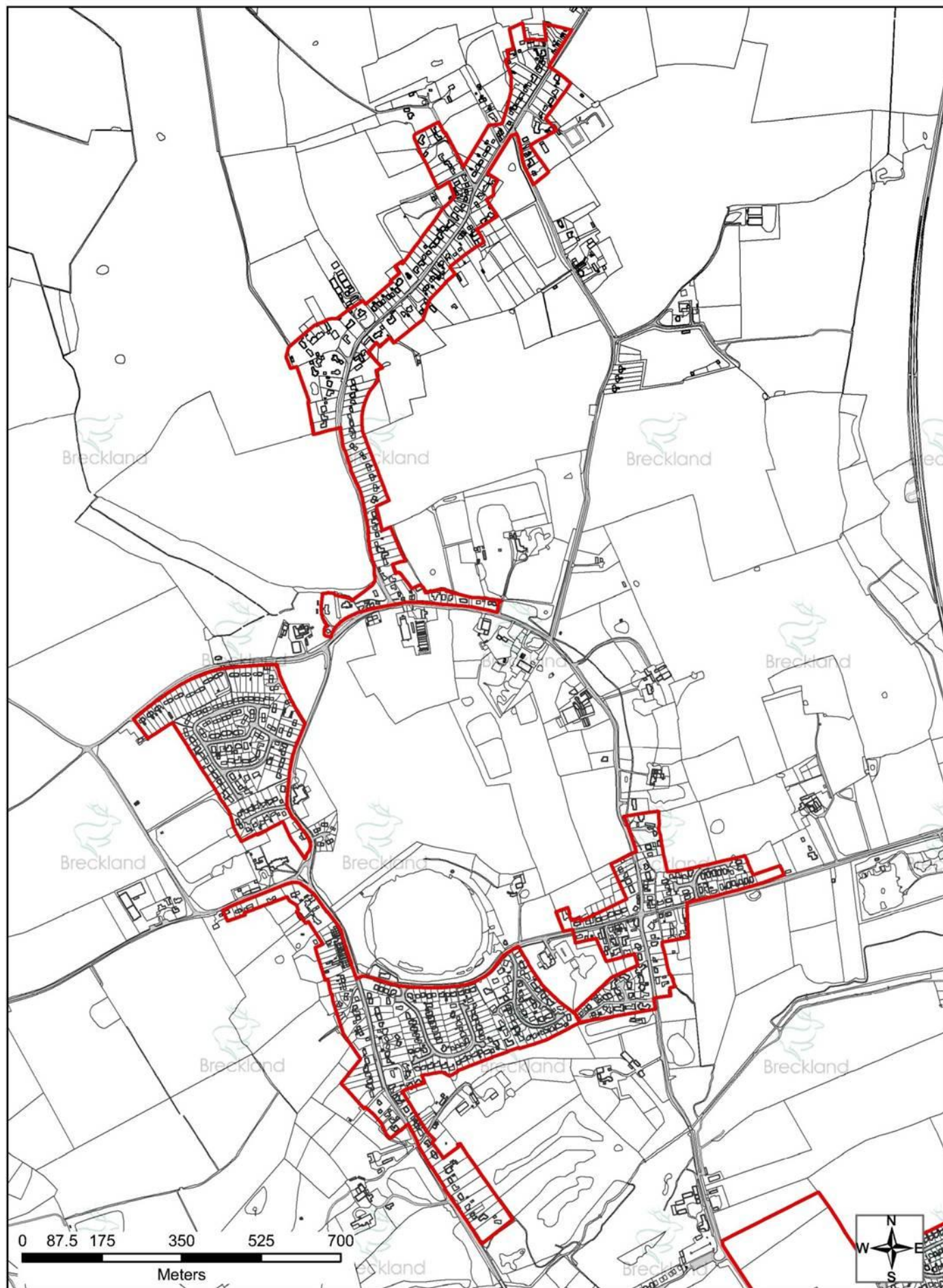
Would the development affect one of our Local Green Spaces (**Policy 7A**) that are protected from development?

Would the development affect one of our Communal Views (**Policy 7B**) that are protected from development?

Would the development affect one of our wildlife corridors or habitats (**Policy 7C**) that are protected from development?

Would any trees with a tree preservation order, ancient woodlands, veteran trees or protected hedges be affected (**Policy 7C**)?

Would the proposed development be at risk of flooding itself and / or cause increased flood risk to other properties (**Policy 8**)?



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