

## **Initial thoughts on a Vision for Salhouse prepared by** **Salhouse 2020+**

### **Village Focus**

Salhouse has effectively become 1½ villages and the Station Road end of Salhouse needs to be brought into the main village.

The creation of a good path from Bell Lane to Station Road will not only link the two parts of the village better but also encourage more villagers to use the railway station. At the moment if anyone has to get into their car to go to the railway station, they are more likely to carry on to Norwich by car.

#### **Should we create a village green?**

This could become a natural focal point for the village that creates a real 'village feel' for Salhouse, which, with its somewhat disparate parts, it does not have at the moment.

#### **Should we create a community wood?**

This could become another valuable 'hub' and focal point for the village.

#### **Heritage**

We should recognise, maintain and enhance the heritage of the village.

### **Recreation and Amenities**

Included in the plan could be measures to encourage villagers to stay in the village once they start to become less mobile.

Currently, due to the few facilities, once they lose their independence (specifically, their ability to drive) they have little option but to leave the village or rely on the internet, family and public transport for most basics.

Using the Jubilee Hall as a multifunction facility, doctors, dentist (may be too much), health clinic etc. could at least give those individuals an option to stay in the village.

We should ensure we keep the facilities we have - school with play group, sports field which could become more dedicated with a pavilion and multi sports area, pub, shop(s),

hairdresser, Jubilee Hall full of activities, businesses in Wood Green, the Garden Centre, with a safe footway from the village.

**Should we create an allotment area?**

Another potential village focal point and useful facility.

**Should we create a residential care facility?**

For instance, a residential home or day support facility plus some housing with care adjoining.

**All Saints Church**

The church is somewhat disconnected from village: should we ensure that the church becomes better linked to the village? Should we consider extension of churchyard and car park shared with walkers?

**Employment**

**Tourism**

We have the opportunity to enhance Salhouse Broad as a visitors' attraction and develop tourism in the area, with cycle hire (this already exists), tearoom, nature walk, a circular cycle route(s) around village with possible links to Wroxham and elsewhere, visitor accommodation, more facilities at the Broad including a dyke for small craft up to extended Broad car park, camp sites / holiday cabins (as at the Lodge).

**Agriculture to remain predominant**

We should always enter and leave Salhouse through fields.

**Local Farm / Education / Farm shop**

We could consider linking a small farm to an educational centre producing supplies potentially for local restaurants and shops.

A new education facility between Broad and agricultural land for use by the school as well as available to many other groups as a facility to promote appreciation and understanding of Salhouse and its countryside... and perhaps even establish a farm shop.

**Shop(s)**

With the loss of the current shop all the villagers now have to rely on Roys of Wroxham, out of town supermarkets or the internet for their shopping needs. The village needs at least one shop; the right shop is often as much a village centre as a green communal area.

**Local Pub / restaurant**

With the Bell now re-opened, we want a community that will be able sustain this vital element of village life.

### **Jobs - land for development**

Should we consider small industrial units or look at how we can improve the units on Station Road, or perhaps an area such as the site in Muck Lane?

All these activities lead to local job creation.

### **Technology**

Younger (and older) people looking to move or first time purchasing use technology availability in their selection process. Therefore, within the plan, space should be provided for either a phone mast or a way of adding it to an existing structure to make it less obvious.

## **Housing**

A bold vision that looks at housing provision over the very long term and plans for sustainable growth over a long period that enhances rather than overwhelms the village and that looks at ways the village can be improved, not just have a large number of new homes imposed upon it.

Housing development must be in keeping with the village character, namely maintaining streetscapes and the sense of place, with linear developments instead of housing estate 'field by field' type developments as typified by the new housing on the former garage site (and probably Norwich Road too) and appropriate infill and backfill that does not detract from the character of the streets. Field by field growth model has failed to produce a sustainable growth for villages and small towns. Edge of town suburban form is parasitical on historic core and, if not well conceived, undermines the integrity of original settlement.

We need a quality housing offer to suit differing life stages and economic positions, i.e. from 'affordable' housing to executive 4 – 5 bed executive homes to maintain a good social mix in the village. What the village should do is try and steer the design and density because without it future developments will be like the garage site or worse. The standard development model where land is sold to a house-builder and a large number of houses is put up in one go can overwhelm a village.

Should we allocate a site divided up into very small plots augmented with residents only community garden and small allotments, purchase only & no letting, and Salhouse residents offered opportunity first? Low cost plots would enable first time buyers to get on the ladder, and older residents to create a small retirement home. Should we consider self build as well as plus contractor built housing for a greater variety and to make plots available for self builders?

## **Public transport**

### **Linked footpaths and cycle ways**

Create circular routes including Broad and Station, with links to clear crossing points on main roads.

### **Railway Station**

We should have an improved foot/cycle path to Salhouse station.

We should ensure retention of railway station and encourage improvement of facilities. Perhaps the up side (Norwich-bound) station buildings are a potential site for a village archive (although this might be outside the scope of the neighbourhood plan)? The building itself is historic and is worthy of saving.

### **Conclusion**

These are all initial thoughts and ideas. Some may be achievable, some not.

What is important, though, is that the people of Salhouse put their views forward so that a sensible, achievable and realistic, yet bold, imaginative and visionary neighbourhood plan is put together for presentation to Broadland District Council and voted on in a referendum of every resident in the parish.

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