

# SALHOUSE 2020+

A vision for a thriving village

## **SALHOUSE NEIGHBOURHOOD PLAN**

Thank you to all those who attended the recent open day and were able to discuss the plan and let us have your thoughts on the proposed policies. We have now collated these and are considering them as we finalise proposals.

For the benefit of those unable to attend the information provided at the open day is given below. We would welcome any further thoughts you may have as soon as possible as we are now in the final stages of preparing the documents for statutory consultation. Your comments can be sent to the Parish Clerk or sent to our email address:  
*Salhouse2020@gmail.com*

### **Where are we now?**

- The Sustainability Appraisal Scoping Report has now completed the statutory consultation stage with the relevant bodies – we have to make one or two minor amendments.
- We need to finalise the precise wording of the policies to ensure compliance with higher level policies and complete one or two minor sections of the Plan.
- We then have to complete a sustainability summary for each policy.
- Next, the Plan goes to a public consultation for 6 weeks.
- Views are taken into account and amendments made if appropriate.
- The Plan is submitted for Independent Examination.
- When the Plan has passed the examination (we are told this could take about 6 months) there will be a referendum within the Parish to confirm its acceptance.
- Once accepted it becomes an integral part of the Broadland District Council Local Plan.

As for the Plan itself, the proposed policies, which have been formulated from feedback at the several open days and other discussions with various parties, are:

## **HOUSING**

### **H1 - New Housing Development**

New housing development will normally be within the defined settlement boundary for the village. Any new housing development should consist of single dwellings or small scale developments (up to 5 dwellings) with positive support for smaller units of accommodation (up to three bedrooms). All new housing should be designed to be in character with the local surrounding area, respecting the semi-rural nature of the village and its conservation area designation.

### **H2 - Housing Mix**

The plan supports a mix of house types, including a high quality of housing design that suits differing life stages and economic positions.

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

The development of new sheltered housing will be welcomed. Any new sheltered housing should be compatible with the local surrounding area, of an appropriate size for the village and respect the amenities of neighbouring uses. This may be considered outside the settlement limit if there is specific justification and the site is appropriate.

## **ENVIRONMENT**

### **OE1 Development and the Natural Heritage**

The Plan supports development which avoids damage to the natural heritage – where damage cannot be avoided there must be restoration of a similar nature either on site or elsewhere in the village.

### **OE2 Protection of Green Spaces**

The Plan supports development that has no significant impact on green spaces which are felt by the village to be of particular value.

### **OE3 Enhancement of our Natural Heritage and Green Spaces**

Proposals which have an overall net benefit for the natural 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.

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.

### **OE4 Protecting Our Dark Night Skies**

Development proposals should include provisions for conserving dark skies, which is a highly valued feature within the village. Given the value attached to the village's dark skies, proposals for street lighting will be resisted unless required under legislation

### **OE5 Protecting Landscape Quality**

Development that maintains or enhances the quality of the village landscape will be supported. Development which significantly impacts on the village landscape will only be acceptable if suitable mitigation or enhancement is secured. The Salhouse Conservation Area Character Statement 2013 will be the benchmark against which proposals will be assessed.

### **OE6 Managing Land Use Change**

The Plan supports development or land use change which provides additional assets while also maintaining the quality of the village landscape. Change of use from commercial or agricultural land to allotments, sports fields, village green or public open space would all be viewed positively

### **OE7: Promoting Improved Connectedness in the Parish**

Developments which improve foot and cycle connections between village assets will be regarded favourably, as long as they do not have significant negative impacts on other features of heritage value in the village.

## **OES: Promoting a Safer, Low Carbon Village**

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

## **EMPLOYMENT**

### **EMP1 Existing facilities**

The plan supports improvements to the existing Wood Green commercial area and the inclusion of provision for starter units. The loss of other existing smaller businesses within the village will be resisted unless alternative provision is provided elsewhere within the village in an appropriate location.

### **EMP2 New facilities**

The plan encourages small scale employment uses provided they are appropriate to a rural area and do not impact on the character of the area or the amenity of residents.

## **GENERAL PROJECTS**

### **The Information Base.**

The Parish 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.

### **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

### **Enhancement of the playing field**

The Parish Council have sought your views on this. If planning permission would be required to implement your views, it may be necessary to include a specific policy within the plan rather than deal with this as a project.

*Watch out for information from Salhouse 2020+ to let you know the start date of the Public Consultation and where copies of the Plan and Sustainability Appraisal can be viewed. We hope that this process will start before the end of May.*

**Nick Taylor**

**Chairman Salhouse 2020+**