

**Adopting the Salhouse Neighbourhood Plan**  
Report by Planning Policy Officer

**Summary:**

This report provides details of the referendum held in relation to the Salhouse Neighbourhood Plan.

**Recommendation:**

Dependent upon the outcome of the referendum, and if the result is one of support, the report recommends that the Broads Authority adopts the Neighbourhood Plan as part of the Broads Authority's Development Plan.

**1. Introduction**

- 1.1 The Salhouse Neighbourhood Plan began in 2015 and was submitted to Broadland District Council and the Broads Authority at the end of 2016. The Neighbourhood Plan was prepared by a steering group of volunteers which has been overseen by the parish council.
- 1.2 Part of Salhouse's neighbourhood area falls within the administrative boundary of the Broads Authority.
- 1.3 The Neighbourhood Plan has been developed in consultation with residents and businesses in the parish, as well as landowners, developers and other stakeholder organisations. The Plan seeks to guide the future development of each parish over the next few years. It includes a vision and a set of objectives for the parish, as well as a series of policies that look to shape development.
- 1.4 The table on the following page illustrates the date at which Broadland District Council and the Broads Authority approved the submitted documents, undertook the required six week publication of the Plan, and approved the subsequent recommendations of the appointed independent examiner (as detailed in their report).

	Approval of submitted Plan	Publication of Plan	Approval of examiners recommendations
Broadland Council	20/12/2016	09/01/2017 – 20/02/2017	11/05/2017
Broads Authority	6/01/2017	09/01/2017 – 20/02/2017	28/4/2017

- 1.5 Following approval of the examiners' recommendations and the necessary revisions being made details of the forthcoming referendums have been published on the Broadland District Council website. These details have also

been made available at the Broadland District Council offices, at local libraries and village locations, and the Broads Authority offices.

- 1.6 The Electoral Services team have sent out polling cards to those on the electoral register and have made other statutory preparations for the referendum.
- 1.7 The Neighbourhood Plan referendum will be held on 19<sup>th</sup> July 2017. In order for the Neighbourhood Plan to be successful at referendum, greater than 50% of those that vote on the Plan need to vote in its favour.
- 1.8 A similar report was taken to Planning Committee on 21 July 2017 regarding recommending Full Authority adopt the Neighbourhood Plan and the outcomes of that meeting will be passed on verbally at the Full Authority meeting on 28 July.

## **2 The issues**

- 2.1 Assuming the referendum results in a successful outcome, Broadland District Council and the Broads Authority will be able to formally adopt or 'make' the Neighbourhood Plan (included as Appendix A).
- 2.2 Following a successful referendum, the Plan will form part of the statutory development plan for Broadland District and the Broads Authority.
- 2.3 The Plan will therefore be used, alongside existing Local Plan documents, in the determination of planning applications that fall within the Neighbourhood Area (parish boundary).
- 2.4 If the referendum result is a failed outcome, then the Council and Authority will not be able to adopt the Neighbourhood Plan.

## **3 Discussion**

- 3.1 Even if a referendum results in a successful outcome, Broadland District Council and the Broads Authority can refuse to adopt that Neighbourhood Plan if it considers that the Plan would breach, or would otherwise be incompatible with any EU obligation or any of the Convention Rights (within the meaning of the Human Rights Act 1998). In this instance the Neighbourhood Plan would cease to be part of the Development Plan.
- 3.2 However, it is not considered that the Neighbourhood Plan is in breach of this legislation. The examiner of the Salhouse Neighbourhood Plan stated that, subject to the modifications recommended, they are satisfied that the Neighbourhood Plan meets the basic conditions and other statutory requirements.

## **4 Recommendation**

- 4.1 It is proposed that the Broads Authority adopts the Salhouse Neighbourhood Plan, where they have received a successful outcome at referendum. Information on the outcome of the referendum will be tabled for Planning

Committee meeting of 21 July and Full Authority meeting of 28 July.

## **5 Financial implications**

- 5.1 Adoption of the Neighbourhood Plans requires a small amount of officer time in order to publicise the fact that the Plans will now form part of the criteria for determining planning applications within the respective parish.
- 5.2 Planners will have to consider the adopted Neighbourhood Plans alongside existing Local Plan documents when determining planning applications within the two parishes. However, this will form part of the existing process in determining applications and should not require extra resources.
- 5.3 The costs of the referendums have been met by Broadland Council from the 'Neighbourhood Planning New Burdens funding' for local planning authorities, provided by DCLG (currently amounting to £20,000 for each Neighbourhood Plan that reaches the referendum stage) and therefore there is no direct cost to the Council.

## **6 Legal implications**

- 6.1 The steps outlined in this report comply with appropriate legislation within the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Neighbourhood Planning (General) Regulations 2012. They also have regard to the Environmental Assessment of Plans and Programmes Regulations 2004 and The Conservation of Habitats and Species Regulations 2010. If adopted, the Neighbourhood Plan will become part of the Development Plan and, where relevant, a major consideration in the determination of applications within Salhouse Parish.

Background papers: None

Author: Natalie Beal

Date of report: 29 June 2017

Appendices: APPENDIX A – Salhouse Neighbourhood Plan

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# SALHOUSE 2020+

A vision for a thriving village

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May 2017

[@Salhouse2020](#)

## SALHOUSE NEIGHBOURHOOD PLAN

2016-2026 Referendum version







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Preface



The process of producing the Neighbourhood Plan is being undertaken by a working group which is accountable to the parish council.

The document is based on over 24 months of research, consultation with the community and a rolling process of drafting, review and refinement. This version of the Plan follows the Independent Examination and incorporates all the amendments recommended by the examiner.

The Neighbourhood Plan for Salhouse has been prepared over the course of 2013 to 2016. The working group comprises of a wide cross-section of residents from the local community, including a Parish Councillor and former Parish Councillors, the local CPRE Chairman, and former Salhouse 2000 committee members. The group covers a range of occupations, including surveyors, insurance broking, creative marketing and PR, and an environmental consultant. The group members are:

Nick Taylor	Ian Moulton	Linda Smith
Chris Dady	Nick Ball	Jeremy Bavistock
Peter Treglown	Sue Simpson	Lynn Fielder
Mike Harding	James Cleaver	Barbara Bye

Whilst the working group has led on the preparation of the Plan it is felt that the document accurately reflects the community's vision and aspirations for the future of Salhouse.

In order to create the Plan that reflects these visions and aspirations the working group has drawn upon several sources including the Parish Plan, several open days and feedback from numerous reports in the thrice yearly parish magazine. Meetings have also been held with various village groups and interested parties.







# Introduction



The Salhouse Neighbourhood Plan provides a vision for the future of the Parish of Salhouse from 2016 to 2026. Fundamentally, the Plan also provides a number of policies that future development must take into account which will help to ensure that the vision is achieved.

The Salhouse Neighbourhood Plan provides policies that complements existing local, national and strategic planning policy. The policies in this Plan are intended to provide additional detail and subtlety that reflect the special characteristics of the village that cannot reasonably be addressed by higher level policies.

The Plan has been made possible by new powers contained within the Localism Act (2011) which seek to decentralise policy making and increase the extent to which local neighbourhoods and communities can determine their own future. The Salhouse Neighbourhood Plan has been strongly influenced by the views of the community expressed at a series of consultation events, discussions with local groups, and detailed research by the Neighbourhood Planning Working Party.

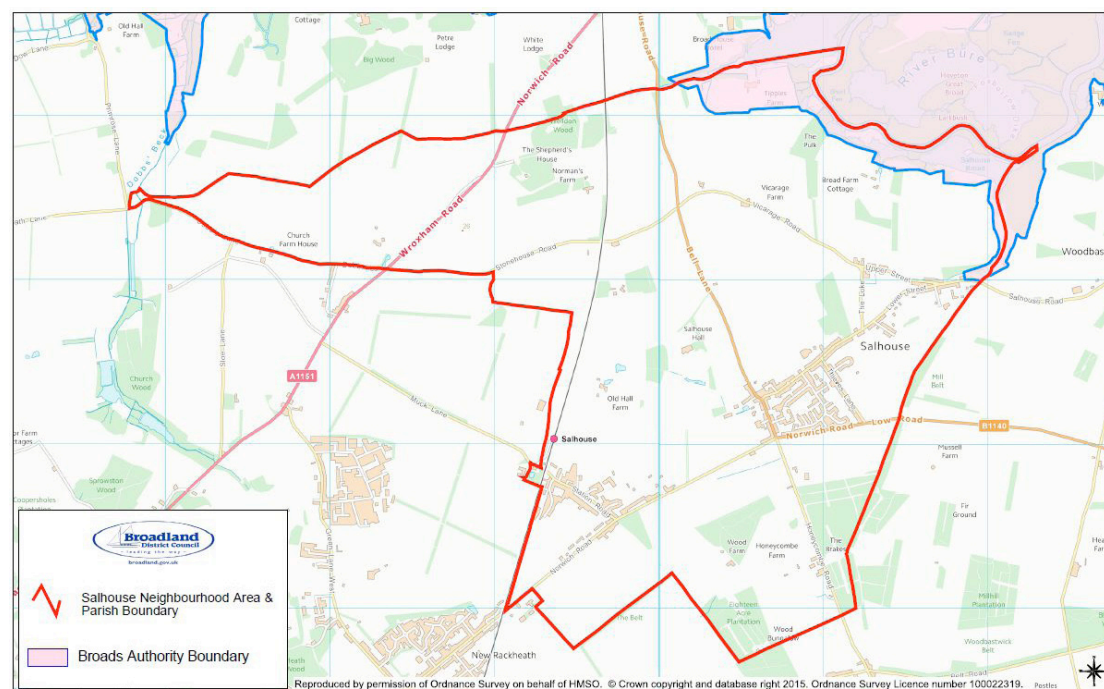
The remainder of this document is set out as follows:

**Salhouse 2016** – providing a summary of the social, environmental and economic trends in Salhouse and helps to illustrate the basis for some of the policies.

**Vision and Objectives** – sets out the vision and objectives of the Plan

**Policies** – sets out a series of policies and the background to those policies under the broad headings of Environment, Employment and Housing

## SALHOUSE NEIGHBOURHOOD AREA







Salhouse 2016



The parish of Salhouse is in the Norfolk District of Broadland and lies adjacent to the Broads which have the equivalent status to a National Park by virtue of Salhouse Broad. Part of the Broads Authority's Executive area overlaps the north-eastern part of the parish. Salhouse Parish is part of the Broadland District Council Wroxham Ward which also contains Belaugh, Wroxham and Rackheath and lies south of the River Bure. The Parish covers some 5.6 sq. miles.

### SETTLEMENT PATTERN

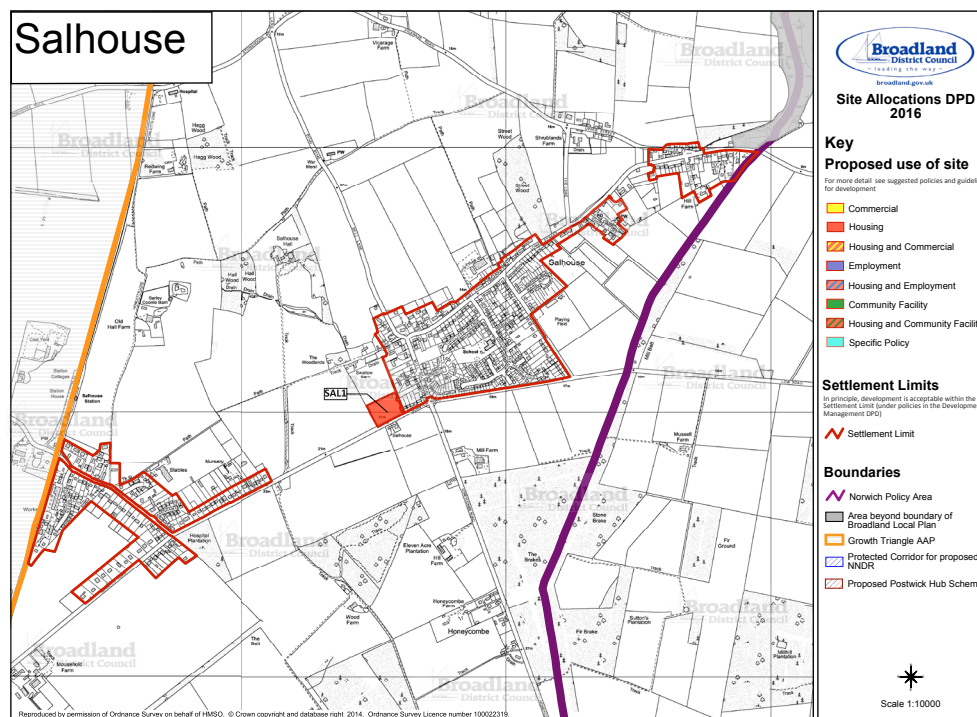
From early maps it can be seen that the village of Salhouse was formed from scattered development along the main roads of Upper and Lower Street running roughly in an east west orientation but particularly at the junction of the two main streets and around farms such as Shrublands Farm. The shape of the village changed little until the 20th Century when residential development consolidated the strong linear layout of the current village. The exception to this is the area between the main Norwich Road and Lower Street, including Farman Close, Cheyney Avenue and Thieves Lane, at the centre of which is the current school. The gaps in the modern developments are important in the street scene and help to maintain the feel of the original settlement that is important to the reading of the development of the modern village of Salhouse.

Situated in an agricultural area approximately 6 miles northeast of Norwich on the edge of the popular tourist area of the Norfolk Broads, the majority of the dwellings are located in the easterly part of the village around Mill Road and Lower Street although there is a sizeable community living about ½ mile away to the west at Station Road, linked only by the main Norwich Road, which lacks a pavement, or by a rural footpath through fields. This geographical separation has a significant impact on community cohesion.

### BUILT ENVIRONMENT

The character of the village centres on its mix of housing, encompassing traditional with more modern property set in established gardens, tree lined roads and a generally open aspect revealing its rural setting. The nearby Salhouse Broad, owned by a local landowner, is a popular tourist attraction and wildlife conservation area.

The village is fortunate in that the emerging Broadland Local Plan has a settlement limit boundary which is currently tightly drawn around the existing village in order to protect it from disproportionate future development.



Salhouse has, for many years, seen a number of individual houses and relatively modest housing schemes constructed in the village. This has averaged out at around five new houses in the parish per year over the last 40 years.

In December 2003 the older parts of the village along Lower and Upper Streets, Vicarage Road and Salhouse Broad were designated a Conservation Area by Broadland District Council. This embraced all the older buildings including the Grade I listed All Saints Church, and 15 other Grade II Listed buildings, including Salhouse Hall and its outbuildings.

## NATURAL ENVIRONMENT

Part of the parish lies within the Broads which have the equivalent status to a National Park. Hence part of the Executive area of the Broads Authority extends into part of the north east of the parish, encompassing the privately owned Salhouse Broad, one of the key natural assets to be found within the parish.



The Broadland District Council Local Development Framework Landscape Character Assessment Supplementary Planning Document (2013) identifies that the Salhouse NP area lies within 'Wooded Estate land E4: Rackheath and Salhouse'. The primary landscape planning guidelines of this area include 'seeking to conserve and enhance the landscape structure within the area, including blocks and belts of woodland, copses of mature trees, mature parkland trees and intact hedgerows alongside conserving the landscape setting of villages and where possible seek to screen harsh settlement edges and existing visual detractors.'

Part of Salhouse is also impacted by the Broads Landscape Character Assessment by virtue of partially being within the Broads Authority Executive area.

## DEMOGRAPHY

There are 638 households within the parish and a population of 1,486. Of the population, 25.8% are aged over 65, 56.7% between 20 and 64 and 17.4% aged between 0 and 19. The largest age category within



the parish is 45-49, which equates to 26.2% of the population (2011 Census).

## DEPRIVATION

77 households are in receipt of Housing benefit (BDC 2015). 61.6% of the population are in employment and 32.5% are retired. There are 13.2% of families with dependent children and 5.1% single parent families with dependent children. 1.8% of the population of Salhouse are unemployed (2011 Census).

Salhouse ranks extremely low in the Index of Multiple Deprivation 2015 (20,895) and is a relatively affluent Broadland parish.

## HOUSING

50% of homes within the parish are owned outright and 32% owned with a mortgage. There is a social rental sector amounting to 6.4% and private rental sector of 10.7% of all households (2011 Census).





## EMPLOYMENT AND QUALIFICATIONS

Some 62% of the population are in employment, 32% retired and 2% unemployed. The industries that the majority of the working population are employed in are wholesale/retail trade (15.6%), health/social work activities (12.8%) and manufacturing (10.9%). 28% of those employed are in professional or managerial positions (2011 Census).

21% of the population have no specific qualifications, 5% hold apprenticeships and the remainder hold qualifications ranging from level one to level four.



## FACILITIES, SERVICES AND LOCAL BUSINESSES

The village church of All Saints is situated ¼ mile north of the village and there is also a Baptist Chapel just off Lower Street, and a Plymouth Brethren meeting house in Station Road. Salhouse has a thriving primary school, a small village shop/Post Office, a craft shop/ tea room, a hairdresser, dressage and riding schools, and two public houses. The busy village hall supports many local groups and activities.

Local businesses include a thatcher, potter, garden

centre, boarding kennels, cattery and bed and breakfast accommodation. There is also a small industrial estate off Station Road.

The nearest library is in Wroxham although a mobile library visits the village regularly.

The village has a playing field and children's play area and access to Salhouse Broad. Several clubs and activities take place at the village hall and school.

The village is served by a GP surgery 3 miles away in Hoveton and the nearest library is in Wroxham.



## EDUCATION

Salhouse has a thriving Primary school and pre-school club. The 'local' secondary school is in Hoveton and there is a bus service provided to take children to and from school. A 6th form college exists in North Walsham accessible by train.

Some 4.9% of the population over age 16 are in full time education (2011 Census).

## TRANSPORT AND ACCESS

A regular bus service links Salhouse to both Norwich and Wroxham and a train service runs between Norwich and the north Norfolk coast via Salhouse Station. Salhouse station is located to the west of the parish, off of Station Road.

Car ownership is high in the parish compared to the district, with 56.7% of households owning at least two cars or vans (2011 Census). Those households with just one car or van (38.9%) is below the district average.



## VILLAGE COMMUNICATIONS

Communication within the village is through a well-established, comprehensive magazine, the Salhouse SAGA, the village website ([www.salhousevillage.org.uk](http://www.salhousevillage.org.uk)) and a number of notice boards. Recently fibre optic broadband has become available but mobile phone coverage is very poor with some parts of the village having virtually no signal at all. Over many years, as Norwich has expanded into the countryside, Salhouse has increasingly become a commuter village.





# Vision and Objectives



The vision for the Salhouse Neighbourhood Plan, and the objectives within, have been developed by the Neighbourhood Plan Working Party and, importantly, informed and tested with the local community. The intended lifespan of the Salhouse Neighbourhood Plan, the vision and objectives is from 2016 to 2026. This reflects the lifespan of the Broadland District Council Joint Core Strategy.

### NEIGHBOURHOOD PLAN - VISION

The vision for the Neighbourhood Plan is to ensure that Salhouse remains a thriving village with a clear village identity, enhanced links between the two parts of the village, and good opportunities for walking and cycling.

### NEIGHBOURHOOD PLAN - OBJECTIVES

The objectives for the plan are designed to address issues identified as specific to Salhouse and issues identified by the local community. They provide a starting point for the development of policies and a framework for the future, which if fulfilled, can help to achieve the vision for Salhouse. The objectives are that:

1. The character of the Parish remains rural and agricultural and the predominant land uses reflect this, including Salhouse Broad as a key natural asset.
2. The shops and post office, places of worship, public houses, playing field, play equipment, school and Jubilee Hall are all retained and supported to provide a thriving village.
3. New development is appropriate to the character of Salhouse, reflecting its rural location.
4. Key buildings and features important to the village of Salhouse are retained.
5. Appropriate commercial development is allowed to provide jobs and services within Salhouse.
6. The village serves all generations with facilities including those for the younger and older residents.
7. Additional cycle/foot/bridle paths linking key parts of village are provided for the use of local people and tourists alike.
8. There is well connected mobile telecommunication with improved broadband speeds.





**Policies**



# POLICIES FOR THE ENVIRONMENT

## Conserving our natural heritage and improving village connections

### CONTEXT AND JUSTIFICATION



Salhouse is a rural parish of high landscape and environmental value. There are important areas of semi-natural habitat, with the northern edge of the Parish lying within the Broads area which has the equivalent status of a National Park. Here, the Parish boundary is shared with the Bure Broads and Marshes Site of Special Scientific Interest. The SSSI is also protected by a range of international designations because of its importance for wildlife. Although Salhouse Broad itself is not designated, it is an important natural asset for the village and provides a safe and readily accessible means for people to engage with wildlife. Recent work by the Broads Authority has improved the value of the Broad margins, and the adjacent Hoveton Great Broad is currently undergoing a major restoration project which will benefit Salhouse. The River Bure forms the northern Parish boundary.

The farmed upland is an important environment, too, with a range of small woods, mixed hedges and ancient trees. In recent years, good agricultural practices have enhanced the farmed landscape with hedges and woodland planting, wide field margins and retention of small features. There are remnant areas of acid grassland, meadows and wood pasture, and wetland areas in the form of village ponds, ditches and wet hollows. Within the village itself, there are important old trees, grassland and woodland, and scattered fragments of habitats and open space. In addition to their importance for wildlife, these natural features are important in maintaining the visual quality of the character as recognised by the Salhouse Conservation Area Character Statement 2003.

As a village with little street lighting and few night lit buildings, Salhouse is a good place to enjoy the night sky. From our consultations on the Neighbourhood Plan it is clear that residents value our dark skies and wish to keep them. The Broads Authority survey shows Salhouse Broad area to be in one of the darkest categories, and the Campaign to Protect Rural England has determined that The North and East of Salhouse are in the second darkest category with the main village being in the third lowest category of light pollution. This plan supports the retention of dark skies at these levels.

Likewise, the plan supports Salhouse remaining in one of the most tranquil areas in the UK as measured by the Campaign to Protect Rural England.

In this document natural heritage includes wildlife populations, habitats, green infrastructure and our landscape, whether or not it has been previously recognised through designations.

Although the village has an abundance of natural environmental and buildings heritage, there are areas of concern. Many of these habitats are fragmented, or have lost some of their wildlife value through lack of management. More could be done to link up isolated areas of habitat and to develop a network of “green infrastructure” linked by accessible footpaths and bridleways. The condition of our habitats could be improved by changing the management. Our understanding of the current landscape and wildlife of the Parish is too general to effectively manage the resource. A comprehensive parish survey is needed. The special features of Salhouse including the ponds and the old waiting room at the railway station must be protected.

Salhouse Parish is large, oddly shaped and has a diverse range of village facilities and both built and natural assets which are often poorly connected and with limited access. The absence of footways or cycle tracks to many of the core village locations means users are forced into cars. Village roads become busier and less safe, and our living environment becomes less attractive. The carbon footprint of our village is also raised. Some car parking is up to or beyond capacity – the Broad car park, the pull-ins by the café, parking around the school and on-street parking – limiting further growth for these facilities.



Access can cause congestion and even unsafe road conditions at peak times. The popular bus route, which is an enormous benefit to the village, does create safety, noise and air quality problems for pedestrians, especially where there is no footpath. Getting to the village recreation ground and children's play area by foot means walking on the road which is also the main bus route. Parts of the village which are especially poorly served by foot and cycle path access are:

- Salhouse Garden Centre, and the cluster of houses nearby
- The Railway Station and the hamlet around the Station
- Salhouse Broad
- The recreation ground and children's playground
- The route to Woodbastwick village
- A wide variety of the natural assets of the village which exist in isolation of the access network
- The path along Lower Street is rather narrow in places, sometimes forcing users into the road. Some widening would help, as long as the valued grass verge is not sacrificed. A narrower road may help reduce traffic speeds

A series of walks around the village, linking village assets, wildlife sites and heritage features, and connecting to gateways into the village such as the Broad, the railway station, bus stops and the Church car park, could be a significant asset. These walks would be an amenity for the village itself and they could attract visitors to support village services. Overall, better connectedness would be better for local enterprises and village amenities, would help integrate the village and would make Salhouse a better place to live.

It is appreciated however that in many of these places, space to insert a new access route is limited. New paths could cause loss of valued green verges, hedges and other assets that contribute to the attractive rural village ambience. New paths would have to be carefully planned and designed.

The foregoing should be used as priorities for Policy OE6.

### INTENT

The aim for this Plan is to ensure all development in the parish contributes to sustaining our natural heritage. The Plan seeks associated outcomes of development which include connecting isolated habitats, creation of new natural areas and improvements to the condition of existing green infrastructure, both in the village and the wider countryside. Included within nature is the dark night sky over Salhouse, which the Plan intends to preserve. Knowledge and understanding of our natural assets needs improvement in order to provide a better information base for all our planning work.

A particular concern is with Parish-level natural heritage which falls outside the protection of land and wildlife that has been designated by legislation and higher level planning policy.

The Plan aims to provide better and safer pedestrian and cycle connections between key focal points and assets within the village. New developments should contribute positively to better connectedness, either directly as part of the development design or through enhancements to independent access projects. Developments which reduce connectivity, promote unnecessary car use or make the village less safe for foot or cycle users will be resisted. In improving connectedness, the impacts on landscape or heritage

assets that any new access works will have will be considered carefully. The Salhouse Conservation Area Character Statement 2003 will be the benchmark against which proposals will be assessed.



## POLICIES

### OE1: Development, Natural Heritage and Countryside

Development that avoids significant harm to the landscape or biodiversity, or to green areas which are of value in terms of landscape, wildlife or quiet enjoyment, will be supported. Within the Conservation Area, the Salhouse Conservation Area Character Statement 2003, or any approved successor to it will be used to assess the extent of harm.

Proposals that have an impact on such sites will be supported if they meet the following criteria:

- The impact is temporary and can be restored back to the condition prior to development, or better, within 3 years of the completion of the development
- Mitigation measures are undertaken on or abutting the development site. For example by adding additional land to the green space or by undertaking capital restoration works on parts of the site that are not developed. Mitigation measures should maintain or improve the site in terms of size, quality and or public access. Such mitigation measures will be expected to be made available on a permanent basis
- If mitigation is not possible within or abutting the site, any damage to natural heritage or loss of green space shall be offset by restoration of natural heritage or replacement of green space elsewhere in the village. The replacement must be similar in terms of scale, character and quality, accepting some natural attributes will take time to accrue

The developer will be expected to provide evidence with their planning application that their proposal meets conforms to this policy.

### OE2: Enhancement of our Natural Heritage and Countryside

Proposals which have an overall net benefit for the natural environmental heritage, either through increasing the natural heritage resource, improving its condition or its quality, or by making it more accessible for local people, will be supported. The benefit can arise directly, from proposals whose intent is natural heritage improvement, or indirectly, from development that provides suitable mitigation or funding that improves natural heritage. Proposals that link fragmented green space, change land use from intensive practises to uses more sympathetic to natural heritage or restore areas that have been destroyed or damaged in the past, will be welcomed.

### OE3: Protecting Our Dark Night Skies

Development proposals should include provisions for conserving dark skies, which is a highly valued feature within the village. Proposals for street lighting will be avoided unless required by the Highway Authority where the need can be justified, given the value attached to the village's dark skies.

### OE4: Managing Land Use Change

Development which provides additional recreational or environmental assets, including allotments, sports fields, village green or public open space, while also maintaining the quality of the village landscape, will be supported. Changes of use to these uses from commercial uses will be supported where the benefit outweighs the loss of business activity or there is no realistic prospect of employment uses. Changes of use from agriculture to these uses will be supported where it does not involve the loss of the best and most versatile land or the benefits outweigh this loss and there is no alternative site available.

### OE5: Promoting Improved Connectedness in the Parish

The Neighbourhood plan encourages developments which improve foot and cycle connections between village assets, subject to the provisions of Policy OE1. Developers will be encouraged to improve connectedness where opportunity allows.

### OE6: Promoting a Safer Village

Development proposals which reduce conflict between pedestrians, cyclists and motorised traffic, or proposals which directly improve safety in the village, will be supported.



# POLICIES FOR EMPLOYMENT

## CONTEXT AND JUSTIFICATION

Business outlets in Salhouse have been very limited, largely for historic reasons as the village grew from a predominantly agricultural environment. A few businesses have built up within an old granary complex adjacent to the railway line on the Parish fringe and, over the last 20-30 years, this area at Wood Green has expanded to form a small industrial estate.

There are two public houses and a garden centre. Smaller businesses range from a care home (Milestones), office premises, a village shop, ladies hairdresser, to Bed & Breakfast and roadside stalls operating from domestic properties. In total there just over 20 businesses within the Parish.

The Parish Plan showed that there was generally support for limited expansion of business but this to be in keeping with the character of the village. This support has been confirmed from consultations for the Neighbourhood Plan.

There seems to be little scope for bringing business into the village but some would inevitably follow if, for example, a sheltered home or environmental centre near to the broad were to be forthcoming.

## INTENT

The policies relating to Business and Employment seek to protect and enhance the provision of small traditional retail business within the village and ensure that any small scale employment sites are developed in an appropriate way to give a mix of employment and not in any way be detrimental to the attractiveness of the village.

## POLICIES

### EMP1: Existing facilities

Proposals for the expansion of existing businesses or the development of starter units in the Wood Green commercial area will be supported where they do not result in harm to the living conditions of neighbouring residents, have a harmful visual impact in views from the surrounding countryside or generate traffic that would clearly be harmful to road safety.

Existing businesses and commercial uses will be retained in that use unless the existing use is not viable; there are environmental or community benefits that outweigh the loss; or, alternative provision is provided elsewhere within the village in an appropriate location.

### EMP2: New facilities

The Neighbourhood Plan encourages small scale employment uses provided they are appropriate to a rural area and do not have a significant adverse impact on the character of the area or the amenity of residents.



# POLICIES FOR HOUSING

## CONTEXT AND JUSTIFICATION

Salhouse has, for many years, seen a number of individual houses and relatively modest housing schemes constructed in the village. This has averaged out at around five new houses in the parish per year since 1974. This figure excludes the large schemes of the 1960s and 1970s, such as the building of the Cheney Avenue estate. If these schemes are included the average over the same period is approximately seven per year.

Some 25.8% of the population of Salhouse is over 65, which is higher than the average across the Broadland District Council area.

## RECENT DEVELOPMENTS

The new development on the former Salhouse Service Station garage site has added 15 new dwellings. The current Ingram Homes development at Barn Piece on Norwich Road will add a further 19 new houses figure when completed.

This latter housing development is allocated in the District Local Plan to meet the requirement for additional houses in Salhouse.

## FUTURE DEVELOPMENTS

It is accepted that to attempt to 'preserve the village in aspic' and prevent all new developments is both unrealistic and ultimately detrimental to the future health of the village, its community and its facilities, such as its popular school, well used Jubilee Hall, shops, garden centre, hairdresser, pub and other outlets. In fact, with an ageing population, new houses will attract people to the village, or enable the next generation of residents to remain here and maintain a thriving community.

However, this should be balanced with the view that any future developments should be appropriate to the size of the village and the maintenance of its character as a small, rural Broadland community.

This is said against the background of the imminent building of the Norwich Northern Distributor Road (NDR), which will pass through the neighbouring parish of Rackheath and major 'infill' housing developments on land inside and outside the NDR, to meet the requirement for new homes in the Broadland District Council area, as identified in the District Local Plan.

With such a growth of population and housing density within the whole north east Norwich quadrant, it is the view of the Parish Council and Neighbourhood Planning Group that the conservation and preservation of the outlying villages is absolutely vital to prevent creeping urbanisation, the loss of villages and the destruction of their communities, increased traffic, strain on local infrastructure, increase in crime and anti-social behaviour and loss of the beauty and character of the Broads.

## INTENT

These policies place the common interest at the heart of any village growth. This underpins high quality place making, a generous landscape framework and high quality design. It balances the maintenance of the village's character, landscapes, streetscapes and movement of people and traffic with the optimisation of land use.

The policies optimise existing investment in infrastructure by maintaining the shape and form of the village and eliminating concentrations of additional vehicle and pedestrian traffic.

The policies encourage any new housing to dovetail in with existing local services and layouts that encourage walking / cycling where possible for local trips and avoids the generation of significant additional traffic throughout the village or any new concentration of additional traffic caused by a larger singular development. They allow everyone within the village good access to local facilities, services, amenities and maintains the existing community. They also encourage the maintenance of accessibility to essential services, facilities and jobs and maintains and enhances the quality of landscapes, streetscapes and the historic environment.

New or improved infrastructure will generally be funded / delivered through CIL and/or S106 / S128 agreements (including use of planning conditions) having regard to the Greater Norwich Growth Board (GNGB) and the Greater Norwich Infrastructure Plan (GNIP).

# POLICIES FOR HOUSING

By avoiding larger developments the policies improve environmental amenity, including air quality. The policies reduce the effect of traffic on the environment and build and maintain community identity, maintain and improve social welfare and work to maintain the current very low level of crime and anti-social activity. They maintain and improve accessibility to essential services, facilities and jobs.

With a higher than average population over 65 years old the development of sheltered housing will enable older people and whole families to remain in the village and use its services and facilities. This will assist in freeing up of existing housing stock and will enable the maintenance of the village's character, keeping the need for new housing development in check.

This policy will generate a number of local jobs e.g. warden, cleaner, carers, gardener etc.

## POLICIES

### H1: New Housing Development

New housing development will be within the defined settlement limits for Salhouse unless it is consistent with other development plan or national policies for housing in the countryside. Development proposals will be small in scale and expected to demonstrate a high quality of design which will maintain and contribute to local distinctiveness by respecting the character of neighbouring development and the village as a whole in terms of height and density.

In the context of this policy 'small scale' will reflect the organic growth the village has been subject to since records are available from 1974, being circa 5 new houses per annum this being the average rate of annual development.

### H2: Housing Mix

A mix of house types that suits differing life stages and economic positions will be supported, along with self-build and custom-build houses in order to encourage a greater diversity of house types and smaller developments.

### H3: Provision of Sheltered Housing within the village

The development of new sheltered housing will be encouraged. Sheltered housing will be permitted where it is compatible with the local surrounding area, is of an appropriate size and respects the amenities of neighbouring uses.

Proposals outside the settlement limit will be acceptable if they are justified by meeting a specific need of the parish.



# PROJECTS TO SUPPORT THE NEIGHBOURHOOD PLAN

## THE INFORMATION BASE

Salhouse Parish Council will develop an improved information base to better inform decision making and to enable sustainable management of the village. This will include survey and mapping of environmental features of the village. The information resource will be available to any interested parties.

Part of this information base will be a register of village assets that are important to the well being of the village, and will include the village ponds and waiting room at Salhouse railway station.

## DEVELOPING AN INTEGRATED VILLAGE PATH NETWORK

We will identify new permissive paths that contribute to the development of a village path network which links the village core and its gateways with the rural hinterland and our natural and built heritage features. Infrastructure needed for the path may include path surfacing, signs, path-side furniture and structures such as footbridges and gates. These should be located and designed in sympathy with the village landscape. We will use opportunities arising from development or other land use and planning changes to further this project.

This specifically will include consideration of a foot and cycle path directly to Salhouse Station via Howletts Loke avoiding the railway bridge which is narrow, has no footpath and is prone to flooding, from Bell Corner.

## ENHANCEMENT OF THE PLAYING FIELD

There is demand for making the playing field more of a community asset.

Planning permission has already been granted for the replacement of the current changing rooms and, following a recent consultation the Parish Council are investigating the possibility of re-siting the changing rooms elsewhere on the field, increasing the size of the car park, enabling more access and planting and the installation of a multi-use games area and telephone mast. This is an ongoing project and at the time of preparing the Neighbourhood Plan, firm plans are not available. The enhancement of the playing field is important to the village and has been regularly raised at consultations.

## SHELTERED HOUSING

Efforts will be made to find a suitable site for such a development.







# Implementation and Monitoring



The implementation of the Salhouse Neighbourhood Plan will require co-ordinated input and cooperation of a number of statutory and non-statutory agencies, private sector organisations and the local community. It is intended as a starting point to ensure the continuation of the rural identity of Salhouse and implement positive physical change within the village.

Salhouse Parish Council will monitor the implementation of the Neighbourhood Plan. Subject to available resources the Parish Council will prepare regular monitoring reports, which will be published on the village website and issued to Broadland District Council and the Broads Authority.



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# **SALHOUSE** **2020+**

A vision for a thriving village

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