

Settlement Name:	Salhouse, Woodbastwick and Ranworth cluster
Settlement Hierarchy:	<p>Salhouse, Woodbastwick and Ranworth form a cluster in the emerging Greater Norwich Local Plan, although no sites have been promoted in Ranworth. The Towards a Strategy document identifies that 2,000 dwellings in total should be provided between all the village clusters. Services in Salhouse include a primary school and village hall.</p> <p>Salhouse has a made neighbourhood plan which covers the same area as that of the parish boundary. The Plan was made in July 2017 and covers the period to 2026. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.</p> <p>The current capacity of Salhouse Primary school is Amber. The school is at capacity but expansion opportunities are likely. A development of around 20-50 dwellings is sought, although potential may be higher if expansion opportunities can be realised.</p> <p>At the base date of the plan there are no carried forward residential allocations but there is a total of 11 additional dwellings with planning permission on small sites.</p>

PART 1 - ASSESSMENTS OF SITES INCLUDED IN THE DRAFT LOCAL PLAN REGULATION 18C CONSULTATION (JANUARY – MARCH 2020)

STAGE 1 – LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Salhouse			
Land to the south of Stonehouse Road	GNLP0160	15.59	Residential (unspecified number)
Land to the west of Bell Lane and to the north of Hall Drive	GNLP0161	9.92	Residential (unspecified number)
Land to the north of Norwich Road	GNLP0163	9.99	Residential (unspecified number) and care home
Land to north of Norwich Road	GNLP0164	5.74	Residential (unspecified number)

Site off Bell Lane	GNLP0175	3.91	Residential (unspecified number)
Site adjoining Norwich Road	GNLP0188	0.52	Residential (unspecified number)
Site off Lower Street	GNLP0189	4.56	Residential (unspecified number) and open space
Manor Farm, Land to the west of Wroxham Road (A1151)	GNLP0226	30.55	Approx. 1,000 dwellings
Land north of Norwich Road	GNLP0487	11.38	86 dwellings and 6.37 ha of GI
Land south of Norwich Road	GNLP0493	9.26	86 dwellings and 5.09 ha of GI
Woodbastwick			
Land to the East of Panxworth Church Road & B1140	GNLP0110	2.93	8-10 dwellings with associated landscaping and infrastructure
Total area of land		104.35	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
Salhouse			
Norwich Road	GNLP3025	0.39	3-5 dwellings
Woodbastwick			
South Walsham Road	GNLP2180	0.33	5 dwellings

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
Salhouse			
Land to the North of Salhouse Road	GNLP0157	22.51	Tourism Use

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference														
Salhouse														
GNLP0160	Amber	Amber	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Green	Green
GNLP0161	Amber	Amber	Amber	Green	Green	Amber	Green	Amber	Amber	Amber	Amber	Green	Green	Green
GNLP0163	Amber	Amber	Amber	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Green	Green
GNLP0164	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Green	Green	Green	Green
GNLP0175	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Amber	Green	Green	Green
GNLP0188	Amber	Amber	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green
GNLP0189	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Amber	Green	Amber	Green
GNLP0226	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Green	Green	Green	Green
GNLP0487	Amber	Amber	Amber	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Green
GNLP0493	Amber	Amber	Amber	Red	Green	Green	Green	Amber	Amber	Amber	Green	Green	Amber	Green
Woodbastwick														
GNLP0110	Amber	Amber	Amber	Green	Green	Amber	Amber	Amber	Amber	Amber	Amber	Green	Amber	Green

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE A & B CONSULTATIONS

Site Reference	Comments
Salhouse	
GNLP0160	<p>General comments The site is outside the settlement limit and would create segregation which is against NPPF point 55. The development would not conform to the Salhouse Neighbourhood Plan Policy H1. Objections raised regarding conserving the natural environment and relation to the Neighbourhood plan.</p> <p>Salhouse Parish Council comments The parish council objects on the grounds of distance of the site from the village, impacts on the setting of Hagg Wood (ancient woodland), visual impacts and the site would occupy an area of high landscape value.</p>
GNLP0161	<p>Salhouse Parish Council comments The parish council objects on the grounds of visual impacts, only access would be on Bells Lane, adverse impacts on historic settings (grade II listed building), the site is a WW2 war grave and unexplored archaeological sites and the site would occupy an area of high landscape value.</p>
GNLP0163	<p>Salhouse Parish Council comments The parish council objects on the grounds of visual impacts, only access would be on Bells Lane, adverse impacts on historic settings (grade II listed building), impacts on historic setting of Hall Area and the site would occupy an area of high landscape value. Some small scale development along Norwich Road may be acceptable.</p>
GNLP0164	<p>Salhouse Parish Council comments The parish council objects on the grounds of visual impacts, impact on the historic settling of Salhouse Hall (Grade II listed building), impacts on the historic setting of Hall Drive and the Coach Drive. It does not comply with policy H1 of Salhouse Neighbourhood Plan.</p>
GNLP0175	<p>Salhouse Parish Council comments The parish council objects on the grounds of visual impacts, the site proposed is too large in relation to the scale of the village setting. Concerns raised over high landscape value and damage the approach to the village. The amenity of properties immediately adjacent on Lower Street would be adversely affected. An exit onto Bell Lane would be too hazardous. The site does not comply with policy H1 of Salhouse Neighbourhood Plan. Cautiously support development of small part of site.</p>

GNLP0188	<p>Salhouse Parish Council comments</p> <p>The parish council has made comments regarding the fact the site had been offered before and rejected by the parish council. Concerns over access and local resident's loss of light a view would be affected.</p>
GNLP0189	<p>The Local Plan stipulates no more than 5 dwellings per annum. There is no post office and large-scale development would overwhelm the existing infrastructure.</p> <p>Salhouse Parish Council comments</p> <p>The parish council strongly objects on the grounds that the site is within the Salhouse Conservation Area, views would be restricted, the site is at the entire of high landscape value which is essential to the rural character village. It does not comply with policy H1 of Salhouse Neighbourhood Plan.</p>
GNLP0226	<p>Salhouse Parish Council comments</p> <p>The site is very remote, concerns raised over traffic congestion on the A1151 and environments impacts around Dobbs Beck. This site does not comply with policy H1 of Salhouse Neighbourhood Plan.</p>
GNLP0487	<p>General comments</p> <p>Objections raised regarding conserving the natural environment and green space, access, pedestrian and road safety issues. Concern that the form and character of the village would be changed by development.</p> <p>Comment from the landowner that site has been submitted without their knowledge by another party claiming to be the owner. They request the proposal to be withdrawn. (This issue has been resolved and the site remains in the Local Plan process with an onus on the promoter to demonstrate deliverability)</p> <p>This proposal goes against NPPF item 80 and JCS policy 15 item 6.61. House growth should be in the range of 10-20 dwellings, not 95. It also goes against Salhouse Neighbourhood plan Policy H1.</p> <p>This site is being promoted as a strategic housing site of 90 dwellings. This area is very sensitive due to proximity to the Broads. Therefore, the mixed use scheme is highly sustainable and will deliver net environmental gains for nature and public health in the Growth Triangle.</p> <p>Salhouse Parish Council comments</p> <p>The parish council has made several comments regarding GNLP0487. A previously proposal for 20 dwellings on part of same site proposed in 2014. They declined to support after objections by parish residents. Highways do not seem likely to support the</p>

	implementation of a footpath. Previous policy states space between Salhouse and Rackheath should not be permitted. Concerns about T-junction onto the Norwich Road.
GNLP0493	<p>Comments raised regarding the high pressure gas main crosses this site, conserving the natural environment and green space and reference to the Neighbourhood Plan. The proposed development would merge Rackheath and Salhouse and so both areas would lose their individuality.</p> <p>Comment from the landowner that site has been submitted without their knowledge by another party claiming to be the owner. They request the proposal to be withdrawn. (This issue has been resolved and the site remains in the Local Plan process with an onus on the promoter to demonstrate deliverability)</p> <p>This site can enable delivery of 6ha of green infrastructure to extend the Salhouse Country Park which is large enough to be an alternative to the Broads. The scheme is highly sustainable and will deliver net environmental gains.</p>
Woodbastwick	
GNLP0110	<p>General comments</p> <p>One comment raised concerns over access as the road is single track and the other is known for speeding so had concerns over road safety while there are no pavements. Concern that the village currently has very poor broadband width and reliability, with only one main provider - extra dwellings would impact on this limited service to the detriment of the existing residents and needs to be considered.</p>

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence

Salhouse is a village in two parts. The area off Station Road benefits from the Bittern railway that runs between Norwich and Cromer but is disconnected from most facilities (both in neighbouring Rackheath and elsewhere in Salhouse). The area of the village off Norwich Road between Mill Road and Thieves Lane benefits from its proximity to the primary school, and is also near to the Bell Inn and village hall. The settlement limit is also drawn to include another more remote part of the village to the north-east near the Salhouse Broads visitor carpark.

The HELAA scoring is comparable for most sites with constraints including site access, access to services, utilities capacity (with a red score for GNLP0493), sensitive townscapes and Biodiversity and Geodiversity. Salhouse Parish Council have voiced concern regarding all sites suggested citing visual impact and access concerns for many sites and conflict with policies in the Neighbourhood Plan. The Parish Council state that some small scale development on site GNLP0163 may be acceptable along Norwich Road and they offer cautious support for development of a small part of site GNLP0175.

On the basis that a safe walkable route to the primary school is an important consideration sites in vicinity of Thieves Lane and Mill Road are more preferable. Consequently, five sites go forward as reasonable alternatives for full assessment. Although together sites GNLP0161, 0163, 0175, 0188, and 0189 total just over 28 ha consideration is required to how constraints, like site access, curtail the net developable area. Site GNLP0161 in particular is a large site which extends away from the village centre and it may be that only part of this site is suitable for

development. Other matters are the suitability of the surrounding highway network, possible surface flood risk and school capacity.

Sites that are less preferred are GNLP0160, 0164, 0487 and 0493. The combination of reasons being the disconnection from the existing edge of the village and absence of footpaths. It is noted that GNLP0226 is only promoted as a long-term extension to the large-scale Growth Triangle Area Action Plan allocations at Rackheath. These sites are not considered to be reasonable alternatives

One site has been promoted in Woodbastwick (GNLP0110), at the edge of the parish at Panxworth. GNLP0110 is remote from services and facilities and there is no safe route to school. Therefore, it is not shortlisted as a reasonable alternative for further consideration.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Salhouse			
Land to the west of Bell Lane and to the north of Hall Drive	GNLP0161	9.92	Residential (unspecified number)
Land to the north of Norwich Road	GNLP0163	9.99	Residential (unspecified number)
Site off Bell Lane	GNLP0175	3.91	Residential (unspecified number)
Site adjoining Norwich Road	GNLP0188	0.52	Residential (unspecified number)
Site off Lower Street	GNLP0189	4.56	Residential (unspecified number)
Total area of land		28.90	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0161
Address:	Land to the west of Bell Lane and to the north of Hall Drive
Proposal:	Residential (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Amber Constraints in HELAA

Site access, Access to services, Utilities capacity, Flood risk, Significant landscape, Sensitive townscapes, Biodiversity & geodiversity, Historic environment

HELAA Conclusion

This is a greenfield site bounded by Water Lane, Church Road and Hare Road, therefore well related to services and the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include potential loss of high quality agricultural (Grade 1), and ecology. No concerns over risk of flooding, or contamination. There are number of constraints but as these may be possible to mitigate. However, approximately 10% of the site contains permission 20161151 for 11 dwellings. Therefore approximately 10 ha of the site is considered suitable for the land availability assessment.

FURTHER COMMENTS

Highways

No. Fast approach to village, stopping & turning safety concern, no footway low confidence suitable facility could be provided south of site.

Development Management

Size of site too large to accommodate envisaged growth and very significant landscape and heritage issues are a cause for serious concern.

Minerals & Waste

The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

Lead Local Flood Authority

No comments

PLANNING HISTORY:

No History

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP0163
Address:	Land to the north of Norwich Road
Proposal:	Residential (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Site access, Access to services, Utilities capacity, Sensitive townscapes, Biodiversity & geodiversity</p>
<p>HELAA Conclusion This is a large site of 10ha, on the north side of Norwich Road, in the gap between the two parts of Salhouse. Main constraints are likely to be over site access, accessibility to core services and utilities capacity. A townscape consideration is the narrowing of the gap between the main part of Salhouse and the Station Road area. The site is some 2km from the Broads SAC and there are no listed buildings immediately nearby. The site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways Yes. Subject to removal of frontage vegetation to achieve visibility, provision of frontage footway to link with existing at Barn Piece Close and ,consideration of speed limit at Norwich Road. Frontage development required. Improvements to Hall Drive/Public Right of Way 5R0640/10 may be required.</p>
<p>Development Management Site too large to accommodate scale of development envisaged. significant landscape and heritage impact with site as proposed however smaller area within east of proposed site would have less impact. Is there a need for care home, is the Local Plan allocating for such sites?</p>
<p>Minerals & Waste No safeguarded mineral resources</p>
<p>Lead Local Flood Authority Few or no Constraints. Standard information required at a planning stage. RoSFW mapping indicates that there is a surface water flow path generated in the 0.1% events which affects the very southwestern extent of the site. There are no nearby watercourses shown on mapping. However, given the location of the site adjacent to an existing residential area there may be sewerage connections available. If not, therefore surface water drainage may be reliant on the results of infiltration</p>

testing. The LLFA have been consulted on an application on part of the site for 22 dwellings and had no objection subject to conditions being placed on the development

PLANNING HISTORY:

20170431

Mixed Dwelling Residential Development of up to 22 Single Storey Properties. Withdrawn.

20180360

Mixed Dwelling Residential Development of 22 Single Storey Properties (Outline). Refused and awaiting Appeal Start Date

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP0175
Address:	Site off Bell Lane
Proposal:	Residential (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Site access, Access to services, Utilities capacity, Flood risk, Sensitive townscapes, Biodiversity & geodiversity, Historic environment</p>
<p>HELAA Conclusion This is a 3ha site that would likely have its primary access from Bell Lane (B1140). The site is at the edge of the Village centre and there are a few core services within an accessible distance, including the primary school which is approximately 250 metres away. Other constraints are impact on the Broads Authority landscape, effect on the setting of the Grade I listed Church of All Saints, proximity to designated ecological sites, and the limited utilities capacity. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No. Doesn't appear to be feasible to construct a footway at Bell Lane to link with village centre.</p> <p>Development Management Very significant landscape and heritage issues which are a cause for significant concern.</p> <p>Minerals & Waste No safeguarded mineral resources</p> <p>Lead Local Flood Authority No comments</p>

PLANNING HISTORY:
No relevant site history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP0188
Address:	Site adjoining Norwich Road
Proposal:	Residential (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Site access, Access to services, Biodiversity & geodiversity
HELAA Conclusion This is a 0.5 ha site, at the junction of Norwich Road (B1140), Mill Road, and Honeycomb Road, just south of the existing built edge of the Village. The site is most likely to come forward as single-plot depth development, although it should be noted that the south side of Norwich Road is largely undeveloped at present. Main constraints are likely to be over possible road junction improvements. Whilst not close to many core services, the primary school is approximately 300 metres away. The site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways Yes. Subject to frontage development and provision of footway between 7 Norwich Road and Honeycombe Road, along with improvements at roundabout western splitter island to facilitate crossing.
Development Management Number of dwellings site could accommodate to be considered - would this scale fulfil requirements for Salhouse of 15-20 dwellings? Potentially sets precedent for the encroachment of the village south of Norwich Road where presently there is very little development as a former part of Mousehold Heath.
Minerals & Waste No safeguarded mineral resources
Lead Local Flood Authority Few or no Constraints. Standard information required at a planning stage. RoSFW mapping indicates that the site is not at risk from surface water flooding. There is no nearby watercourse shown on mapping. Given the location of the site there may be sewerage connections available. If not, therefore surface water drainage may be reliant on the results of infiltration testing.
Conservation comments It may be difficult to get 15 [dwellings] on the site, [it may be possible to deliver up to 12 dwellings]: Not too sure I would be overly keen on townscape terms with two storey dwellings/terraces in this location if too close to the road and in line with

existing terrace due to the existing bungalows on the north side of the road and providing access will be an issue.

The other option would be to set two storey dwellings further back in plot with Public Open Space provided to the front with a private driveway behind the hedge and single or two accesses... The POS and/or suds if required could be to the front of site. Scheme in Rockland St Mary is designed like this....

There may be problems with visibility for these accesses with highways with the hedge/trees and Norwich Road being quite straight and busy...they would probably want houses as close as possible to road to create a more urban appearance to slow traffic.

Also usually try to promote semis rather than terraces in more rural locations as the former will require a lot of frontage parking which leads to parking dominated areas unless part of a well-designed frontage parking court.

Email South Norfolk Heritage and Conservation, 10/6/19

PLANNING HISTORY:

No history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP0189
Address:	Site off Lower Street
Proposal:	Residential (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Site access, Access to services, Utilities capacity, Flood risk, Sensitive townscapes Biodiversity & geodiversity, Historic environment, Transport & Roads
HELAA Conclusion This is a 4.5 ha site that could have access points from Lower Street, The Loke and Upper Street. The site is well-located relative to the existing Village centre, where there are a few core services within an accessible distance, including the primary school which is approximately 700 metres away. Other constraints are impact on the Broads Authority landscape, proximity to the Broads SAC, effect on the Conservation Area and nearby Grade II buildings, as well as the constraints of the local road network. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways Yes. Subject to access at Lower Street.
Development Management Size of site too large to accommodate envisaged growth and very significant landscape and heritage issues are a cause for serious concern. Also, potentially significant access and highway issues.
Minerals & Waste The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.
Lead Local Flood Authority No comments

PLANNING HISTORY:
No history

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BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE) FOR REGULATION 18C DRAFT PLAN CONSULTATION.

Five reasonable alternative sites have been identified in the Salhouse, Woodbastwick and Ranworth cluster at stage five. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude allocation. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under stage six above. As part of this discussion it was agreed that site GNLP0188 was the only appropriate one for allocation to meet the capacity identified in the cluster, subject to the need for a sensitive design and layout and a maximum of 12-15 dwellings. All other sites were dismissed due to landscape and heritage impacts.

In conclusion, one site is identified as a preferred option, providing for between 12-15 new homes in the cluster. There are no carried forward residential allocations but there is a total of 11 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 23-26 homes between 2018 – 2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Salhouse, Woodbastwick and Ranworth				
Site adjoining Norwich Road	GNLP0188	0.52	12 - 15 dwellings	This is the only site considered suitable for allocation in Salhouse, as other sites have been rejected due to significant landscape and heritage issues, including the setting of Salhouse Hall and the Grade I listed All Saints Church. This site will need a sensitive design and layout and as a consequence will only be able to accommodate a maximum of 12 - 15 dwellings.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Comments
Salhouse, Woodbastwick and Ranworth				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Salhouse, Woodbastwick and Ranworth				
Land to the south of Stonehouse Road	GNLP0160	15.59	Residential (unspecified number)	This site is considered to be unreasonable for allocation as development here would not be well related to the form and character of the settlement. The site is disconnected from the village with an absence of footways therefore no safe walking route can be provided to Salhouse Primary School.
Land to the west of Bell Lane and to the north of Hall Drive	GNLP0161	9.92	Residential (unspecified number)	This site is not considered suitable for allocation as development would have significant landscape and heritage impacts, including the setting of Grade I listed church, Grade II listed war memorial and Grade II listed Salhouse Hall. The Church of All Saints is isolated from the village on a visible high point being prominent within views, particularly from Bell Lane where it is viewed with its rural context and setting. The site also abuts the historic parkland setting of Salhouse Hall.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Land to the north of Norwich Road	GNLP0163	9.99	Residential (unspecified number)	This site is not considered suitable for allocation as development would have significant landscape and heritage impacts. Development here would extend the built form further to the west closing the gap between the two parts of Salhouse. The site is within the Conservation Area and covers the original parkland of Salhouse Hall. Development either side of the hall access would result in considerable harm to the setting of the heritage asset.
Land to the north of Norwich Road	GNLP0164	5.74	Residential (unspecified number)	This site is considered to be unreasonable for allocation as development here would not be well related to the form and character of the settlement. The site is disconnected from the village with an absence of footways therefore no safe walking route can be provided to Salhouse Primary School.
Site off Bell Lane	GNLP0175	3.91	Residential (unspecified number)	This site is not considered suitable for allocation as development would have significant landscape and heritage impacts.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>Development here would extend the built form of the village further northwards into open countryside at an important approach point to the village. Development would also be harmful to the setting of a number of heritage assets along Lower Street, particularly the Grade II listed Grange which is the oldest building in the village apart from the church and the interior of Salhouse Hall.</p>
Site off Lower Street	GNLP0189	4.56	Residential (unspecified number)	<p>This site is not considered suitable for allocation as development would have significant landscape and heritage impacts. This is an important area of undeveloped land within the Conservation Area with a sloping gradient south to north and a sharp bank on the north side of Lower Street where rural character has been retained. Because of the sloping nature of the land development in this location would have a significant impact on the character and appearance of the</p>

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				Conservation Area transforming it into a more urban environment.
Manor Farm, Land to the west of Wroxham Road (A1151)	GNLP0226	30.55	Approx. 1000 dwellings	This is site promoted as a long-term extension to the large scale Growth Triangle Area Action Plan (AAP) allocation at Rackheath and is not needed for development at the current time. Development of this site without completion of the AAP allocation would lead to an isolated and disconnected form of development in the countryside. There is no safe walking route to Salhouse Primary School.
Land to the north of Norwich Road	GNLP0487	11.38	86 dwellings and 6.37ha of GI	This site is considered to be unreasonable for allocation as development here would not be well related to the form and character of the settlement. The site is disconnected from the village with an absence of footways therefore no safe walking route can be provided to Salhouse Primary School.
Land south of Norwich Road	GNLP0493	9.26	86 dwellings and 5.09ha of GI	This site is considered to be unreasonable for allocation as development here

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>would not be well related to the form and character of the settlement. The site is disconnected from the village with an absence of footways therefore no safe walking route can be provided to Salhouse Primary School.</p>
<p>Land to the east of Panxworth Church Road & B1140, Woodbastwick</p>	<p>GNLP0110</p>	<p>2.93</p>	<p>8-10 dwellings with associated landscaping and infrastructure</p>	<p>This site is considered to be unreasonable for allocation as it is remote from services and facilities in Salhouse. Development here would not be well related to the form and character of the settlement and there is no safe walking route to Salhouse Primary School which is over 4km away. It is recognised that non-catchment schools in Blofield Heath or South Walsham may be closer, but these are still some 2km away with no safe walking route.</p>

PART 2 - SUMMARY OF COMMENTS FROM THE REGULATION 18C DRAFT PLAN CONSULTATION

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0188 Land adjoining Norwich Road, Salhouse (Preferred Site)
TOTAL NUMBER OF REPRESENTATIONS:	3
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	2 Support, 0 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
One Planning	Support	Our client has an exclusive option agreement with the landowner and they are no physical or legal impediments. The site is deliverable and developable. A policy compliant level of affordable housing will be provided, including a mix of sizes, types and tenures. Pedestrian and vehicular access can be addressed via Norwich Road without requirement for third party land. The road at the frontage to the site is		Support for site noted	None

		<p>relatively straight and flat. Removal of specimen trees is unlikely to be required to provided visibility, although there would be a need for some existing hedgerow to be removed. Any lost hedgerow will be replaced with mixed native species.</p> <p>The site is single plot depth, the proposed scheme would provide frontage development which will fit in well and maintain a similar pattern to existing built form opposite and bordering the site to the west.</p> <p>As set out in the allocation, the scheme would provide a footway along Norwich Road between the existing development to the west and Honeycombe Road. Further, it is proposed to provide roundabout improvements to facilitate a pedestrian crossing in its vicinity. These provisions would connect the site to the village and provide safe and easy pedestrian access site to the Primary School along its entire route.</p> <p>The site is visually contained and more distant views of the site are set against the backdrop of existing residential</p>			
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		development. The land represents a logical site for development.			
Anglian Water Services Ltd	Comment	No reference to water efficiency forming part of design unlike other allocation policies. See also comments on Policy 2	<ul style="list-style-type: none"> Consistent policy approach to water efficiency needed 	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy.	None
Salhouse Parish Council	Support	<p>Support site but with concerns;</p> <ul style="list-style-type: none"> Development should be low rise to protect skyline and views, higher dwellings should be downslope. Access should be off Honeycombe Road as far from other roundabouts as possible, access from Norwich road, close to the roundabout, would be too dangerous. The walk to school route will need to cross two busy roads regardless of where access is. Footpaths/footways should extend along Honeycombe Road, preferably servicing other properties along this road as an added benefit to local residents. 40mph speed limit should be extended along Honeycombe Road. 		<p>Comments noted.</p> <p>Policy does state that development will need to be sensitively designed to reflect the location and that properties will need to be of a modest scale. The exact design will be negotiated through any planning application on the site.</p> <p>The highway authority have</p>	None

				advised on the necessary improvements to make the development acceptable and these have been written into the policy requirements	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0175 Site off Bell Lane, Salhouse (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
One Planning	Object	<p>Comments objecting to the site being unreasonable:</p> <p>Site GNLP0175 is suitable for residential development and would bring forward additional housing to meet the identified need within the Salhouse cluster. With preferred site GNLP0188 there is a potential shortfall of at least 35 dwellings in the cluster. Client has exclusive option agreement with landowner and there are no physical or legal impediments. The site is deliverable and developable. A policy compliant level of affordable housing will be provided with a mix of sizes, types and tenures. In addition a substantial part of the</p>	<p>Consideration of footway proposals with NCC Highways.</p> <p>Further discussion of landscape and heritage concerns with Development Management Officers</p> <p>New site to be assessed</p>	<p>Further discussion has taken place regarding this site with Development Management colleagues and the local highway authority based on the comments in this representation.</p> <p>Development Management colleague maintain their significant</p>	

		<p>site can be offered for public open space or any alternative community use.</p> <p>Access can be provided via an existing agricultural access from Bell Lane which would be designed to meet the requirements of Norfolk County Highways. Some existing landscaping may need to be removed to allow for visibility splays, although any lost hedgerow would be replaced to ensure landscape impacts are minimised. It is considered that improvements could be undertaken to provide an additional small section of footway to link up with service and facilities in the village centre including the primary school</p> <p>The proposal fits in with the built surroundings in term of scale and form, it is well related to the existing settlement pattern and represents a logical extension to the settlement boundary.</p> <p>Landscape and heritage concerns of Development Management Officers are noted and regard will be paid to these constraints through the design of development with suitable and effective mitigation put in place to significantly reduce any potential harm. The site is contained by established hedgerows along the western boundary and more distant</p>		<p>landscape and heritage concerns and are not keen on the development of this site extending northwards towards the church.</p> <p>The local highway authority have stated that it is not clear whether the missing section of footway can be provided within highway land and that this would need to be confirmed if the site were considered suitable for allocation. They have commented that the site may be suitable subject to footway improvements and</p>	
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		<p>views of the site are set against the backdrop of existing residential development</p> <p>An additional site has been submitted for consideration which lies immediately to the east of this site, currently used as an equestrian facility. The two sites could come forward as one larger development proposal with linkages across. The vehicular access for site GNLP0175 could be taken via the new site.</p>		<p>satisfactory access, which may require tree removal.</p> <p>The site is not considered reasonable for allocation due to the significant landscape and heritage concerns raised.</p> <p>The additional site submitted to the east has been given the reference GNLP4024. It has been assessed for its suitability for allocation and it not considered to be reasonable on access and surface water flood risk grounds.</p>	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP 0189 Site off Lower Street, Salhouse (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
One Planning	Object	<p>Comments objecting to the site being considered unreasonable:</p> <p>Site GNLP0189 is a suitable site for residential development to bring forward additional housing to meet the identified need within the Salhouse cluster. With preferred site GNLP0188 there is a potential shortfall of at least 35 dwellings. Client has exclusive option agreement with the landowner and there are no physical or legal impediments to development. The site is deliverable and developable. A policy compliant level of affordable housing will be provided with a mix of sizes, types and tenures. The client is</p>		Further discussion has taken place regarding this site based on the comments in this representation. The site is still considered to be unreasonable for allocation due to the level changes on site and the fact that development in this location is	None

		<p>also keen to offer a substantial part of the site for public open space or any alternative community use.</p> <p>Access can be provided via Lower Street and would be designed to meet requirements of Norfolk County Highways. Access can be achieved without the need for third party land. Some existing landscaping would need to be removed to allow for access but any lost hedgerow would be replaced with mixed native species to ensure any potential landscape impacts are minimised.</p> <p>The whole of the site is included within the Salhouse Conservation area, there is a listed building to the north and the site is near to the Broads Authority area and Broads Special Area of Conservation. These constraints and sensitivities of the site are recognised and mitigation would be provided to significantly reduce any harm resulting from the scheme. The landscape and heritage concerns of Development Management officers are also noted.</p> <p>Site GNLP0189 connects well to the existing village centre and therefore represents a sustainable location in respect of access to services and facilities. The site also relates</p>		<p>getting remote from the village.</p>	
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		<p>well to the existing settlement boundary and the built form of the village thereby representing a logical extension to the existing boundary. The site is contained due to established hedgerows which reduces and mitigates its visual impact when viewed in the wider landscape context.</p> <p>It is considered that other constraints such as biodiversity/geodiversity and surface water flood risk can be dealt with through any future planning application.</p>			
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0226 Manor Farm, Land to west of Wroxham Road (A1151), Salhouse (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
GP Planning Ltd	Object	<p>The landowner of this site OBJECTS to it being considered unreasonable given its potential for a long-term extension to the GT16 allocation. The site and land area offer the opportunity for the provision of approximately 1,000 residential units and certainty of delivery through the masterplan for GT16. There is no clear justification for its exclusion.</p> <p>Furthermore, the spine road into North Rackheath, as shown on the endorsed Masterplan, provides a roundabout that fronts the GNLP 0226 site, allow safe access and a reasonable extension</p>		This site is promoted as a long term extension to the large scale Growth Triangle AAP allocation at Rackheath and the GNLP maintain the view that it is not needed for development at the current time. Development of this site without	None

				completion of the AAP allocation would lead to an isolated and disconnected form of development in the countryside. There is no safe walking route to Salhouse Primary School.	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0487 Land to the north of Norwich Road, Salhouse (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 2 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Grand Vision Developments Ltd via Jon Jennings (Cheffins Planning)	Object	Comments objecting to site being considered unreasonable: This site is subject to a current application for residential development. The application has not been determined but conversations with Development Control show that there is potential conflict with the Salhouse Neighbourhood Plan. The Neighbourhood Plan discourages unrestricted open market housing but has a specific policy relating to development meeting the needs of elderly residents. The committed and	Re-evaluate the site in the context of change in development proposed	For the purposes of the GNLP the proposal for a care home and over 55's accommodation would be assessed against the same criteria as open market housing so it is still considered to be contrary to form and character and disconnected from the existing edge	None

		<p>proposed developments in Rackheath and Salhouse do not cater for this.</p> <p>As a consequence the decision has been made to change the form of development proposed on this site with 1.2ha now proposed for a 60 bed care home with the remainder of the site providing circa 60 dwellings aimed at over 55's accommodation. A significant number of these will comprise bungalows. 33-50% of the units will be affordable i.e. shared equity and rented accommodation.</p> <p>The site will still provide 5.09ha of green infrastructure, which will help to reinforce the gap between Salhouse and the development at Rackheath. The proposal will also allow for the extension of the Salhouse Country park which will result in a significant community benefit</p> <p>Development in this location relates more closely to the existing and proposed facilities within Rackheath. As a consequence, Grand Vision Developments Ltd will work with Network Rail to upgrade the existing level crossing, to provide a safe means of pedestrian access to Rackheath. Similar</p>		<p>of the village with an absence of footpaths.</p> <p>Proposals for the provision of older peoples/extra care housing have been considered on a settlement hierarchy basis to ensure sustainable development. Salhouse is a village where limited development is proposed. At a strategic level there is not considered to be an overriding need for extra care housing in Salhouse leading to the conclusion that more sustainable locations should be favoured.</p>	
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		<p>pedestrian upgrades can also be made to Salhouse. Due to the nature of the proposed development the issue of a safe walking route to Salhouse Primary School is less relevant.</p> <p>In reviewing the documentation relating to this site it is interesting to note that Salhouse Parish Council are of the view that “The scheme is highly sustainable and will deliver net environmental gains”. The Parish Council have also commented on the high pressure gas main which crosses the site. It can be confirmed that the position of this pipeline and its easement has been taken into account in identifying the developable areas.</p> <p>The assumptions made in the HELAA comparison table are questioned as many issues have been mitigated or resolved through the current planning application. It is requested that the site be reassessed and allocated for a care home and over 55s housing development to meet the needs of Salhouse and the wider area and to accord with the Salhouse Neighbourhood Plan.</p>		<p>The policy in the Salhouse Neighbourhood Plan relating to the provision of sheltered housing within the village is noted. The policy states new sheltered housing developments will be permitted where they are compatible with the local surrounding area and of an appropriate size, respecting the amenities of neighbouring uses. It is considered that this proposal may be better to come forward as a planning application so that it can be</p>	
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				<p>considered against the requirements of the Neighbourhood Plan policy.</p> <p>On this basis the site is not considered to be reasonable for allocation in the GNLP.</p>	
GP Planning Ltd	Object	Landowner objects to site being unreasonable, the site is immediately adjacent to village and could be designed to provide safe access and footpath links		<p>Comments noted but no evidence submitted with the representation to demonstrate how the site could be developed to overcome form and character concerns or how a safe walking route could be provided to Salhouse Primary School therefore the site is still considered to be</p>	None

				unreasonable for allocation.	
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**PART 3 - ASSESSMENT OF NEW & REVISED SITES
SUBMITTED DURING THE REGULATION 18C CONSULTATION**

**STAGE 1 – LIST OF NEW &REVISED SITES PROMOTED IN THE SETTLEMENT
LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE
ALLOCATION (0.5 HECTARES OR LARGER)**

Address	Site Reference	Area (ha)	Proposal	Status at Reg 18C
Salhouse, Woodbastwick and Ranworth				
Equestrian Centre	GNLP4024	1.50	15-20 dwellings	New site
TOTAL		1.50		

STAGE 2 – HELAA COMPARISON TABLE

Site reference	Site access	Access to services	Utilities capacity	Utilities infrastructure	Contamination / ground stability	Flood risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open space & GI	Transport & roads	Compatibility with neighbouring
Salhouse Woodbastwick and Ranworth														
GNLP4024	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Amber	Green	Green	Green

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE C CONSULTATION

(See Part 2 above)

STAGE 4 – DISCUSSION OF NEW & REVISED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, consultation responses received and other relevant evidence

Salhouse, Woodbastwick and Ranworth

GNLP4024, Equestrian Centre, 1.50ha, 15-20 dwellings

This site is currently used as an equestrian centre, immediately to the rear of properties fronting Lower Street. Access would be via the current driveway to the equestrian centre on Lower Street, although initial highway advice has raised some concerns about its suitability. The site has reasonable access to services with the primary school and bus stops within 200m. There is a safe walking route to the school. Almost half the site is subject to surface water flood which may affect the developable area. The site is adjacent to the conservation area and near to a cluster of grade II listed buildings on Lower Street and as well as the Grade I Listed Church of All Saints. Landscape issues will also need to be considered due to its location near to the Broads Authority area. There would be no loss of open space or GI but there is a Public Right of Way running beside the site which will need to be protected. Although the site may ultimately be ruled out on landscape, heritage and flood risk grounds after internal consultee comments are sought, it is considered to be reasonable to shortlist it for further consideration at this stage due to the fact it is currently in use and would not necessitate the loss of open greenfield land.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE NEW & REVISED SITES FOR FURTHER ASSESSMENT

Address	Site Reference	Area (ha)	Proposal
Salhouse, Woodbastwick and Ranworth			
Equestrian Centre	GNLP4024	1.50	15-20 dwellings
TOTAL		1.50	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE NEW & REVISED SITES

Site Reference:	GNLP4024
Address:	Equestrian Centre, Salhouse
Proposal:	15-20 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Equestrian Centre	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Flood Risk, Sensitive Townscapes, Biodiversity and Geodiversity, Historic Environment</p>
<p>HELAA Conclusion This site is currently used as an equestrian centre, immediately to the rear of properties fronting Lower Street. Access would be via the current driveway to the equestrian centre on Lower Street, although initial highway advice has raised some concerns about its suitability . The site has reasonable access to services with the primary school and bus stops within 200m. Flood risk has been scored as amber as almost half the site is subject to surface water flood. The site has scored amber for townscape and historic environment as it is adjacent to the conservation area and near to a cluster of grade II listed buildings on Lower Street and as well as the Grade I Listed Church of All Saints. The site has also scored amber for biodiversity and geodiversity due to its location in the SSSi impact zone and proximity to Street Wood CWS. County Ecology have flagged up the potential for protected species and opportunities for enhancement. Landscape issues will also need to be considered due to its location near to the Broads Authority area. There would be no loss of open space or GI but there is a Public Right of Way running beside the site which will need to be protected. A number of constraints have been identified but subject to being able to overcome these this site is considered to be suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No – Access, doesn't appear feasible to provide a satisfactory access from the site. Applicant would need to demonstrate ability to form access of suitable standard to service an adoptable road.</p> <p>Development Management</p>

Planning permission refused – surface water drainage and access constraints

Lead Local Flood Authority

RED – Surface water flood risk on site severe enough to affect development, significant mitigation required for severe constraints. Recommend a review of the site and potential removal from the local plan. No internal & external flooding on site but external flooding with 500m. No watercourses on site or within 100m. No surface water sewer systems on site or within 100m. Not in a Source Protection Zone. The site has no superficial deposits. Comments on infiltration potential are dependent on a complete geotechnical investigation.

The site is a major flood risk in the 0.1% AEP event. Access to the site is affected. The LLFA recommend a review of the site and the suitability of allocation as part of the GNLP.

PLANNING HISTORY:

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- None (Site submission form and boundary plan)

STAGE 7 – INITIAL CONCLUSIONS ON THE SUITABILITY OF NEW AND REVISED SITES FOR ALLOCATION

The new and revised sites shortlisted at Stage 4 have been subject to further consideration with Development Management, the Local Highway Authority and Lead Local Flood Authority and their comments are recorded under Stage 6 above. Based on their views the following initial conclusions regarding the suitability of the sites for allocation have been drawn.

New and revised sites to be considered for allocation:

None

New and revised sites considered to be unreasonable for allocation:

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
Equestrian Centre	GNLP4024	1.50	15-20 dwellings	This site is not considered to be suitable for allocation as the local highway authority has indicated that it does not appear to be feasible to provide a satisfactory access. Planning permission has previously been refused on surface water drainage and access grounds.

FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN

Site assessments prior to the Regulation 18C consultation

Up to the Reg 18C consultation there were 11 sites promoted for residential/mixed use totalling 104.35 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to prefer site GNLP0188 for 12-15 dwellings. This site was favoured as other sites in the cluster have significant landscape and heritage issues relating to the setting of Salhouse Hall and the Grade I listed All Saints Church. It is recognised that the site will need a sensitive layout hence the limited number of dwellings. Site GNLP0188 was consulted on as part of the Regulation 18C draft plan consultation.

Summary of comments from the Regulation 18C draft plan consultation

Through the Regulation 18 C consultation a number of comments were received regarding sites in the Salhouse cluster. The main issues raised were regarding the suitability of other sites for allocation (detailed in part 2). These comments have been considered but no changes are proposed to the choice of site for allocation.

Assessment of new and revised sites submitted through the Regulation 18C consultation

One new and revised site was submitted through the consultation totalling 15-20 dwellings and 1.5 ha of land. All the new and revised sites were subject to the same process of assessment as the earlier sites (detailed in part 3 of this booklet). The conclusion of this work was that site GNLP4024 is not suitable for allocation as it is not feasible to provide a satisfactory access. Planning permission has previously been refused on surface water drainage and access grounds.

Sustainability Appraisal

The sustainability performance of each reasonable alternative site has been considered in the selection of sites. The Sustainability Appraisal includes a scoring and assessment narrative on the sustainability performance of each reasonable alternative and recommendations for mitigation measures which have been incorporated in policy requirements as appropriate. The Sustainability Appraisal (insert link) highlighted a number of negative and positive impacts for the sites in the Salhouse cluster, showing how site GNLP0188 clearly scores the best with only one double negative.

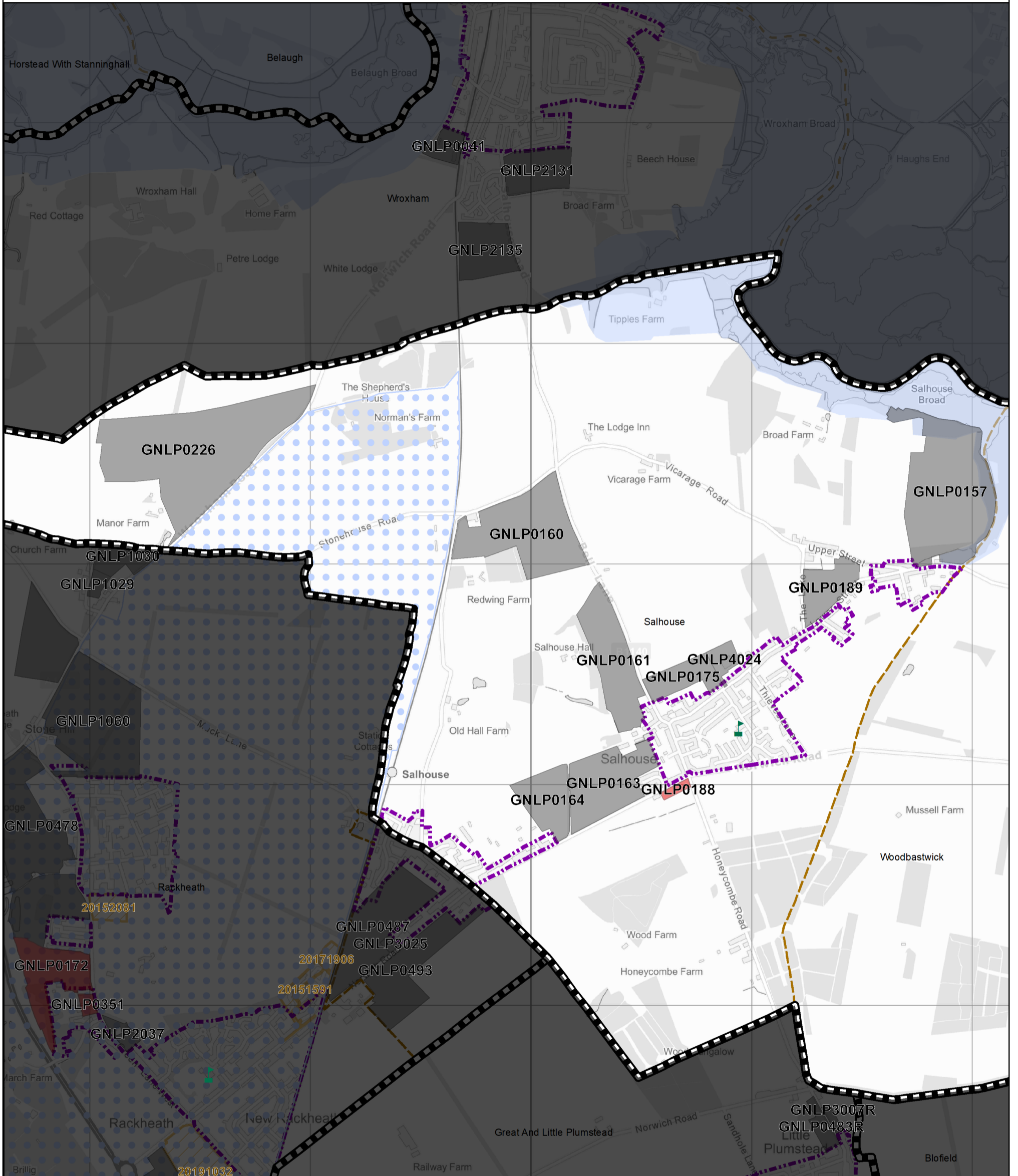
Final conclusion on sites for allocation in the Regulation 19 Plan

Based on all the information contained within this booklet the final conclusion of the site assessment process for the Salhouse cluster is to allocate site GNLP0188 for 12 dwellings (the range of dwellings in villages was dropped after the Regulation 18C consultation). Other sites are rejected for allocation primarily due to landscape and heritage grounds.

See tables of allocated and unallocated sites at appendices A and B for a full list of sites promoted with reasons for allocation or rejection.

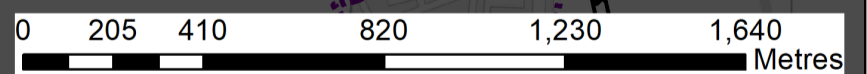
SALHOUSE

GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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- | | | |
|------------------------------------|---|---------------------|
| Primary School | Not Allocated | Settlement Boundary |
| Primary School Catchment (2018-19) | Broads Authority Area | Commitment* |
| Housing Allocation | Growth Triangle Area Action Plan Boundary | Parish Boundary |

*new and extant permissions at 1st April 2020 (10 or more dwellings)

N
1:16,000
at A3
Date: 03/12/2020