



## **Salhouse Neighbourhood Plan 2016 to 2026 Review Document**

The Salhouse Neighbourhood Plan was fully adopted by Broadland District Council and the Broads Authority on 20th July and 28<sup>th</sup> July 2017, respectively, following a 92% vote in favour by Salhouse residents at a local referendum.

The plan covers the period up to 2026 and now forms part of the Development Plan for the District. This means it forms one of the main considerations in determining any future planning applications submitted in Salhouse.

The implementation of the Salhouse Neighbourhood Plan will require co-ordinated input and cooperation of a number of statutory and non-statutory agencies, private sector organisations and the local community.

It is intended as a starting point to ensure the continuation of the rural identity of Salhouse and implement positive physical change within the village.

Salhouse Parish Council will monitor the implementation of the Neighbourhood Plan.

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

# Vision and Objectives

The vision for the Salhouse Neighbourhood Plan, and the objectives within, have been developed by the Neighbourhood Plan Working Party and, importantly, informed and tested with the local community.

The intended lifespan of the Salhouse Neighbourhood Plan, the vision and objectives is from 2016 to 2026. This reflects the lifespan of the Broadland District Council Joint Core Strategy.

## **NEIGHBOURHOOD PLAN – VISION**

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

## **NEIGHBOURHOOD PLAN – OBJECTIVES**

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

The objectives are that:

1. The character of the Parish remains rural and agricultural and the predominant land uses reflect this, including Salhouse Broad as a key natural asset.

**This is achieved through consideration of, and comment on, Planning Applications received within the Parish.**

2. The shops and post office, places of worship, public houses, playing field, play equipment, school and Jubilee Hall are all retained and supported to provide a thriving village.

Shops and public houses and other community assets are considered for listing as Assets of Community Value (ACV) where appropriate. Currently there are ACV listings on 82 and 82b Lower Street and The Bell Public House. At the present time there is no shop or post office due to closure, so this objective has not been achieved, but it is hoped to recover these services in the future. The playing field and play equipment are directly supported by the Parish Council and have received additional funding from S106 agreements and CIL funds. The Jubilee Hall is protected by the Parish Council as Custodian Trustees. All Saints' Church receives funding from the Parish Council for ground maintenance. The school is maintained by the County Council and is well supported with numbers, therefore is not at any risk. An ACV Working Party has been set up to monitor and review the status of current ACV listings and to consider additional listings going forwards.

3. New development is appropriate to the character of Salhouse, reflecting its rural location.

This is achieved through consideration of, and comment on, Planning Applications received within the Parish.

4. Key buildings and features important to the village of Salhouse are retained.

This is supported by the village Conservation Area, established in 2003, which enforces higher planning standards and deters inappropriate development. This has been broadly successful. An application to extend the Conservation Area was refused by the District Council, however.

Salhouse Hall, a Grade 2 listed building, unoccupied for 20 years and on the 'Buildings at Risk' register, has been purchased by a private owner and a restoration programme is in progress (PA 20172210).

5. Appropriate commercial development is allowed to provide jobs and services within Salhouse.

This is achieved through consideration of, and comment on, Planning Applications received within the Parish, although it should be noted that no applications for new commercial development have been received during the period, and no applications to convert non-commercial properties.

6. The village serves all generations with facilities including those for the younger and older residents.

This has been supported by the installation of the Multi-Use Games Area, new playboat in the childrens' play area, and adult gym equipment at the playing field. Benches, bus shelters and the walking map have all been provided around the village in recent years and are also facilities benefitting all residents. The Jubilee Hall is accessible on foot to many residents and provides services and events which particularly serve the very young and old, eg. Play Group, Cubs/Scouts/Brownies/Guides; the village 'mardle'. The visiting doctor's surgery serves those less able to get to the health centre. The school provides facilities for younger children outside of normal school hours and also hires its hall to community groups.

7. Additional cycle/foot/bridle paths linking key parts of village are provided for the use of local people and tourists alike.

In recent years, through the Parish Partnership Scheme, the Parish has funded new TROD paths installed along Bell Lane from Lower Street to the Church and from there to Vicarage Road; along Station Road; along parts of Norwich Road; from Footpath 15 to Bears Grove track on the Wroxham Road. The Parish has successfully worked with a local landowner to dedicate Footpath 15 as a right of way.

A permissive path to avoid the road has been secured and an improved pedestrian access has been installed at the Recreation Ground on Thieves Lane.

8. There is well connected mobile telecommunication with improved broadband speeds.

A multi-operator communications mast was installed at the recreation ground in 2017 and is situated on land leased directly from the landowner, Salhouse United Charities Trust. Mobile coverage is now good; prior to this it was very patchy. Fibre optic broadband remains 'to cabinet' only.

# POLICIES

**THESE POLICIES ARE CONTINUALLY ADDRESSED WHEN PLANNING APPLICATIONS ARE CONSIDERED AND POLICIES QUOTED IN PLANNING RESPONSES SUBMITTED. DECISION NOTICES RECEIVED ARE RECORDED (see Appendix. 1). THE PARISH COUNCIL WILL ENDEAVOUR TO REVIEW AND UPDATE THE RELEVANT POLICIES AND PROJECTS WHERE APPLICABLE TO ENHANCE THE VILLAGE OF SALHOUSE.**

## POLICIES FOR THE ENVIRONMENT

“Conserving our natural heritage and improving village connections”

### **OE1: Development, Natural Heritage and Countryside**

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

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

- The impact is temporary and can be restored back to the condition prior to development, or better, within 3 years of the completion of the development
- Mitigation measures are undertaken on or abutting the development site. For example by adding additional land to the green space or by undertaking capital restoration works on parts of the site that are not developed. Mitigation measures should

maintain or improve the site in terms of size, quality and or public access. Such mitigation measures will be expected to be made available on a permanent basis

- If mitigation is not possible within or abutting the site, any damage to natural heritage or loss of green space shall be offset by restoration of natural heritage or replacement of green space elsewhere in the village. The replacement must be similar in terms of scale, character and quality, accepting some natural attributes will take time to accrue

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

No major projects have been proposed or developed that conflict with these criteria since the NP has been in effect.

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

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

The owner of Salhouse Broad has invested in improvements to the accessibility, recreational use and environmental conditions at the Broad. Improvements include extended boardwalks, renewed quay headings, boat hire (access to nature reserve), better play equipment, tree maintenance, more active management and a lightweight campsite. Landowners maintain areas of natural or ancient woodland in the Parish. A new area of woodland ('Jubilee Wood'), established in 2012, is developing well.

## **OE3: Protecting Our Dark Night Skies**

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

No proposals have been made that meet or conflict with the Dark Skies Policy have been made since the NP came into effect.

#### **OE4: Managing Land Use Change**

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

No such proposals have been made that meet or conflict with these criteria have been made since the NP came into effect. The Parish Council has investigated the possibility of creating allotments and has approached local landowners, but no land was available. A local landowner has converted a site of approximately 7 hectares from extensive agriculture to small-scale horticultural use.

#### **OE5: Promoting Improved Connectedness in the Parish**

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

Connectivity on foot has been improved by the installation of several TROD paths, as noted in Point 7 of the Objectives, above. However, this has been Parish Council-led, not developer-led. None of the developments seen so far has made any provision to improve foot and cycle connectivity.

### **OE6: Promoting a Safer Village**

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

As above, pedestrian safety has been improved by the installation of several TROD paths, mostly on busy main roads (Norwich Road, Bell Lane) around the village. The Parish Council has supported speed limit reductions on Norwich Road and Bell Lane.

## **POLICIES FOR EMPLOYMENT**

### **EMP1: Existing facilities**

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

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

Applications to develop new businesses have been supported. Applications for change of use of businesses away from commercial or retail use have been resisted.

### **EMP2: New facilities**

The Neighbourhood Plan encourages small scale employment uses provided they are appropriate to a rural area and do not have a significant adverse impact on the c

No new developments involving small-scale employment have been proposed during the period the NP has been in effect.

## **POLICIES FOR HOUSING**

### **H1: New Housing Development**

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

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

Two new housing developments have taken place since the NP came into effect; one 'medium' development ('Barn Piece' – 20 dwellings) and one 'small' development ('Wrights Meadow' – 4 dwellings). Neither was in the defined settlement limit, but both were adjacent to its boundary. The annual average rate of housing development has been within the criteria since the NP came into effect.

## **H2: Housing Mix**

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

A mix of housing types has been partly achieved at Barn Piece.

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

The development of new sheltered housing will be encouraged. Sheltered housing will be permitted where it is compatible with the local surrounding area, is of an appropriate size and respects the amenities of neighbouring uses. Proposals outside the settlement limit will be acceptable if they are justified by meeting a specific need of the parish.

No sheltered housing provision has been achieved since the NP came into effect.

## PROJECTS TO SUPPORT THE NEIGHBOURHOOD PLAN

### THE INFORMATION BASE

Salhouse Parish Council will develop an improved information base to better inform decision making and to enable sustainable management of the village. This will include survey and mapping of environmental features of the village. The information resource will be available to any interested parties. Part of this information base will be a register of village assets that are important to the well being of the village, and will include the village ponds and waiting room at Salhouse railway station.

No significant progress. The Parish Council carried out a review of the Conservation Area Assessment on behalf of the District Council in 2018.

### DEVELOPING AN INTEGRATED VILLAGE PATH NETWORK

We will identify new permissive paths that contribute to the development of a village path network which links the village core and its gateways with the rural hinterland and our natural and built heritage features. Infrastructure needed for the path may include path surfacing, signs, path-side furniture and structures such as footbridges and gates. These should be located and designed in sympathy with the village landscape. We will use opportunities arising from development or other land use and planning changes to further this project. This specifically will include consideration of a foot and cycle path directly to Salhouse Station via Howlett's Loke avoiding the railway bridge which is narrow, has no footpath and is prone to flooding, from Bell Corner.

Construction of TROD paths, as described above, has improved the village path network by enabling more walking, especially alongside busy roads. The project to create a foot and cycle path direct to Salhouse Station has actually gone backwards,

following a landowner's decision to install kissing gates at the FP 14/Hall Drive crossing which do not allow access to cycles or pushchairs.

## ENHANCEMENT OF THE PLAYING FIELD

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

Various recent projects were carried out at the recreation ground, including:

- Installation of Multi-Use Games area completed in Winter 2019/20
- New play equipment installed within play area during 2019
- Installation of adult gym equipment during 2019
- Increasing the car park size, without losing any recreational ground space (2020)
- A tree planting scheme was successful with a variety of trees planted in December 2020
- New field gate in place of barrier(2020).
- Path to clubhouse, toilets and MUGA (2020)
- Clubhouse refurbishment (by football club) (2021)
- Picnic benches (2021)

Many of these projects were funded with S106 monies received through developments within the Parish over the past few years.

Further improvements are planned.

## **SHELTERED HOUSING**

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

No progress

Appendix 1.

<b>Planning Application Number</b>	<b>Planning Details</b>	<b>Neighbourhood Plan Policies quoted in response</b>	<b>Decision Date</b>	<b>Neighbourhood Plan Policies quoted in decision</b>
20201195	82B Lower Street, Salhouse, NR13 6AD – Change of use from shop/cafe to holiday let (P)	EMP1 (Employment Policy in relation to existing facilities).	18th September 2020	Policy EMP1