

# **YOUR VILLAGE, YOUR PLAN: VOTE YES!**

**Saham Toney Neighbourhood Plan Referendum: Tuesday  
26<sup>th</sup> October 2021, 7am - 10pm at the WCCC**

All eligible villagers may vote on whether the Plan should come into force or not. The decision will be by simple majority, yes or no, to the question:

**Do you want Breckland Council to use the neighbourhood plan for Saham Toney to help it decide planning applications in the neighbourhood area?**

To date, the Plan has gone through 4 formal public consultations, and most recently a 6-month independent examination. The exam report concluded the Plan was acceptable provided certain changes to it were made to meet regulations. The principle changes made as a result are:

- 1) Specified housing numbers amended from “maximum” to “approximately” and the phasing of development deleted;
- 2) 7 of the 8 surface water drainage policies deleted;
- 3) Developers no longer need to show evidence of adequate social infrastructure.

While the need to make changes is disappointing, that regret is offset by the fact that measures to protect our local environment are retained and, in some cases, strengthened. We believe the Plan remains the best and only document to give villagers a chance to influence what development takes place over the next 15 years, and to ensure a balance is maintained between that and protection of the local environment.

**Where can I find out more?**

Visit the Plan website at **[www.stnp2036.org](http://www.stnp2036.org)** or email **[stnp2036@gmail.com](mailto:stnp2036@gmail.com)** with any questions you have.

The following explains why we encourage you to vote ‘YES’:

**IMPORTANT FOR THE VILLAGE’S FUTURE – PLEASE READ**

# **YOUR VILLAGE, YOUR PLAN: VOTE YES!**

## **The right homes in the right places**

### **How many new homes will there be?**

The Plan allocates **9 sites**, allowing approximately **70 new houses**. On average, that's less than **5 new homes a year** up to 2036.

### **What's the benefit of allocating sites?**

Stronger policies can be set to protect the local environment. At least 12 houses will be affordable homes, with villagers on the housing register getting first priority for those.

### **What if the result of the referendum is "No"?**

Development will continue to be decided by Breckland planners, with no meaningful limit on where or how many houses can be built.

## **Retain and improve our village's distinct character**

### **What is protected against development?**

Areas with the highest landscape sensitivity, including between Pound Hill and the Mere; 10 public 'key views' that must be preserved; areas in open countryside; and 6 designated green spaces, including the community centre park and the sports field.

### **How can character be enhanced?**

The larger allocated sites must include green space for both leisure and wildlife. Where possible key views must be sensitively improved.

### **What's the benefit of the landscape & design policies?**

They prevent development from changing the overall character of the village.

### **What if the result of the referendum is "No"?**

Development will go ahead with little or no regard for village character. Instead of being sympathetic to it, things may change for the worse.

***HAVE YOUR SAY & USE YOUR VOTE WELL!***

# **YOUR VILLAGE, YOUR PLAN: VOTE YES!**

## **Let's keep the gap to Watton!**

### **Where is the gap?**

South from Broom Hall to the housing on Wayland Avenue, and all of the golf course on the north side of Watton Brook.

### **What development will be allowed in the gap?**

None with the exception of essential utilities infrastructure.

### **Why is a gap important?**

To maintain Saham's rural and tranquil character.

### **What if the result of the referendum is "No"?**

Over time, Saham might merge with Watton with estate type developments that urbanise the village.

## **Protect our village's unique heritage**

### **What's protected?**

Specifically, 10 listed and 9 non-listed buildings, including their setting and views of them.

### **Will development be allowed near heritage buildings?**

Only if it is designed to be sensitive and sympathetic to the heritage buildings and it's shown that the "feel" of those buildings is not harmed.

### **Why is the heritage policy important?**

Saham is an ancient village with a character defined by its history, which should be retained for future generations to enjoy.

### **What if the result of the referendum is "No"?**

Development may go ahead with little or no regard for village history, instead of being sympathetic to it, and the 'look and feel' of the village may change forever.

***HAVE YOUR SAY & USE YOUR VOTE WELL!***

# **YOUR VILLAGE, YOUR PLAN: VOTE YES!**

## **Protect our rich and varied wildlife**

### **What's protected?**

Less common and valued species, and a wide range of habitats.

### **Surely all development harms wildlife?**

The Plan includes measure to mitigate and compensate for that.

### **What else does the Plan do for wildlife and nature?**

Sites must incorporate wildlife friendly measures. Trees and hedges cut down for development must be replaced to compensate for their loss.

### **What if the result of the referendum is "No"?**

Wildlife and its habitats in the village will be at risk.

## **No extra flood risk!**

### **Where and how is risk prevented?**

On all new sites; rainwater not to 'run off' a site to surrounding areas faster or in a greater amount than it did before development. Sites in flood risk zones have even stricter requirements, including a need to provide ponds and swales to hold back water.

### **Can the Plan solve existing flood problems?**

Not directly, but risk-avoiding measures on new sites are likely to also benefit downstream areas.

### **What is the SuDS Design Manual?**

A very detailed guide on how to design sites to avoid flood risk, approved and supported by specialists in flood risk management. The Plan itself ensures the manual cannot be ignored.

### **What if the result of the referendum is "No"?**

Development with poor drainage design is likely to add to flood risk in the village, with all the trauma that brings to those affected.

*Prepared & published by the Neighbourhood Plan work group.*

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