

## **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.

# Salhouse

-  Existing Settlement Boundaries
-  Preferred Housing Allocation
-  Carried forward existing Area Action Plan Boundary
-  Broads Authority

Rackheath

Salhouse

Woodbastwick

G/NLP0188



## 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

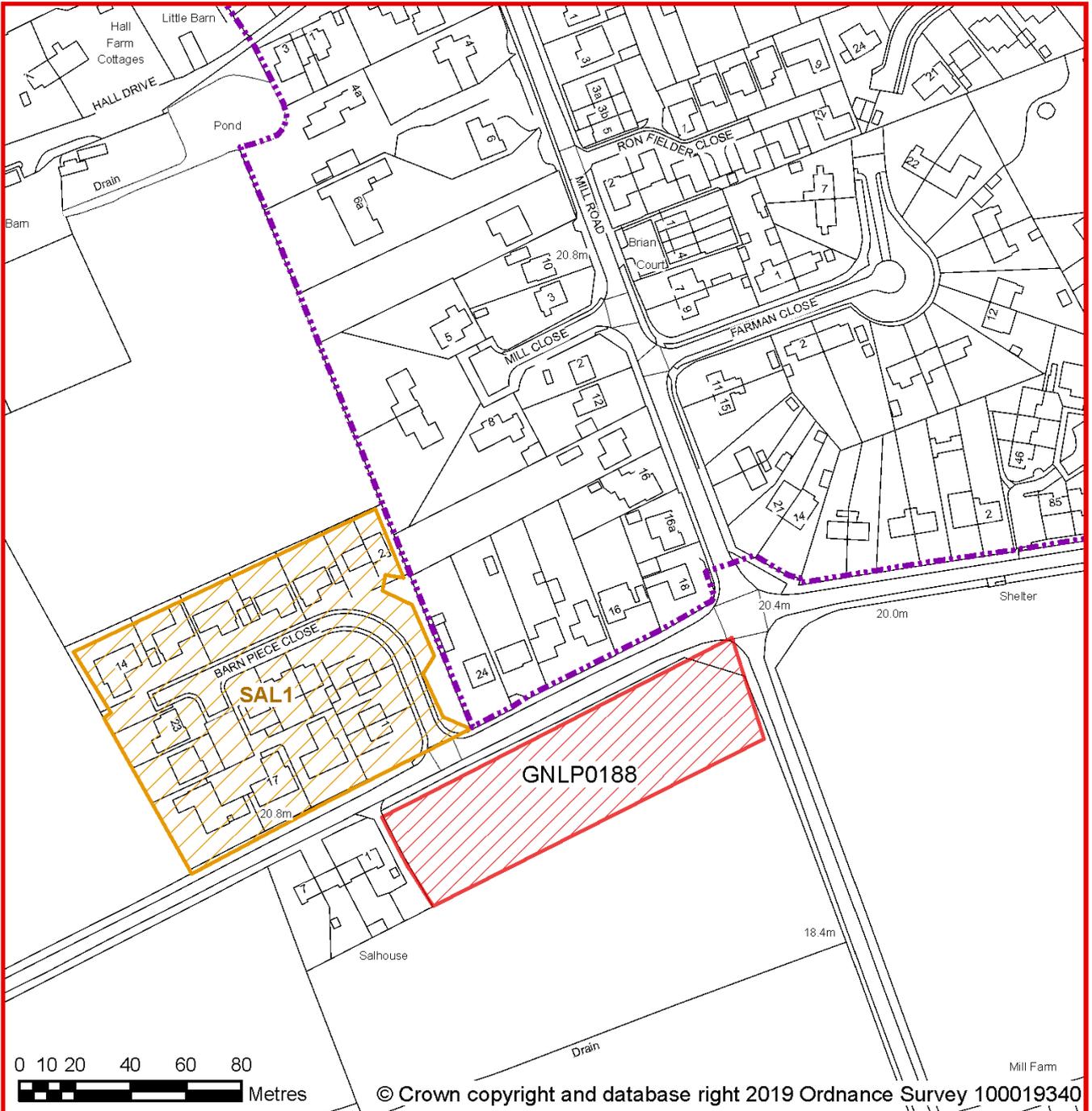
GNLP0188: This is the only site considered suitable for allocation in Salhouse, as other sites have been rejected due to significant landscape and heritage issues, including the setting of Salhouse Hall and the Grade I listed All Saints Church. This site will need a sensitive design and layout and as a consequence will only be able to accommodate a maximum of 12 - 15 dwellings.

# SALHOUSE

Site Reference GNL0188  
 Location Site adjoining Norwich Road  
 Allocation Residential Development (12-15 dwellings)  
 Area 0.52 ha

N  
 1:2,000  
 @ A4

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**

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

**Reasonable Alternatives - Non-Residential**

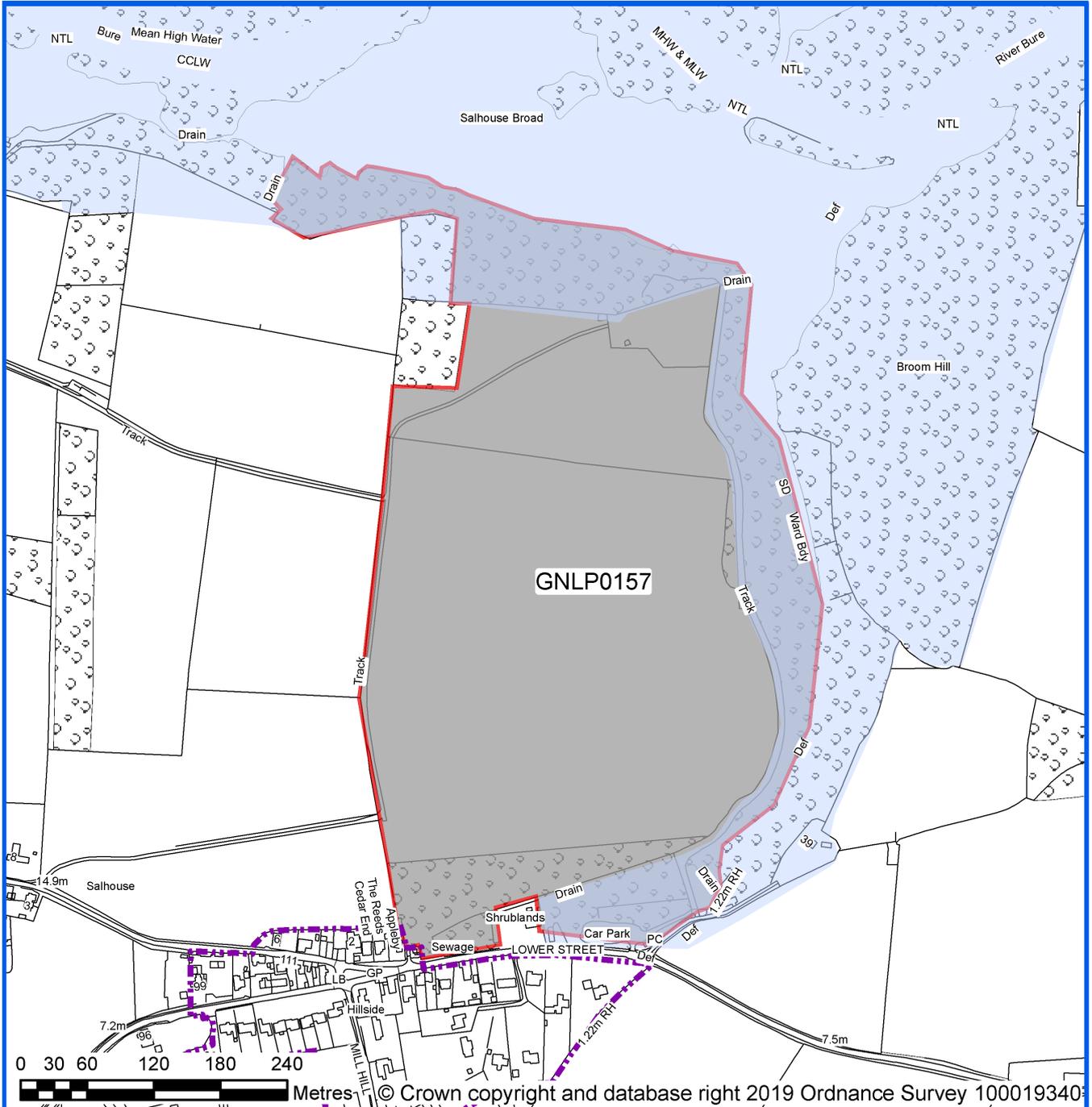
Address	Site Reference	Area (Ha)	Proposal	Reason for not allocating
<b>Salhouse</b>				
Land to the north of Salhouse Road, Salhouse	GNLP0157	22.51	Tourism	This site is considered to be a reasonable alternative as Salhouse Broad is already a visitor attraction for sailing, canoeing, walking and camping. 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. <b>Note: The site is also partially within the Broads Authority administrative area.</b>

# SALHOUSE

Site Reference GNL0157  
 Location Land to the North of Salhouse Road  
 Allocation Tourism  
 Area 22.51 ha

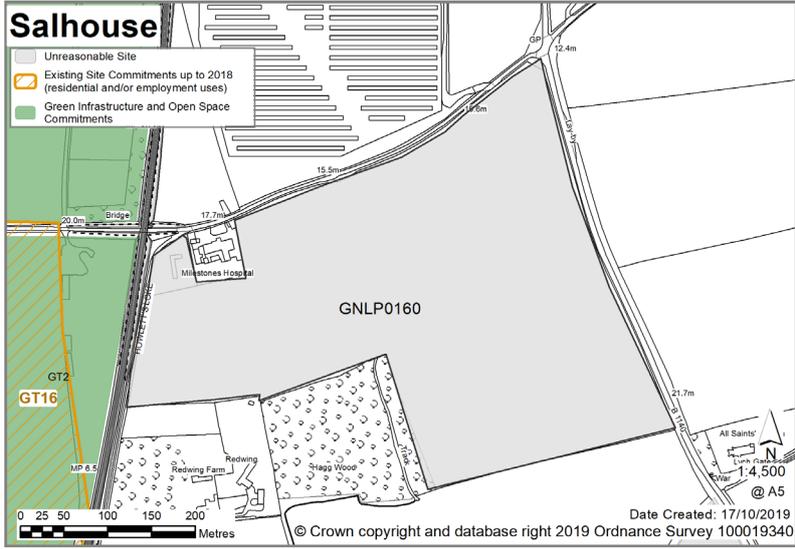
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Date Created: 24/10/2019

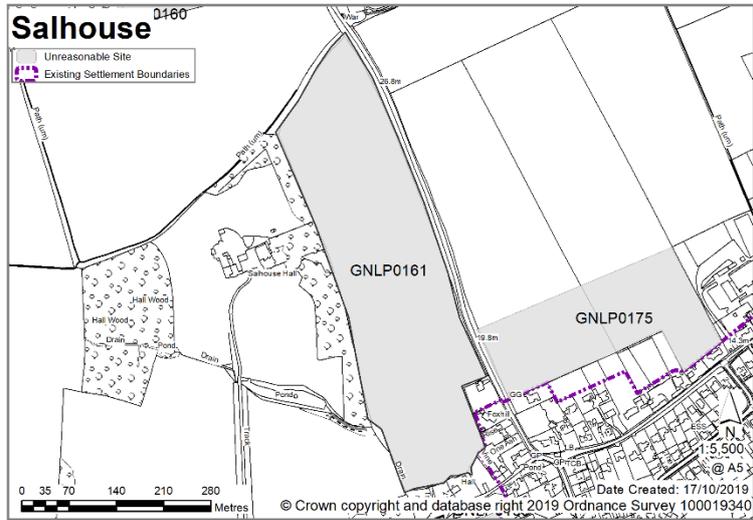


- Reasonable Alternative
- Existing Settlement Boundaries
- Broads Authority

## Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Salhouse, Woodbastwick and Ranworth</b>				
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.
 <p>The map shows the location of site GNLP0160 in Salhouse. The site is shaded in light grey and is bounded by Stonehouse Road to the north and east, and a road to the south. To the west of the site is a green area labeled 'Green Infrastructure and Open Space Commitments'. A legend in the top left corner identifies the site as an 'Unreasonable Site'. Other features on the map include 'Existing Site Commitments up to 2018 (residential and/or employment uses)' shown in orange, 'Green Infrastructure and Open Space Commitments' in green, 'Milestones Hospital', 'Redwing Farm', 'Shagg Wood', and 'All Saints Church'. A scale bar at the bottom left indicates distances up to 200 metres. The map is dated 17/10/2019 and is a Crown copyright Ordnance Survey map.</p>				
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.



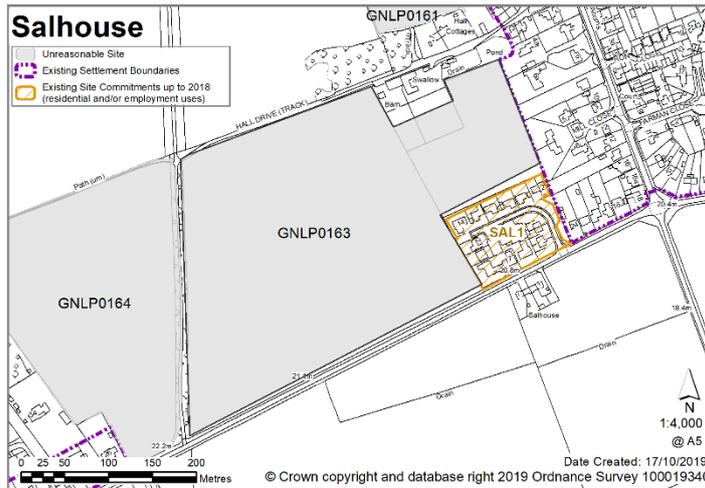
Land to the north of Norwich Road

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.



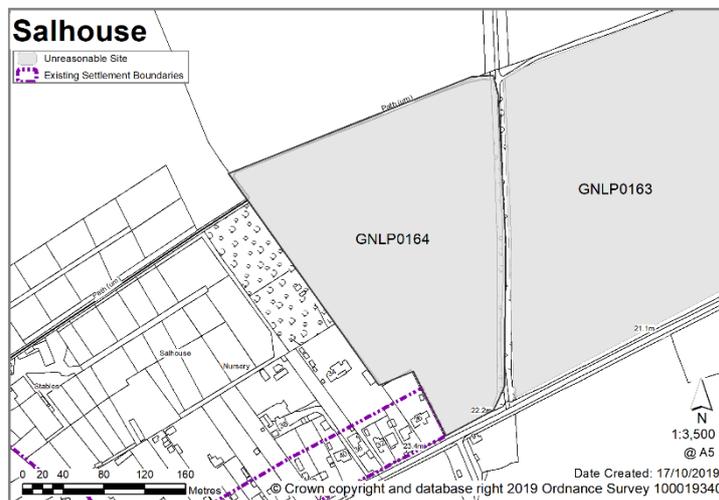
Land to the north of Norwich Road

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

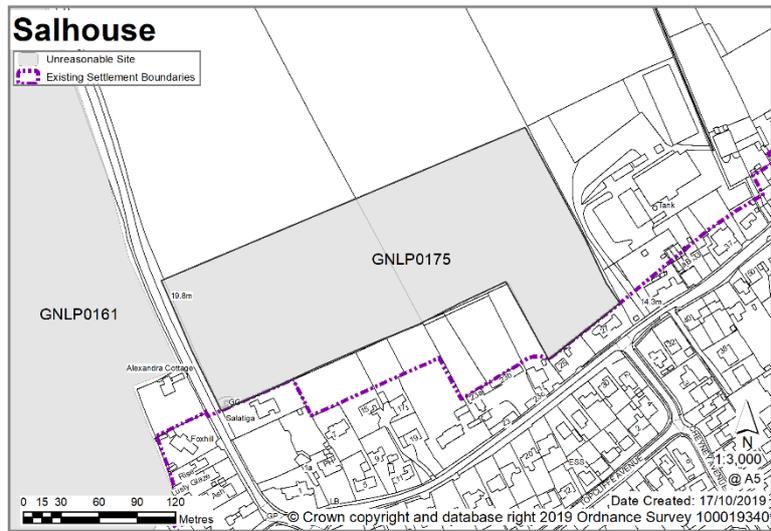
GNLP0175

3.91

Residential (unspecified number)

This site is not considered suitable for allocation as development would have significant landscape and heritage impacts. 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.



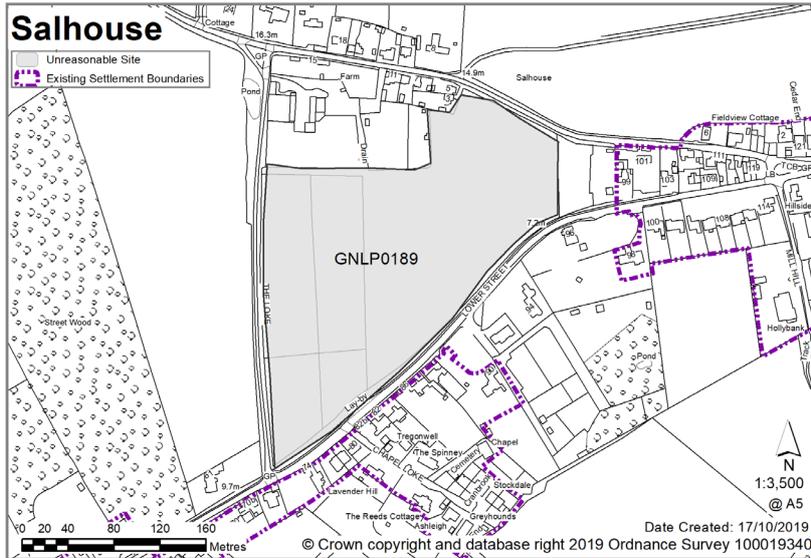
Site off Lower Street

GNL0189

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.



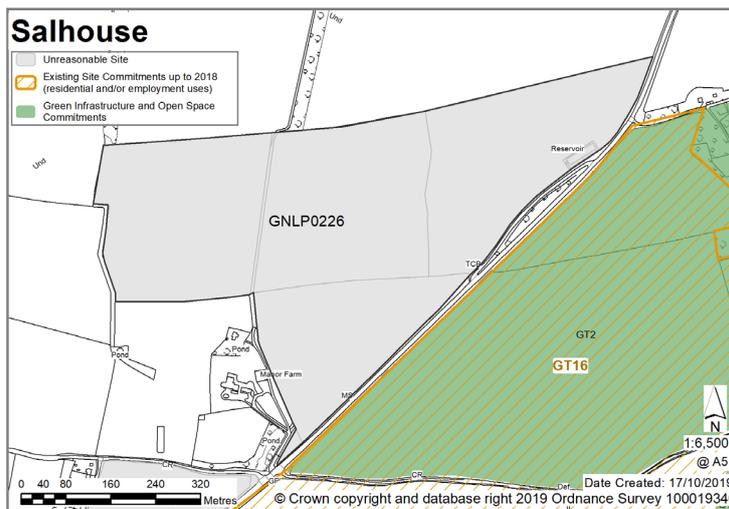
Manor Farm, Land to the west of Wroxham Road (A1151)

GNLP0226

30.55

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.



Land to the north of Norwich Road

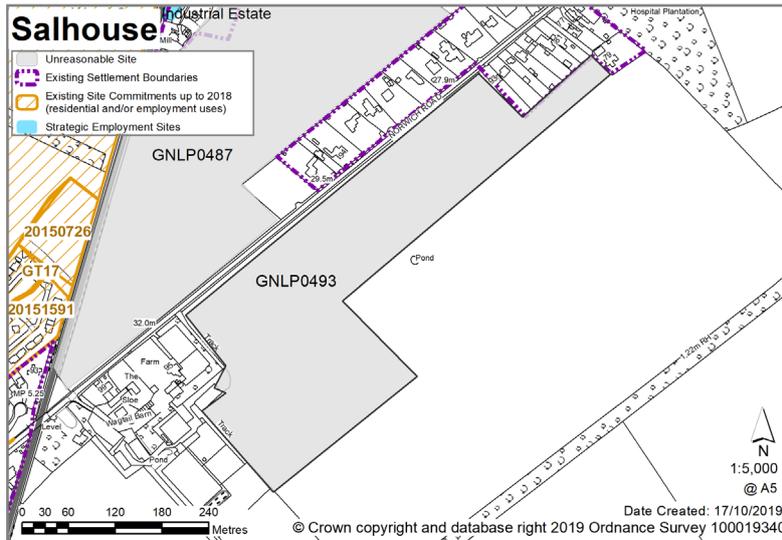
GNLP0487

11.38

86 dwellings and 6.37ha of GI

This site is considered to be unreasonable for allocation as development





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.

