

SALHOUSE **2020+**

A vision for a thriving village

November 2016

[@Salhouse2020](https://twitter.com/Salhouse2020)

SALHOUSE NEIGHBOURHOOD PLAN

Consultation Statement



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1. INTRODUCTION

The Draft Salhouse Neighbourhood Plan has been developed through extensive community consultation throughout its preparation, conducted by the steering group set up under the authority of Salhouse Parish Council. (Salhouse 2020+)

Salhouse 2020+ 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 Plan builds on the 2008 Parish Plan that was prepared by the Parish Council and was itself based upon significant community consultation and survey work. The Parish Plan was the starting point of the idea to prepare a Neighbourhood Plan and the information it contained helped to inform the Neighbourhood Plan. The Neighbourhood Plan has been prepared over the course of 2013 to 2016.

This Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of the Salhouse Neighbourhood Plan, it also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.

Salhouse 2020+ has endeavoured to ensure that the Neighbourhood Plan reflects the desires of the local community and key stakeholders. In order to achieve this, the group sought to engage with the local community from the outset of developing the Plan. Salhouse 2020+ carried out consultation throughout the formation of the Plan.

SUMMARY OF THE PROCESS

Terms of reference

Having established the working group (Salhouse 2020+) its terms of reference were agreed by the Parish Council.

The terms of reference developed for Salhouse 2020+ are included at **Appendix A**.

Neighbourhood Area application

In September 2014 Salhouse Parish Council submitted an application to Broadland District Council to prepare a Neighbourhood Plan for Salhouse and secure Neighbourhood Area status (**Appendix B**). Following a period of statutory consultation the application was approved by Broadland District Council in October 2014

Communications

Throughout the preparation process Salhouse 2020+ ensured that the local community and stakeholders were kept informed of progress with the Plan and were able to get involved with its development. A number of different methods were used to achieve this, set out below.

- Regular articles were prepared and published in the Salhouse Saga. The Saga is the local parish magazine delivered to every household in the village – three issues each year. **Appendix C** provides copies of the items included.
- Alongside the Saga, leaflet drops to every household were carried out to invite participation at each 'open day' held. Copies of these notifications are included in **Appendix D**.
- Presentations were also made at the Annual Parish Meetings held during the period of preparation.
- Copies of all the relevant documents and invitations were also loaded on to the village website (<http://www.salhousevillage.org.uk>)

Public consultation

The following community consultation events were held in order to inform and develop the Neighbourhood Plan:

- Initial open day at Jubilee Hall 14th May 2013 to establish the need for and glean ideas and comments for the development of the Plan
- Detailed presentation at the Parish Meeting 28th April 2014, setting out the vision and possible ideas for policies following the initial open day
- Meetings held with village groups and stakeholders
- Open day 28th February 2015 detailing ideas put forward and to discuss proposed draft policies and obtain feedback
- Open day 30th January 2016 to obtain comment and feedback on the Plan prior to finalising for the pre submission consultation
- Detailed summary of the draft pre submission plan included in Salhouse Saga March 2016 inviting comment
- Presentation to Parish Meeting 21/3/2016
- Pre submission consultation 1st June 2016 for 6 weeks

Statutory consultation

In accordance with the Neighbourhood Planning (General) Regulations 2012 the following statutory Consultations were undertaken:

- Application for designation of Neighbourhood Area
- Sustainability Appraisal Scoping Report
- Pre-Submission draft Neighbourhood Plan and
- Sustainability Appraisal
- Habitats Regulation Assessment Screening Report



2. SUMMARY OF CONSULTATIONS

The initial consultation process underpinning and informing the Salhouse Neighbourhood Plan is set out below.

Date: 14th May 2013
Location: Jubilee Hall, Lower Street, Salhouse
Publicity: Leaflet drop to every household, village website, village notice boards
Consultees: Open invitation
Event details: The event was the first public consultation on the Salhouse Neighbourhood Plan.

The local community were invited to attend to learn more about Neighbourhood Planning and to tell Salhouse 2020+ their views on how the village might develop or adapt in the future.

A series of consultation boards (**Appendix E**) were on display, as follows:

Board 1: What a neighbourhood Plan can include and what it cannot include.

Board 2: What would happen if it is decided to proceed?

Board 3: What is a neighbourhood plan and what its preparation must include.

Board 4: The Environment and Landscape – asking for views, whether or not a Neighbourhood Plan is produced.

Board 5: Asked for thoughts as to what Salhouse should be like in 2026.

Board 6: Asked what was disliked about Salhouse and what could be improved.

Board 7: Asked what was liked about Salhouse and how this could be enhanced.

Board 8: Asked what should be done to encourage young people to live in the parish.

Board 9: Asked about housing, identifying what the Parish Plan had identified as the need for the parish. It also explained what a Neighbourhood Plan could not do.

Board 10: Explained what a Neighbourhood Plan could include about housing design standards and asked for any thoughts on this.

Board 11: Opened discussion on Business Opportunities.

Board 12: Asked if allotments were needed and if so where?

Board 13: Explained the need for a sustainability appraisal within a Neighbourhood Plan.

Board 14: Asked if we should proceed with a Neighbourhood Plan.

Members of Salhouse2020+ were present throughout the day to discuss the Neighbourhood Plan with attendees and note down any additional ideas.

Around 100 people attended. Attendees were invited to write their thoughts on 'post it' notes and attach these to the relevant display boards.

Several main themes emerged:

- An overwhelming desire to keep the 'rural' nature of the village and the quality of life of the area.
- Importance of retaining the Shop and Post Office and other businesses.
- Concern over the volume of traffic and its speed.
- Acceptance of the need for housing development but a wish to keep this at low density, small sites, within the settlement limit and in keeping with the village character.

- More housing for elderly.
- Faster Broadband and improved mobile phone signal.
- Improved connectivity between the two parts the village with improved footpaths and cycle ways.

The open day gave Salhouse 2020+ plenty of ideas to pull together and begin to formulate the basics of a Neighbourhood Plan.

Date: 28th February 2015
Location: Jubilee Hall, Lower Street, Salhouse
Publicity: Leaflet drop to every household, village website, village noticeboards
Consultees: Open invitation
Event details: Beginning of formulation of policy areas and request for comment and feedback

A series of presentation boards were on display (**Appendix F**)

Board 1: Playing Field and Community Facilities – views sought on how to improve and increase the use of the field and other facilities.

Board 2: Our environment – Comments and thoughts needed to develop environmental policies.

Board 3: Sheltered Housing – views sought on where this should be and likely demand.

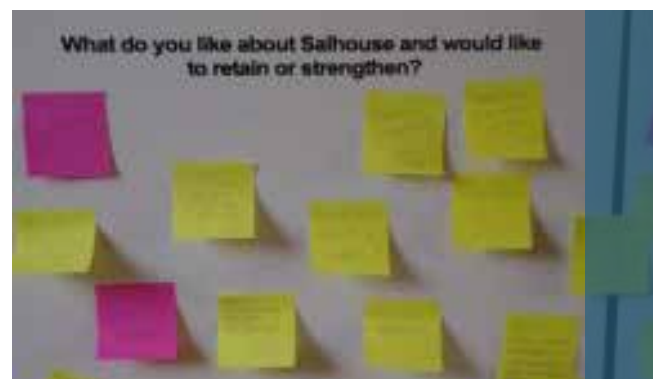
Board 4: Employment Opportunities – views sought as to how more employment opportunity might be brought to Salhouse.

Board 5: Salhouse – one settlement or two? (Salhouse is a disparate village in two parts and views were sought as to how to link the two more effectively)

Board 6: Housing – Do we need more housing? Why development might be beneficial to Salhouse – thoughts and comments sought.

About 150 people attended the open day. Feedback forms were available to provide Salhouse 2020+ with written comments.

Pictured right: Open Day 14 May 2013



SALHOUSE PUBLIC CONSULTATION FEEDBACK

Overall the comments received were very similar to those received from the initial consultation and served to reinforce the direction that the neighbourhood plan should take.

The main themes were again a desire to maintain the current character of the village, making more use of the playing field and retaining the present environment and facilities such as the shop and public house, allowing housing development on small sites within the settlement area and having more mixed housing stock. Most comments received related to connectivity between the two parts of the village and volumes of traffic.

Comments:

| | |
|--|--------------|
| Playing field usage: | 38 |
| Footpaths, Cycle ways and Traffic Management: | comments 125 |
| Sheltered and Rental/ Owned Housing: | comments 60 |
| Environment and Facilities: | comments 38 |
| Employment: | comments 40 |

Date: 30th January 2016
Location: Jubilee Hall, Lower Street Salhouse
Publicity: Leaflet drop to every household, village website, village notice boards
Consultees: Open invitation

Event details. The draft of the Neighbourhood Plan and the Sustainability Appraisal Scoping Report were on display, with members of Salhouse 2020+ available to discuss the policies with residents. The event was shared with the Parish Council who wished to use the opportunity to obtain ideas from residents as to how the playing field could be put to better use.

The objective of the event from the Neighbourhood Plan group point of view was to test first full draft of policies.

Outcome. Approximately 150 people attended the event.

Attendees agreed overwhelmingly with the draft policies with most comments relating to possible improvements to the rural footpath network around Salhouse. There were no suggestions put forward as to amendments deemed necessary to the draft Plan.



3. SUMMARY OF PRE-SUBMISSION (REGULATION 14) CONSULTATION

Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, requires that:

'Before submitting a plan proposal to the local planning authority, a qualifying body must –

- (a)** Publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area –
 - (i)** Detail the proposals for a neighbourhood development plan;
 - (ii)** Detail where and when the proposals for a neighbourhood development plan may be inspected;
 - (iii)** Detail of how to make representations; and
 - (iv)** The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
 - (b)** Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan;
- and
- (c)** Send a copy of the proposals for a neighbourhood development plan to the local planning authority.'

The following section demonstrates how the Salhouse Neighbourhood Plan pre submission consultation fulfils these requirements.

PRE-SUBMISSION CONSULTATION TIMESCALE

The Pre-Submission Draft Salhouse Neighbourhood Plan and Sustainability Appraisal were circulated and deposited for consultation from 1st June 2016 for a six week period.

Publicity

There were two elements to the publicity for the Pre-Submission Consultation; the first was aimed at ensuring the community were aware of the consultation, where to locate a copy of the document and how to comment, and secondly to notify all statutory consultees of the consultation period.

Community publicity

With regards to the publicity for the community, the pre-submission consultation was publicised via Village notice boards, Salhouse Saga and the village website.

Consultee publicity

Broadland District Council provided a list of suggested consultees (over 40) and in addition to sending copies of the Plan and Sustainability Appraisal to them, local landowners were also advised of the consultation and sent copies of the documents.

Documents

Hard copies of the pre-submission documents and comments forms were available at the following locations:

- Village Hall (Jubilee Hall)
- Salhouse Post Office
- Salhouse Bell – public house
- Parish Clerk

Electronic copies were also available to download from Salhouse Parish Council website.

Responses

Consultees were invited to comment on the pre-submission draft documents by completing a consultation response form either in hard copy or electronic copy and submitting to either the Salhouse Parish Clerk or to Salhouse 2020+. Copies of the consultation response form were available at the locations where the pre-submission draft was deposited and 'word' versions available on request. A copy of the form can be found at **Appendix G**.

A total of 7 responses were received. Details of responses received are available at **Appendix H**. All responses were documented and Salhouse 2020+ reviewed the comments and considered whether any amendments were necessary to the submission draft. The Salhouse 2020+ response to the consultation comments are also shown on **Appendix H**.

4. CONCLUSION

The Salhouse Neighbourhood Planning Group (Salhouse2020+) carried out a comprehensive programme of consultation throughout the development of the Salhouse Neighbourhood Plan.

Salhouse 2020+ consider that all the key stakeholders, both statutory and non-statutory were involved in the consultation process in the development of the plan and that the consultation reached a wide range of interested parties.

The comments received throughout and specifically in response to the pre-submission consultation draft Neighbourhood Plan have been addressed in so far as they are practicable and compatible with the joint core strategy and the Government's National Planning Policy Framework.

This Consultation Statement and the supporting consultation reports are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

APPENDIX A

Terms of reference for the Salhouse Neighbourhood Planning Steering Group (to be known as 'Salhouse 2020+')

The group will be constituted as a Working Party of the Parish Council.

Purpose

The main purpose of the group is to prepare a Neighbourhood Plan for the parish, on behalf of the Parish Council, in line with the requirements of the Neighbourhood Planning (General) Regulations 2012, which sets out policies and proposals that seek to address the community's aspirations for the area.

In undertaking this role, the group will:

- 1.** Ensure that Neighbourhood Planning legislation, as set out in the Neighbourhood Planning (England) Regulations 2012, are followed in the preparation and submission of the Neighbourhood Plan.
- 2.** Set out a project timetable, featuring key milestones, and a budget for preparing the Neighbourhood Plan.
- 3.** Seek appropriate funding to meet the costs of developing the plan.
- 4.** Plan, manage and monitor expenditure incurred

in the preparation of the plan and report back to the Parish Council on these matters.

5. Report regularly to the Parish Council on progress with the preparation of the Neighbourhood Plan and make recommendations on any proposed content of the Plan.

6. Seek to gather the views of the whole community, including residents, groups, businesses, landowners etc., in order to inform the development of the Neighbourhood Plan.

7. Liaise with Broadland District Council and other relevant authorities and organisations in order to make the plan as effective as possible and to ensure that it remains in conformity with local, national and European planning legislation.

8. Be responsible for the analysis of evidence gathered from the community and elsewhere, development of local policies, and the production of the Neighbourhood Plan.

Membership

The group will include up to 12 members, including representatives of the Parish Council and any interested members of the community. The group will elect: a chairperson, a vice-chair, a secretary, and a treasurer as deemed necessary.

All members of the group must declare any personal interest that may be perceived as being relevant to any decisions or recommendations made by the group. This may include membership of an organisation, ownership or interest in land or a business or indeed any other matter likely to be relevant to the work undertaken by the group.

Meetings

The group shall meet every month, or as may be required. Notice of group meetings shall be given to its members, by email or post, at least five working days in advance of the meeting date.

Decisions on operational matters (relating to the process of preparing the Plan) shall be determined by a majority of votes of the group members present and voting. In the case of an equal number of votes, the chairperson shall have a casting vote.

Decisions on matters relating to proposed content of the Plan shall be made by the full Parish Council, following consideration of recommendations made by the group.

The group may decide the quorum necessary to conduct business – with a minimum of four members.

Notes summarising group meeting discussions will be circulated to members of the group and published on the village website as soon as practicable after each meeting.

Working Parties

The group may appoint its own working parties as it considers necessary, to carry out functions specified by the group. Each working party should have a nominated chair but this person does not have to be a member of the group.

Finance

A clear record of expenditure, where necessary supported by receipted invoices, will be kept by the Parish Clerk. Members of the group, or a working party, may claim back an expenditure that was necessarily incurred during the process of producing the Neighbourhood Plan.

The Clerk will report back to the group actual expenditure for the project and enable payment of invoices to be made, as required.

Changes to the Terms of Reference

These Terms of Reference may be altered and additional clauses added. Any such alterations must have the approval of the full Parish Council.

APPENDIX B – NP designated area application

Richard Squires
Community development & Liaison Officer
Broadland District Council
Thorpe Lodge
1 Yarmouth Rd
Thorpe St. Andrew
Norwich
NR7 0DU

Dear Richard,

Salhouse Neighbourhood Plan – Designated Area.

We wish to formally apply for designation of the area to be covered by the Salhouse Neighbourhood Plan. We propose that the Plan will cover the whole of the Parish of Salhouse as shown on the attached map. This area is chosen as the Parish Council is elected to look after the interests of the whole Parish and it is not felt appropriate to exclude any of the Parish from the Neighbourhood Plan Designated Area.

This application is being made by Salhouse Parish Council.

Yours sincerely

Parish Clerk

APPENDIX B2

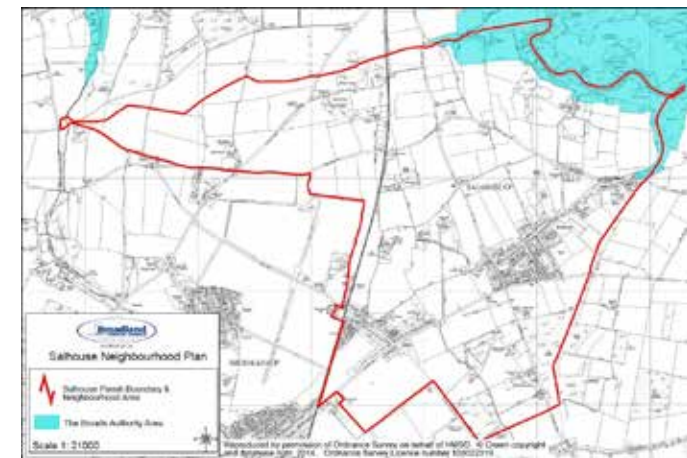


PUBLIC NOTICE

APPLICATION FOR DESIGNATION OF NEIGHBOURHOOD AREA

In accordance with the Neighbourhood Planning (General) Regulations 2012, **Salhouse Parish Council** has made an application to Broadland District Council and The Broads Authority to designate a Neighbourhood Area, for the purposes of developing a Neighbourhood Plan.

The area that the Parish Council wishes to designate is that making up the civil parish of Salhouse, as shown by the map below:



The Parish Council is the relevant body to make this application, for the purposes of section 61G of the 1990 Act.

Anyone wishing to comment on this Neighbourhood Area application must do so before **5.00pm on Monday 27th October 2014** by writing to the Spatial Planning Manager, Broadland District Council, Thorpe Lodge, 1 Yarmouth Rd, Norwich, NR7 0DU or emailing neighbourhoodplans@broadland.gov.uk

The full Neighbourhood Area application can be viewed in the following locations:

- Broadland District Council's website (www.broadland.gov.uk/neighbourhoodplans)
- The Broads Authority website (www.broads-authority.gov.uk)
- Salhouse Parish Council website (www.salhousevillage.org.uk)
- Broadland District Council offices
- The Broads Authority offices
- Wroxham & Blofield Libraries

APPENDIX B3

Appendix B – Email from BDC confirming acceptance of designated area

Salhouse Neighbourhood Area Application

Subject: Salhouse Neighbourhood Area Application
From: Victoria Frost <Victoria.frost@broadland.gov.uk>
Date: 14/01/2015 12:39
To: "salhousepc@btinternet.com" <salhousepc@btinternet.com>, 'Nick' <nicktaylor01@talktalk.net>

Hi Daphne/Nick

The Neighbourhood Area application has been approved by cabinet this week which is good news. We have spoken to our colleague at The Broads Authority and they have confirmed that they too have agreed to the designation.

This is the first formal stage of the process completed and work can continue with the draft neighbourhood plan and policies. How are things progressing at the moment? Is there anything that we can offer any help with currently?

Look forward to hearing from you soon

Regards
Vicky

Vicky Frost
System Administrator & Neighbourhood Plans Officer
Broadland District Council

Tel: 01603 430513 (Mon-Tues) / 01603 430112 (Wed-Fri)

www.broadland.gov.uk
victoria.frost@broadland.gov.uk

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APPENDIX C –

Articles published in *Salhouse Saga*, the village's quarterly parish magazine

SALHOUSE SAGA

Article July 2013

Over 150 Houses awarded planning consent in Salhouse – and the Neighbourhood Plan

We know we live in a time when there is always pressure to develop 'cheap' land – often agricultural – but what many people living in Salhouse do not realise is that in 1935 a scheme for Salhouse Old Hall was advertised as having received consent allowing a development of 156 houses on land between the railway station, Norwich Road and Salhouse Hall. Four shops were included in the scheme, which was described as 'select' with no properties having a value less than £650. Each plot would measure at least 40' frontage by 160' depth.

At the time the scheme was apparently so unremarkable it did not even get a mention in the parish council minutes – how times have changed! The development never got off the ground (although a few plots were probably sold on Station Road and Norwich Road) – I can only assume by the delay caused by the impending war and the expansion of New Rackheath in competition.

Today we are very conscious of the need for housing, but also to need to protect farmland and countryside. Many of us feel that the proposals by Broadland are a step too far, and need to be looked at again. Many villagers also feel that some expansion is required to

enable us to retain the services – including the pubs, hairdresser, shops, village hall and school, and to allow more local people to be able to live locally.

The 'growth triangle' where all the development is proposed does include part of Salhouse, but most of the village lies outside the direct zone where development is proposed – but 10000 to 15000 new homes on our doorstep is certainly going to have a dramatic impact on Salhouse itself.

With this in mind the Parish Council organised an open day to allow villagers to give their views on whether we should prepare a Neighbourhood Plan. Unlike the Parish Plan this would set out how the village would see land in the village being used in future, and if approved (which is in part a process in which residents participate), then this plan becomes part of the agreed district planning process. The only thing the village cannot change is anything that has received consent or is in a plan already, of which there is very little.

The outcome of the open day was support for the preparation of a Neighbourhood Plan for the village. One meeting has been held, and the second is with Broadland Council at the Jubilee Hall on the 24th July at 7.30 – all welcome – but I expect you will not have seen this until after that date. However,

the more people who can give up a small amount of time to help the better as it improves the result and gives us more certainty of the plans approval and subsequent adoption. If you would like to find out more please contact the parish clerk and we will get back to you for a no obligation discussion.

We intend to approach all groups, businesses and of course the school as part of this process and we will make sure it is truly representative! Your Village needs Your Help!

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SALHOUSE SAGA

Article April 2014

Here are our initial thoughts to formulate a Neighbourhood Plan for Salhouse that we aired at the Parish Meeting on 28th April.

We would appreciate hearing from residents – please contact us on **salhouse2020@gmail.com** or on twitter **@salhouse2020** or write to the **Parish Clerk** with your views

Initial thoughts on a Vision for Salhouse prepared by Salhouse 2020+

VILLAGE FOCUS

Salhouse has effectively become 1½ villages and 'Station Road' needs to be brought into the main village. The creation of a good path from the Bell Lane to Station Road will not only link the two parts of the village but also encourage more villagers to use the train station. At the moment if anyone has to get into their car to go to the train station are more likely to carry on to Norwich by car.

Should we create a village green?

A natural focal point for the village that creates a real 'village feel' for Salhouse, which, with its somewhat disparate parts at the moment, it does not have at the moment.

Community Wood?

Heritage

Recognise, maintain and enhance the heritage of the village.

RECREATION AND AMENITIES

Included in the plan should be measures to encourage villagers to stay in the village once they start to become less mobile. Currently due to few facilities once they lose their independence (ability to drive) they have little option but to leave the village or rely on the internet, family and public transport. Using the Jubilee Hall as a multifunction facility, doctors, (dentist may be too much) health clinic etc. will at least give those individuals that option to stay in the village.

We need to ensure we keep the facilities we have – school with play group, sports field which could become more dedicated with a pavilion and multi sports area, pub, shop, hairdresser, Jubilee Hall full of activities, businesses in Wood Green, the Garden Centre but with a safe footway from the village.

Create an Allotment area?

Residential care facility?

e.g. (Residential home, day support facility plus some housing with care adjoining)

Church

Ensure that the church on Bell Lane becomes more linked to the village, consider extension of churchyard and car park shared with walkers.

EMPLOYMENT

Tourism

Enhance Salhouse Broad as a visitors' attraction, cycle hire, tea room, nature walks, and circular cycle route around village with possible links to Wroxham.

Use the new circular paths and Broad to develop tourism – visitor accommodation, more facilities

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at Broad including dyke for small craft up to extended Broad car park, cycle hire etc. Camp sites / holiday cabins.

Agriculture to remain predominant

Enter and leave Salhouse through fields.

Local Farm / Education / Farm shop

Link a small farm to educational centre producing supplies potentially for local restaurants and shops.

A new education facility between Broad and agricultural land for use by school as well as available to many other groups as a facility to promote appreciation and understanding of Salhouse and its countryside.

Shop (s)

With the loss of the current shop all the villagers now have to rely on out of town supermarkets, Wroxham or the internet for their needs. The village needs at least one shop; the right shop is often as much as a village centre as a green communal area.

Local Pub / restaurant

With the Bell now re-opened, we want a community that will be able sustain this vital element of village life.

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Jobs – land for development

Small industrial units/or look at how we can improve the units on Station Road.

Job creation via the activities above.

An edge of village area for job creation such as the site in Muck Lane.

Technology

Younger people looking at moving or first time purchasing use technology availability in their selection process. Therefore within the plan space should be provided for either a phone mast or a way of adding it to an existing structure to make it less obvious.

HOUSING

A bold vision that looks at housing provision over the very long term and plans for sustainable growth over a long period that enhances rather than overwhelms the village and that looks at ways the village can be improved, not just have a large number of new homes imposed upon it.

Housing development must be in keeping with the village character, namely maintaining streetscapes and the sense of place, with linear developments instead of housing estate 'field by field' type developments as typified by the new housing on the former garage site (and probably Norwich Road too) and appropriate infill and backfill that does not detract from the character of the streets. Field by field growth model has failed to produce a sustainable growth for villages and small towns. Edge of town suburban form is parasitical on historic core and, if not well conceived, undermines the integrity of original settlement.

We need a quality housing offer to suit differing life stages and economic positions, i.e. from 'affordable' housing to executive 4 – 5 bed executive homes to maintain a good social mix in the village. What the village should do is try and steer the design and density because without it future developments will be like the garage site or worse. The standard development model where land is sold to a house-builder and a large number of houses is put up in one go can overwhelm a village.

Should we allocate a site divided up into very small plots augmented with residents only community garden and small allotments – purchase only & no

letting, Salhouse residents offered opportunity first? – low cost plots would enable first time buyers to get on the ladder, and older residents to create a small retirement home - self build plus contractor build

PUBLIC TRANSPORT

Linked footpaths and cycle ways

Create circular routes including Broad and Station, link to clear crossing points on main roads.

Railway Station

Improved foot/cycle path to Salhouse station.

Ensure retention of railway station and encourage improvement of facilities. Up side station buildings potential site for village archive?

SALHOUSE SAGA

Article November 2014

Salhouse Neighbourhood Plan

First of all we would like to thank those residents who have commented upon the initial ideas. Some very interesting thoughts have emerged and these views are much appreciated. We encourage feedback and can assure you that all your views will be carefully considered.

Some of the steering group recently met with Broadland District Council as we have, at all stages, to be sure that any proposals we put forward to include in the plan meet with the legal criteria. As a result of the discussions, it has been decided to concentrate on the following areas and develop policies to cover these aspects:

Playing Field – could further use be made of this facility, thus enhancing its value to the village?

Broad development, Tourism, Circular walks, Streetwood, Footpaths, Cycleways etc. – can we find ways to encourage more visitors which will in turn help with the viability of shops, public houses and other businesses, at the same time improving the environment for the village as a whole?

Sheltered Housing – investigate the need in the village as this has been mentioned by several residents.

Employment – what can be done to keep and enhance the opportunity for employment within the village?

Station Road / Rest of village – accept things as they are but look at ways to enhance the Station Road part of the village and possible ways to improve links with the rest of Salhouse.

Policies for future housing – look at policies for design and density rather than any specific sites.

Once we have more detailed proposals on these aspects, we will arrange a public meeting so that all have the opportunity to discuss these directly with the group and we can finalise what should be moved forward to the Neighbourhood Planning document.

We are still very much in the early stages of developing the Neighbourhood Plan so there is plenty of time to adjust any proposals.

As a matter of general interest, nationally there are now over 1000 plans underway, with 28 having had successful referenda. In Broadland two plans have been successfully adopted – Sprowston and Strumpshaw, and several parishes are working on plans. Our group meet with these other parishes to exchange thoughts and ideas.

If you would like to put forward any thoughts, or ideas for consideration, please contact us by email at salhouse2020@gmail.com or salhousepc@btinternet.com or write to the **Parish Clerk**.

Nick Taylor
Chairman

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SALHOUSE SAGA

Article March 2015

Salhouse Neighbourhood Plan

Those of you who attended the consultation on 28th February will know that we are well on the way to preparing a Neighbourhood Plan for Salhouse.

At the open day we put forward the areas that are under consideration and we were pleased that over 100 residents were able to attend and discuss the ideas with our team. We have a wealth of feedback which we are now analysing.

The initial result seems to suggest that we should continue with the six policy areas under consideration. Most support was for proposals on the environment, sheltered housing and linking the two parts of Salhouse more effectively with improvements to the footpaths. Design and density of any future housing and improvements to the playing field also featured high on the list. There seems little that we can do about enhancing employment opportunities although we have had various ideas put forward to improve existing facilities. Once we complete the analysis we will have further discussions with interested parties and begin to produce the policies for inclusion in the plan.

In case you missed the presentation, copies of the posters will be available via the village website and we are happy to email individual copies to anyone interested. We will, of course, keep residents advised as we progress. We welcome any additional views, which can be sent to our Email address **salhouse2020@gmail.com** or writing to the **Parish Clerk**. Alternatively, you can find us on Twitter **@Salhouse2020**.

In addition to specific policies relating to land usage, a Neighbourhood Plan is able to identify the physical things that are important and worth preserving in a village. These may include, for instance, an area of woodland, a pond, a building that is not otherwise listed, streetscape or an important vista. Whilst this list does not give absolute protection to the things that are identified, it does strengthen the opportunity to have protection applied by alerting the planning authority and will ensure they are considered when planning applications that may affect them are received.

Please let the Neighbourhood Plan team know your views by contacting as above.

All of this is very important, as, once approved by referendum within the village, the Neighbourhood plan becomes part of the Broadland District Council Local Plan and as such has legal standing.

SALHOUSE
2020+

A vision for a thriving village

SALHOUSE SAGA

Article July 2015

Salhouse Neighbourhood Plan

From the last edition of Saga you will recall that most support from the various consultations we have held was for proposals on the environment, sheltered housing and linking the two parts of Salhouse more effectively. There were also ideas on the design and density of any further housing, inclusion of 'starter' homes and more use of the playing field as a village facility. It was accepted that there was not much scope for provision of further employment within the village.

Salhouse 2020+ has now almost completed drafting policies on the environment and employment and has had several meetings with Broadland District Council to ensure that what is being proposed is allowable under Neighbourhood Plans (there are fairly tight criteria as to what can and cannot be included). We are now involved in the rather complex and technical part of drafting the plan – the Spatial Scoping Report and the Sustainability Appraisal. It has been suggested that we complete these documents before finalising the remaining policies on housing and linking the two parts of the village.

The Spatial Scoping report is basically a detailed description of Salhouse, what we are seeking to achieve with the Neighbourhood Plan and why.

The Sustainability Appraisal is a detailed document to confirm that all policies have been checked against and are in compliance with higher level planning criteria and requirements e.g. Joint Core Strategy, Broads Authority plans, Natural England etc. etc.

A small working party is dealing with these documents and, once they are completed, we will finalise the remaining draft policies. The document will then be put before the Parish Council for formal approval.

We will then hold a further 'open day', the draft plan having been made available for residents to see and comment upon, before it is finally sent to BDC to seek approval from various regulatory authorities and submission to an independent examiner.

Once all these hurdles are cleared, the plan will be put to the village for approval by means of a referendum. If passed, the plan then becomes a legal document and part of the local development plan for our village.

We would like to think that we can achieve all of this by the end of the year.

SALHOUSE
2020+

A vision for a thriving village

SALHOUSE SAGA

Article November 2015

Salhouse Neighbourhood Plan

We are almost at the stage of producing the Draft Neighbourhood Plan but not quite.

The draft Sustainability Appraisal Scoping Report has been checked over by Broadland District Council who have suggested some minor changes to try to ensure its smooth passage through their consultation stage with the statutory bodies – this lasts 5 weeks.

The policies have been drafted and checked over by our planning consultant. He has put forward some changes to the wording to clarify the policies.

We are now drafting the Neighbourhood Plan itself. Most of the wordings are ready and we propose to bring these into a single document in the middle of November. This will be carefully checked and then illustrated with maps and photographs so that the draft can be finalised by mid-December.

The policies have been produced as a result of feedback from the various consultations, meetings and literature. As we have previously said, the vision for the Neighbourhood Plan is to ensure that Salhouse remains a thriving village, to preserve the village identity and enhance the links between the two parts of the village. Also to maximise opportunities for walking and cycling.

Neighbourhood Plan – Objectives

1. The majority of land within the parish boundary remains in agricultural use to retain the historic and current identity of the community.

2. The shops and post office, public houses, hairdresser, playing field, play equipment, school and Jubilee hall are all retained and supported to provide a thriving village.
3. Planned residential development is allowed to enable the key objectives of this plan to be met, with such development appropriate to a non-urban setting, avoiding inappropriate 'field by field' development, which has become prevalent throughout the country.
4. Key buildings and features important to the village of Salhouse are identified for retention and protection where appropriate for their setting.
5. Planned appropriate commercial development is identified to allow the development of appropriate businesses providing jobs and services within Salhouse.
6. The village serves all generations with facilities including those for the younger and older residents.
7. Opportunities for additional cycle/foot/bridle paths linking key parts of village are investigated for the use of local people and tourists alike.
8. The community to become well connected by mobile telecommunication and improved broadband.

There is a statutory 6 week consultation period when the 'pre submission draft' can be inspected and commented upon by the residents, businesses and other interested parties. Whilst we would probably be in a position to start this consultation at the end of December we do not feel that it is appropriate to

include the Christmas / New Year period within the consultation period. We are now, therefore, intending to hold an Open Day to start the consultation period on 30th January 2016.

We plan to do a 'leaflet drop' to each household within the parish during the second week in January to very briefly summarise what will be in the plan and inviting them to the Open day. We will also at that time let you know where the plan will be available to read.

After the consultation period the Plan will be re-examined in the light of any comments received and amended if appropriate. The final document is then sent to Broadland District Council to arrange for the statutory independent examination and further consultation. Assuming these hurdles are satisfactorily crossed the plan will then be put to the village in a referendum to approve its adoption.

Nick Taylor
Chairman Salhouse 2020+

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SALHOUSE SAGA

Article March 2016

Salhouse Neighbourhood Plan

Thank you to all those who attended the recent open day and were able to discuss the plan and let us have your thoughts on the proposed policies. We have now collated these and are considering them as we finalise proposals.

For the benefit of those unable to attend the information provided at the open day is given below. We would welcome any further thoughts you may have as soon as possible as we are now in the final stages of preparing the documents for statutory consultation. Your comments can be sent to the **Parish Clerk** or sent to our email address: **Salhouse2020@gmail.com**

Where are we now?

- The Sustainability Appraisal Scoping Report has now completed the statutory consultation stage with the relevant bodies – we have to make one or two minor amendments.
- We need to finalise the precise wording of the policies to ensure compliance with higher level policies and complete one or two minor sections of the Plan.
- We then have to complete a sustainability summary for each policy.
- Next, the Plan goes to a public consultation for 6 weeks.
- Views are taken into account and amendments made if appropriate.
- The Plan is submitted for Independent Examination.

- When the Plan has passed the examination (we are told this could take about 6 months) there will be a referendum within the Parish to confirm its acceptance.
- Once accepted it becomes an integral part of the Broadland District Council Local Plan.

As for the Plan itself, the proposed policies, which have been formulated from feedback at the several open days and other discussions with various parties, are:

HOUSING

H1 - New Housing Development

New housing development will normally be within the defined settlement boundary for the village. Any new housing development should consist of single dwellings or small scale developments (up to 5 dwellings) with positive support for smaller units of accommodation (up to three bedrooms). All new housing should be designed to be in character with the local surrounding area, respecting the semi-rural nature of the village and its conservation area designation.

H2 - Housing Mix

The plan supports a mix of house types, including a high quality of housing design that suits differing life stages and economic positions.

H3 - Provision of Sheltered Housing within the village

The development of new sheltered housing will be welcomed. Any new sheltered housing should

be compatible with the local surrounding area, of an appropriate size for the village and respect the amenities of neighbouring uses. This may be considered outside the settlement limit if there is specific justification and the site is appropriate.

ENVIRONMENT

OE1 Development and the Natural Heritage

The Plan supports development which avoids damage to the natural heritage – where damage cannot be avoided there must be restoration of a similar nature either on site or elsewhere in the village.

OE2 Protection of Green Spaces

The Plan supports development that has no significant impact on green spaces which are felt by the village to be of particular value.

OE3 Enhancement of our Natural Heritage and Green Spaces

Proposals which have an overall net benefit for the natural 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.

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A vision for a thriving village

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.

OE4 Protecting Our Dark Night Skies

Development proposals should include provisions for conserving dark skies, which is a highly valued feature within the village. Given the value attached to the village's dark skies, proposals for street lighting will be resisted unless required under legislation.

OE5 Protecting Landscape Quality

Development that maintains or enhances the quality of the village landscape will be supported. Development which significantly impacts on the village landscape will only be acceptable if suitable mitigation or enhancement is secured. The Salhouse Conservation Area Character Statement 2013 will be the benchmark against which proposals will be assessed.

OE6 Managing Land Use Change

The Plan supports development or land use change which provides additional assets while also maintaining the quality of the village landscape. Change of use from commercial or agricultural land to allotments, sports fields, village green or public open space would all be viewed positively.

OE7: Promoting Improved Connectedness in the Parish

Developments which improve foot and cycle connections between village assets will be regarded favourably, as long as they do not have significant

negative impacts on other features of heritage value in the village.

OE8: Promoting a Safer, Low Carbon Village

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

EMPLOYMENT

EMP1 Existing facilities

The plan supports improvements to the existing Wood Green commercial area and the inclusion of provision for starter units. The loss of other existing smaller businesses within the village will be resisted unless alternative provision is provided elsewhere within the village in an appropriate location.

EMP2 New facilities

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

GENERAL PROJECTS

The Information Base

The Parish 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.

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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.

Enhancement of the playing field

The Parish Council have sought your views on this. If planning permission would be required to implement your views, it may be necessary to include a specific policy within the plan rather than deal with this as a project.

Watch out for information from Salhouse 2020+ to let you know the start date of the Public Consultation and where copies of the Plan and Sustainability Appraisal can be viewed. We hope that this process will start before the end of May.

Nick Taylor
Chairman Salhouse 2020+

SALHOUSE SAGA

Article July 2016

Salhouse Neighbourhood Plan

At the time of writing, the Pre-submission draft of the Neighbourhood Plan and the Sustainability Appraisal are the subject of the Pre-submission Consultation as required under Regulation 14 of the Neighbourhood Planning Regulations 2012. The consultation started on 1st June 2016 and ends on 14th July 2016.

All the documents are on the village website and hard copies have been available at the post office, the Bell and the village hall. These documents have also been sent to about 40 separate organisations and stakeholders.

At the end of the 6 week period we need to carefully consider any representations made and make adjustments to the plan if deemed necessary. In any event we have to detail our response to representations for the examiner.

We still have to prepare the Basic Conditions Statement (showing how the Plan conforms to the relevant legislation and existing local planning regulations) and the Consultation Statement (detailing all the consultations and contact with stakeholders we have held and providing copies of all documents issued).

Once this is all done we submit the final plan to Broadland District Council who organise yet another consultation and then arrange for independent examination. Assuming that we clear all these hurdles the Plan will finally be the subject of a referendum within the village and if approved will then become part of the BDC Local Plan.

Still a way to go but we are in the home straight!
We will keep you posted as we progress through the final stages.

Nick Taylor
Chairman Salhouse 2020+

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APPENDIX D – Leaflet drops

SALHOUSE 2020+

A vision for a thriving village

April 2014

@Salhouse2020

NEIGHBOURHOOD PLAN

WHAT IS THE PLAN?

The Localism Act introduces powers for local communities to produce a new type of community-led plan known as a Neighbourhood Plan. These plans will set out policies on the development and use of land in a parish or 'neighbourhood area'.

That means that we, as residents of Salhouse, will have a big say in what happens to our village in the future.

We have established **Salhouse 2020+ - A Vision for a Thriving Village** to put together a Neighbourhood Plan for Salhouse.



Salhouse 2020+ is a group of Salhouse parish councillors and residents who are recognised by Broadland District Council to establish a Neighbourhood Plan for Salhouse.

AN IMAGINATIVE VISION

Our aim is to come up with an imaginative vision for the future: to maintain a thriving community that is a great place to live for all its residents and to preserve the essential character of our Broadland village.

And we want to get it right – which we can only do with input from people in the village. We are at the early stages but, once the plans and ideas are formulated, there will be a referendum when you can vote on the ideas.

MAKE A DATE FOR YOUR DIARY

Come and hear about the Neighbourhood Plan and how you can influence it at the annual **Parish Meeting** on **Monday 28th April at 7.30pm** in the **Jubilee Hall, Lower Street.**

SALHOUSE 2020+

A vision for a thriving village

NEIGHBOURHOOD PLAN OPEN DAY

Saturday, 30th January 2016
10am to 4pm
Salhouse Jubilee Hall



The final drafting of the Neighbourhood Plan for Salhouse is now nearing completion and the formal 'pre-submission consultation' will start shortly.

We would like to invite all Salhouse residents to come and see and discuss the policies that are being proposed. We have put these together based upon the comments, ideas and issues raised at our previous consultation events at the Jubilee Hall.

Playing Fields

Salhouse Parish Council are also seeking your views on developing a 'Master Plan' for the improvement of the playing fields and thoughts on footpath improvements around the village, which are also specific projects we want to include on the Neighbourhood Plan.

Do please take a few minutes to come along to the Jubilee Hall on Lower Street and find out more. We look forward to seeing you.

Don't forget to follow us on Twitter too @Salhouse2020

SALHOUSE 2020+

A vision for a thriving village

February 2015

@Salhouse2020

NEIGHBOURHOOD PLAN

The Localism Act introduces powers for local communities to produce a new type of community-led plan known as a **Neighbourhood Plan**. These plans will set out policies on the development and use of land in a parish or 'neighbourhood area'.

That means that we, as residents, will have a big say in what happens to our village in the future.

Salhouse 2020+ is a group of residents putting together our Neighbourhood Plan. We are now inviting you to let us have your thoughts, comments and ideas on the key issues that we have put together to date as part of our vision for a thriving village.

So please come along to our open day at the Jubilee Hall on Lower Street on **Saturday 28th February between 10 am and 4 pm.**




Salhouse 2020+ is a group of Salhouse parish councillors and residents who are recognised by Broadland District Council to establish a Neighbourhood Plan for Salhouse.

APPENDIX D – Leaflet drops

Here are some initial ideas for inclusion in the Neighbourhood Plan. We have been told that our proposals are “....ambitious, but possible”. What do you think?

HOUSING

The 2020+ Vision will look at housing provision over the long term. It will plan for sustainable growth that enhances our village, rather than overwhelms it. **Housing development should be modest and in keeping with the village character.**

We need quality housing that suits differing life stages and incomes. We want to maintain the good social mix of our community.

The village should steer the location, design and density of future housing.

A BETTER SALHOUSE

What should the village have in return for providing housing?

A single village

- How can the Station Road and Lower Street ends of the village best relate to one another?
- A good foot and cycle path from Bell Lane to Station Road
- A footpath along Norwich Road from its junction with Mill Road and Station Road

Village hubs

- A village green to create a real ‘village feel’ for Salhouse
- A community wood for future generations

Heritage

- Conservation of key buildings, features and wildlife

Recreation and Amenities

- A thriving village which supports its pub, shop(s), hairdresser, the businesses in Wood Green and the Garden Centre – including a safe footpath from the village
- Greater use of the Jubilee Hall with a dentist, health clinic and so on
- A thriving primary school and playgroup supported by the community
- A well supported sports field, with perhaps a pavilion and multi-sports area
- A village that can attract new businesses and jobs for local people
- If there is demand, some village allotments
- A residential home, day support facility or housing with adjoining care, so that older residents can remain in the village



All Saints Church

- Improve links to the Church which is isolated from the village
- Consider an extension of the churchyard
- A car park shared with walkers

Tourism

- Improve the facilities that attract and hold tourists in the village. These could include: circular cycle routes; a tea room; village nature walks; improved facilities at the Broad such as a boat dyke and expanded cycle hire; and more visitor accommodation

Agriculture

- Agriculture should be the main focus of the parish
- Access to the village should always be past fields

- We could develop an on educational facility to p understanding of our co
- Somewhere where loca produce can be bought

Jobs

We want to create local j should consider improv on Station Road, or deve such as Muck Lane.

Technology

- We want to improve th Broadband and its mo signal. This may requir

Railway station

- We must retain the ra
- The station building is should be conserved. viable use

SALHOUSE 2020+

A vision for the future

August 2014

@Salhouse2020

THE SALHOUSE NEIGHBOURHOOD PLAN

A **Neighbourhood Plan** describes how our community wants our village to develop in the future. Introduced under the Localism Act, it is a legal document and, once accepted, forms part of the District Council's local Area Plans.

Salhouse 2020+ has started the discussion about what the Neighbourhood Plan should contain. There are suggestions for development, new facilities and how the village could improve over the next 5-10 years. It is just a starting point. It is YOUR Plan, so we need YOUR ideas and views. The Plan will then be put to a parish-wide referendum.



THE SALHOUSE 2020+ VISION

Our aim is to create and maintain a thriving community that is a great place to live, while conserving the character of our Broadland village.

We want Salhouse to be a village that people want to live in and visit. We want a village that can support its school, a thriving village shop, its pub and other local businesses and facilities. We want to direct new development in the village, so that it is sustainable and is a positive influence. We want to take advantage of the funds and opportunities development brings so that it benefits our community.

2020+

Salhouse 2020+ is a group of Salhouse parish councillors and residents who are recognised by Broadland District Council to establish a Neighbourhood Plan for Salhouse.

APPENDIX E – Consultation Boards – Open Day 14th May 2013

Neighbourhood Plan

What a Neighbourhood Plan can include

- It can decide where development should happen in the defined local area.
- It can promote more development than set out in the Local Plan
- It can include policies on design standards.
- It can specify particular requirements relating to each development area.
- It can identify local green space, nature reserves, allotments, play areas, and protect or enhance them.
- It can promote renewable energy projects.
- It can protect important buildings and historical assets.

What a Neighbourhood Plan cannot do

- It cannot conflict with the strategic policies of the Broadland Local Plan, like the Joint Core Strategy
- It cannot undo site specific allocations where these are specified in detail in the Local Plan.
- It cannot be used to block new development that has already been identified - like the low carbon development at Rackheath (formerly known as the Eco Town) along Muck Lane in Rackheath.
- It cannot be used to prevent the allocation of new development in future Local Plans.

If a Salhouse Neighbourhood Plan is developed:

- The Parish Council has been identified as one of the national front runners to develop a Neighbourhood Plan.
- The development of the Neighbourhood Plan will be supported by a grant from Her Majesty's Government via Broadland District Council.
- The Neighbourhood Plan will build on the outcome of the Parish Plan, but only concentrate on planning issues and land usage.
- There will be a need to set up a Steering Group which is led by the Parish Council but will need to include a significant number of other residents as well.
- Guidance and assistance can be sought from Broadland District Council.
- Consultation will take place with residents, landowners and other stakeholders.
- The defined local area will be the whole of the Parish Council area.
- The Neighbourhood Plan will cover the period to 2026.

APPENDIX E – Consultation Boards – Open Day 14th May 2013

Neighbourhood Plan

What it is

- It is a formal planning document.
- It covers a local area, such as a Parish.
- There can only be one Neighbourhood Plan for a particular local area.
- It develops a shared vision for that local area.
- It sets out planning policies on the development and use of land in that local area.
- It involves local people in its development.
- It covers a specified number of years.
- It has to be approved by a referendum of the local area before it can be adopted.
- Once adopted it becomes a main consideration for planning decisions for that area.
- The process has been introduced by the Localism Act 2011.

What a Neighbourhood Plan must involve

- It must have regard to national planning policy.
- A Neighbourhood Plan for our area must be in general conformity with the Joint Core Strategy, Broadland's Local Plan.
- It must demonstrate to an examiner that there has been adequate local consultation while it has been drawn up.
- It must be supported by a Sustainability Appraisal.
- It must be able to be implemented.
- It must be approved by a referendum of the voters in the Neighbourhood Plan area with a simple majority of those voting winning.

The Environment and Landscape

The Parish Council would like your views whether or not a Neighbourhood Plan is produced

- Which environmental issues about the Parish give you concern?
- How can the Neighbourhood Plan ensure that sufficient agricultural land is retained in the Parish?
- Which areas in the Parish do you think are particularly important from a landscape viewpoint?
- Built up parts of the Parish are identified on the map of the Parish.
- Would you like to see green space being recognised in the Neighbourhood Plan?
- The Parish contains areas with a rich biodiversity.
- What steps would you like the Neighbourhood Plan to take to protect and enhance biodiversity in the Parish?

PLEASE PUT YOUR VIEWS ON 'POST- ITS' ON THE NEXT FEW POSTERS

APPENDIX E – Consultation Boards – Open Day 14th May 2013

What do you consider the Parish should be like in 2026?

Please write your answers and comments on a “post-it” note and fix it to this board

What do you dislike about Salhouse and would like to change

Please write your answers and comments on a “post-it” note and fix it to this board

APPENDIX E – Consultation Boards – Open Day 14th May 2013

What do you like about Salhouse and would like to retain or strengthen?

Please write your answers and comments on a "post-it" note and fix it to this board

Younger People

- What should be done to encourage younger people to live in the Parish?

Please write your answers and comments on a "post-it" and fix it to this board

APPENDIX E – Consultation Boards – Open Day 14th May 2013

Housing

- The Parish Plan identified a need for about 30 new houses in the Parish
- There are strict settlement limits (outlined in red on the map) Small scale development is generally allowed within these settlement areas.
- The Parish Plan concluded that new housing should be resisted outside the settlement areas.
- Do you agree with this conclusion?
- Do you think that there should be any small increases in the settlement areas?
- If so, which land should be included in the settlement areas?

Whilst a Neighbourhood Plan cannot change planning and development decisions already made we would none the less like to know:

- Do you agree with the established plans to build 10,000 new homes in the North Eastern Growth Triangle (see map)?

Please write your answers and comments on a "post-it" and fix it to this board.

Housing - design standards

- The Neighbourhood Plan could include a section about the quality of design for new housing.
- This could include such factors as having a low carbon footprint or the amount of space around each dwelling.
- Which factors, if any, do you think that the Neighbourhood Plan should cover?
- Should the Neighbourhood Plan include a policy on the height of boundary fences or walls?
- If so, what should it be?

Please write your answers and comments on a "post-it" and fix it to this board

APPENDIX E – Consultation Boards – Open Day 14th May 2013

Business opportunities

- What types of business should be encouraged?
- Are there types of business that should be discouraged? If so, what are these?
- Where should new business opportunities be sited?

Please write your answers and comments on a "post-it" note and fix it to this board

Allotments

- Is there is a demand for allotments in the village?
- If so, where should these be located?

Please write your answers and comments on a "post-it" note and fix it to this board

- A sustainability appraisal on the development of the Neighbourhood Plan must be carried out.
- This has to identify the characteristics of the neighbourhood.
- It must show which options have been considered in the development of the Plan.
- It has to assess the environmental, social and economic aspects of the options.
- It has to explain the reasoning behind the choice of options to pursue.
- The Sustainability Appraisal is compiled at the same time as the Neighbourhood Plan is developed.

ONE VOTE PER PERSON ONLY PLEASE

[illegible]

Please leave your name and contact details.

APPENDIX F – Consultation Boards – Open Day 28th February 2015

SALHOUSE

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2020+

A vision for a thriving village

HOUSING

Salhouse has wide variety of housing with a good social mix of people.

Recent development on the old garage and proposed new homes adjacent to Norwich Road (mix of private and affordable) means **the village has met its official quota of new housing**, at least for the time being.

SO WHY TALK OF MORE NEW HOUSES?

Village has always grown organically by c.5 new houses per year (excluding the larger new estates). Equates to at least 50 new homes in the life of this plan.

There is huge pressure for new housing in this area. With a **Neighbourhood Plan that takes a pragmatic approach**, accepting that there could be a requirement for some additional housing, we will have a better chance, if proposed, of it being the kind of housing and location best for the village.

DO WE NEED MORE HOUSING?

- Salhouse 2020+ is about a vision for a thriving village that:
- attracts people to live here
 - supports school, clubs, shops, pubs, bus and rail services
 - maintains a population across all age ranges.
 - New housing, controlled and in the right volume, is vital to achieve this.

THE WRONG KIND OF DEVELOPMENT

Do you agree that there would be a negative impact on the village from:

- 'Field by field', estate type developments
- High housing density that creates 'separate' communities
- Edge of village developments disconnected from the core

DEVELOPMENT THAT IS GOOD FOR SALHOUSE

Do you agree there is a solution that could have a very positive effect:

- Small developments and single properties that enhance spread through the village
- A good mix, from small quality starter homes to larger family houses
- Housing that maintains the village's streetscapes and the shape and form of the village
- Developments that don't dominate and 'crowd' existing properties.



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SHELTERED HOUSING

PARISH PLAN (2008): Many villagers expressed a wish for sheltered housing in the village.

We have:

- A large amount of owner occupier homes
- An aging population
- Lack of retirement housing as older people need to downsize and economise.

Typical scheme may consist of:

- About 20-40 self-contained flats or bungalows
- An alarm system and a warden/ manager
- Shared facilities – lounge, laundry and garden

Should we consider a location for this? Points to consider:

- Close to communal facilities
- Near transport
- Design to enhance the local surroundings.
- Size of scheme required

What Do You Think?

- Do we need it in the village?
- Where could it be built?
- Should it be rented or self-owned?



APPENDIX F – Consultation Boards – Open Day 28th February 2015

SALHOUSE

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A vision for a thriving village

PLAYING FIELD AND COMMUNITY FACILITIES

We currently have one communal publicly maintained open space: the playing field off Thieves Lane.

It has almost exclusively been used for the football club, with a fenced off play area and recycling bins in the car park.

Do you think it should continue to be maintained and used 'as is'?

DO YOU HAVE OTHER IDEAS, SUCH AS:

- Make it a village green area with additional planting?
- Have a footpath to link Cheyney Avenue estate with more footpaths to the Broad?
- Have more sports clubs?
- Have more recreational use?
- Allow it and/or the field alongside to be developed for sheltered housing or a communal use?

SHOULD WE HAVE MORE OR ALTERNATIVE OPEN COMMUNAL SPACES ELSEWHERE, SUCH AS:

- More footpaths
- Village green
- Cycle paths
- Communal woodland?

If so, where?

OUR BUILT COMMUNAL FACILITY IS THE JUBILEE HALL

- Do you think we should have more such facilities?

If so, what and where?



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OUR ENVIRONMENT

NATURAL HERITAGE

We have ancient trees, woodland, meadows, wetlands and a diverse farmland landscape which still supports remnants of old habitats. Salhouse Broad is a wonderful natural asset. We are home to a wide range of wildlife.

This, and the dark night skies, is our natural heritage. It is something we aim to look after for ourselves and for future residents.

SHOULD THE NEIGHBOURHOOD PLAN:

- Ensure all development sustains our natural heritage?
- Aim to connect isolated habitats, create new natural areas and improve the condition of existing green spaces?
- Aim to preserve our night skies?
- Emphasise the need to improve our knowledge and understanding of our natural environment, to provide better information for all our planning work?
- Enable residents to visit and be able to appreciate the natural and wild places of the parish?
- Work with others, including developers and statutory agencies, to further these aims?

The main concern is with Parish-level natural heritage, outside of areas protected by law or by higher level planning policy.

WHAT DO YOU THINK?

- What do you most value about the natural environment of the village?
- Where do you go in the village to see wildlife or enjoy our natural heritage?
- What do you think about the footpaths around the village?
- How would you like to see Salhouse Broad improved?
- What kind of new green space would you like to see in the village?
- How should we improve our environment?
- How should we improve access to it?



APPENDIX F – Consultation Boards – Open Day 28th February 2015

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ONE SETTLEMENT OR TWO? STATION ROAD AND LOWER STREET

SHOULD THE PLAN SEEK TO JOIN THESE TWO SETTLEMENT AREAS?

Would require extensive development. Consensus seems to be there is no case to physically join these two areas. Development may be via linear development along Norwich Road for instance.

DO YOU AGREE WITH THIS VIEW?

Each area supports facilities beneficial to all residents e.g. station, pub, shop, jubilee hall, jobs etc. Road and footpath join the two areas.

DO YOU THINK THE CURRENT ACCESS OPTIONS (SETTING ASIDE BY CAR) ARE ADEQUATE? IF NOT, HOW WOULD YOU LIKE TO SEE THESE ENHANCED, FOR INSTANCE:

- The surface of the footpath changed from its 'rural' surface?
- A new route direct to the railway station from Bell corner?
- A cyclepath between Bell Corner and Station Road / the Station?
- Other suggestions?

NEIGHBOURHOOD PLAN WILL BE CURRENT TO 2025, WHEN IT WILL NEED TO BE REFRESHED.

- What pressures will be on the village by then?
- Should we consider making policies to cover the area between Station Road and Lower street area?
- Would you consider it appropriate to designate part of this area to Green Belt?
- Are there facilities in one part of the village that should/could be repeated in the other?
- What additional facilities should/can be repeated in the Station Road area?
- Are there any facilities that the Station Road area has that the Lower Street area needs?

SALHOUSE STATION

- Should the Parish Council list the remaining station building as being of historical importance? Should it be enhanced and brought into use?



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EMPLOYMENT OPPORTUNITIES

Business outlets in Salhouse have been very limited.

A few businesses have built up adjacent to the railway line to form a small industrial estate at Wood Green.

There are two **public houses** and a **garden centre** as well as a **care home, offices, shop, hairdresser, B&Bs** to **small businesses** from domestic properties.

PARISH PLAN (2008): Parishioners generally in favour of limited expansion of business but in keeping with the character of the village; some did not want expansion of the industrial estate at Wood Green.

Unless a specific site is considered (needs to pass public approval and landowner consent) little scope for bringing business into the village unless, for example, a sheltered home or environmental centre near to the broad were to be adopted.

Our policies could **protect and enhance the provision of small traditional retail business** within the village and ensure **small scale employment sites are developed to give a mix of employment**. Small scale employment opportunities could be encouraged - especially those that contribute to the social fabric of the village.

IN OUR CONSIDERATION OF A NEIGHBOURHOOD PLAN:

- Should we accept that there is little chance of any increase in employment opportunity within the parish and leave matters as they are?
- Should we encourage any development that may enhance these opportunities e.g. sheltered housing, a centre at the broad, serviced office accommodation?
- Have you any other ideas that might enhance employment opportunity?



APPENDIX G

Consultation response form

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Salhouse Neighbourhood Plan and Sustainability Appraisal

Please state which part of the Neighbourhood Plan or Sustainability Appraisal your representation refers to.

Please use the space below to make your comments on this part of the Plan / Appraisal

Respondent's name, address and email contact

[illegible]

Return this form to the **Parish Clerk** at

**19a Stonehill
Green Lane West
Rackheath
NR13 6LX**

or by email to: **salhousepc@btinternet.com**
or to: **salhouse2020@gmail.com**

APPENDIX H – Consultation Boards – Open Day 30th January 2016

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POLICIES FOR THE ENVIRONMENT

OE1 DEVELOPMENT AND THE NATURAL HERITAGE

The Plan supports development which avoids damage to the natural heritage – where damage cannot be avoided there must be restoration of a similar nature either on site or elsewhere in the village.

OE2 PROTECTION OF GREEN SPACES

The Plan supports development that has no significant impact on green spaces which are felt by the village to be of particular value – **we need your help to identify such areas.**



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POLICIES FOR THE ENVIRONMENT

OE3 ENHANCEMENT OF OUR NATURAL HERITAGE AND GREEN SPACES

Proposals which have an overall net benefit for the natural 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.

Proposals that link fragmented green space, change land use from intensive practices to uses more sympathetic to natural heritage or restore areas that have been destroyed or damaged in the past, will be welcomed.

OE4 PROTECTING OUR DARK NIGHT SKIES

Development proposals should include provisions for conserving dark skies, which is a highly valued feature within the village. Given the value attached to the village's dark skies, proposals for street lighting will be resisted unless required under legislation.



APPENDIX H – Consultation Boards – Open Day 30th January 2016

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POLICIES FOR THE ENVIRONMENT

OE5: PROTECTING LANDSCAPE QUALITY

Development that maintains or enhances the quality of the village landscape will be supported. Development which significantly impacts on the village landscape will only be acceptable if suitable mitigation or enhancement is secured. The Salhouse Conservation Area Character Statement 2013 will be the benchmark against which proposals will be assessed.

OE6: MANAGING LAND USE CHANGE

The Plan supports development or land use change which provides additional assets while also maintaining the quality of the village landscape. Change of use from commercial or agricultural land to allotments, sports fields, village green or public open space would all be viewed positively.



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POLICIES FOR THE ENVIRONMENT

OE7: PROMOTING IMPROVED CONNECTEDNESS IN THE PARISH

Developments which improve foot and cycle connections between village assets will be regarded favourably, as long as they do not have significant negative impacts on other features of heritage value in the village.

OE8: PROMOTING A SAFER, LOW CARBON VILLAGE

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



APPENDIX H – Consultation Boards – Open Day 30th January 2016

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POLICIES FOR EMPLOYMENT

EMP1 EXISTING FACILITIES

The Plan supports improvements to the existing Wood Green commercial area and the inclusion of provision for starter units. The loss of other existing smaller businesses within the village will be resisted unless alternative provision is provided elsewhere within the village in an appropriate location.

EMP2 NEW FACILITIES

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



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POLICIES FOR HOUSING

H1 – NEW HOUSING DEVELOPMENT

New housing development will normally be within the defined settlement boundary for the village. Any new housing development should consist of single dwellings or small scale developments (up to 5 dwellings) with positive support for smaller units of accommodation (up to three bedrooms). All new housing should be designed to be in character with the local surrounding area, respecting the semi-rural nature of the village and its conservation area designation.

H2 – HOUSING MIX

The Plan supports a mix of house types, including a high quality of housing design that suits differing life stages and economic positions.

H3 – PROVISION OF SHELTERED HOUSING WITHIN THE VILLAGE

The development of new sheltered housing will be welcomed. Any new sheltered housing should be compatible with the local surrounding area, of an appropriate size for the village and respect the amenities of neighbouring uses. This may be considered outside the settlement limit if there is specific justification and the site is appropriate.



APPENDIX H – Consultation Boards – Open Day 30th January 2016

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GENERAL PROJECTS

THE INFORMATION BASE

The Parish 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.

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.

ENHANCEMENT OF THE PLAYING FIELD

The Parish Council are currently seeking your views on this. If planning permission would be required to implement your views, it may be necessary to include a specific policy within the Plan rather than deal with this as a project.


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WE NEED YOUR HELP

We have to specify areas of landscape or heritage character that residents feel it is important to protect and preserve.

Please let us have your ideas.



APPENDIX H – Consultation Boards – Open Day 30th January 2016

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POLICIES FOR THE ENVIRONMENT

OE1 DEVELOPMENT AND THE NATURAL HERITAGE

The Plan supports development which avoids damage to the natural heritage – where damage cannot be avoided there must be restoration of a similar nature either on site or elsewhere in the village.

OE2 PROTECTION OF GREEN SPACES

The Plan supports development that has no significant impact on green spaces which are felt by the village to be of particular value – **we need your help to identify such areas.**



APPENDIX I

Salhouse Neighbourhood Plan Pre-Submission Consultation Comments and Amendments

Broadland District Council

| N P Section | Summary of Comments | Response |
|-------------------|---|---|
| Font Page Tagline | Wording incorrect | Amended as per suggestion |
| Page 9 | Out of date map | Updated map inserted |
| Policy comments | Suggest policies be made to stand out more with distinctive type or coloured box. Also remove pictures from policies | Agree and necessary changes made |
| Policy OE1 | <p>Move photo.</p> <p>'Restoring back to original condition' may not be reasonable as a condition.</p> <p>Replace word 'can' with 'should'</p> <p>Clarify what is expected of a development and to what it applies e.g. extensions?</p> <p>Duplication with OE2 & OE4</p> | <p>Agree</p> <p>Amended but the Group felt that too lose a phrasing would be unhelpful.</p> <p>Replaced with 'shall' as we feel this is stronger</p> <p>Clarification added. It applies to all development which impacts on the sites and natural values described. Some, such as extensions, are not likely to have an impact because they will be in gardens etc. falling outside the scope of the policy.</p> <p>OE1 is about protecting sites of intrinsic interest and maintaining that interest. OE2 is about positive enhancement and opportunities for extending sites and other features. OE4 removed with minor amend to OE1.</p> |

Broadland District Council

| N P Section | Summary of Comments | Response |
|------------------------------|---|--|
| Policy OE3 | Unclear what 'regulator' means – suggest replace with 'required by the Highway Authority or Parish Council where the need can be justified'. | Replaced with 'required by the Highway Authority where the need can be justified'. |
| Policy OE4 Deleted | Draft Salhouse Character Statement 2013 was never adopted therefore the policy statement should reference the 2003 statement. Also last sentence should also be in supporting text. | Noted and NP amended as suggested. See also note under OE1 above – OE4 deleted. |
| Policy OE5 Now OE4 | Suggest deleting 'land use change' in first sentence as this is classed as development. Last sentence too vague – are there any other use changes that this might apply to. Query have a specific policy to cover change of use to pony paddocks if this is a specific issue. | The phrase does not appear in the first sentence. Last sentence deleted. Not considered necessary. |
| Policy OE6 Now OE5 | '.. regarded favourably' too vague. Consider change to 'NP supports' or 'NP encourages' Re 'as long as they do not have significant negative impacts' – does this apply to the whole development or just the foot/cycle improvements that may be part of the development? Clarify. Last sentence is supporting text and not policy wording – suggest move. | Changed to 'encourages' Policy OE6 re-worded Policy OE6 re-worded |
| Policy OE7 Now OE6 | Re – 'will be supported' suggest re wording to 'NP supports' or 'NP encourages'. Re- 'Developers will be expected to produce proposals and designs which reduce impact on connectedness, carbon footprint and safety' This part of the policy needs to be more precise – in order for impacts to be reduced, there needs to be measurable evidence showing what the current impacts are. Energy efficient standards are currently part of the building regs. And also form part of the JCS policy 3. We would suggest taking a look at this policy and seeing if there is anything more specific that the NP may wish to add. | Policy shortened and made more focussed. |

Broadland District Council

| N P Section | Summary of Comments | Response |
|--|---|---|
| Intent – page 19 | There is duplication of 'be' in last sentence. | Corrected. |
| Policy EMP1 | Consider changing 'will be supported' to 'NP supports' or NP encourages' Re-'alternative provisions' – what is the justification (e.g. what if a business is not viable). As written it conflicts with BDC Management DPD E2 and would not protect businesses at Wood Green. Suggest re-wording. | Changed to 'encourages'. Second paragraph of Policy re-worded. |
| Policy EMP2 | 'MP2' should be 'EMP2' Consider changing 'will be supported' to NP supports' or NP encourages'. | Corrected. Changed to 'encourages'. |
| Page 20 – context and justification | Suggest reconsidering use of the term 'estate' as this implies negative connotation. | Not changed - residents from Cheney have had plenty of opportunity to comment and no-one has raised this issue. |
| Page 20 – Recent developments | 'added' should read 'add' | Corrected. |
| Page 20 - Intent | Third para. – insert 'and' between 'amenities...maintains' Fourth para. – We believe that low density housing generates as much traffic, but this is spread over a wider area, with more traffic users as a result. | Corrected. Noted but we disagree with this statement. |
| Policy H1 | We believe there needs to be greater justification for setting a limit of 5 properties. The existing character includes what is referred to as 'estates' (within the context and justification section) which clearly comprise more than five properties. | The policy has been reworded. |
| Policy H2 | The word 'preferred' is a little too ambiguous for a planning policy. What is the justification for having this 'preference'? What evidence do you have that would support a greater degree of self / custom build within the parish? Will homes that are developed by builders not also encourage a greater diversity of house types and smaller developments? | The policy has been reworded. |

Broadland District Council

| N P Section | Summary of Comments | Response |
|---|--|---|
| Policy H3 | <p>Suggest changing the word 'welcomed' to 'encouraged'</p> <p>Does the steering group have evidence of the scale / numbers required?</p> <p>Re third sentence, rewording suggested.</p> | <p>Changed.</p> <p>Not specifically but this request has been raised many times in the past and heavily endorsed when discussed with the WI. We have researched viability and feel that about 11 – 16 units would be appropriate.</p> <p>Reworded to fall in line with BDC suggested wording.</p> |
| Page 24 – Information Base | The first sentence: 'The parish will develop...' should this read 'the Parish Council will develop...' | Agreed and wording amended. |
| P24 – Enhancement of the playing field | Grammar correction. | Corrected. |
| P27 | Suggest changing 'annual' to 'regular' to allow flexibility in the production of a monitoring report. | Agreed and wording amended. |
| P27 | Suggest changing 'annual' to 'regular' to allow flexibility in the production of a monitoring report. | Agreed and wording amended. |

Broads Authority

| N P Section | Summary of Comments | Response |
|----------------------------|--|---|
| Dark Skies | <p>We support the notion of protecting the dark skies. The Authority has assessed the dark skies of the Broads and this information can be found here: http://www.broadsauthority.gov.uk/__data/assets/pdf_file/0007/757402/Broads-Authority-DarkSkies-Study-March-20161.pdf.</p> <p>We would be willing to lend our dark sky meters to the Parish Council and share our methodology and tips if they wish to assess the quality of their dark skies.</p> <p>Considering how important dark skies seem to be to the Plan, is it worth making a part or entire objective that relates to maintaining dark skies?</p> | <p>Noted.</p> <p>Parish Council advised.</p> <p>This is catered for under policy OE3.</p> |
| Reference to Broads | <p>Please use the term 'Broads' rather than Norfolk Broads as we are partly in Suffolk as well.</p> <p>In planning related documents I advise against calling the Broads a National Park. This term is only really used for branding. Perhaps use 'member of the National Park' or 'equivalent status to a National Park'.</p> <p>When referring to the area of the Broads, we often use 'Broads Authority Executive Area'.</p> | All points noted and references corrected in the Neighbourhood Plan. |
| Page 7 | End of first column. Suggest the word 'guidance' is replaced with 'policies'. | Noted and amended accordingly. |
| Page 9 | <p>The map on page 9 is blurry and out of date. The Site Allocations Local Plan has now been adopted and the new map is on page 10 of this: http://www.broadland.gov.uk/PDF/Site_Allocations_DPD_Policies_Maps_Part_B.pdf</p> <p>Top of column 1 – Salhouse Broad is within the Broads Authority Executive Area.</p> | <p>Noted and amended accordingly.</p> <p>Noted and amended accordingly.</p> |
| Page 10 | <p>First column – part of the parish is within the Broads.</p> <p>Please also refer to the Broads Landscape Character Assessment which can be found here: http://www.broads-authority.gov.uk/news-andpublications/publications-and-reports/planning-publications-andreports/landscape-character-assessments</p> | <p>Noted and amended accordingly.</p> <p>Noted and amended accordingly.</p> |

Broads Authority

| N P Section | Summary of Comments | Response |
|----------------------------|--|---|
| Page 10 - continued | <p>Deprivation. - Have you looked at the domains that make up the Index of Multiple Deprivation? There could be some domains which your Plan may wish to try to address. You can find the domains and their sub domains here: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/467765/File_2_ID_2015_Domains_of_deprivation.xlsx. Also, see our assessment here: http://www.broadsauthority.gov.uk/_data/assets/pdf_file/0005/764474/The-Index-of-MultipleDeprivation-Topic-Paper.pdf</p> <p>Third column where it says 'easy access to Salhouse Broad'. The policies later on seek to improve access but the assessment on page 10 says there is easy access. This may need clarifying in the next version of the Plan.</p> | <p>There is very little deprivation within Salhouse and would need to be dealt with on a case by case basis – no specific areas within the Parish relevant.</p> <p>Noted and amended accordingly.</p> |
| Page 11 | Would it be helpful to give the percentage of those who own one car or more? | Now included. |
| Page 13 | <p>Objectives – the Plan refers to Salhouse Broad being one of the key natural assets of the area. Should there be a related objective?</p> <p>Final objective. On page 11 the Plan talks about fibre optic being recently installed but objective 8 seeks to improve broadband. Does this need clarifying?</p> | <p>Now included in objective 1.</p> <p>Wording changed to improve broadband speed – although fibre optic is available, speeds could still be improved substantially.</p> |
| Page 15 | <p>Bottom of second column. Do you mean 'to generally'? It is not clear what the message of the sentence regarding habitat management is.</p> <p>Last column regarding buses. It is not clear what the message is regarding buses here.</p> | <p>Noted – we are suggesting that insufficient detail currently exists to enable effective management.</p> <p>Noted – wording amended to clarify the point being made.</p> |
| General | Throughout the document you use the term 'natural heritage'. I think you mean the natural environment? Heritage tends to be linked to heritage assets and the historic environment (historic buildings etc.) whereas a term like natural environment could be better to relate to what it seems the plan is trying to achieve. | Noted – we are happy with the current wording. |

Broads Authority

| N P Section | Summary of Comments | Response |
|-------------------|---|---|
| Policies | <p>It might be useful to make the policies more obvious and stand out better. Perhaps a box around them might help.</p> <p>I suggest a justification for each policy rather than a general one for a series of policies. The policies are going to be used by Development Management Officers at the Broads Authority and Broadland Council who have not been involved in their formulation so explanation for each policy is important to help them use the policy the way it is intended.</p> <p>Maps are a useful way of showing the areas to which the policies apply. There are currently no maps in the document.</p> <p>The word 'should' is not a strong word. How important are some policy elements to you? Is 'should' adequate or are other terms like 'required to', 'need to', 'must', 'are expected to' better?</p> <p>Page 16 – middle column. Last sentence of first paragraph. I do not understand this sentence. Who or what is the regulator?</p> | <p>Point noted and will be addressed in the reprint</p> <p>We considered this but prefer general justification rather than constant repetition.</p> <p>Noted.</p> <p>We have addressed this issue and made changes where appropriate.</p> <p>Noted – we believe that the intent is clear.</p> |
| Policy OE1 | <p>The phrasing and emphasis of this policy is confusing. The policy is worded negatively it seems. The approach of OE4 is more positive saying what will be protected then saying what will be acceptable. You may wish to consider rephrasing this policy along the lines of OE4. Should the plan outline on a map areas where the Parish would like to see new green space or natural heritage? Regarding 'impact is temporary and can be restored back to original condition' - the intent is not clear. It could be interpreted that only temporary development is allowed in the Parish as if a permanent dwelling for example is put in place then the impact will be permanent.</p> | <p>Policy reworded.</p> |
| Policy OE2 | <p>Some natural environments might be designated as SAC, SPA or SSSI so care may be needed in making these areas more accessible for local people as this increased recreational use may affect the special features.</p> <p>What is the difference between OE1 and OE2? They seem to have the same intent. Could they be combined?</p> | <p>No such designations in Salhouse so not applicable.</p> <p>We have looked at this – we feel they need to be kept separate as OE1 relates to new building development and OE2 is about enhancement. However, Policy OE1 has been reworded.</p> |

Broads Authority

| N P Section | Summary of Comments | Response |
|-----------------------|--|--|
| Policy OE3 | What about security lighting or other lighting put up by residents/businesses? Some lighting might be ok if it points downwards so it does not contribute to sky glow. | Noted. |
| Policy OE4 | Village landscape or parish landscape? It is not clear to what area this policy applies. | Wording changed to Parish to encompass all areas covered by the Plan - Policy now deleted as above. |
| OE5 Now OE4 | Does this depend on where they are located? For example, open space, sports fields, village greens and allotments are places where people go so do these need to be close to or within settlements? 'Pony paddock' could be better phrased as 'equestrian'. | Noted – the Plan does not identify specific sites for any development or changes. Noted and amended accordingly. |
| OE6 Now OE5 | What are the 'important features of value in the village'? How will we know if proposals affect these? | Policy now re-worded. |
| OE7 Now OE6 | I think this relates to transport only, but by using the term 'carbon footprint' it could mean that homes should be energy efficient. Is 'carbon emissions from transport' a better term? | This policy has been amended so it refers to village safety. |
| EMP1 | Is there a map allocating this area for the purpose of this policy? Permitted Development may apply in some cases. There are some exemptions to Permitted Development however. Is financial viability a consideration for this policy as a business may close due to not being viable? 'Elsewhere' – where is acceptable? Should there be a map? | Wood Green industrial area is long established and we do not feel that identification by map is necessary. Policy has been re-worded. The Plan does not seek to identify specific sites. |
| EMP2 | Are these permitted anywhere or within settlement limits for example? Should it be called 'EMP2'? | The Plan seeks to limit development to within the settlement area unless stated otherwise. Yes – corrected. |

Broads Authority

| N P Section | Summary of Comments | Response |
|---------------------------------|---|--|
| Housing Policies | <p>Housing policies – In general I will leave Broadland Council to consider these policies but offer the following comments:</p> <p>Do you wish to identify areas for housing through the Plan?</p> <p>H3 – how far out of the settlement limit? Or do sites need to be adjacent to the settlement limit? You may wish to discuss this approach with Broadland Council Planning Policy Officers as the NPPF generally presumes against isolated dwellings. See NPPF 55. Why can sites for sheltered houses have more than 5 dwellings when other sites cannot?</p> <p>The limit of 5 dwellings requirement. It could see five dwellings squeezed on a site that is too small or limit a larger site to five, which could accommodate some more dwellings.</p> | Comments noted and will be discussed with BDC. |
| Projects | As mentioned above, another project could be to assess the darkness of the skies. | Noted. |
| Sustainability Appraisal | <p>There could be some more positives as a result of the plan. Some suggestions and reasons are below: ENV4 – positive against most of the OE policies. SOC3 – EMP policies could be positive here as with employment comes skills. SOC10 – positive against OE6 and OE7. This SA objective could relate to OE5 if located with settlements as per our comment above. ECON5 – positive against the EMP policies</p> <p>Other comments: ENV2 – see above re the term ‘natural heritage’. As written, it is not clear how the policy will address water quality. ENV2 in the summary table has colours in but there is no description in the detailed table.</p> | Amendments made to SA. |

Norfolk County Council

| N P Section | Summary of Comments | Response |
|-------------------------|---|---|
| General | The County Council welcomes the opportunity to comment on the emerging NP and supports the objectives on Page 13. In particular the CC supports reference in the objectives to retaining and supporting community facilities such as education and the support given to sustainable transport. | Noted. |
| Housing Policies | <p>Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education, library provision, fire hydrant provision, open space etc.) through either payment of a CIL, planning obligations (via S106 agreement/S278 agreement) or use of planning conditions.</p> <p>The emerging plan should make it clear in the supporting text that 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).</p> | Noted and paragraph inserted in 'intent'. |

Natural England

| N P Section | Summary of Comments | Response |
|---------------------------------|---|----------|
| Environment | We particularly welcome policies OE1 to OE7 of the Plan which will help to protect and enhance the existing landscape and biodiversity around the village. | Noted. |
| Sustainability Appraisal | We are satisfied that the Sustainability Appraisal report appears to consider relevant environmental issues including potential impacts on biodiversity, including designated sites and protected species, landscape, green infrastructure and soils and the potential effects of climate change. The SA includes a consideration of the effects of the Plan on these features. | Noted. |

Natural England

| N P Section | Summary of Comments | Response |
|----------------|---|----------|
| General | Natural England considers that this Plan and its policies, due to the scale, nature and location of development being proposed, are generally unlikely to have any adverse effect on the natural environment, including designated sites and landscapes. We do not wish to make any specific comment on the details of this consultation. | Noted. |

Historic England

| N P Section | Summary of Comments | Response |
|----------------|---|--|
| General | No comment but for advice referred to their NP planning advice with recommendation to consult relevant conservation and archaeological specialists in the district and county | Noted. (One of the members of Salhouse 2020+ is an environmental consultant) |

P Goodenough – Plymouth Brethren


| N P Section | Summary of Comments | Response |
|----------------|--|---|
| General | <p>Our concern is that definite provision should be made for the protection and preservation of existing places of worship and further provision included in the plan for the construction of new churches and meeting halls.</p> <p>Whilst there are references to “Places of Worship” in both the National Planning Policy Framework and the Local Plan, specific mention of this requirement in your own Neighbourhood Plan would be a welcome safeguard for the needs of faith groups.</p> | <p>We feel that there is adequate provision for places of worship in the GNDP Joint Core Strategy and other planning documents relating to Broadland District Council. None the less we have now included specific reference to the Plymouth Brethren within the ‘Facilities, Services and Businesses’ section of description of Salhouse and have amended Objective 2 to include Places of Worship.</p> <p>We do not however feel that a specific policy is justified.</p> |

James & Jill Watts – Residents

| N P Section | Summary of Comments | Response |
|--------------------------------------|--|--|
| Environmental Policies | Supportive of OE2; OE3 | Noted. |
| Employment Section | Supportive of Context and Justification section. | Noted. |
| Housing (recent developments) | Notes that Barn Piece development is now included in the District Local Plan and strongly welcomes this if it means no further development along Norwich Road. | Noted. |
| Housing Policy H1 | Support. | Noted. |
| General | Concern over possibility of ‘urban sprawl’ beyond the NDR. | Concerns noted – NP does contain comment regarding this. |
| Church as community asset | How to maintain in the longer term for wider community use and for worship. | <p>Concern noted – Places of worship are referenced in the NP within the ‘Facilities, Services and Businesses’ section of description of Salhouse and have amended Objective 2 to include Places of Worship.</p> <p>We feel that this specific comment is more appropriate for the PCC than to be dealt with under the NP.</p> |

SALHOUSE **2020+**

A vision for a thriving village

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