

Salhouse Parish Council

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28 September 2026

The **Salhouse community recognises the preparation of the Greater Norwich Local Plan (GNLP) 2045** and acknowledges the need to consider future housing, employment and infrastructure requirements across Greater Norwich.

However, the community believes that future development must properly consider the **scale, location and cumulative impact of development on Salhouse and its surrounding area**. Individual development sites should not be assessed in isolation from existing commitments, development around North Rackheath and other potential sites within Salhouse parish.

The community is **not opposed to development in principle**. It supports proportionate development that responds to genuine local needs while respecting the character of the village, the capacity of local infrastructure and environmental and heritage constraints.

Key concerns

The Salhouse community considers the following issues particularly important:

1. **Cumulative development** — the combined impact of existing, committed and potential development around Salhouse and Rackheath must be assessed.
2. **Salhouse–Rackheath separation** — the physical, visual and landscape gap between the two settlements should be protected to maintain Salhouse's distinct identity.
3. **Highway capacity and safety** — particular attention is needed on Norwich Road, Station Road, Bell Lane and Lower Street. At a wider level, the proposal would also increase reliance on the NDR, which already experiences capacity and congestion issues at peak times.
4. **Walking and cycling** — new development must have safe, practical connections to the village centre, primary school and railway station.
5. **Infrastructure capacity** — schools, healthcare, water supply, wastewater, drainage, public transport and community facilities must be capable of supporting additional growth.
6. **Brownfield opportunities** — suitable previously developed land should be properly assessed before substantial additional greenfield land is released.
7. **Landscape, heritage and village character** — the distinctive character and setting of Salhouse should be protected.
8. **Cumulative evidence** — the GNLP evidence base should assess the combined effects of development rather than considering individual proposals separately.

The appropriate scale of growth

Although Salhouse has a railway station, primary school, local shops and other facilities, these should not automatically be interpreted as evidence that the village has the capacity for strategic-scale housing growth.

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The community believes that the appropriate scale of development should reflect the **actual infrastructure, environmental, transport and settlement capacity of Salhouse**.

Evidence from the 2025 Salhouse Neighbourhood Plan household survey is relevant in understanding the character of the village. Approximately **92% of respondents preferred individual homes or developments of fewer than ten homes**, while approximately **70% want the existing settlement boundary retained**.

This evidence does not determine the GNLP's housing requirement, but it provides an indication of the scale and form of development that is considered appropriate to the character of Salhouse.

The community therefore supports **proportionate rather than strategic-scale expansion**, with careful consideration of the existing settlement boundary, landscape and heritage setting, relationship with Rackheath, transport constraints and infrastructure capacity.

Brownfield land

The community supports the effective use of suitable previously developed land.

However, brownfield designation alone should not make a site suitable for development. Access, highways, environmental effects and infrastructure requirements must still be properly assessed.

Before substantial additional greenfield land around Salhouse is considered, the GNLP should establish the realistic capacity of suitable brownfield land and assess whether it can accommodate appropriate housing or employment uses without creating unacceptable cumulative impacts.

Salhouse and Rackheath

Maintaining a meaningful separation between **Salhouse and Rackheath** is a key priority for the community.

The remaining gap should be assessed in terms of its physical, visual and landscape function, rather than simply by measuring the distance between built-up areas.

The community considers it important that Salhouse retains its identity as a **distinct rural village**, rather than gradually becoming part of a continuous urbanised corridor towards Rackheath.

Infrastructure

Infrastructure should be treated as a fundamental part of determining where and how much development can take place.

The GNLP should assess:

- highway capacity and safety;
- school capacity and future pupil numbers;
- healthcare;
- water supply;

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- wastewater and sewerage;
- drainage and flood risk;
- electricity;
- public transport;
- railway access;
- walking and cycling infrastructure;
- recreation and open space; and
- community facilities.

Crucially, infrastructure improvements must be **deliverable, funded and provided at the appropriate time**, rather than relying on infrastructure provision catching up after development has taken place.

Evidence required

The community considers that the GNLP should undertake specific assessments covering:

- **cumulative transport impacts**, including Norwich Road, Station Road, Bell Lane and Lower Street;
- **cumulative education impacts**, including North Rackheath and potential Salhouse sites;
- the **Salhouse–Rackheath landscape and settlement gap**;
- **walking and cycling connectivity**;
- the realistic capacity of **brownfield land**;
- **water and wastewater capacity**; and
- cumulative **heritage and landscape impacts**.

Overall community position

The Salhouse community supports sustainable growth across Greater Norwich, but believes that development in and around Salhouse must be **proportionate, evidence-based and infrastructure-led**.

The preferred approach is therefore:

1. **Proportionate growth rather than strategic-scale expansion.**
2. **Effective use of suitable brownfield land.**
3. **Protection of the Salhouse–Rackheath separation.**
4. **Proper assessment of cumulative transport and infrastructure impacts.**
5. **Safe walking and cycling connections** to key village facilities and the railway station.

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6. **Protection of landscape, biodiversity and heritage.**
7. **Infrastructure that is demonstrably deliverable alongside development.**
8. **A fresh, evidence-based assessment of all potential development locations.**

The 2026 Call for Sites should be regarded as the **starting point for assessment**, rather than evidence that submitted sites are suitable for development.

Most importantly, sites in and around Salhouse should be assessed **collectively**, alongside North Rackheath and existing commitments. This will allow the GNLP to meet wider housing needs while ensuring that growth remains genuinely sustainable and does not unnecessarily compromise the distinctive character, identity and quality of life of the Salhouse community.