SALHOUSE, WOODBASTWICK AND RANWORTH

The catchment of Salhouse Primary School brings Salhouse, Woodbastwick and Ranworth into a village cluster. The school is at capacity though expansion opportunities are likely. Salhouse has a range of facilities including a primary school, pub and village hall.

It is considered that as well as existing allocations and windfall development, approximately 20-50 new homes are appropriate for the Salhouse cluster. The proposed new allocation does not amount to this figure; however, further development is not ruled out. Windfall development policy 7.4 allows an amount of growth in each village cluster that reflects primary school capacity.

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.

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.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.
New allocation proposed

POLICY GNLP0188 – Land adjoining Norwich Road, Salhouse (approx. 0.52ha) is allocated for residential development. The site is likely to accommodate 12 - 15 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

The development will be expected to address the following specific matters:

• Access (vehicular and pedestrian) via Norwich Road.
• Frontage development is required along with the provision of a footway between existing properties and Honeycombe Road alongside roundabout improvements to facilitate crossing.
• Development would need to be sensitively designed to reflect the location. Properties would need to be of a modest scale (possibly semi-detached), set back from the road with limited access points.

Notes
GNLP0188: 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.
SALHOUSE

Site Reference: GNLP0188
Location: Site adjoining Norwich Road
Allocation: Residential Development (12-15 dwellings)
Area: 0.52 ha

Date Created: 24/10/2019

Preferred Housing Allocation
Existing Settlement Boundaries
Existing Site Commitments up to 2018 (residential and/or employment uses)
No existing allocations to be carried forward

**Reasonable Alternatives - Residential**

<table>
<thead>
<tr>
<th>Address</th>
<th>Site Reference</th>
<th>Area (ha)</th>
<th>Promoted for</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salhouse, Woodbastwick and Ranworth</td>
<td></td>
<td></td>
<td></td>
<td>NO REASONABLE ALTERNATIVE SITES</td>
</tr>
</tbody>
</table>

**Reasonable Alternatives - Non-Residential**

<table>
<thead>
<tr>
<th>Address</th>
<th>Site Reference</th>
<th>Area (Ha)</th>
<th>Proposal</th>
<th>Reason for not allocating</th>
</tr>
</thead>
</table>
| Salhouse                               | GNLP0157       | 22.51     | Tourism     | This site is considered to be a reasonable alternative as Salhouse Broad is already a visitor attraction for sailing, canoeing, walking and camping. It is not preferred for allocation at the current time as further information is required regarding the need for the proposal and exactly what is planned for the site.  
**Note:** The site is also partially within the Broads Authority administrative area. |
Site Reference: GNLP0157
Location: Land to the North of Salhouse Road
Allocation: Tourism
Area: 22.51 ha

Greater Norwich Local Plan
Reasonable Alternative

Date Created: 24/10/2019

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Legend:
- Reasonable Alternative
- Existing Settlement Boundaries
- Broads Authority
## Unreasonable Sites - Residential

<table>
<thead>
<tr>
<th>Address</th>
<th>Site Reference</th>
<th>Area (ha)</th>
<th>Promoted for</th>
<th>Reason considered to be unreasonable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Salhouse, Woodbastwick and Ranworth</strong></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Land to the south of Stonehouse Road</td>
<td>GNLP0160</td>
<td>15.59</td>
<td>Residential</td>
<td>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.</td>
</tr>
<tr>
<td>Land to the west of Bell Lane and to the north of Hall Drive</td>
<td>GNLP0161</td>
<td>9.92</td>
<td>Residential</td>
<td>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.</td>
</tr>
</tbody>
</table>
The site also abuts the historic parkland setting of Salhouse Hall.

<table>
<thead>
<tr>
<th>Land to the north of Norwich Road</th>
<th>GNLP0163</th>
<th>9.99</th>
<th>Residential (unspecified number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land to the north of Norwich Road</td>
<td>GNLP0164</td>
<td>5.74</td>
<td>Residential (unspecified number)</td>
</tr>
<tr>
<td>----------------------------------</td>
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</tr>
<tr>
<td>Site off Bell Lane</td>
<td>GNLP0175</td>
<td>3.91</td>
<td>Residential (unspecified number)</td>
</tr>
</tbody>
</table>
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.

Site off Lower Street  GNLP0189  4.56  Residential (unspecified number)  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 Conservation Area transforming it into a more urban environment.
<table>
<thead>
<tr>
<th>Location</th>
<th>GNLP Code</th>
<th>Size (ha)</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manor Farm, Land to the west of Wroxham Road (A1151)</td>
<td>GNLP0226</td>
<td>30.55</td>
<td>Approx. 1000 dwellings This site is 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.</td>
</tr>
<tr>
<td>Land to the north of Norwich Road</td>
<td>GNLP0487</td>
<td>11.38</td>
<td>86 dwellings and 6.37ha of GI This site is considered to be unreasonable for allocation as development</td>
</tr>
</tbody>
</table>
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 east of Panxworth Church Road & B1140, Woodbastwick

GNLP0110 | 2.93 | 8-10 dwellings with associated landscaping and infrastructure

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.