

## Saham Toney Neighbourhood Plan - At a Glance

If you are interested in how the village will develop over the next 16 years, **PLEASE READ THIS**.

The Plan has evolved and we want to take your views on the latest version. If you don't have time to read the full Plan, or prefer 'bite-size' information, you can find that in this leaflet.

### **Does any of this matter?**

Yes, if you want villagers to have control over the village's future

### **Over what time period will the Plan be in force?**

From the date of its approval up to 2036

### **In short, what does the Plan aim to do?**

To preserve all that's best about the village while allowing a set amount of new housing, phased over 16 years, on sites decided in advance, with their development managed by strict conditions.

### **In short, how does the Plan try to achieve that?**

By creating a balance between development and protection of the local environment, including landscape, key views, the gap between Saham and Watton, habitats, biodiversity, heritage and avoiding flood risk. If a development fails to adhere to all relevant protection measures, it will not be permitted.

### **Can the Plan override policies in the Breckland Local Plan?**

No, it must conform with all strategic policies of the Local Plan

### **Who will decide if the Plan is accepted?**

All villagers eligible to vote will be asked if they accept the Plan in a referendum to be held next year after an independent inspector has examined the Plan. The choice will be simply yes or no

## DEVELOPMENT & GROWTH

The Plan allocates **9 sites**, allowing a **maximum** total of **70 new houses**

That's less than **5 new homes a year**

### **Why is that more than in the Local Plan?**

The Local Plan says there should **not be significantly more than 33 new homes**, in unspecified locations, and without phasing. Under that plan, one site of 33 homes in the first year would be acceptable

### **Why not just allocate 33 homes then?**

33 is a minimum. Breckland planners have confirmed they cannot enforce that number as a limit and that 'significantly more' would not be say 10 or 20 extra, but in their words, up to around 200; New homes would not be phased. In theory all 33 could be approved on a single site in the first year;

33 is less than the latest Government rules require. When the Local Plan is updated in 2024, it is almost certain the number of homes it specifies, in Saham and elsewhere, will increase. Saham is already 'future proofed' against that;

### **What's the benefit of allocating 70 homes?**

Strong policies can be set to protect the local environment; 12 of the houses will be affordable home, and villagers on Breckland's housing register will get first priority for those

### **Why are sites not limited to 4-5 homes?**

The neighbourhood plan cannot overrule the Local Plan on that

### **Why are some sites outside the settlement boundary?**

The Local Plan allows that if immediately adjacent to the boundary. A comprehensive site assessment selection process determined which were acceptable in such locations.

# **PROTECTING THE LOCAL ENVIRONMENT**

The Plan is allowed strong policies on this aspect because it allocates more houses than the Local Plan minimum, and because they have been justified by a variety of professional studies

## **Heritage**

10 listed and 9 non-listed buildings are to be conserved

## **Landscape and key views**

Based on a detailed study, the Plan protects against development in areas with the highest sensitivity (including a gap to Watton) and specifies 10 'key views' that must be preserved

## **Green spaces**

6 places are specified where development is not allowed. The larger allocated sites must include green space for both leisure, wildlife and flood risk prevention

## **Habitats and species**

Less common and valued species must be protected. A wide range of habitats must not only be preserved but enhanced where possible

## **Wildlife friendly development**

Development must incorporate wildlife friendly measures

## **Trees and hedges**

Must be replaced in a way that fully compensates for any losses

## **Surface water and sewerage management**

There are now 9 policies on this topic, that have been approved by a specialist, agreed with Anglian Water and praised by the Local Flood Authority. They are designed to ensure no sites add to existing flood risk, and require measures that should in more critical areas, actually reduce that risk from the sites themselves

## What studies support the Plan and have influenced its policies?

Independent site assessments	Site selection report	Masterplanning (site layout) studies
Transport study	Flood risk study	Landscape character assessment
Justification of a minimum housing number	Strategic environmental assessment	Habitats regulations assessment
Housing needs assessment	Parish design guide	Equality impact assessment

## Where can I find out more?

Visit the Plan website at [www.stnp2036.org](http://www.stnp2036.org);

Call 884759 between 9am and 8pm on weekdays for information and to arrange safe and convenient delivery and collection of paper copies of the Plan, and/or a 16-page pamphlet with a little more information than this leaflet.

Join an online meeting during weeks 3-7 of consultation. Check the website for details

## When is the consultation?

It runs from Wednesday 24 June till Friday 14 August 2020

## How can I make comments?

An online form on the website

A comments form, available online or in paper

By email to [stnp2036@gmail.com](mailto:stnp2036@gmail.com);

By calling **884759** between 9am and 8pm on weekdays

Or if you simply support the Plan but have no comments, click the 'support' button online, or tell us by phone or email