

|                              |  |
|------------------------------|--|
| <b>Settlement Name:</b>      | <b>Salhouse, Woodbastwick and Ranworth cluster</b>   |
| <b>Settlement Hierarchy:</b> | <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> |

## **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)**

| <b>Address</b>   | <b>Site Reference</b> | <b>Area (ha)</b> | <b>Proposal</b>                                |
|--|-----------------------|------------------|--|
| <b>Salhouse</b>  |                       |                  |  |
| 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                                |
| <b>Woodbastwick</b>                                  |          |               |   |
| Land to the East of Panxworth Church Road & B1140    | GNLP0110 | 2.93          | 8-10 dwellings with associated landscaping and infrastructure |
| <b>Total area of land</b>                            |          | <b>104.35</b> |   |

**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      |
|---------------------|----------------|-----------|---------------|
| <b>Salhouse</b>     |                |           |               |
| Norwich Road        | GNLP3025       | 0.39      | 3-5 dwellings |
| <b>Woodbastwick</b> |                |           |               |
| 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    |
|------------------------------------|----------------|-----------|-------------|
| <b>Salhouse</b>                    |                |           |             |
| 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/<br>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      |             |                    |                    |                          |                                    |            |                       |                        |                      |                             |                      |                   |                   |                                      |
| <b>Salhouse</b>     |             |                    |                    |                          |                                    |            |                       |                        |                      |                             |                      |                   |                   |                                      |
| 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                                |
| <b>Woodbastwick</b> |             |                    |                    |                          |                                    |            |                       |                        |                      |                             |                      |                   |                   |                                      |
| GNLP0110            | Amber       | Amber              | Amber              | Green                    | Green                              | Amber      | Amber                 | Amber                  | Amber                | Amber                       | Amber                | Green             | Amber             | Green                                |

### **STAGE 3 – SUMMARY OF CONSULTATION COMMENTS**

| <b>Site Reference</b> | <b>Comments</b>  |
|-----------------------|--|
| <b>Salhouse</b>       |  |
| GNLP0160              | <p><b>General comments</b><br/>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><b>Salhouse Parish Council comments</b><br/>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><b>Salhouse Parish Council comments</b><br/>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><b>Salhouse Parish Council comments</b><br/>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><b>Salhouse Parish Council comments</b><br/>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><b>Salhouse Parish Council comments</b><br/>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><b>Salhouse Parish Council comments</b></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><b>Salhouse Parish Council comments</b></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><b>Salhouse Parish Council comments</b></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><b>General comments</b></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><b>Salhouse Parish Council comments</b></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> |
| <b>Woodbastwick</b> |   |
| GNLP0110            | <p><b>General comments</b></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.**

| <b>Address</b>   | <b>Site Reference</b> | <b>Area (ha)</b> | <b>Proposal</b>                  |
|--|-----------------------|------------------|----------------------------------|
| <b>Salhouse</b>  |                       |                  |                                  |
| 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) |
| <b>Total area of land</b>                                    |                       | <b>28.90</b>     |                                  |



**STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES**

|                        |  |
|------------------------|--|
| <b>Site Reference:</b> | GNLP0161   |
| <b>Address:</b>        | Land to the west of Bell Lane and to the north of Hall Drive |
| <b>Proposal:</b>       | Residential (unspecified number)                             |

|                             |                               |
|-----------------------------|-------------------------------|
| <b>CURRENT USE OF SITE:</b> | <b>BROWNFIELD/GREENFIELD:</b> |
| 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.

|                        |                                   |
|------------------------|-----------------------------------|
| <b>Site Reference:</b> | GNLP0163                          |
| <b>Address:</b>        | Land to the north of Norwich Road |
| <b>Proposal:</b>       | Residential (unspecified number)  |

|                             |                               |
|-----------------------------|-------------------------------|
| <b>CURRENT USE OF SITE:</b> | <b>BROWNFIELD/GREENFIELD:</b> |
| Agriculture                 | Greenfield                    |

|   |
|---|
| <b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>  |
| <p><b>Amber Constraints in HELAA</b><br/> Site access, Access to services, Utilities capacity, Sensitive townscapes, Biodiversity &amp; geodiversity</p>  |
| <p><b>HELAA Conclusion</b><br/> 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> |

|  |
|--|
| <b>FURTHER COMMENTS</b>  |
| <p><b>Highways</b><br/> 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><b>Development Management</b><br/> 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><b>Minerals &amp; Waste</b><br/> No safeguarded mineral resources</p>   |
| <p><b>Lead Local Flood Authority</b><br/> 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.

|                        |                                  |
|------------------------|----------------------------------|
| <b>Site Reference:</b> | GNLP0175                         |
| <b>Address:</b>        | Site off Bell Lane               |
| <b>Proposal:</b>       | Residential (unspecified number) |

|                             |                               |
|-----------------------------|-------------------------------|
| <b>CURRENT USE OF SITE:</b> | <b>BROWNFIELD/GREENFIELD:</b> |
| Agriculture                 | Greenfield                    |

|  |
|--|
| <b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>   |
| <p><b>Amber Constraints in HELAA</b><br/> Site access, Access to services, Utilities capacity, Flood risk, Sensitive townscapes, Biodiversity &amp; geodiversity, Historic environment</p>   |
| <p><b>HELAA Conclusion</b><br/> 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> |

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

|                          |
|--------------------------|
| <b>PLANNING HISTORY:</b> |
| No relevant site history |

|  |
|--|
| <b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b> |
|--|

|   |
|---|
| No additional documents submitted to support this proposal. |
|---|

|                        |                                  |
|------------------------|----------------------------------|
| <b>Site Reference:</b> | GNLP0188                         |
| <b>Address:</b>        | Site adjoining Norwich Road      |
| <b>Proposal:</b>       | Residential (unspecified number) |

|                             |                               |
|-----------------------------|-------------------------------|
| <b>CURRENT USE OF SITE:</b> | <b>BROWNFIELD/GREENFIELD:</b> |
| Agriculture                 | Greenfield                    |

|   |
|---|
| <b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>  |
| <b>Amber Constraints in HELAA</b><br>Site access, Access to services, Biodiversity & geodiversity   |
| <b>HELAA Conclusion</b><br>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. |

|   |
|---|
| <b>FURTHER COMMENTS</b>   |
| <b>Highways</b><br>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.  |
| <b>Development Management</b><br>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.   |
| <b>Minerals &amp; Waste</b><br>No safeguarded mineral resources   |
| <b>Lead Local Flood Authority</b><br>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. |
| <b>Conservation comments</b><br>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.



|                        |                                  |
|------------------------|----------------------------------|
| <b>Site Reference:</b> | GNLP0189                         |
| <b>Address:</b>        | Site off Lower Street            |
| <b>Proposal:</b>       | Residential (unspecified number) |

|                             |                               |
|-----------------------------|-------------------------------|
| <b>CURRENT USE OF SITE:</b> | <b>BROWNFIELD/GREENFIELD:</b> |
| Agriculture                 | Greenfield                    |

|  |
|--|
| <b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>   |
| <b>Amber Constraints in HELAA</b><br>Site access, Access to services, Utilities capacity, Flood risk, Sensitive townscapes Biodiversity & geodiversity, Historic environment, Transport & Roads  |
| <b>HELAA Conclusion</b><br>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. |

|  |
|--|
| <b>FURTHER COMMENTS</b>  |
| <b>Highways</b><br>Yes. Subject to access at Lower Street.   |
| <b>Development Management</b><br>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.   |
| <b>Minerals &amp; Waste</b><br>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. |
| <b>Lead Local Flood Authority</b><br>No comments   |

|                          |
|--------------------------|
| <b>PLANNING HISTORY:</b> |
| No history               |

|  |
|--|
|  |
| <b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b> |

|   |
|---|
| 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).**

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  |
|--|----------------|-----------|-------------------|--|
| <b>Salhouse, Woodbastwick and Ranworth</b> |                |           |                   |  |
| 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 |
|--|----------------|-----------|--------------|----------|
| <b>Salhouse, Woodbastwick and Ranworth</b> |                |           |              |          |
| NO REASONABLE ALTERNATIVE SITES            |                |           |              |          |

**Unreasonable Sites:**

| 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.   |
| 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> |

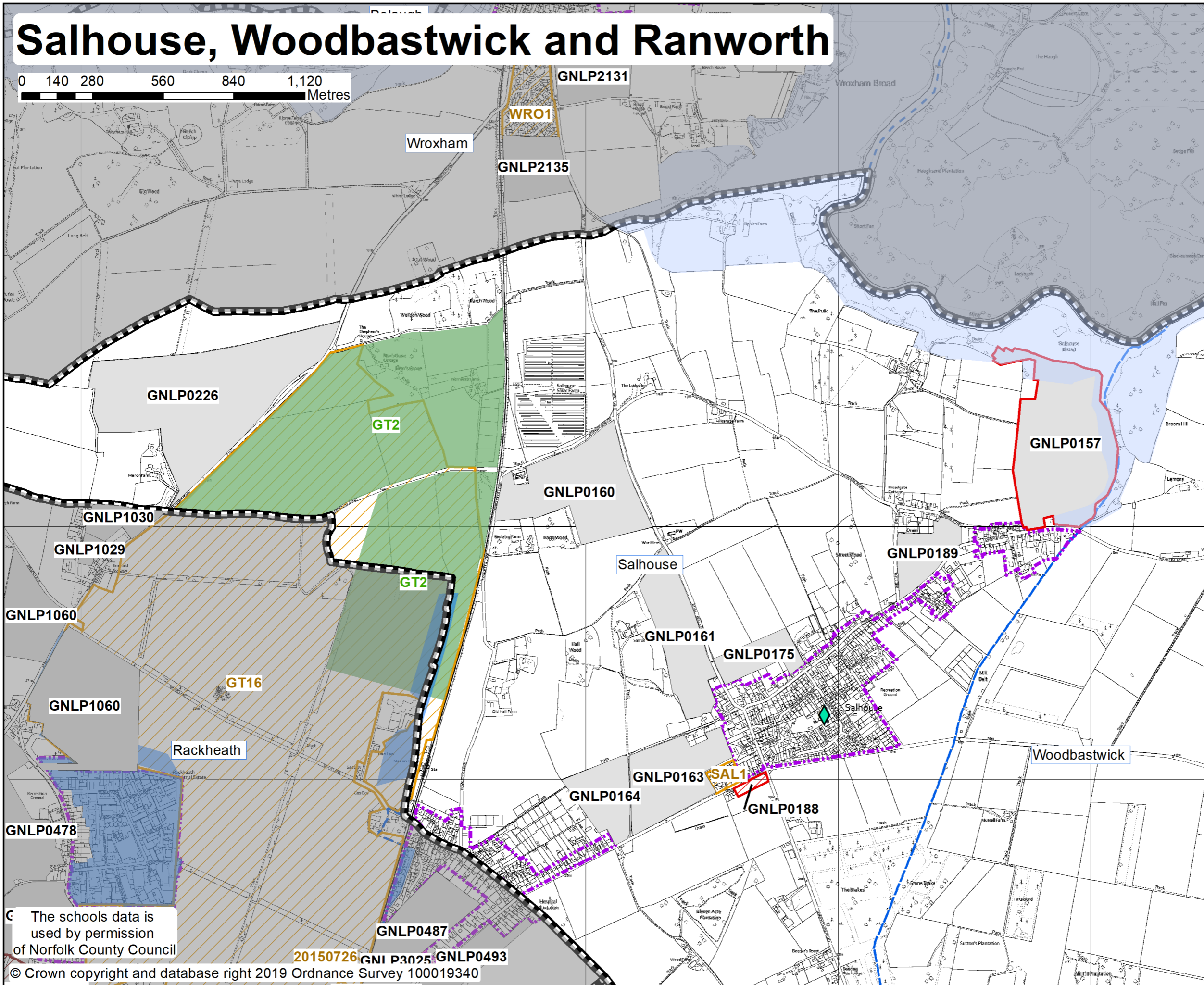
| Address  | Site Reference | Area (ha) | Promoted for                  | Reason considered to be unreasonable  |
|--|----------------|-----------|-------------------------------|---|
|  |                |           |                               | Conservation Area transforming it into a more urban 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 &amp; 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> |











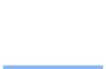
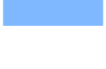



# Salhouse, Woodbastwick and Ranworth

0 140 280 560 840 1,120 Metres



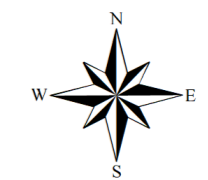
## Greater Norwich Local Plan

### Promoted Sites by School Catchment Areas

-  Primary School
-  Primary School Catchment
-  Preferred Housing Allocation
-  Preferred Mixed Use Allocation
-  Reasonable Alternative Site
-  Unreasonable Site
-  Small Site
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Green Infrastructure & open space commitments
-  Existing Settlement Boundary
-  Parish Boundary
-  Broads Authority

The schools data is used by permission of Norfolk County Council

© Crown copyright and database right 2019 Ordnance Survey 100019340



Date: 18/12/2019  
1:13,429  
@ A3