

SAHAM TONEY

NEIGHBOURHOOD DEVELOPMENT PLAN

Planning Period: 2016-2036

Qualifying Body: Saham Toney Parish Council

Version of the Plan: Pre-submission

DRAFT

E&OE

Dated: 15th February 2017

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**This is a FIRST DRAFT of the Pre-Submission version of
the Saham Toney Neighbourhood Plan.**

1. FOREWORD

This document is submitted as a formal Neighbourhood Plan for the Parish of Saham Toney. It is based on a vision for the village in the period to 2036. The vision has five key elements each of which is elaborated in Chapter 6 below:

1. The Parish approves the proposed decision by Breckland District Council to redefine Saham as a “**Rural Settlement** with a Development Boundary” rather than as a Service Centre. Saham’s policy will be to co-operate with the Council in meeting the objective of a 5% increase in housing in the period to 2036, especially for affordable, owned housing for individuals and families with local personal or employment connections.
2. The Policies will respect residents’ view of Saham as a pleasant and safe rural community and its wish to preserve its independent village status and distinctive character. Policies will aim to preserve and enhance its open and green spaces.
3. The Policies will seek to accommodate future housing requirements as identified by Breckland Council’s Core Strategy in conjunction with the Neighbourhood Plan. Any new development must provide provision for community facilities and services and where appropriate adopt local building styles, building materials, environment protection and density.
4. The Policies will seek to enable all villagers, including those with disabilities, to move safely and conveniently by private and public transport, by cycling and on foot. This must apply within the village, and to local towns, Watton specifically.
5. The Policies will seek to ensure that current and future developments are provided with appropriate improvements to the key infrastructures: specifically flood-protection, roads and transport, community facilities including healthcare and social services, education and leisure.

2. CONTENTS

This document is divided into sections, each with specific purpose:

Section 3: Objective: to demonstrate the nature and management of the Neighbourhood Planning process. It covers the current status and interpretation of Breckland Region Planning and the organisation behind the Saham Toney Neighbourhood Planning process.

Section 4: Objective: To give a description of Saham Toney and its history in order to define its current culture. This shows maps of the area, population statistics in summary, with photographic of the nature and culture of Saham with village history and sites of formal archaeological significance.

Section 5: Objective: To present key issues, as problems to be tackled and facets to be preserved or enhanced as identified from the formal questionnaires and exhibitions.

Section 6. Objective: to present a Vision for Saham's future and Objectives of the NP process. Key items in this section are colour-coded blue to accentuate important elements.

Section 7. Objective: to present proposed planning Policies. Specific policies are proposed in order to achieve the vision for the future. Key items in this section are colour-coded green to accentuate key elements.

Sections 8 – 12. Objectives: to outline the management of the NP process for the future.

Appendices. Details to support main proposal.

3. INTRODUCTION

The nature and management of the Neighbourhood Planning process:

This plan and its policies are based on the Breckland Local Plan Preferred Site Options and Settlement Boundaries 2016, published in September (hereafter referred to as "BLP Sept 2016"). The Saham Toney Neighbourhood Development Plan (the Plan) is a document based on the views of the local community, personal, business and organisation, which, when accepted, will be legally binding. It is part of the Government's approach to planning which aims at giving local people more say in how their area is developed and sustained. This is particularly important to Saham Toney, as the parish had been under considerable development pressure from Breckland Council to accept a significant number of additional dwellings. However, since the BLP Sept 2016, the current proposal is for Saham to be re-classified as a Rural Community – based on its lack of key facilities – this pressure has been reduced to levels which the Saham Toney Neighbourhood Planning team consider fully acceptable. Although 'the Plan' has to accommodate the number of houses allocated to the village under the Breckland Council 'Adopted Local Plan', it will once approved, implement the vision which parishioners have for the village in the future up to the year 2036.

The (Draft) Pre-Proposal Plan has been developed by a team of parish councillors and local residents taking into account the views of parishioners, both private individuals, organisations and businesses, in response to questionnaires and direct contact at local events. Additional comments are invited before this Plan is finalized, and any necessary amendments will be made by the NP Team and a final version produced. Breckland Council will then appoint a qualified team to examine the Plan

and once accepted will arrange a referendum; an approval rate of 50% of respondents is required at that stage.

It should be noted that general statistics in this plan on such items as housing and population are based on the official reports from the 2011 Census published by the Office for National Statistics. There will have been some changes since then but the ONS Reports are considered the optimum and proveable base. The term “Household” has been used in this document and the number has been assumed to be similar to the number of “Properties” as shown in the Appendix.

There have been three formal programmes to capture the views of all households and businesses in the village. The first was a postal questionnaire in July 1915. The second a stall at the 2016 Saham Toney Village fete where all attendees, including maybe some from outside the village, were sought and recorded:



The Neighbourhood Plan stall at the Saham Toney Fete, July 2016

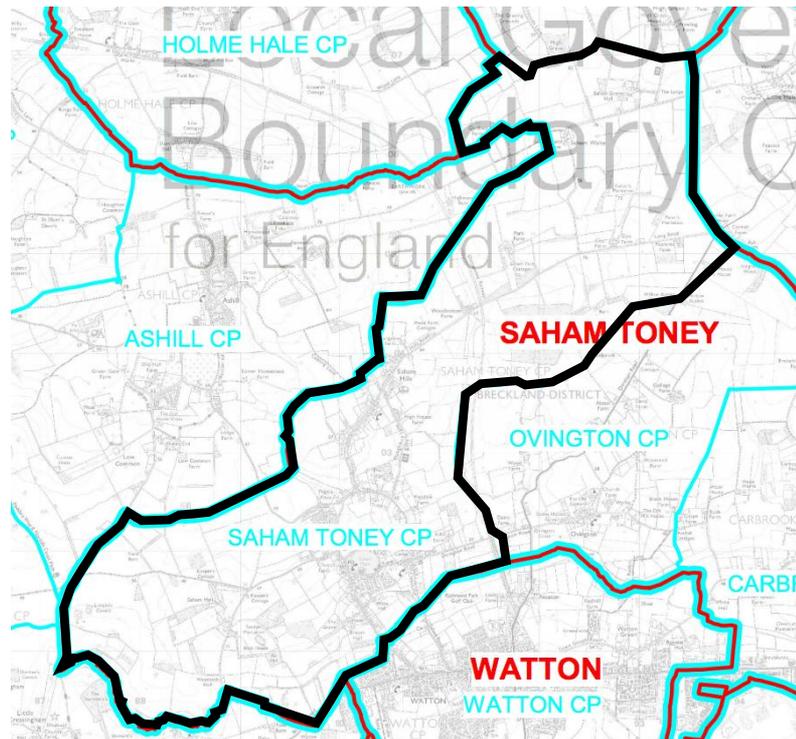
The third were a formal 2106 set of Questionnaire (Household-, Organisation- and Business-based).

213 households responded to the Household version. This stage was formally announced as being part of the Neighbourhood Plan. This response represents some 32% of all possible household addresses in Saham. There are **679 “properties” (requires more research)** in Saham (see Appendix) which we have interpreted to also mean “Households” That is statistically a high representation. It can be argued that it may not represent a fair cross-section of opinion as it might disproportionately reflect individuals with strongly held opinions. However, the results of the two previous surveys were compared and no such bias was found. Respondees to this third survey were invited to give their names and addresses but were not required to do so. However the overwhelming majority did give their post-codes so identification of opinions with their location in the village is possible and has proved useful particularly in relation to local flooding. Full formal analysis of this Household version of the third stage has been carried out and every opinion can be cross-referred to the individual questionnaire document. Analysis of the Organisation/Business Questionnaires is on-going.

4. The RURAL AREA of SAHAM TONEY

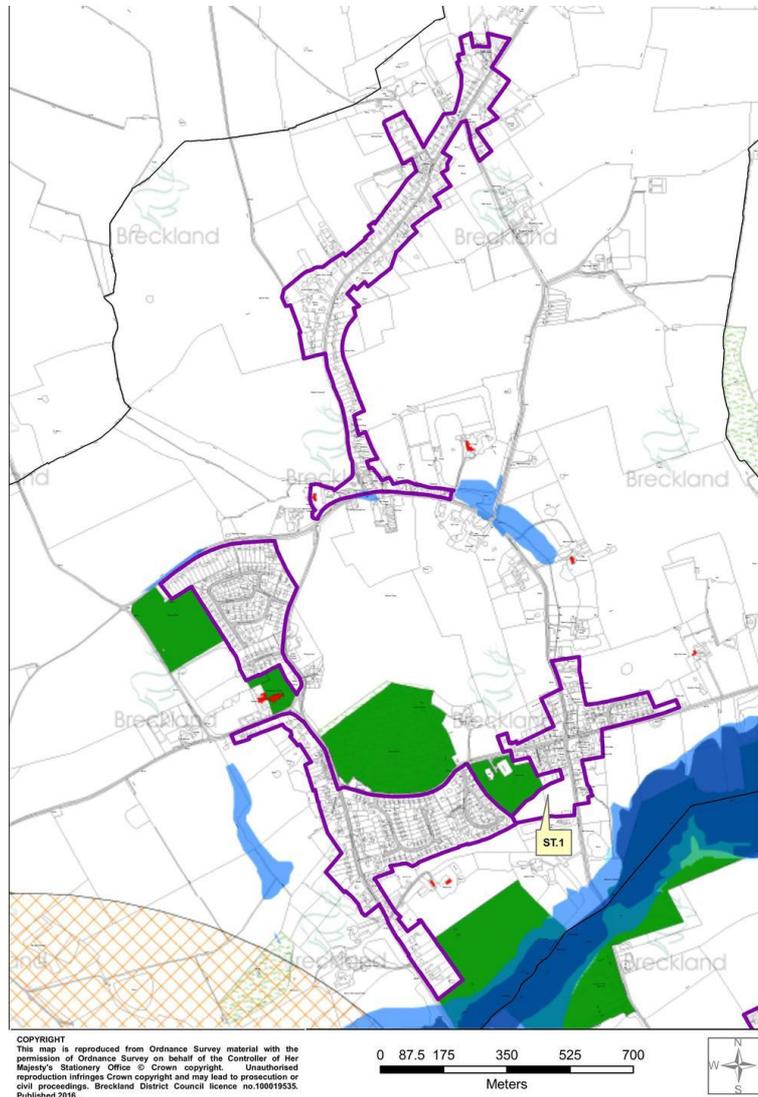
4.1 Village Setting

It is important to note that this Neighbourhood Plan covers Saham Toney Parish (as defined in the following map from Breckland Regional Council and not the Saham Toney Ward.



Map showing the boundaries of Saham Toney Parish

Map as at 2016 (showing currently proposed planning boundary.)



This map shows the Settlement Boundary as issued by Breckland Regional Council in September 2016. Its only amendment from the earlier version is to officially recognise the development on Cley Lane (ST.1) and incorporate it into the Settlement Area. This change has been formally accepted by the PC. Otherwise no development will be approved outside these boundaries given the village's new role as a Rural Area [Ref required]

4.2 Population statistics (as 2011 Census returns)

See Appendices for additional data

In 1950, the population of Saham was just under 900 persons [Ref: Index Saham Toney - Index of Names and "Shadows on the Summer Grass Some Essays on the History of Saham Toney a Parish in Norfolk" by Robin A Brown, copyright Woodcock Hall Publications]. This publication has been regularly validated by the Saham Toney Heritage Group. This figure is well below the previous highest population of nearly 1300 in 1850 and followed the deprivations of the Great War, the mechanisation of farming and the move of citizens to towns.

4.3 Photos of key elements and atmosphere.

The social character of Saham is at least in part determined by its rural location. With the exception of the two post 1950 housing estates, most properties lie on narrow development “bands” specifically along Richmond Road, around the Mere and its associated farmland, and northwards towards Saham Hills. This give many inhabitants close association with a natural outlook. The following photographs, taken from the spire of the Parish Church clearly show this outlook, a view which many respondents to the questionnaires have asked to be preserved.



View from roof of roof of St George's Parish Church Looking East



Looking South-East

Looking West



Looking North



A scene from the Saham Toney Annual Fete



4.4 Village History

Saham has a rather distinguished history in common with much of this area of Norfolk. According to Archaeology UK's ARCHI database, there are 407 sites of registered archaeological interest within ten kilometres of the centre of Saham. Of these some twenty lie within the parish of Saham itself. These range from the site of a Roman Camp at Woodcock Hall, an Anglo Saxon cemetery and sites, Iron Age settlement site, and the site of a monastery at Saham Hills. Additional to this are references to Saham in Domesday Book. The very name Saham means "The village by the Mere" and the Toney derives from the de Toeni family. Roger de Toeni was granted the Lordship of Capital Manor in Saham by King John in 1199. The lordship passed through many hands, including such notables as Richard Neville, 8th Earl of Warwick, better known as "Warwick the Kingmaker" during the Wars of the Roses."

4.5 Sites of archaeological importance (Being written)

4.6 Listed Buildings in Saham Toney: (Use of pictures under consideration)

There are twelve listed buildings in the village. Some building names may be abbreviated or partial but this is how they are recorded in the original register.

Barn 30 Metres West of White Hall

Grade II

White Hall Lane, Saham Toney, Norfolk

Brick Kiln Farmhouse

Grade II

Ovington Road, Saham Toney, Norfolk

Church of St George

Grade I

5 Richmond Road, Saham Toney, Norfolk

Gardeners Cottage

Grade II

Saham Toney, Norfolk

Hunts Farm House

Grade DL

Hills Road, Saham Toney, Norfolk

Meadow Farmhouse

Grade II

Chequers Lane, Saham Toney, Norfolk

Page's Place

Grade II

Page's Lane, Saham Toney, Norfolk



Park Farmhouse

Grade II

Saham Toney, Norfolk

Saham Hall Farmhouse

Grade II

Saham Toney, Norfolk

The Lodge

Grade II

Saham Toney, Norfolk

The Old Rectory

Grade II

8 Richmond Road, Saham Toney

White Hall

Grade II

White Hall Lane, Saham Toney, Norfolk

4.7 Historical people and buildings

John Betjeman says “Norfolk is one of the great architectural treasures of Europe because of its medieval country churches. Their profusion is their greatness. There are 659 of them.” St George’s is part of this great heritage.

A church has existed on this site from 1190. The present building was constructed in the mid-13th Century, probably by Ralph de Toeni. The dedication to St George was no doubt linked to the Crusades, as members of the de Toeni family fought there and St George had been adopted as the military saint.

The present square tower dates from the late 15th Century, probably based on a much earlier but smaller round tower which was the result of the lack of good dressed stone for the corners.



The Parish Church of St George's, Saham Toney

Until 1313 the gift of residency (avowdson) was in the hands of St Catherine's Abbey at Rouen in France. The gift changed hands for two hundred years until William of Wykeham, the Lord High Chancellor of England acquired the right in 1389. It was William who founded New College, Oxford, and it was to this institution that he transferred avowdson in 1393, in whose hands it remains to this day.

4.8 Culture and Heritage in Saham

Religious Culture

St Georges Parish Church

Methodist Chapel

Clubs and Societies

Bell Ringers

Brownies

Bridge Club

Camera Club

Cricket Club

Guides

Playing Field

Samsen Club

Art Group

Women's Institute

Saham supports an active Heritage Group which organises exhibitions within the village and as part of the Wayland Partnership. Regular articles are published in Saga, the village magazine. They hold a considerable archive of

material in printed and electronic form. They are run by a committee and produce an annual report and statement of audited accounts.



The Mere has played a key role in Saham's history for at least the last 12,000 years.

5. KEY ISSUES

5.1 Village Planning Status (Saham no longer a Service Centre)

The Breckland Council document “Local Plan Preferred Sites and Settlement Boundaries 2016” clearly classifies Saham Toney as a Rural Settlement Area. That classification has been formally approved by the Saham Toney Parish Council and all proposals in this Plan are based on that classification.

According to the Breckland “Statement of Five Year Housing Land Supply (30.09.2016)” Report, This region has a five year supply of housing in hand to meet the OAN (Objectively Assessed Need). Using the “Liverpool” Methodology this gives a total of 5.6 years supply. Saham’s contribution to this figures is as follows:

Application Ref	Site	Revised 5yr Supply
3PL/2013/0869/F	Cley Lane, Saham Toney	19
3PL/2015/0386/O	Chequers Lane	2
3PL/2015/0450/O	The Willows/Cley Lane	6
3PL/2015/0944/F	Green Acre/Chequers Lane	1
3PN/2016/0003/UC	Piggery/Meadow View/Ploughboy Lane	2
3PL/2015/0817/F	Pages Place Lodge/Pages Lane	1
3PL/2015/0242/F	Stanway Farm/Chequers Lane	5
3PL/2015/0134/F	Mill Corner/Cley Lane	1
3PL/2015/1334/F	Rear of 84 Richmond Road	1
3PL/2014/0602/F	Greys Farm/Hills Road	3
3PL/2015/0879/O	Site adjacent Homelands/Ploughboy Lane	4
3PL/2015/0198/F	Greys Farm, Hills Road	3*
3PL/2016/0012/O	Cranford/Ovington Road	1
TOTALS:		49

* Query Duplicate

5.2 Affordable Housing from 2016 Postal Questionnaire

213 responses to the Questionnaire clearly stated a preference for individuals and families with local connections – by family history or employment – to be given preference when new property becomes available. In practice this is clearly not enforceable in open-market sales. As was shown in the Parkers Close development by Hastoe Housing Association, it is possible in Housing Association sites. It remains to be seen whether proposed Government policy to enable occupiers of HA properties may sell them on the open market after a defined period.

5.3 Flooding and Drainage

44 Respondents to the 2016 Postal Questionnaire reported problems with flooding, specifically on the night of 23 June 2016 but many reported much longer term issues. The following map shows in which Post-Code areas flooding occurred. This shows clearly that there was flooding well outside the formally classified flood-risk areas.

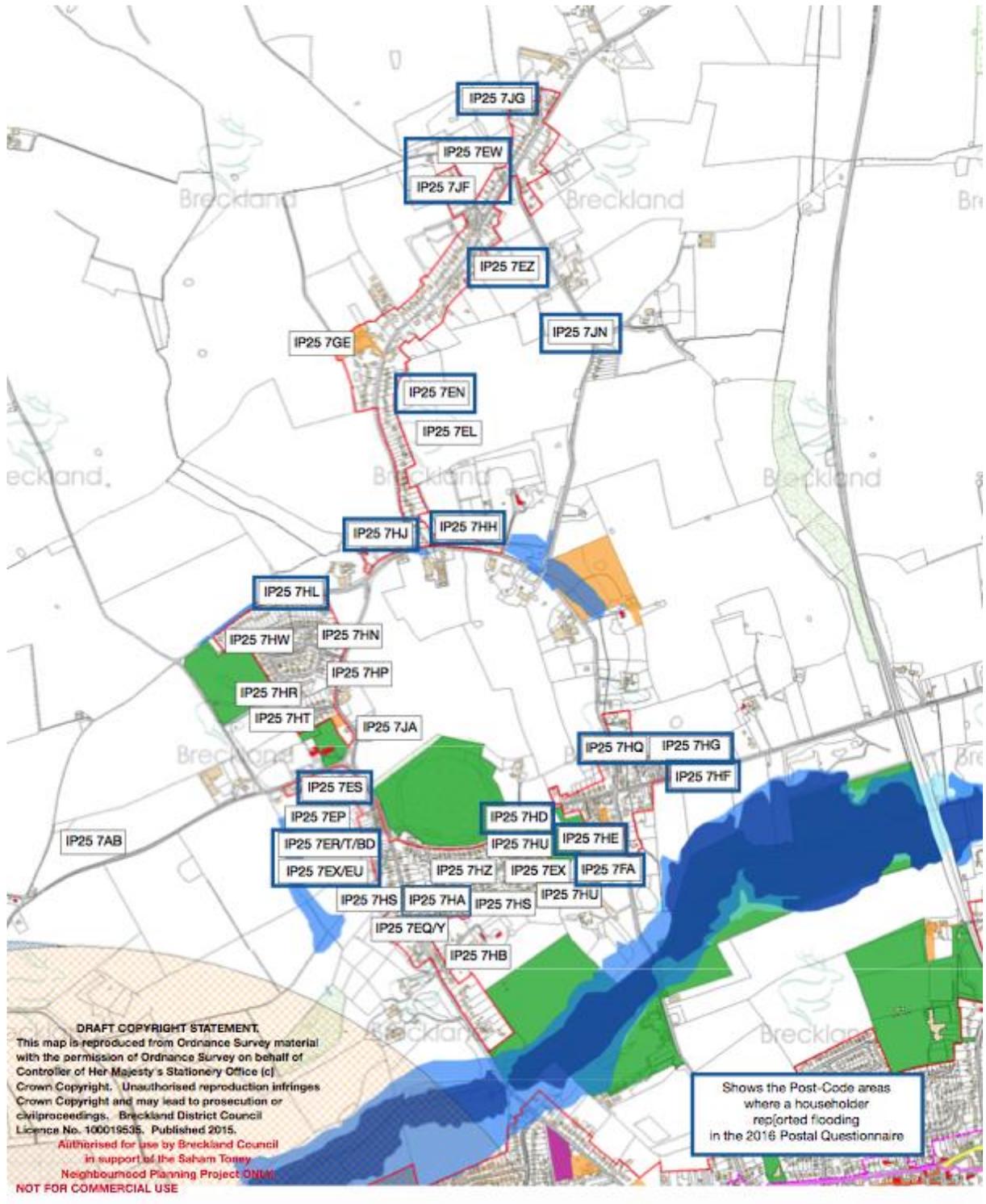


Flooding at the corner of Bell Lane and Cley Lane, 24th June 2016
Adjacent to Post Code IP27 7HQ



A scene close to the same location taken in 1993
2016 was not a unique event
[Date needs checking]

The Post Code locations whose households reported flooding June 2016



5.4 Roads, Traffic and Transport

This section is closely based on a formal letter to NCC – a response is awaited.

Feedback from a recent questionnaire and various consultation events provide evidence that a high percentage of residents are against any future development until the current infrastructure of roads/lanes and drainage which is currently unacceptable is upgraded to sustain it.

The majority of the houses in the village are situated adjacent to, or between two highways; Richmond Road (B1077) on the West side and Saham Road, Pages Lane, Chequers Lane and Cley Lane to the East. These two highways join with the neighbouring town of Watton. Most of the remaining properties are situated adjacent to Hills Road/Long Road which is single lane with passing places. Richmond Road (B1077) is the major route between Watton and Swaffham with footpaths and a pedestrian bridge, evidence over the past year from 'Speed Watch' shows a steady increase in traffic with a high percentage ignoring the speed limit along this residential road with its sharp bends. The 'Pages/Chequers/Cley Lane highway is also becoming more busy and attracting quite heavy vehicles as a short cut 'Rat-run' onto the junction with the B1077 at the far end of the village. This route with its narrow offset single lane road bridge has no footpaths, making it quite dangerous for the many pedestrians that walk it. The single lane bridge has no traffic control and has been damaged on numerous occasions by vehicles taking avoiding action, in autumn 2016 a van traveling at speed ended up in the river. The increase in traffic along this route, some quite large and heavy is also causing considerable damage to the road edges, this is also preventing surface water run-off during heavy downfalls, increasing the hazard for both cyclist and pedestrians.

Before any new development is approved, there is strong supporting evidence that the current infrastructure which is currently inadequate needs to be upgraded. The Pages/Chequers/Cley Lane route is of major concern; the road needs proper edging with a footpath into Watton and a pedestrian bridge over the Watton Brook as well as improved surface water management. Hills Road/long Road, Ovington Road and Ploughboy Lane being just single Lane with passing places should remain as such in order to maintain the character of the village.

5.5 Education and Medical Services

5.5.1 Education. 36 households responded to questions about "Education" in the 2016 Questionnaire. 35 referred to a shortage of capacity at Parkers Junior School and a further 10 referred to the problems with parking at school times and of the physical danger to students and parents.

Saham Toney Pre-School. [Brian M has attended a meeting of the Committee which is now preparing a statement on Key Issues and Policies].

Parkers CofE VC Primary School. A meeting was held between five members of the NP team with the Chair of the School Governors, one other governor and a teaching assistant. The Head was in process of retiring and neither her nor her deputy was available for the meeting. A temporary head has now been

appointed for the period to April 2017 but no meeting has been held. For that reason all conclusions must be regarded as interim and require substantiation.

The school has been classified as “Good” by the 2013 Ofsted Report and is well-liked by the village.

There is some evidence that children from the village cannot find places in the village school. Additional development would accentuate this problem. The school is prepared to expand but additional building accommodation would be required and there are no plans for expansion. The allocation of places at the School are managed by Norfolk County Council Education Department and so no definitive figures of the availability of places to village children is available. However, the current class sizes are as follows:

Reception Class	11 pupils
Class 2 (years 1 and 2)	28 pupils
Class 3 (years 3 and 4)	31 pupils
Class 4 (years 5 and 6)	29 pupils
TOTAL:	99

Parking and Safety of roads

Many respondents to the key 2016 postal questionnaire expressed concern at the traffic congestion at school opening and closing times. Vehicles parking to deliver and collect pupils reduces an already narrow and twisting road to a traffic jam. Pedestrians talk of potential physical danger. The problem is exacerbated as the road is also bus routes at school times.

Local residents find parked vehicles block access to their properties.

Local sixth form

There is no sixth form in Watton, so students have to travel to Dereham, Attleborough or Norwich using public transport and at their own expense.

5.5.2 Medical Services.

30 households responded to questions about “Medical Services” in the 2016 Questionnaire. All referred to a shortage of capacity at The Watton Medical Practice. The difficulty of obtaining appointments, even by telephone, is a frequently discussed topic. The Saham NP team have made four attempts to organise a meeting with the Practice medical and management staff, but so far no time has been offered. However, a recent alignment of the practice with a similar service in Thetford may be evidence of the capacity problem being tackled. **Pending a meeting, no serious statement on Key Issues or Policies can be attempted.**

5.6 Employment and Businesses

5.6.1 Employment. The Breckland Local Plan (BLP Sept 2016) describes employment in Saham as “small scale.” This is considered a fair description.

112 “households” reported where one or more members were in employment. Of these 34 reported having work in “Far” locations (i.e. Birmingham, Leicester, Hull and International). 51 reported “Medium” distance travel (e.g. Norwich, Swaffham, Dereham, Thetford, Wymondham). 52 reported “locally” as in Saham itself, Watton and Wayland villages. Please note that some households reported work in more than one distance category which accounts for the figures appearing not to match. Detailed data is available on request.

5.6.2 Businesses. (Work on this section is still “Work-in-Progress”) There are few formal “employers” in Saham. Employment can best be seen as existing at four levels:

1. **Significant employers** (over 10 employees) and requiring not insignificant access by both private and commercial vehicles.
 - a. **Su-Bridge Pet Supplies Limited.** Providers of supplies for animals at domestic and commercial levels and employing nn members of staff. The owners live locally.
 - b. **Garner** (Development and Leisure).
2. **Small-scale employers: employers** (under 10 employees) and requiring insignificant levels of access by both private and commercial vehicles.
 - a. **Broom Hall Country Hotel.** Providing Accommodation, Restaurant and Bar. It is registered as a wedding venue. Provides its own parking.
 - b. **Wells Cole Community Centre.** This is managed under the auspices of the Saham Toney Parish Council and is managed by a management team. It plays a significant role in village life. Parking on immediately adjacent PC land.
 - c. **Penny’s Tea Room.** Provides its own parking.
 - d. **Lowes Caravan Park.** Provides its own parking.
 - e. **Norfolk Colonial Homes.** Holiday homes (Chequers Lane).
 - f. **The Old Bell.** Village pub run by the owners, providing bar and restaurant facilities and runs social events. Provides its own off-street parking.
 - g. **3pmcreative.** Design and print specialists. (Crossroads Business Park, Saham Road). **[Needs checking this is in Saham or Watton. Its Post Code and formal address suggest it is Watton-based].**
3. **Self-employed services, some of which are long-established specialists.** This category merges imperceptibly into part-time “casual” services. This category must not be under-estimated. Such services in such areas as gardening, handymen, house cleaning and various caring services so on are critical to the community.
 - a. **Andrew Harrold Tree and Garden Services.** Long-established family-run and fully qualified tree surgeons and landscaping.

- b. **Lee Moxham.** Plumbing and Heating. (32 The Oval)
- c. **Artyfakes.** Prop, costume & Model Making.
- d. **[Further investigation needed]**

4. **Farmers**

- a. **Mr. Ed Buscall.**
- b. **[Further investigation needed]**

5.7 Facilities

62 individuals responded specifically to questions on “Facilities” Particular issues are listed below, but a frequently expressed opinion is that no more facilities are needed – “Leave well alone.” Generally the village is satisfied, even pleased, with the array of facilities appropriate for a Rural Area.

The Bell. The village pub was appreciated and it plays a key role in the community as it also provides the ability to meet people from other communities.

Shop. A few individuals wished for a local shop/convenience store. However, there is evidence from previous owners of a shop in Saham that the community cannot provide the turnover for profitable trading. This was true in the case of the Post Office/Shop that existed in Saham until its closure in 2012. The classification of Saham as a Rural Area reflects such a situation.

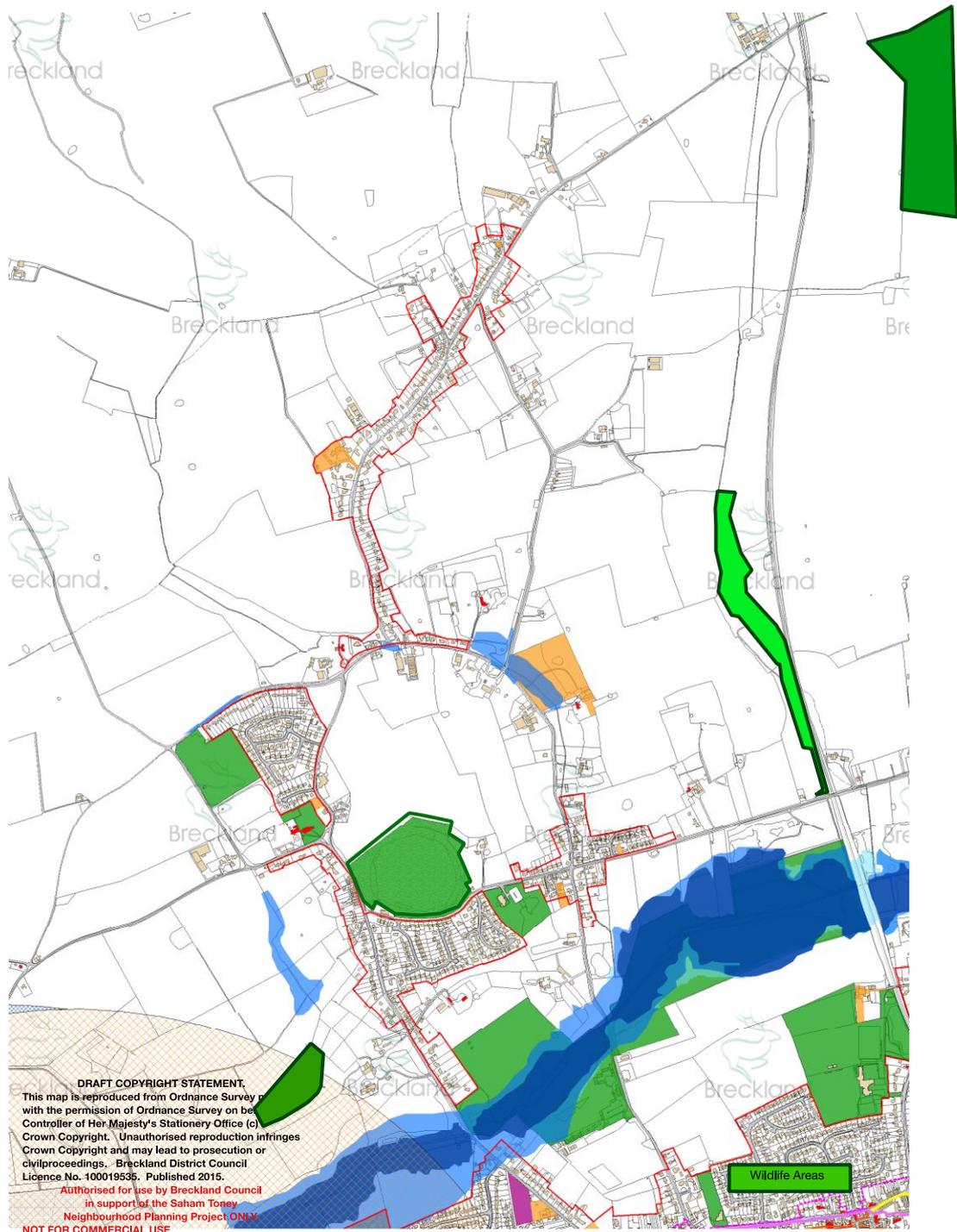
Open Spaces. There were wishes expressed for more “footpaths.” Some patently referred to road-side pavements but some to rural trackways. The Norfolk County Council Footpaths map seems to show not one footpath in open country. The nearest is one formal footpath from North West of Coburg Lane into Ashill, but none of that is in Saham itself. There are many routes listed as “Highways” (Pages lane, Chequers Lane and Cley lane for example), but in practice, as very many respondents made clear most are quite unfit for pedestrian use, they being too narrow and heavily used by traffic. There are few spaces open to the public and none could be described as “rural.” A recent project to make part of the green areas around the Wells Cole Community Centre into a formal wildlife area is being fronted by the Parish Council and the Wayland Partnership. A formal dog-walking area exists at the WCCC.

Playing Fields. Saham has a very well-used and managed sports field for our cricket team and, shortly, for rugby football. A well-facilitated childrens’ play area is sited adjacent to the WCCC and is managed by the PC. Indoor sports, like carpet bowls is provided in the WCCC. There have been a few requests for e.g. a tennis court.

5.8 Rural Environment and Wildlife

Map showing areas of areas protected for wildlife

5



5.9 Relationship with Watton (To follow)

6. Vision and Objectives:

Saham Toney is now in process of being re-defined as a "Rural Settlement" and so is outside the three tier "Sustainable Settlement Hierarchy" in PD 03 of the Local Plan. This means that "...local planning policies seek to protect the open countryside against inappropriate development." The plan also seeks to "...implement the specific local distinctiveness reflected in the Vision and Objectives and sustainability policy PD01 in order to reflect the specific rural nature of the district." It is also stated that "For those small scale settlements that have settlement boundaries (as we have), development is only permitted within the boundaries as long as the overall housing policies contained in the Core Strategy remain in conformity with national policy and the Council can demonstrate a five year housing land supply." Now that our Breckland target for housing for five years from October 2016 has been met, there is less weight to any argument for "presumption to build" and development is permitted only within the currently proposed development boundaries. Appropriate development in this area is collectively called "windfall" development, i.e. sites that have not been identified as available in the Local Plan process.

As a Rural Area Saham is required to support a 5% increase in housing in the period up to 2036. Once this Neighbourhood Plan is formally approved and adopted, parishioners can determine where this development will take place. [BH 2/1/2017]

There are some 679 "households" (defined here as "Properties") in the village, covering a range of sizes from individuals to extended families. The architecture ranges from major listed buildings, to working farms, family homes, and retirement bungalows. Most housing is privately owned with the exception of a number of houses owned by the Hastoe Housing Association and by Flagship Housing both offering affordable and market rentals. However, promised Governmental policy may see some of these properties sold to the tenants. The Neighbourhood Planning team comprises members with a variety of skills as is required by national guidelines: there are members with long personal and family connections with Saham and newcomers with other experiences and skills.

The village is provided with the low level of infrastructure in roads, public transport, employment, school places and medical facilities which has determined its non-Service Centre status. It does however have social facilities in the form of Parish Church, Methodist Chapel, Community Centre, public house, junior and pre-schools, hotel and tea room. Its employment is mainly in the form of family businesses and self-employment in such areas as gardening, caring provision, farming, farming and rural supplies, decorating and "handyman", small-scale building, tree-surgery and leisure. There are as yet no major employers, the nearest being in Watton. A significant number of citizens are retired and live on pensions.

Vision

Localism. This concept should be the guiding principle on the management and development of communities. The following is an extract from "A Plain Guide to the Localism Act - Nov 2011 (Crown Copyright)." "The Localism Act sets out a series of measures with the potential to achieve a substantial and lasting shift in power away from central government and towards local people. They include new freedoms and flexibilities for local government; new rights and powers **for communities and individuals** [*my emphasis*]; reform to make the planning system more democratic and more effective, and reform to ensure that decisions about housing are taken locally." To achieve these objectives local communities and individuals need to be informed on their rights and on local plans and to be motivated to investigate and respond to any proposals.

Saham Toney is a stable, active and law-abiding village community. It supports a dozen and more social and leisure activities from cricket to art and bridge to Brownies. There is an active Community Centre and both a Parish Church and `Methodist Chapel and a village magazine which is distributed free-of-charge to every household. There is a sound working Parish Council and a Neighbourhood Plan in preparation. It is also a village with considerable history. There is a Mere dating from some 10,000 BC, Roman and Saxon sites, and well-researched archives through its Manorial history from before the Norman invasion. The protection of this type and scale of community will require “organic” (as opposed to “suburbanisation”) growth, which must protect its historical, cultural and visual character. To some extent Saham can be seen as two main communities, Saham Toney and Saham Hills with the smaller hamlets of Saham Waite and Saham Grove. The geographical centre should probably be seen as the Mere and any refinements to the status of the Mere as a village resource should be encouraged, subject to its not jeopardising its wildlife or visual character [*I recognise this could be very contentious*].

Developments. Over the last forty years or so estates have been built at St. George’s Close, Mere Close, Amys Close, Bellmere Way and Mill View. In addition there is a regular sequence of applications for building conversions, single and small developments and occasional much larger developments. At a recent survey, there was an overwhelming support, from those households who responded, for a development limit of five-or-so properties per site. There is a shortage of “affordable” properties: these are legally defined as those at a price of no more than 80% of the current market value. The costs of almost all new proposed developments are routinely beyond the means of young individuals or families, this being an area of low incomes by national standards. It should be a priority to provide low cost accommodation, either by purchase or rental. This will tend to mean small units of terrace housing in “windfall” sites.

Community Life. The vision could encourage rather more active participation by the villagers in community life. The Community Centre is well-booked for local activities. The annual village Fete hums with the participation of visitors involving all ages from youngsters in arms to the retired which shows the nature and scale of the population. Perhaps the only other event which attracts substantial participation is the occasional public meeting to obtain community reactions to large building developments. In common with the whole country, Saham will need to grow, but growth should be proportionate and “organic.” This means i) a natural turnover of properties as individuals and families change employment, and ii) the occupation of new properties in windfall sites to be occupied as far as possible by individuals and families with some pre-existing connection with the village. This will enable the community to grow in proportion to the village’s size and nature. Large new developments could so easily create “ghettos” of incomers whose absorption into the village can be much harder to achieve.

Employment. The village should provide an environment for more local employment, particularly one-man operations or smaller family concerns. Any application for diversification by the local farmers say into such areas as tourism, the conversion of derelict properties into small businesses and encouragement of appropriate infrastructure – from high speed broadband to flood protection for example – should be pursued. With the completion of the A11 new opportunities exist for increasing small-scale tourism from Cambridge and Norwich or further south. Use of our existing facilities, our hotel, tea room, caravan parks, holiday cottages and existing tradespeople should be advertised and supported. To attract weekenders, our differences from

Watton should be respected – i.e. to the extent of our not being absorbed into the Watton town which would have major cultural impacts.

Wildlife. A recent sequence of Saga articles on wildlife has identified a number of citizens who monitor and support wildlife. There is considerable wildlife in the vicinity: from hedgehogs to barn owls but many species are in decline. The need to protect wildlife is supposed to have an impact on planning decisions. Formal investigation into and documentation of the natural environment of Saham could have a major impact on local responses to planning applications and in the past has been markedly deficient.

Infrastructure. It is well-known locally that our infrastructure is stressed. There would appear to be little sign of investment in some key areas. The only positive reaction has to be that all development is constrained to a scale which the existing infrastructure can support as new investment in infrastructure is impossible to guarantee.

7.

Proposal Map

Map to be shown here of any sites that the NP team have agreed as possible development sites

PLANNING POLICIES (Under Development by the Neighbourhood Planning Team)

7.1 Environment

Role as Rural Community (Not Service Centre)

Current planning (Development approvals and recent non-approvals)

Relationship with Watton

Development within Development Boundaries (as Sept 2016 Plan)

POLICY: Environment. Protect rural and agricultural areas from development. Keep all developments within the Sept 2016 Development Boundaries. Maintain physical separation from Watton by seeking to provide formal green areas.

7.2 Employment

Travelling distance (Local\medium/further)

Local Employers

Future potential

POLICY: Employment. Encourage appropriate local employers and family businesses within the Development Area. Avoid businesses likely to cause disruption by noise, waste, excess traffic, by exacerbating flooding or by causing unsupportable demand on local infrastructure.

7.3 Housing (Developments)

Local needs: None/Small Ribbon/Large Estates (Q. 1a)

Housing types (Q. 1b. e.g. social/rented etc)

Local needs (Q. 1c)

POLICY: Housing Development. To seek to identify small development sites within the Development Area of September 2016. To give emphasis to low-cost ownership housing for potential purchasers with family or employment links to the village. This policy should attract under 40-year olds given the 20% “discount.” Many of these could be achieved on brown-field sites and infills. That policy is in preference to development of green-field or agricultural land which would be inappropriate for development in a rural settlement. To seek to maintain architectural design appropriate for a Norfolk village.

7.4 Infrastructure

Society. Community and Culture

Sports (Cricket, Rugby, Tennis etc), playing fields

Children’s playing area

Policing

POLICY: Society, Community and Culture.

7.5 Flooding Drainage

Flood areas

44 reported properties flooded

State of ditches and drains and responsibilities

Source of flood-water

Contamination by foul-water

Capacity of sewage facilities

POLICY: Floods and Drainage. To campaign against any developments likely to exacerbate, or suffer from, flooding. To campaign for improvement to the flood management, both by minimising the flow of foul or fresh water from or to housing areas.

7.6 Roads and pavements

General capacity and structure/maintenance

Speed/weight limits and enforcement

Pavements/Dropped kerbs (e.g. Cley Lane)

Parking (esp. Church corner and school)

Bridges (Saham Road, Richmond Road)

Street lighting

Road markings (e.g. double yellow lines)

Sight lines (e.g. hedge trimming)

Cycle tracks

POLICY: Roads and Pavements. To seek to prevent any domestic development until roads and pavements have been brought up to an appropriate standard. To seek to influence local, county and national authorities to bring roads and pavements up to a safe standard.

7.7 Transport

Buses (Frequency, Linking esp. to Norwich, Swaffham)

Routes (esp. Saham Hills)

POLICY: Transport. To encourage local bus companies to refine the interaction of their services, specifically to enable citizens to use public transport between Saham and Watton, Norwich, Dereham, Thetford and Swaffham.

7.8 Education

Increased capacity.

There is some evidence that children from the village cannot find places in the village school. Additional development would accentuate this problem. The school is prepared to expand but additional building accommodation would be required.

The allocation of places at the Parkers CofE School are managed by Norfolk County Council Education department and so no definitive figures

of the availability of places to village children is available. However, the current class sizes are as follows:

Reception Class 11 pupils

Class 2 (years 1 and 2) 28 pupils

Class 3 (years 3 and 4) 31 pupils

Class 4 (years 5 and 6) 29 pupils

TOTAL: 99

Parking and Safety of roads

Many respondents to the key 2016 postal questionnaire expressed concern at the traffic congestion at school opening and closing times. Vehicles parking to deliver and collect pupils reduces an already narrow and twisting road to a traffic jam. Pedestrians talk of potential physical danger. The problem is exacerbated as the road is also a bus route at school times.

Local residents find parked vehicles block access to their properties.

Local sixth form

There is no sixth form in Watton, so students have to travel to Dereham, Attleborough or Norwich using public transport and at their own expense.

POLICY: Education. Policies awaited from the new Head

7.9 Medical Services

Inadequate Medical capacity in Watton

Some facilities needed in Saham?

Dental facilities

Local Nurses

Care homes

Private facilities (e.g. chiropody, chiropractice)

POLICY: Medical Services. [Awaiting response from the Watton Surgery]

7.10 Facilities

Shop

Internet and Mobile phone coverage

Pub

Post Office

ATM

Neighbourhood Watch

Saga

Heritage

WCCC (Formal response received)

Welcoming Pack. Consider setting up a welcoming service where as many newcomers as can be foreseen are met by a "trained" member of the

community who explains the nature of the village, recreational, social and business services available and are handed appropriate documentation

POLICY: Facilities. (a) To recognise that past experience with the Post Office/Shop on Richmond Road – closed since 2013 – indicates that there is insufficient custom for retail outlet to survive. Watton is a well-served centre for most shopping needs although improved pavements and public transport would be very helpful. (b) Parts of the village currently receive up to 19mbs, and work in December 2016 may spread this level of service to all areas. (c) A mobile service based at the WCCC provides a very useful Post Office for a total of four hours on two occasions a week. Use of this service will be encouraged to ensure it can be continued or even extended. (d). There would appear to be no secure location for such a facility and the use of the mobile Post Office will be used for cash withdrawals. (e) Neighbourhood Watch ?? (f) The WCCC is a valued facility and will be publicised and supported. The PC will (g) A Welcoming Pack will be designed and distributed to introduce all new households to the facilities and nature of the area.

7.11 Emergency Facilities

Emergency Centres (e.g. WCCC)

Emergency co-ordination

Emergency evacuation

7.12 Wildlife

Growing Together

Bird Sanctuary

Open spaces

Access to the Mere

POLICY: Wildlife. Saham needs to preserve its rural nature. Wildlife-based projects such as Growing Together and wildlife sites will be supported by the PC and all developments will be closely monitored during application and construction stages to minimise disruption of natural habitats and migration routes. Develop and maintain “wildlife corridors” such that native species, from hedgehogs and roe deer, through to butterflies and birds may move across the area in search of food, mating and hibernating sites. One key corridor follows the southern part of the village and is key in consolidating the separation from Watton. A second is the route via the Mere. Maintain records of species under threat and inform appropriate agencies at county and national level..

8. Sustainability

9. Risk Assessment

10. Monitoring and Review

11. Sources

12. Consultation

APPENDICES

Appendix 1. Neighbourhood Planning Team

Mr Brian Hinkins – Chair, Saham Toney Parish Council
Mrs Jill Glenn – Clerk to the PC
Mr Martin Bohn – PC
Mr Trevor Bunce – PC
Mr Nick Creek – PC
Mr Roger Harrold – PC
Mr Brian Mitchell – Saham Heritage

Appendix 2. Statistics:

Number of Properties: 731 (2011 Census) – needs further research

Age of Population (Census excludes children under 16):

16-24	110
25-34	82
35-54	388
55-64	279
65-74	248
75 and over	192
TOTAL:	1299

Number of Families and Children

Families:	514
Dependent Children	377

Number of Cars and vans per household:

None	68
1	294
2	239
3	58
4	420 (4 plus)
TOTAL:	679 (Average = 1.5 vehicles per household)

Economic Status:

Full-time employed	376
Part-time employed	158
Self-employed	115
Unemployed	22
<u>Full-time students</u>	<u>34</u>
Total Economically active:	705
Retired:	301
TOTAL:	1006

Types of Employment:

Agriculture	41
Mining	7
Manufacture	70
Utilities	9 (Gas/electricity/water etc.)
Construction	88
Wholesale/Retail	96
Transport/Storage	35
Accommodation/food	20
IT & Communications	5
Finance/Insurance	15
Real Estate	5
Science/Technology	26
Commerce/Admin	41
Education	49
Health/Social Svcs	73
Arts/Entertainment	26
Overseas	3

TOTAL: 609 [NB Table above shows 649 as active]

Population Density:

All Usual inhabitants	1507
Area in Hectares	1651
Inhabitants\hectare	0.91

Saham Toney has an area of 1,651 hectares

[This density level is within 0.1 of the overall density for Breckland. But 1/150 of the density of London and about 1.5 for Norfolk as a whole]

Education:

No qualification	399 (i.e."Formal" education qualification)
"O" Levels	761 (All grades)
NVQ	466 (All grades)
Apprenticeship	121
"A" Levels	125
Degree	96
Professional	144 (e.g teaching, nursing)
Vocational	273
Foreign Qualification	29
TOTAL:	N/A

Male/Female:

Male	728
------	-----

Female	779
Total:	1507

Location of Birth:

In UK	1448	96.08% of total
Moved to UK since 2001	34	2.26% of total
Moved to UK pre 2001	25	1.66% of total
Total:	1509	

Appendix 3. Communication from Businesses.

3.1 Anglia Water Services Ltd.

10 January 2017

Saham Toney Neighbourhood Plan Group

Anglian Water Services Ltd

Thorpewood House Thorpewood Peterborough PE3 6WT

Tel 0345 0265 458

www.anglianwater.co.uk

email: hwilson4@anglianwater.co.uk

Thank you for contacting Anglian Water regarding the issues and concerns of the Parish regarding flooding.

I have spoken to colleagues regarding flooding issues and they have confirmed that there has been a number of customer enquires leading to site investigation. The main issue is pumping station reliability, rather than capacity.

I can also confirm that there is one property on our flood risk register due to highway flooding.

Anglian Water's involvement in planning applications

Anglian Water are not a statutory consultee on planning applications, we do seek to make comments on major developments, i.e. 10 or more dwellings or for development of less if we are requested to do so by the local planning authority.

When we make comment on applications we assess the impact on existing customers and the environment and the overriding objective is to ensure there is no detriment to existing customers as a result of the development. If we are of the opinion that mitigation may be required to ensure there is not detriment then we suggest the Council apply a drainage condition if they are mindful to grant permission. The condition would state a drainage strategy or 'solution' should be agreed (before the development starts on site) by the Council and implemented before the new development connects to the sewerage system. The development would not proceed until the condition was discharged by the Council when the applicant had satisfied the requirements of the condition. The Council should seek advice from Anglian Water on the recommendation for discharge of the condition. We offer a pre planning service to developers which includes a capacity check to determine the impact of sewage from a proposed development. We will also work with the developer or landowner during the process to

develop foul and surface water (where applicable) drainage solutions which will not cause a detriment to our existing customers or future customers. We would encourage prospective developers to contact us at the earliest opportunity to discuss drainage proposals to serve the development. Details regarding this services can be found at: <http://www.anglianwater.co.uk/developers/pre-planning-service-.aspx>
Neighbourhood Plan suggested policies

Anglian Water encourage neighbourhood plans to include policies relating to sustainable drainage and the sewerage network. We recommend that neighbourhood plan steering groups consider the inclusion of the following policies:

Drainage Strategy Policy –

Updating sewage facilities will be actively pursued by working with stakeholders. New development must provide a foul drainage strategy at the planning application stage which will be implemented prior to occupation.

Sustainable Drainage Policy –

New development must incorporate Sustainable Drainage Systems (SuDS) to reduce the run-off surface water. Surface water flows will not be permitted to enter the public foul sewerage network.

We would wish to see in the policy that all new development should adhere to the surface water management hierarchy outlined in Part H of the Building Regulations with disposal to a surface water sewer seen as a last resort. Under no circumstances will surface water be permitted to discharge to the public foul sewerage network. We would want to see a surface water drainage solution identified and implemented prior to the construction of hard standing areas to protect our existing and future customers.

I hope you find this of some help. If you wish to discuss any aspect of this response please do not hesitate to contact me.



Regards

Hannah Wilson Planning Liaison Manager

Registered Office Anglian Water Services Ltd Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire. PE29 6YJ Registered in England No. 2366656.

an AWG Company

3.2 Wells Cole Community Centre

Saham village hall is a large multi-purpose building that can be used for clubs, events, sports, meetings, commercial hiring and almost any other activity that you could think of.

The hall is a registered charity and is run by a small but dedicated management team. The main aim of the hall is to provide facilities to the people of Saham Toney. The centre is not run with the aim of making profits and any money raised is put back into the running costs and improvements to the facilities. The centre's primary purpose is to provide for the local people of Saham Toney and surrounding areas. This is done through dedicated user groups, these user groups being charged a reduced hirer cost. The building and facilities are also hired out on a commercial basis and the money from these commercial users subsidise the local user groups.

Commercial groups include but are not limited to: dance classes, weight watchers, The bar, weddings, funerals, parties and events.

Local groups include: the Saham Toney Preschool, the Samson group, bowls group, the brownies, W.I, Camera club, art group and many other local groups. The hall currently is also home to the Post office and the village defibrillator. The centre receives no income from any outside sources, Local government grants, sponsorships etc. Being based in Saham Toney gives us the benefit of a good central location enabling us to supply services to other nearby villages.

Although reasonably large the community centre is almost to capacity during weekdays and evenings including most Saturdays. There is at the moment little that happens at the centre on Sundays and we hope to change this in the near future. One of the restrictions to the Centre is the fact that the grounds of the village hall are not owned or managed by the Centre and this can be prohibitive. The centre is running almost to capacity and with a possibility that the village will expand over the coming years the Centre will need to find ways to expand to meet that demand. One possibility is to expand into the roof area, though this would require considerable alterations to accommodate stairs and emergency exits. A lift would also need to be installed in keeping with our "access to all" policy. Another possibility would be to extend the facilities outwards and this would require considerable cooperation from the Parish Council as we would require to expand into land currently managed by them on behalf of the village. Either option would be expensive and the centre does not have, and is unlikely to, have the financial resources in the near future. The car park is owned by the Parish council and frequently becomes flooded during heavy rain.

The centre has broadband but unfortunately it is currently too slow for us to make full use of it. One of the considerations when we had it installed was to offer video conferencing facilities, but unfortunately this is not possible at the present broadband speed. The centre needs signposts at either end of the road to direct visitors to the centre as the postcode does not accurately place the centre on many satnav's.

Paul Mortimer

Chairman of the Wells Cole Community Centre

Appendix 3. 2016 Postal Questionnaire

**SAHAM TONEY PARISH COUNCIL
NEIGHBOURHOOD PLAN**

Please return this Reply Paid QUESTIONAIRE; your views are important as the final Neighbourhood Plan, once ratified, will provide detailed guidelines of how the village will be developed to the year 2036 and be legally binding.

The Parish Council needs a high majority of residents to respond in order to demonstrate to Breckland Council that the Saham Toney Neighbourhood Plan reflects the wishes of our community.

Now that our previous status of 'Service Centre' has been recommended for downgrading, as explained in the Saham Saga, there is a need to bring the conclusions of the 2015 Survey up to date.

1. HOUSING

Previous surveys show that the majority of those residents who replied were against large and back-land development, they felt that small and ribbon developments i.e. fronting a road, were more in keeping with the character of the village. Developing brown field sites, maintaining open spaces and keeping a clear boundary with the Watton border was also a high priority.

What type of housing development do you think we need?

Small Ribbon and Infill (up to 5 houses)

Large Estates (of more than 10 houses)

(If 'Yes' to Large Estates) Where in the village do you suggest.....

If you have a piece of land that you would be applying for Planning Permission in the future, we would appreciate being contacted. Contact details are at the end of the survey.

Additional comments.....

.....

If there is a member of your family either at home or living away who would require housing in the village in the foreseeable future, please indicate roughly which year and what type.

Required now or around the year **20**.....

(Please tick the type of housing from the list below)

Privately owned (a deposit and mortgage)

Low cost starter home (discount scheme and/or shared ownership schemes)

Social housing (shared ownership schemes)

Rented Housing (all rented)

Sheltered Housing (rented housing for older, disabled or other venerable people)

Other (please list type of ownership)

.....

Do you think a proportion of new housing should be provided specifically to serve local needs? YES NO (please circle one)

2. EMPLOYMENT

Please indicate below in which areas members of your family are currently employed.

Locally: i.e. Watton

Medium distance: Norwich, Thetford, Swaffham or Dereham

Further afield: Cambridge and London

3. INFRASTRUCTURE

Please state how you think the infrastructure of the village could be improved, include any facts to support your comments.

.....
.....
.....

4. ENVIRONMENT

There are various aspects of the village that need protecting, i.e. certain wildlife and also the village Heritage. Please list any aspects that you feel should be included.

.....
.....
.....

5. FLOODING

Has your property suffered from flooding? YES NO (please circle). If YES what dates

What do think contributed to the problem (blocked drains, ditches etc.)? Was the bulk of the water from an overtopping water course or agricultural runoff?

.....
.....
.....

Did you have to vacate your property? YES NO (please circle). If YES for how long.....

6. MISCELLANEOUS - Please list any other matters that you would like to see included in the Neighbourhood Plan.

.....
.....
.....

Name: (Optional).....

Date:

Address: (Optional).....

Post Code.....

Note: If you do not wish to give your personal details, we would appreciate just your Post Code for statistical purposes.

Any additional comments that cannot fit below may be written on a separate sheet of paper (one sheet only, please) and put in the Reply Paid envelope with this questionnaire.

THANK YOU FOR COMPLETING THIS QUESTIONNAIRE

If you would like to discuss any aspects with the Committee, please get in touch with:

Chairman: Brian Hinkins – 01953 884902 Email - lhinkins@yahoo.co.uk

Parish Council Clerk: Jill Glenn - 01760 441738.

Email – jill@glenn8530.freeserve.co.uk

Additional comment

This Questionnaire is being funded by a Government

SAHAM TONEY PARISH COUNCIL

NEIGHBOURHOOD PLAN

Please return this QUESTIONNAIRE; your views are important as the final Neighbourhood Plan once ratified will provide detailed guidelines of how the village will be developed to the year 2036 and will be legally binding. Following the Questionnaire sent out to all residents, we now seek the views of local businesses which are also of paramount importance to the future development of the village.

NB. Please feel free to add additional pages to enter longer answers.

Name of Business/Organisation:

.....

Type of Business/Organisation. What facilities/services do you provide?:

.....

.....

.....

Current Position:

How many employees/supporters do you have?

Of these, how many reside in the village?

What in your opinion is the benefit of being based in Saham Toney?

.....

.....

Are there any constraints to being at your current location?

.....

.....

Your vision for the period up to the year 2036:

Planned growth:

.....

.....

New initiatives:

.....

.....

Possible Constraints to your vision:

.....

.....

What resources and authority will you need?

.....

.....
What help can Breckland, the PC and other organisations provide?.....

.....
.....

Note:

Under constraints, please include how you think the infrastructure (eg. Utilities, Roads, Footpaths, Drainage and Broadband) could be improved/upgraded to benefit your business.

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MISCELLANEOUS - Please list any other matters that you would like to see included in the Neighbourhood Plan.

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Name:..... **Position in Company**.....

Company/Organisation Address:.....

.....

..... **Post Code**.....

Date:If you would like to discuss any aspects in more detail, please contact;

Jill Glenn (Parish Clerk)- 01760 441738 Email – jill@glenn.freeseve.co.uk to arrange.

Funded by a Government Grant

Additional Notes/Pages added: Y/N

SAHAM TONEY PARISH COUNCIL

NEIGHBOURHOOD PLAN: Sport & Leisure Organisations

Please return this QUESTIONNAIRE; your views are important as the final Neighbourhood Plan once ratified will provide detailed guidelines of how the village will be developed to the year 2036 and will be legally binding. Following the Questionnaire sent out to all residents, we now seek the views of local businesses which are also of paramount importance to the future development of the village.

NB. Please feel free to add additional pages to enter longer answers.

Name of Sport/Leisure Organisation:

.....

Type of Sport/Leisure Organisation: What facilities/support do you provide?

.....

.....

How many members do you have?

Of these, how many reside in the village?

What in your opinion is the benefit of being based in Saham Toney?

.....

.....

Are there any constraints to being at your current location?

.....

.....

Your vision for the period up to the year 2036:

Possible growth:

.....

.....

New initiatives:

.....

.....

Possible Constraints to your vision:

.....

.....

What resources and authority will you need?

.....
.....

What help can the PC or other organisations provide?.....

.....
.....

Note:

Under constraints, please include how you think the infrastructure (eg. Utilities, Roads, Footpaths, Drainage and Broadband) could be improved/upgraded to benefit your organisation.

.....
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MISCELLANEOUS - Please list any other matters that you would like to see included in the Neighbourhood Plan.

.....
.....
.....
.....

Name:.....**Organisation position:**

Address:.....

.....

..... **Post Code**.....

Date:If you would like to discuss any aspects in more detail, please contact;

Jill Glenn (Parish Clerk)- 01760 441738 Email – jill@glenn.freeseve.co.uk to arrange.

Funded by a Government Grant

Additional Comments: Y/N