

Salhouse Neighbourhood Plan Review

Data Profile

September 2025



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Appendix 1: Census 2021 data for Salhouse compared to Broadland and Norfolk.

1. Introduction

1.1. The data profile

1.1.1 This data profile is part of the evidence base for the Salhouse Neighbourhood Development Plan review.

1.1.2 Census 2021 data is used throughout the data profile and is obtained from the Office for National Statistics Nomis website containing official census and labour market statistics.¹ The information comes with the following statement:

'In order to protect against disclosure of personal information, records have been swapped between different geographic areas and counts perturbed by small amounts. Small counts at the lowest geographies will be most affected.'

Note that small differences in counts between different datasets are possible due to the general disclosure control methods applied to all Census 2021 data. There are small changes to some counts (cell key perturbation), for example, a count of four could be changed to a three or a five. This might make small differences between tables depending on how the data are broken down perturbation is applied.'

1.1.3 The Office for National Statistics 'Build a custom area profile' tool has been used to create a Census 2021 profile for Salhouse parish compared to Broadland and Norfolk data.² This can be seen in Appendix 1.

1.2 Salhouse Neighbourhood Plan

1.2.1 The Salhouse Neighbourhood Plan was fully adopted by Broadland District Council and the Broads Authority on 20 July and 28 July 2017, respectively, following a 92% vote in favour by Salhouse residents at a local referendum.³

1.2.2 The plan covers the period up to 2026 and now forms part of the development plan for Broadland district and for the Broads Authority and is one of the main considerations in determining any future planning applications submitted in Salhouse.

1.2.3 The Salhouse Neighbourhood Plan can be viewed on Broadland District Council's website.⁴

¹ www.nomis.co.uk Information obtained 23.10.2024.

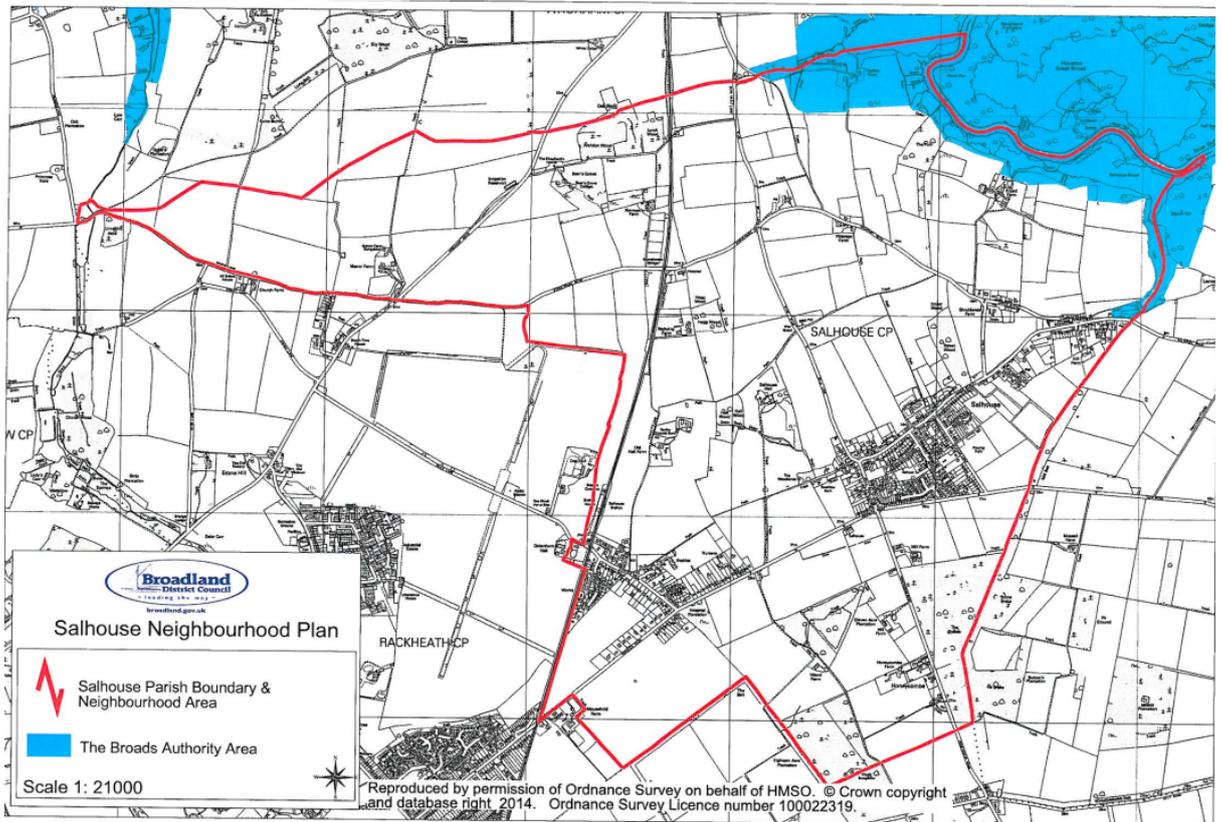
² www.ons.gov.uk/visualisations/customprofiles/draw/. Information obtained 02.01.2024.

³ <https://www.southnorfolkandbroadland.gov.uk/planning/future-development/local-plans/neighbourhood-plans/adopted-neighbourhood-plans-broadland/salhouse-neighbourhood-plan>. Information obtained 19.05.2025.

⁴ <https://www.southnorfolkandbroadland.gov.uk/planning/future-development/local-plans/neighbourhood-plans/adopted-neighbourhood-plans-broadland/salhouse-neighbourhood-plan/salhouse-neighbourhood-plan>. Information obtained 19.05.2025.

- 1.2.4 Salhouse Parish Council decided to undertake a review of their 2016 Adopted Neighbourhood Plan and has established a Neighbourhood Plan Steering Group to undertake the review.
- 1.2.5 The Salhouse Neighbourhood Plan was audited by the Parish Council in 2021 and can be seen on the Parish Council website.⁵

Figure 1 below: Map showing the Salhouse Neighbourhood Plan area map.
Source: South Norfolk and Broadland District Council website.⁶ Map obtained 05.06.2025



⁵ <https://www.salhousepc.info/planning>. Obtained 19.05.2025.

⁶ <https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/salhouse-neighbourhood-area-map.pdf>. Information obtained 15.05.2025.

1.3 Location of Salhouse

1.3.1 Salhouse is a village and civil parish in the Broads in the English county of Norfolk. It lies south of the River Bure and Salhouse Broad, about 6.2 miles (10km) north-east of Norwich.

Figures 2 below: Map showing the location of Salhouse parish Neighbourhood Plan area.

Source: Parish Online mapping website. Information obtained 06.06.2025.

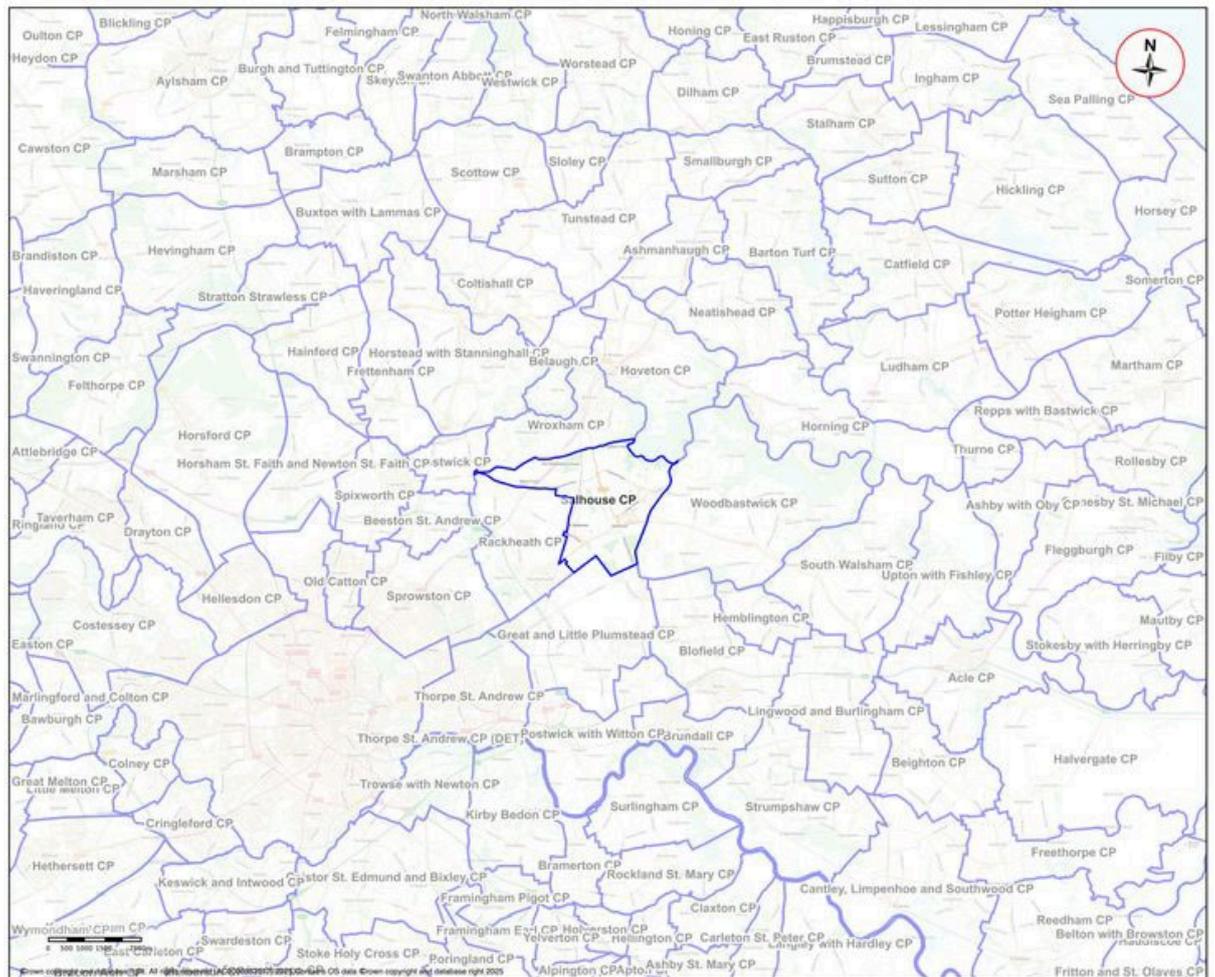


Figure 3 below: Map showing an aerial view of Salhouse parish.
Source: Parish Online mapping website. Information obtained 06.06.2025.



1.4 Local Planning Policy

- 1.4.1 Salhouse parish is located within Broadland District Council and the Broads Authority areas. The Broads Authority is responsible for planning (and navigation) in the Broads National Park.

1.5 Greater Norwich Local Plan

- 1.5.1 Both Broadland District and South Norfolk Councils have worked with Norwich City Council and Norfolk County Council to prepare the Greater Norwich Local Plan (GNLP). The GNLP plans for the housing and job needs of the area to 2038 and builds on the long-established joint working arrangement for Greater Norwich. It includes strategic policies to guide future development and plans to protect the environment. It looks to ensure that delivery of development is done in a way which promotes sustainability and the effective functioning of the whole area.
- 1.5.2 The GNLP was adopted by Broadland District Council at a Council meeting on 28 March 2024. Salhouse is included in Policy 7.4 Village Clusters. The following is taken from the GNLP:⁷

Policy 7.4 Village Clusters

385. The remaining permitted and allocated housing growth, 3,883 homes, around 9% of the total for Greater Norwich in the plan period, is on sites in village clusters. Village clusters are based on primary school catchments, which provide a proxy for social sustainability.

386. Locating this level of growth in village clusters aims to promote social sustainability by supporting rural life and services. The provision of several relatively small allocation sites as required by the National Planning Policy Framework means this approach also has the benefit of supporting small-scale builders, providing choice for the market and helping to ensure the delivery of housing in popular village locations. The policy also aims to provide a range of sizes and tenures of new homes to meet needs in village clusters.

387. A separate South Norfolk Village Clusters Housing Site Allocations Local Plan is being produced. This plan will include sites for a minimum of 1,200 homes in addition to the 1,187 already committed in the village clusters to be identified in South Norfolk.

388. The GNLP Sites Plan allocates sites to meet the strategic requirement for up to 442 more homes in addition to the 1,054 homes already committed in the village clusters in Broadland.

⁷ <https://www.gnlp.org.uk/adoption-strategy/5-strategy-including-policies#t1deab6a1>. Information obtained 19.06.2025.

389. The village clusters cover the remaining areas of Broadland outside the Norwich fringe, main towns and key service centres. Some smaller settlements are clustered with towns and villages higher in the settlement hierarchy, such as the villages around Aylsham. This applies where the larger settlement provides the local primary school.

390. The scale of growth in any cluster in Broadland reflects school capacity or ability to grow and the availability of other accessible services, the "social capacity" of a cluster. The identification of sites with the fewest constraints has also helped to provide the indicative view on the potential amount of growth in specific clusters.

391. To reduce additional car journeys and encourage healthy and active lifestyles, new housing allocations have been preferred on sites within village clusters with good access to a primary school and a safe route to school.

392. Policies 1 and 7.4 also support windfall development for affordable housing in the village clusters in both Broadland and South Norfolk, with some market housing permitted where it supports viability, including self/custom-build. The policies allow for infill and small extensions in those parts of village clusters which have a settlement boundary.

393. This approach will provide for appropriate levels of growth in accessible locations in village clusters as required by policy 1.

POLICY 7.4 VILLAGE CLUSTERS

Housing

To provide a minimum of 3,883 homes as set out in policy 1 and to support village services, provide choice for the market and promote delivery of a variety of housing types and tenures, housing development will be supported in principle on a range of sites within the village clusters.

To achieve this:

1. New sites in village clusters to provide a minimum of 1,200 homes will be allocated through a South Norfolk Village Clusters Housing Allocations Local Plan.
2. Existing consented commitments on major sites and housing delivered in the years 2018/19 to 2021/22 in Village clusters in South Norfolk to provide 1,187 homes.
3. Village clusters in Broadland to provide 442 homes on unconsented sites.
4. Existing consented commitments on major sites and housing delivered in the years 2018/19 to 2021/22 in Village clusters in Broadland to provide 1,054 homes.

Additional sites may be provided in village clusters by:

1. Development within settlement boundaries.

2. Affordable housing led development, which may include an element of market housing (including self/custom build) if necessary, for viability, up to a maximum of 15 dwellings in total. These sites should be adjacent or well related to settlement boundaries with good access to services, including safe routes to schools, subject to other policies of the local plan.

The cumulative amount of windfall development permitted during the plan period should not have a negative impact on the character and scale of settlements in any village cluster.

The main areas for housing development in village clusters are:

Figure 4 below: Table showing the main areas for housing development in village clusters.

Source: Policy 7.4 Village Clusters, Greater Norwich Local Plan. Obtained 18.07.2025.

Village Cluster	Completions 2018/19 – 2021/22 and deliverable commitment at 01/04/2022	Homes forecast to be delivered from allocated sites by March 2038	Total deliverable housing commitment 2018 – 2038
(Aylsham) Blickling, Burgh & Tuttington and Oulton	4	0	4
Blofield Heath and Hemblington	56	20	76
(Brundall) Postwick with Witton	15	0	15
Buxton with Lamas and Brampton	6	60	66
Cantley	2	0	2
Cawston with Brandiston and Swannington	15	60	75

Village Cluster	Completions 2018/19 – 2021/22 and deliverable commitment at 01/04/2022	Homes forecast to be delivered from allocated sites by March 2038	Total deliverable housing commitment 2018 – 2038
Coltishall with Horstead Belaugh	82	0	82
Foulsham and Themelthorpe	7	15	22
Freethorpe, Halvergate and Wickhampton	36	40	76
Frettenham	2	0	2
Great and Little Plumstead	155	0	155
Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill	17	20	37
Hainford and Stratton Strawless	1	0	1
Hevingham	3	0	3
(Easton) Honingham	1	0	1
Horsford, Felthorpe and Haveringland	429	30	459
Horsham and Newton St Faith	94	50	144

Village Cluster	Completions 2018/19 – 2021/22 and deliverable commitment at 01/04/2022	Homes forecast to be delivered from allocated sites by March 2038	Total deliverable housing commitment 2018 – 2038
Lingwood & Burlingham, Strumpshaw and Beighton	62	60	122
Marsham	0	0	0
Reedham	27	30	57
Reepham, Booton, Guestwick, Heydon, Salle and Wood Dalling	6	0	6
Salhouse, Woodbastwick and Ranworth	5	12	17
South Walsham and Upton with Fishley	3	45	48
Spixworth and Crostwick	25	0	25
(Taverham) and Ringland	1	0	1
TOTAL	1,054	442	1,496

1.5.3 Chapter 7 of the GNLP identifies site allocations within Broadland Villages. The following information is taken from village cluster Salhouse, Woodbastwick and Ranworth:⁸

⁸ <https://www.gnlp.org.uk/adoption-sites/7-broadland-villages#salhouse-woodbastwick-and-ranworth>. Information obtained 19.06.2025.

SALHOUSE, WOODBASTWICK AND RANWORTH

7.97 The catchment of Salhouse Primary School brings Salhouse, Woodbastwick and Ranworth into a village cluster under policy 7.4. The school is at capacity though expansion opportunities are likely. Salhouse has a range of facilities including a primary school, pub and village hall.

7.98 It is considered that as well as allocations carried forward from previous Local Plans and windfall development, approximately 20-50 new homes are appropriate for the Salhouse cluster. The proposed new allocation does not amount to this figure; however, further development is not ruled out. The Village Clusters policy 7.4 and the Self-Build and Custom Build Windfall Housing Development Outside Defined Settlement Boundaries policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity.

7.99 As set out in the housing table in policy 7.4, 5 homes were either delivered in the cluster between the plan's base date of 1st April 2018 and 31st March 2022 or were planned to be delivered on already committed allocated sites. One new allocation is made through this plan at site B.SL.1, to provide approximately 12 homes. This gives a total deliverable housing commitment in the cluster of 17 homes from policy 7.4 between 2018-2038.

7.100 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.

7.101 All allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigation for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, and measures to protect the environment and biodiversity, and to minimise landscape intrusion.

Figure 5 below: Salhouse Settlement Map.
Source: Greater Norwich Local Plan. Map obtained 18.07.2025.

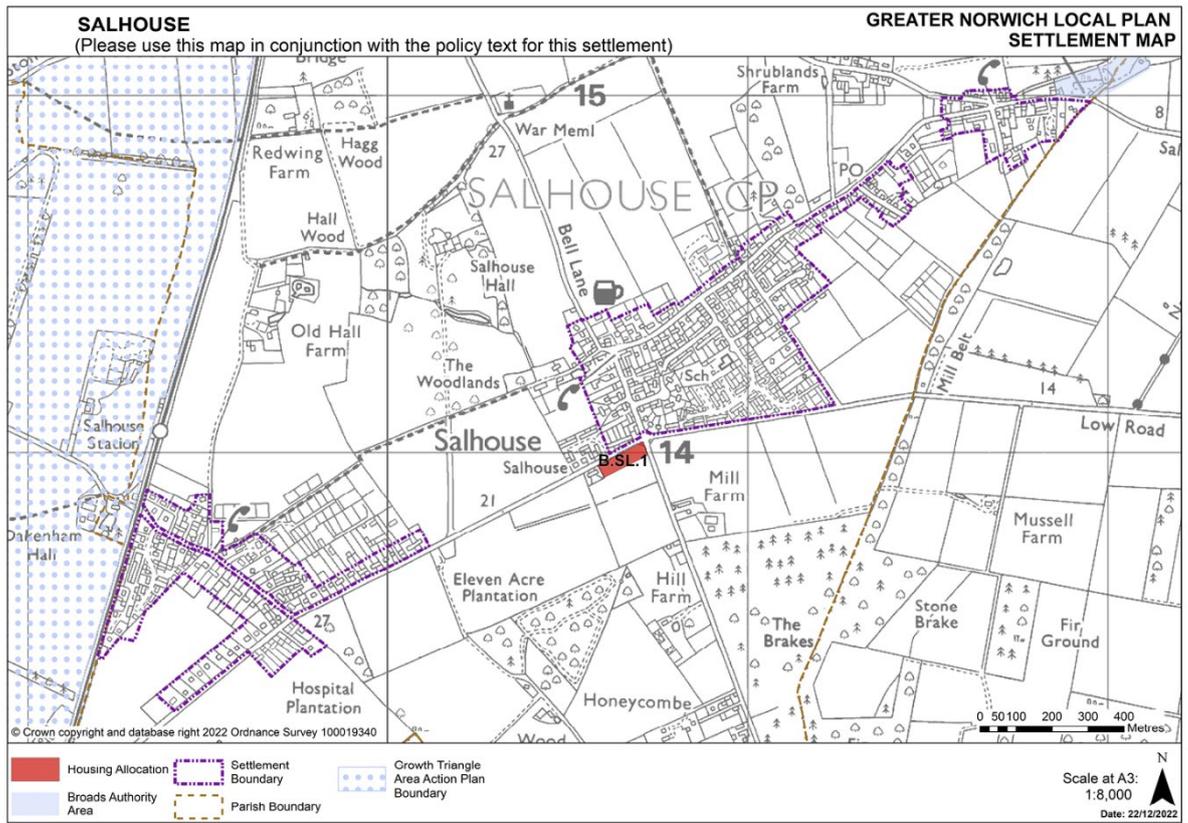
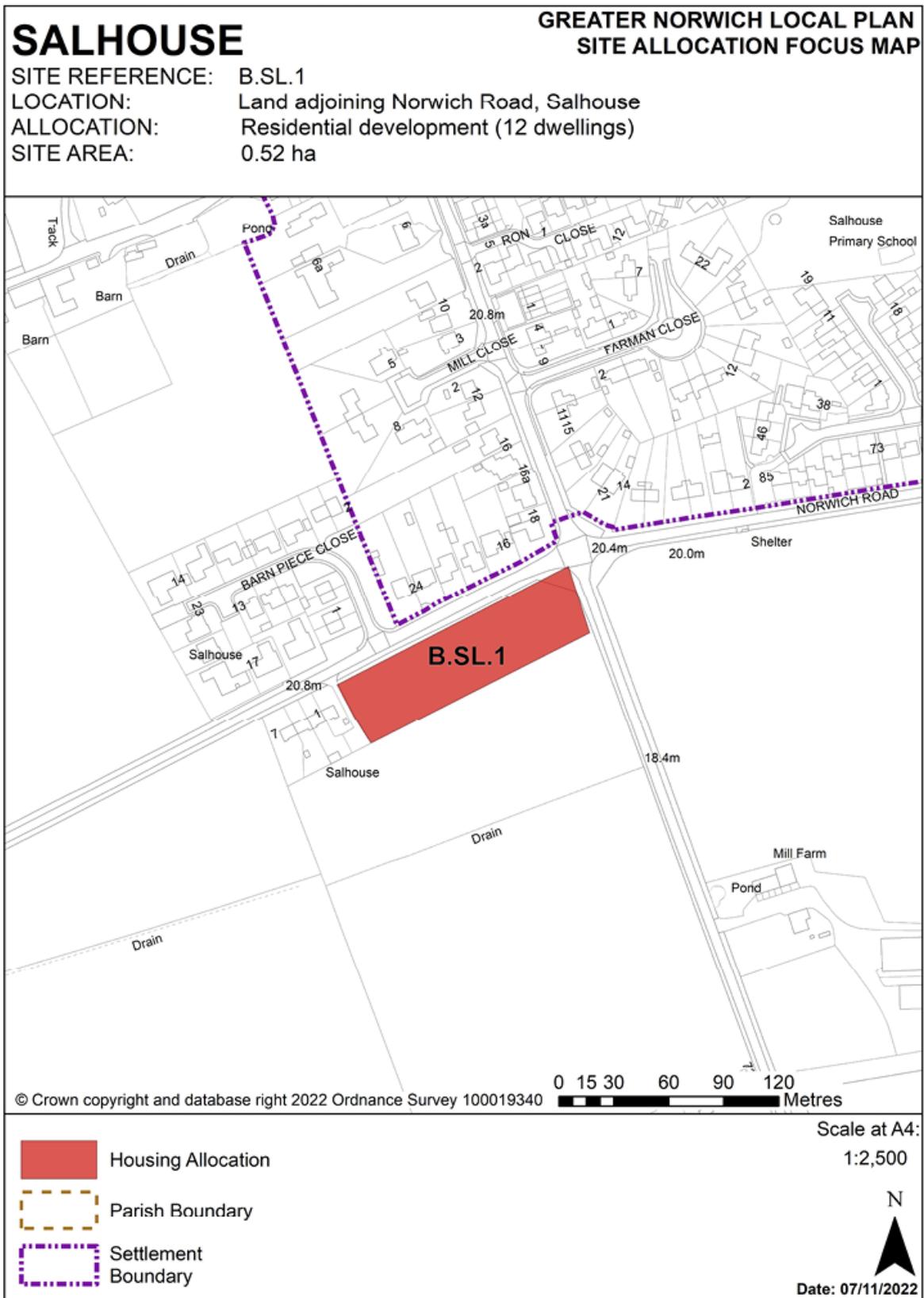


Figure 6 below: Salhouse Site Allocation Focus Map.
Source: Greater Norwich Local Plan. Map obtained 18.07.2025.



POLICY B.SL.1

Land adjoining Norwich Road, Salhouse

7.102 This site at Norwich Road is allocated for residential development. This site will need a sensitive design and layout and as a consequence will only be able to accommodate approximately 12 dwellings.

7.103 There is an existing water main in Anglian Water's ownership within the boundary of the site. This should be taken into account in the design of the development including safeguarding suitable access for maintenance.

POLICY B.SL.1

Land adjoining Norwich Road, Salhouse (0.52 hectares) is allocated for residential development. The site is likely to accommodate approximately 12 homes.

The development will achieve the following site-specific requirements:

- 1. Access (vehicular and pedestrian) via Norwich Road.*
- 2. Frontage development is required along with the provision of a footway between existing properties and Honeycombe Road alongside roundabout improvements to facilitate crossing.*
- 3. Development will need to be sensitively designed to reflect the location. Properties would need to be of a modest scale.*

1.5.4 According to Broadland District Council's calculations, the annual average housing need for Salhouse is 10 dwellings. There is no planning application submitted yet for B.SL.1.

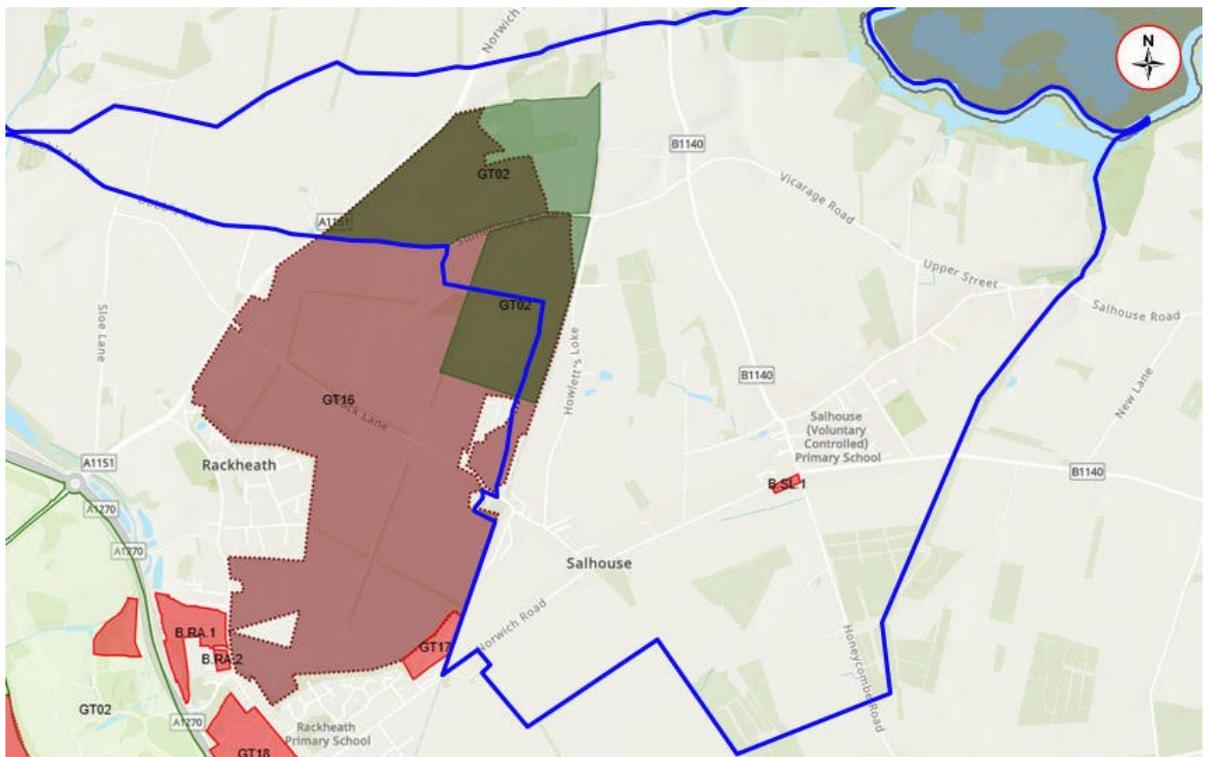
1.5.5 Broadland District Council and South Norfolk Council have appointed Tibbalds Planning and Urban Design to develop a district wide Design Code for both South Norfolk and Broadland. The aim of the Design Code is to strengthen the design quality and consistency of new residential developments across the area.⁹

⁹ <https://www.southnorfolkandbroadland.gov.uk/planning/future-development/local-plans/emerging-local-plan/broadland-and-south-norfolk-district-wide-design-codes>. Information obtained 18.07.2025.

1.5.5 The Old Catton, Sprowston, Rackheath & Thorpe St. Andrew Growth Triangle Area Action Plan 2016 was produced to enable and co-ordinate sustainable strategic scale development to the North East of Norwich.¹⁰ The following policies are within and/or adjacent Salhouse parish:

- GT02 Green Infrastructure
- GT16 North Rackheath
- GT17 Land Adj. Salhouse Road, Rackheath is adjacent to Salhouse parish.

Figure 7 below: Allocations within and adjacent to Salhouse parish.
Source: GNL Interactive map with own annotations, showing the Salhouse parish boundary in blue. Obtained 15.06.2025.



1.6 Broads Authority Local Plan

1.6.1 The northern area of Salhouse parish is located within the Broads. The Local Plan for the Broads was adopted by the Broads Authority on 17 May 2019. The Broads Authority is reviewing the Local Plan for the Broads and the emerging Local Plan will be at Regulation 19 stage from July. Until this is completed, the policies in the current Local Plan for the Broads are still in place. There are no site-specific policies for Salhouse.¹¹

¹⁰ <https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/growth-triangle-area-action-plan-adopted-july-2016.pdf>. Information obtained 15.06.2025.

¹¹ <https://www.broads-authority.gov.uk/planning/planning-policies/local-plan-for-the-broads>. Information obtained 19.06.2025.

1.6.2 The Broads Authority Design Guide July 2022 provides clarity of design expectations at an early stage in the development process. The design guide appraises the local character and design preferences.¹²

¹² https://www.broads-authority.gov.uk/_data/assets/pdf_file/0024/434571/Appendix-1-Draft-Design-Guide-July-2022.pdf. Information obtained 19.06.2025.

2. Built environment and design

2.1 Historic environment

- 2.1.1 A search of the Norfolk Historic Environment Record has been requested for use by the Neighbourhood Plan group in the development of Neighbourhood Plan policies. This includes information about the nature and location of archaeological sites.¹³ The Norfolk Historic Environment Record is the definitive database of the county's archaeological sites and historic buildings. It contains over 60,000 records describing the archaeology of Norfolk from the earliest evidence for human occupation from 750,000 BC up to the present day.
- 2.1.2 The Norfolk Heritage Explorer¹⁴ website is an abridged version of the Norfolk Historic Environment Record. A search for Salhouse parish results in 114 records found. The interactive map on the website can be used to see the location of the finds. The website address is www.heritage.norfolk.gov.uk.
- 2.1.3 A parish summary from the Norfolk Heritage Explorer website can be found below. The links within the text can be used to access the record details on the Norfolk Heritage Explorer website:¹⁵

Parish Summary: Salhouse

This Parish Summary is an overview of the large amount of information held for the parish, and only selected examples of sites and finds in each period are given. It has been beyond the scope of the project to carry out detailed research into the historical background, documents, maps or other sources, but we hope that the Parish Summaries will encourage users to refer to the detailed records, and to consult the bibliographical sources referred to below. Feedback and any corrections are welcomed by email to heritage@norfolk.gov.uk.

Salhouse is a parish situated in the Norfolk Broads to the northeast of Norwich. Wroxham and Hoveton border it to the north, with Great and Little Plumstead to the south. The name Salhouse derives from the Old English meaning 'Sallow willows', suggesting that a willow wood may have existed here in the past. Unusually, the parish is not mentioned in the Domesday Book of 1086, and the reason for this is not known. Perhaps Salhouse had not been established at this time or was too small to merit a mention. Alternatively it may have been included (but not named) as a part of one of Wroxham, Hoveton, Rackheath, Woodbastwick or Great and Little Plumstead, the parishes that surround it.

¹³ www.norfolk.gov.uk/libraries-local-history-and-archives/archaeology-and-historic-environment/historic-environment-record. Information obtained 15.06.2025.

¹⁴ <https://www.heritage.norfolk.gov.uk/>. Information obtained 15.06.2025

¹⁵ <https://www.heritage.norfolk.gov.uk/record-details?TNF1300>. Information obtained 15.06.2025.

Whatever the case, modern Salhouse is a pleasant place and a designated conservation area, with Salhouse Broad a rich area for local wildlife. The earliest find from Salhouse is a Palaeolithic handaxe (NHER [8462](#)) that was found in Street Wood in the early 1920s. A number of Mesolithic finds have also been recovered from the parish including tranchet axes (NHER [31368](#) and [40114](#)) made from flint as well as a scatter of microliths (NHER [8426](#)) – widely recognised as the characteristic find type of this period. It has been postulated that some sort of Mesolithic site existed in the area from which the microliths were retrieved, but sadly no further evidence exists to corroborate this claim. Rather more finds from the subsequent Neolithic period have been recorded. These take the form of flint tools such as axeheads (NHER [8463](#), [8464](#) and [8468](#)), knives (NHER [8465](#)), scrapers (NHER [24235](#)) and a chisel (NHER [8058](#)) found to the west of Hospital Farm.

Moving into the Bronze Age and Iron Age there are considerably fewer finds. However, several ring ditches (NHER [45115](#) and [45116](#)) have been noted on aerial photographs and these are likely to date to the Bronze Age. The few finds that have been recovered include Bronze Age axeheads (NHER [8469](#)) and an arrowhead (NHER [8470](#)) and Iron Age pottery sherds dredged from Salhouse Broad (NHER [44133](#)).

A fairly typical selection of Roman artefacts has been discovered by metal detector surveys across the parish. A couple of nice brooches have been found, with one identified as a disc brooch (NHER [37258](#)) and the other as an example of the Colchester Type (NHER [19019](#)). Various coins (NHER [8471](#) and [24001](#)) have also been recovered but these represent the sum total of the finds. No definite Roman sites have been found, but a rectangular enclosure located northeast of Oldfield on the Stonehouse Road (NHER [18128](#)) may be of Roman date. Disappointingly, no Saxon objects have been retrieved from Salhouse. This may not necessarily mean there was no Saxon presence or activity here. Instead, this absence may merely indicate that artefacts from this period await discovery.

All Saints' Church (NHER [8500](#)) dates to the medieval period and is the earliest standing structure that survives in the parish. This striking building dates to the 13th/14th centuries but is unusual because it was never fully finished, illustrated by the incomplete top of the west tower. Will evidence shows that the 16th century Reformation, with its removal of the need for bequests, interrupted the funding for the work. However, some later restoration did occur here and the exterior of the nave, chancel and south porch all date to the Victorian period. One of the delights of All Saints is that its interior is as eccentric and curious as the outside. Visitors should take note of the fine octagonal font brought here from Woodbastwick, the carved poppyhead benches and unusual hourglass stand fixed to the pulpit. The only other building with medieval origins is The Lodge (NHER [13356](#)), formerly known as Salhouse Old Rectory, which incorporates parts of a medieval parish barn from Wroxham.



Aerial photograph of Wroxham Broad. (© NCC)

Some evidence of medieval agricultural practice survives in Salhouse. We also know from the archaeological evidence shows that peat cutting occurred around Wroxham Broad (NHER [44123](#)), Salhouse Broad (NHER [44124](#)) and along the River Bure (NHER [13517](#)) during medieval times. Possible medieval field boundaries and pits (NHER 49168) have also been noted as cropmarks on aerial photographs taken in 1990. A varied collection of medieval items have been found here that comprise, amongst others, an incomplete Jew's Harp (NHER [19019](#)), seal matrix (NHER [37258](#)), part of a rotary key (NHER [40114](#)), coins (NHER [24002](#) and [33632](#)) and fragments of medieval window tracery (NHER [25317](#)) used as mud weights in the Broad!

The records for the post medieval period show an expansion in agricultural and industrial activity. Documentary evidence shows that in the 18th and 19th centuries Salhouse was involved in brick production, with a brick kiln (NHER [15445](#)) located east of Broad Farm Cottage and a brickyard (NHER [15491](#)) situated to the south of Honeycombe Farm. Two windmills are also noted (NHER [43124](#) and [43125](#)), one of which (NHER [43125](#)) sat atop Mill Hill, the probable provider of the hill's name. Trading of these manufactured goods was aided in the late 19th century by the establishment of the Cromer Line of the East Norfolk Railway (NHER [13586](#)). This line ran from Norwich to Cromer, passing through Salhouse, and was completed by 1877.

When discussing the buildings of the post medieval period two examples stand out: Salhouse Hall (NHER [8498](#)) and The Grange (NHER [31053](#)) on Lower Street. The hall has Elizabethan origins but little of this architecture is now visible. The present building is of 19th century castellated brick with angle

shafts, turrets and a porch tower. Other associated buildings that have been identified include stables, schoolroom, kennels, a coach house and a derelict dovecote (NHER [8499](#)). In contrast, the impressive Grange survives in far better condition. It has a three cell form and dates to around 1600. However, in the 18th century a very grand block with ornate detailing was added to the building. Further alterations were carried out in the late 19th century when porches and extensions were built.

The majority of the rest of the buildings from this era are charming 17th century farmhouses. Examples include Shrudlands Farm House (NHER [45673](#)) on Upper Street and Broad Farm House (NHER [46037](#)) on Vicarage Road. The other building of interest, the Baptist Chapel on Chapel Loke (NHER [45659](#)), is a later construction dating to around 1800. This square building is made from red brick with a pyramidal pantiled roof. However, the meeting room/vestry on the south side is a later addition.

Of course a number of post medieval finds have been recovered from Salhouse. Most are fairly mundane items like cloth seals (NHER [37258](#)) and lead weights (NHER [40113](#)) that would have been related to everyday activities. However, a single copper alloy tobacco tamper (NHER [19019](#)) has been found and it is easy to imagine its owner puffing on his pipe after a long day's work on the land.

The most recent archaeology on record relates to World War Two. 1946 aerial photographs show that the wreck of a boat (NHER [44132](#)) was positioned in Salhouse Broad during wartime to prevent enemy seaplanes landing here. It was still visible in 1995 when the broad was visited. The same set of photographs also show earthworks that possibly relate to a military training camp (NHER [45136](#)). A number of pits were identified from the photograph and they might have been used for weapons training and as part of a course used for vehicle training.

Thus concludes the brief overview of Salhouse. In order to get a fuller flavour of the parish's heritage readers are advised to consult the individual records.

Thomas Sunley (NLA), 15 February 2007.

Further Reading

Brown, P. (ed.), 1984. *The Domesday Book* (Chichester, Phillimore & Co.)

Knott, S., February 2006. 'All Saints, Salhouse'. Available:

<http://www.norfolkchurches.co.uk/salhouse/salhouse.htm>. Accessed: 15 February 2007

Mortlock, D. P. and Roberts, C. V., 1985. *The Popular Guide to Norfolk Churches: No.1 North-East Norfolk* (Cambridge, Acorn Editions)

Pevsner, N. and Wilson, B., 1999. *The Buildings of England, Norfolk 1: Norwich and North-East* (London, Penguin)

Rye, J., 1991. *A Popular Guide to Norfolk Place Names* (Dereham, The Larks Press)

2.2 National Heritage List for England

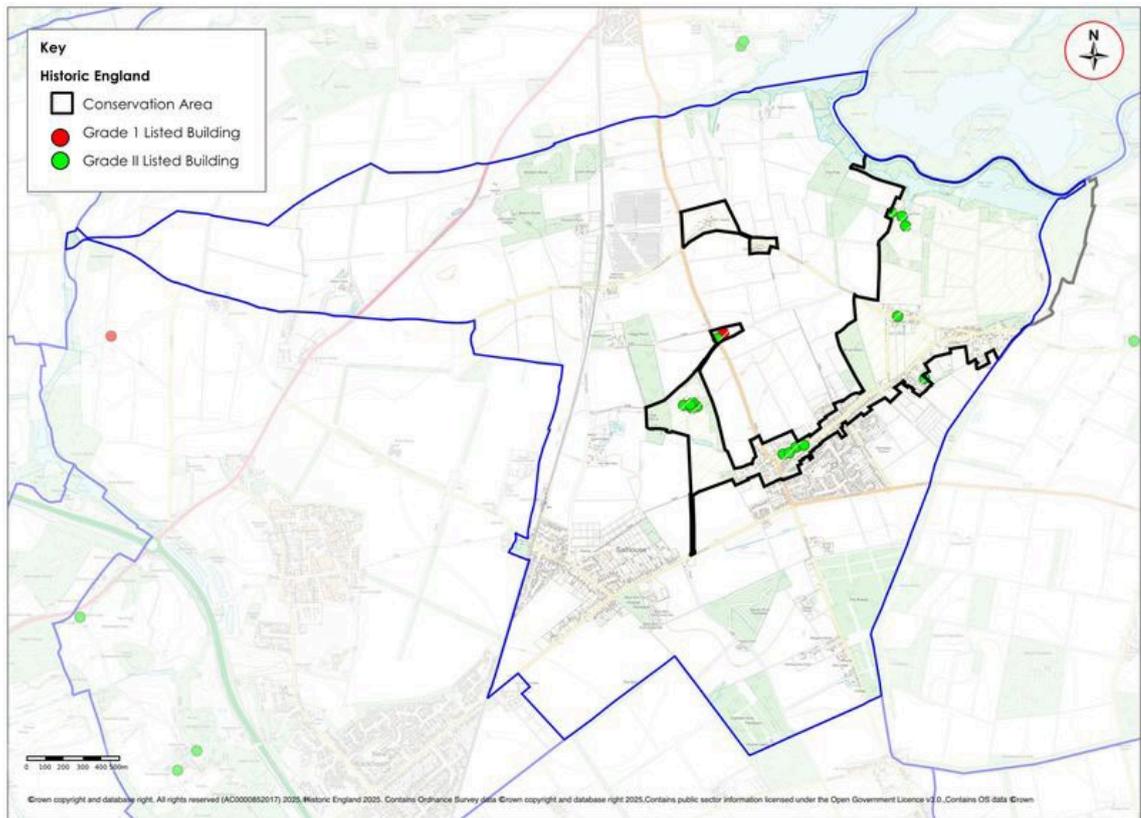
2.2.1 There is one Grade I listed building and 15 Grade II listed buildings in Salhouse parish on the National Heritage List for England.¹⁶

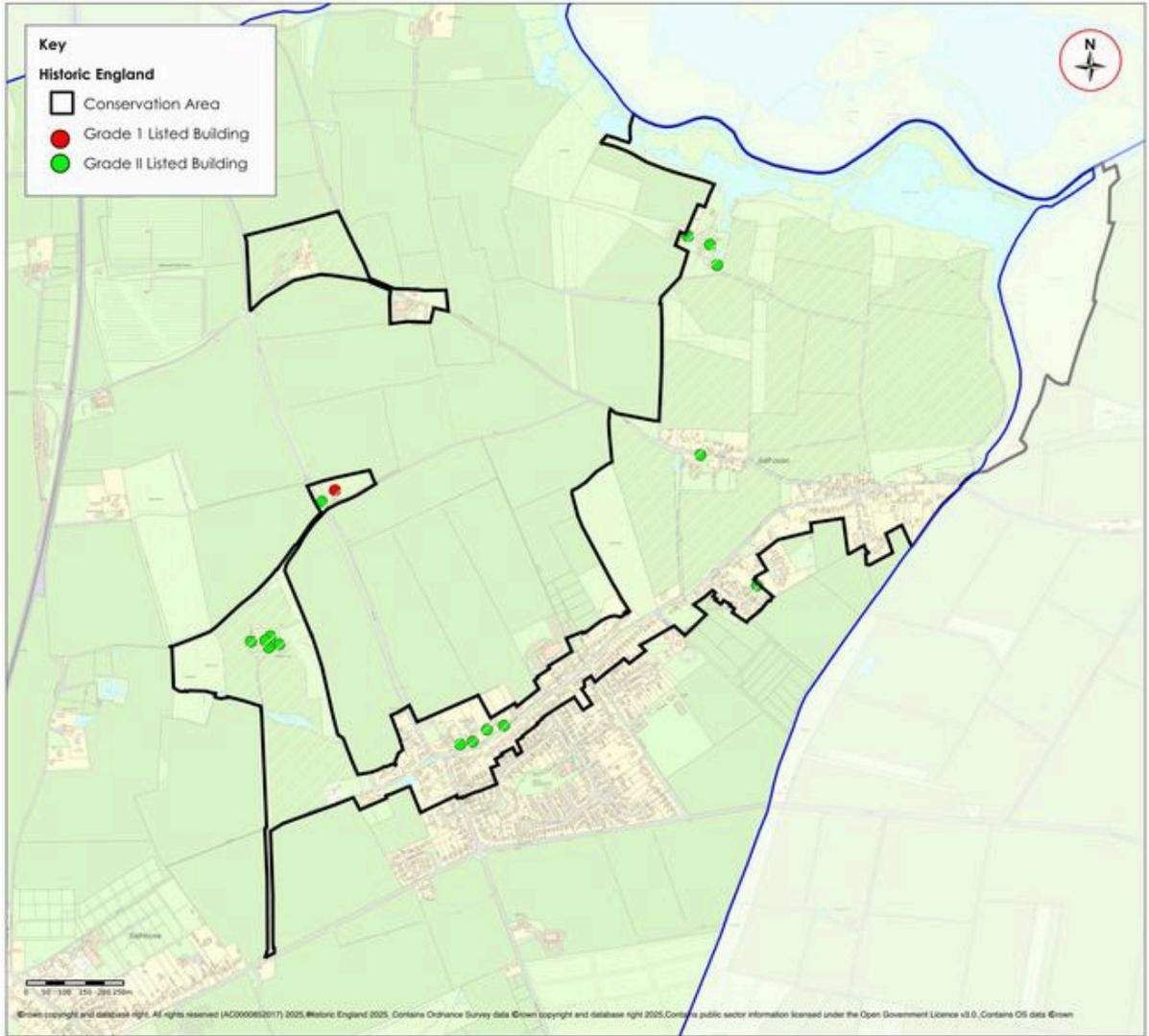
**Figure 8 below: National Heritage List for England entries in Salhouse parish.
Source: Historic England website. Information obtained 20.06.2025.**

¹⁶ <https://historicengland.org.uk/listing/the-list/>. Information obtained 15.06.2025.

National Heritage List for England List Entry Name	Heritage Category	Location
Church of All Saints	Grade I Listed Building	Bell Lane, Salhouse
Boundary walls to west and north of Salhouse Hall	Grade II Listed Building	Salhouse Hall, Salhouse
Boundary wall, gateway and barn to west of Salhouse Hall	Grade II Listed Building	Salhouse Hall, Salhouse
Salhouse War Memorial	Grade II Listed Building	Bell Lane (East Side), Salhouse
Coach House at North West Corner of Courtyard to Salhouse Hall	Grade II Listed Building	Salhouse Hall, Salhouse
Salhouse Hall, including school room and animal shelters in courtyard to the north	Grade II Listed Building	Salhouse Hall, Salhouse
Stables approximately 30 metres north west of Salhouse Hall, including Boundary Wall to South	Grade II Listed Building	Salhouse Hall, Salhouse
Shrublands Farm House	Grade II Listed Building	15 Upper Street, Salhouse
Barn approximately 40 metres west of Broad Farm House	Grade II Listed Building	Vicarage Road, Salhouse
Barns at the Equestrian Centre fronting onto Lower Street	Grade II Listed Building	Lower Street, Salhouse
Barn approximately 30 metres south east of Broad Farm House	Grade II Listed Building	Vicarage Road, Salhouse
Baptist Chapel	Grade II Listed Building	Chapel Loke, Salhouse
The Grange	Grade II Listed Building	Lower Street, Salhouse
Broad Farm House	Grade II Listed Building	Vicarage Road, Salhouse
Providence Cottage	Grade II Listed Building	Lower Street, Salhouse
Braemer	Grade II Listed Building	Lower Street, Salhouse

Figures 9 and 10 below: Map showing the location of Listed Buildings and the Conservation Area in Salhouse parish.
Source: Parish Online mapping website. Map obtained 20.05.2025.



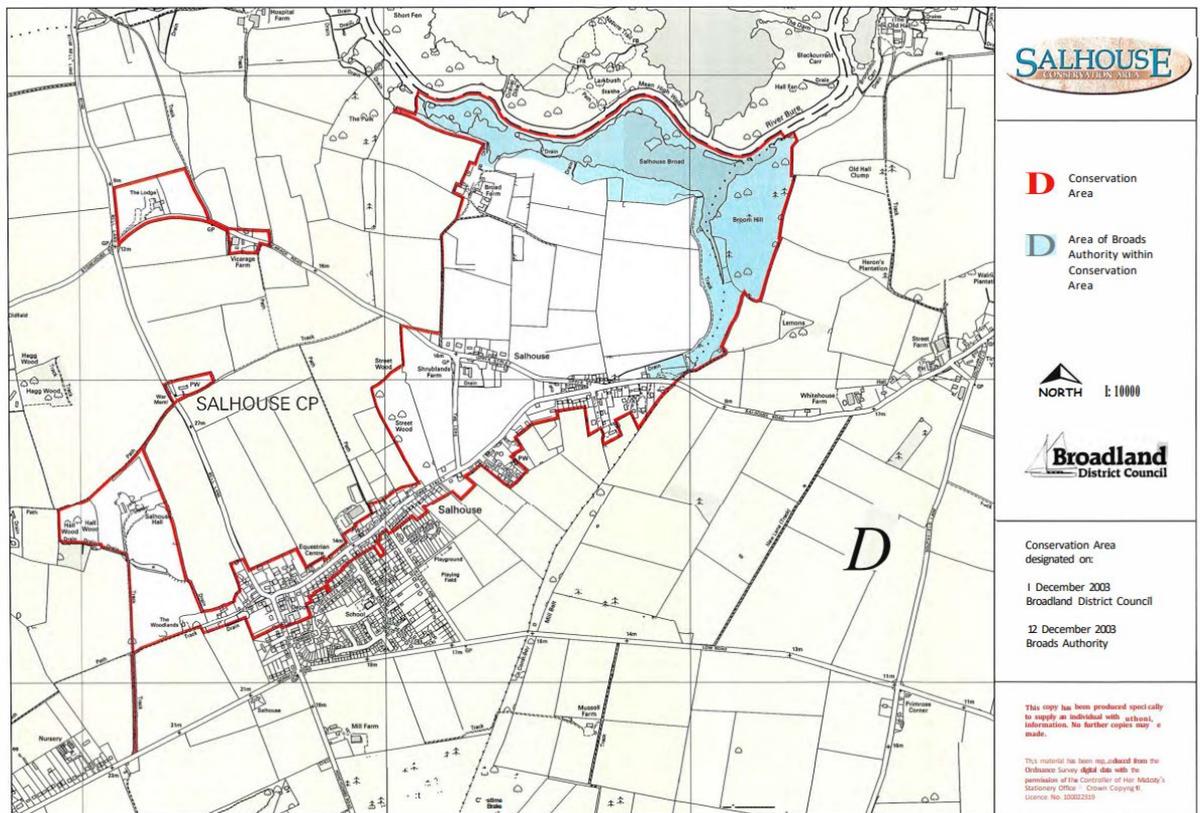


2.3 Salhouse Conservation Area

2.3.1 Salhouse Conservation Area was designated by Broadland District Council on 1st December 2003 and by the Broads Authority on 12th December 2003.¹⁷

Figure 11 below: Map showing the Salhouse Conservation Area.

Source: Salhouse Conservation Area Appraisal 2004. Obtained 20.06.2025.



2.3.2 The Salhouse Conservation Area Appraisal 2004 contains information on the historical development of Salhouse, the definition of Special Architectural Historic and Landscape Interest in Salhouse and the objective of designating the Conservation Area to preserve and assist the restoration of the historic settlement and safeguard the special importance of its character, the buildings, the spaces between and the landscape setting.

¹⁷ <https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/salhouse-conservation-area-2004.pdf>. Obtained 20.05.2025.

3. Housing

3.1 District Council housing information

- 3.1.1 Over the period 1 April 2015 to 1 April 2025, Broadland District Council records show there was a net gain of 36 new residential dwellings built in Salhouse parish. There are 5 residential building commitments remaining from planning permission granted 2015 – 2025.

Figure 12 overleaf: Housing completions in Salhouse parish 1 April 2015 to 31 March 2025.

Source: Broadland District Council. Obtained May 2025.

PP Ref	Address	Description	Granted	Lapses	Started	Completed	Proposed	Lost	Net Gain	Gross Completions	Net Completions in Period	Under construction	Application Type	Current Statu
20081264	The Woodlands,, Hall Drive,, Salhouse 18A, Station Road, Salhouse, Norwich, NR13 6NX	Erection of House and Garage	12/12/2008	12/12/2011	07/12/2011	01/05/2015		1	0	1	1	1	0 Full	COMPLETED
20151446	6NX Spindrifft, 20, Lower Street, Salhouse, Norwich, NR13 6RW	Erection of Dwelling	16/10/2015	16/10/2018	04/02/2016	27/10/2016		1	0	1	1	1	0 Full	COMPLETED
20151489	NR13 6RW Land Adj, 24, Norwich Road, Salhouse, Norwich, NR13 6QF	Subdivision of Plot & Erection of Dwelling	03/11/2015	03/11/2018	28/04/2016	01/08/2017		1	0	1	1	1	0 Full	COMPLETED
20141505	Norwich, NR13 6QF	Residential Development of 19 Dwellings - Mixed Tenure	28/04/2015	28/04/2018	01/09/2015	31/03/2018		19	0	19	19	19	0 Full	COMPLETED
20180039	Redwing, Howletts Loke, Salhouse, Norwich, NR13 6EY	1) Part Demolition of Existing Dwelling & Retention of Swimming Pool Building 2) Erection of Replacement Dwelling	22/02/2018	22/02/2021	01/06/2018	30/03/2021		1	1	0	1	0	0 Full	COMPLETED
20162103	The Lodge, Vicarage Road, Salhouse, Norwich, NR13 6HD	1. Conversion and Extension to Existing Redundant Stable Block (Storage) to Form 1 No. Residential Dwelling for Manager's Accommodation 2. Retention of Mobile Home whilst work on Conversion is on-going	08/03/2017	08/03/2020	28/08/2018	30/03/2021		1	0	1	1	1	0 Full	COMPLETED
20191433	Land adjacent Station Lodge, Howletts Loke, Salhouse, Norwich, NR13 6EX	4no. Dwellings, Garaging, Access Drive and Highways Improvements	16/12/2019	16/12/2022	06/01/2020	25/05/2021		4	0	4	4	4	0 Full	COMPLETED
20191600	The Swallows, 40 Station Road, Salhouse, Norwich, NR13 6NY	Change of Use from Day Care to Residential	15/11/2019	15/11/2022	15/11/2022	31/12/2022		1	0	1	1	1	0 Full	COMPLETED
20191407	Land off Howlett's Loke, Salhouse, Norwich, NR13 6EX	Erection of 2 Detached Bungalows (Reserved Matters)	17/12/2019	17/12/2022	07/12/2020	19/03/2024		2	0	2	2	2	0 Reserved Ma	COMPLETED
20212186	86 Norwich Road, Salhouse, Norwich, NR13 6PB	Sub-division of plot to form one new chalet bungalow with associated landscaping works, new double garage to existing dwelling & altered/new vehicular access from Norwich Road (Revised Proposal)	19/01/2022	19/01/2025	27/07/2022	06/06/2024		1	0	1	1	1	0 Full	COMPLETED
20221356	Plot 1, Land to rear of 68 Lower Street, Salhouse, Norwich, NR13 6RB	Non material amendment of 20171302 - Alterations to the internal layout and external window and door positions. Plot 1.	26/09/2022	26/09/2025	25/11/2022	02/08/2024		1	0	1	1	1	0 Full	COMPLETED
20201960	Meadow Hill, 90 Lower Street, Salhouse, Norwich, NR13 6AD	Residential development of 4 new dwellings, bin store & new access drive	02/11/2021	02/11/2024	15/06/2023	26/09/2024		4	0	4	4	4	0 Full	COMPLETED
											36			

- 3.1.2 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/pr is for essential local workers); and which complies with one or more the following definitions:
- a) Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
 - b) Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
 - (c) Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
 - (d) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.¹⁸

- 3.1.3 Historic and recent Affordable Housing stock data from Broadland District Council in May 2025 indicates that there are approximately 63 Affordable Homes of various tenures held by Registered Providers in Salhouse. Please note the figure may be lower because it will not include any recent losses due to Registered Provider disposals or Right to Acquire. These historic Affordable Homes include those for social, affordable and intermediate rent and affordable home ownership properties (such as shared ownership). Since April 2017 there has been no recent new Affordable Homes delivered within the parish.

¹⁸ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>. Information obtained 18.07.2025.

Figure 13 below: Table showing the total Affordable Homes delivered between 2014 – 2025 in Salhouse parish.

Source: Broadland District Council. Information obtained May 2025.

Year	Planning permission reference number	Site	Tenure	Number of new build homes
2014-15	20101590 Total of 15 units	Mill Road, Former Garage Site (Cotman Housing)	All rent	4
2015-16	20141505 Total of 19 units	Land adjacent to 24 Norwich Road – Barns Piece (Ingram Homes) for Orbit Homes	Both rent	2 x 1 Bed Bungalows
2016-17	20141505	Barns Piece (Ingram Homes) for Orbit Homes	4 Rent 8 x Rent 3 x Shared Ownership	15
2017-18	N/A	N/A	N/A	0
2018-19	N/A	N/A	N/A	0
2019-20	N/A	N/A	N/A	0
2020-21	N/A	N/A	N/A	0
2021-22	N/A	N/A	N/A	0
2022-23	N/A	N/A	N/A	0
2023-24	N/A	N/A	N/A	0
2024-25	N/A	N/A	N/A	0
2025-26	N/A	N/A	N/A	0
TOTAL Affordable Delivery 2014 - 2025	N/A	N/A	N/A	10

3.1.4 Broadland District Council Housing List at May 2025 shows 4 households registered on the list who are current residents of Salhouse and therefore have

a local connection to the parish. Please note there may be additional households who work or have close family within the parish, but those figures are unable to be extracted.

Figure 14 below: Local housing needs in Salhouse parish.
Source: Broadland District Council. May 2025.

Property Needed	Number on Housing Register
1 bedroom	3
2 bedrooms	0
3 bedrooms	1
4+ bedrooms	0
TOTAL	4

3.2 Housing data

3.2.1 Data from the 2021 Census shows that there were 689 households in Salhouse parish. This is an increase in households from 638 in the 2011 Census. This is an increase in households of 7.9%.

3.2.2 The table below shows the tenure of households in Salhouse parish from the 2011 and 2021 Census. There has been an increase in the percentage of households owned or shared ownership and social rented and a decrease in the percentage of households privately renting or living rent free.

Figure 15 below: Table showing tenure of households from the 2011 and 2021 Census for Salhouse parish.

Source: Nomis website. Information obtained 15.06.2025.

Tenure	Salhouse Census 2011 number	Salhouse Census 2011 percentage	Salhouse Census 2021 number	Salhouse Census 2021 percentage
All Categories	638	100%	689	100%
Owned or shared ownership	524	82.2%	580	84.2%
Social rented	41	6.4%	54	7.8%
Private rented or lives rent free	73	11.5%	55	8.0%

3.2.3 The table below shows Salhouse parish household composition data from the 2011 and 2021 Census. There is an increase in one-person households and a decrease in single family and other household types between the 2011 and 2021 Census in Salhouse parish. Salhouse parish has a higher percentage of

single family households compared to Norfolk and a lower percentage of one-person households and other household types.

Figure 16 below: Table showing household composition from the 2011 and 2021 Census for Salhouse parish.

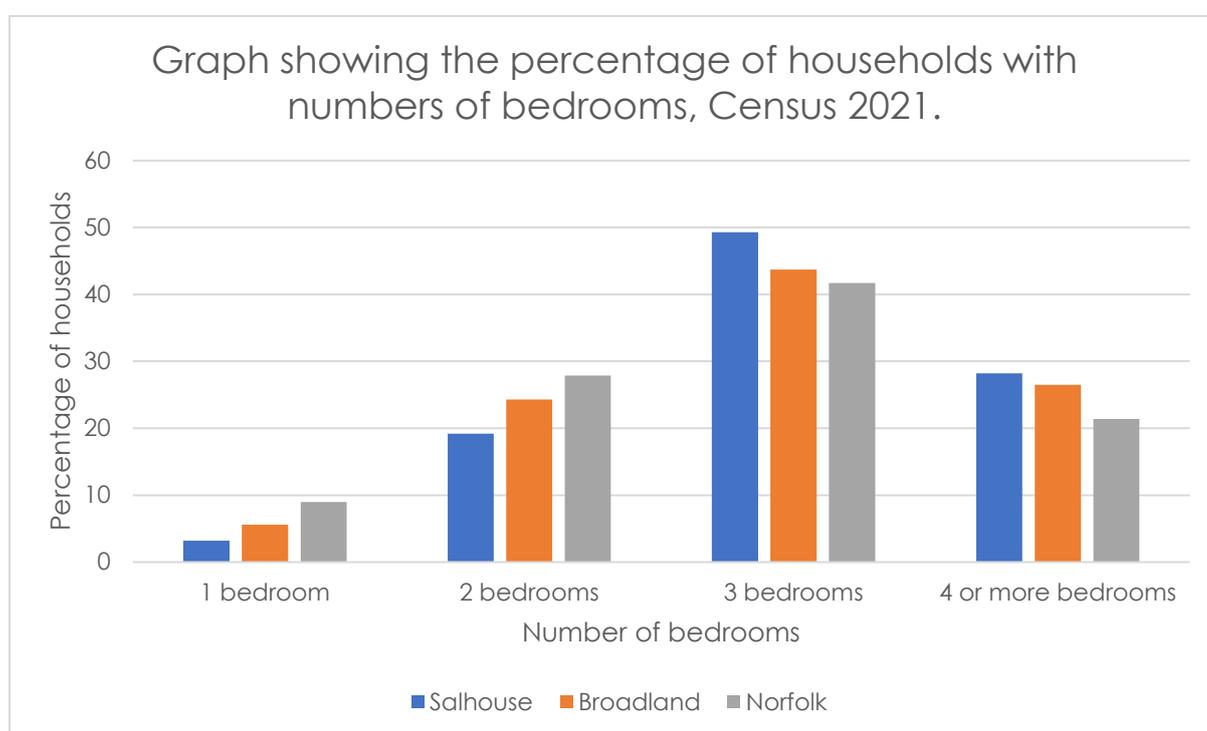
Source: Nomis website. Information obtained 15.06.2025.

Household Composition	Salhouse Census 2011 percentage	Salhouse Census 2021 percentage	Norfolk Census 2021 percentage
All Categories	100	100	100
One-person household	18.2%	23.2%	31.0%
Single family household	76.8%	72.8%	63.6%
Other household types	5.0%	4.1%	5.4%

3.2.4 Census 2021 data showing percentage of households with the number of bedrooms in Salhouse compared to Broadland and Norfolk can be seen in the graph below.

Figure 17 below: Graph showing number of bedrooms for all households in Salhouse parish, Broadland district and Norfolk. Census 2021.

Source: ONS Website via Build an Area Profile Tool. Obtained 14.06.2025.



3.2.5 The table below shows Land Registry price paid data from 01.06.2025 – 01.06.2025 for properties in Salhouse parish.

Figure 18 below: Land Registry properly sold prices 01.06.2024 – 01.06.2025 in Salhouse parish.

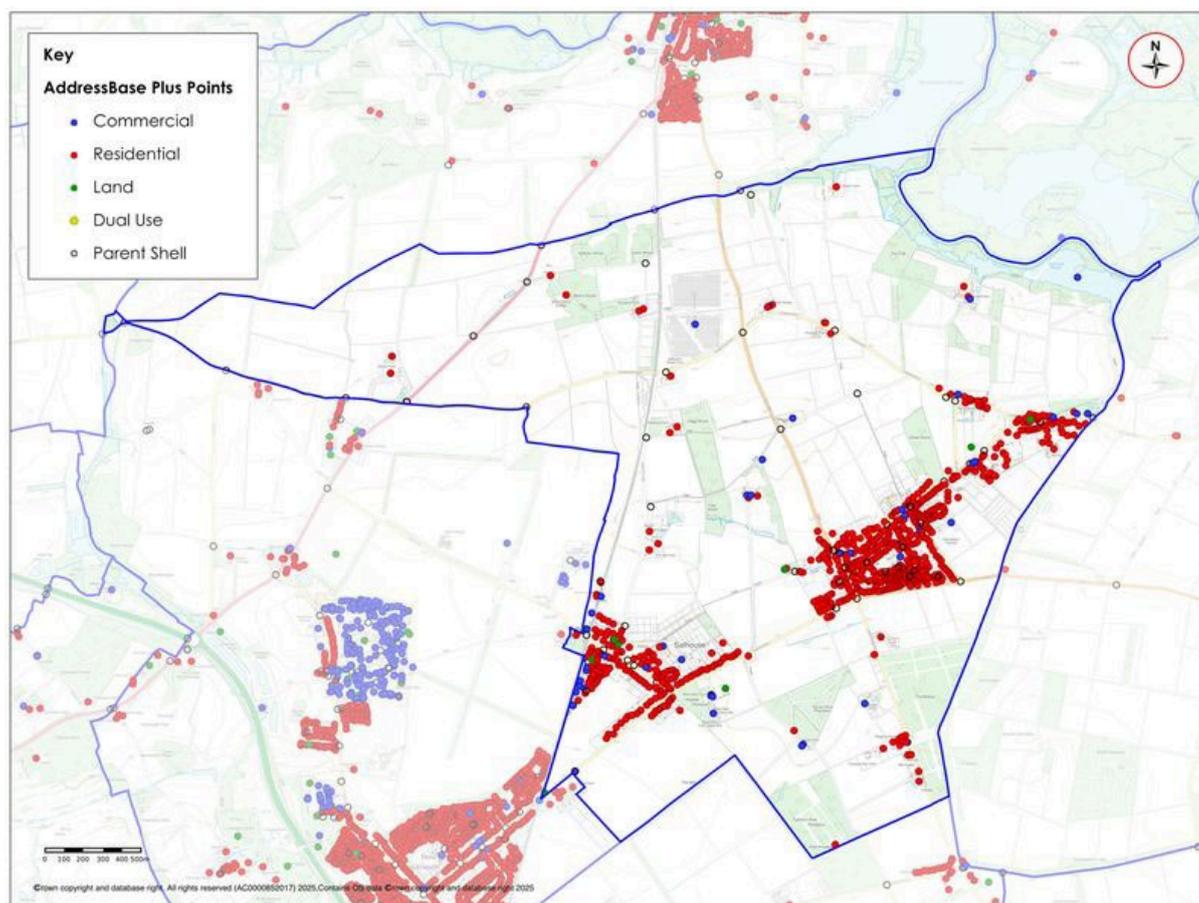
Source: HM Land Registry Open Data website.¹⁹ Information obtained 17.07.2025.

Property type	Number sold	Average price paid in Salhouse
Detached	10	£402,000
Semi-detached	8	£250,812.50
Terraced	3	£226,666.66

3.2.6 The map below shows AddressBase Plus Points, which are current properties and addresses sourced from local authorities, Ordnance Survey and Royal Mail.²⁰

Figure 19 below: Map showing AddressBase Plus Points.

Source: Parish Online mapping website. Information obtained 20.06.2025.

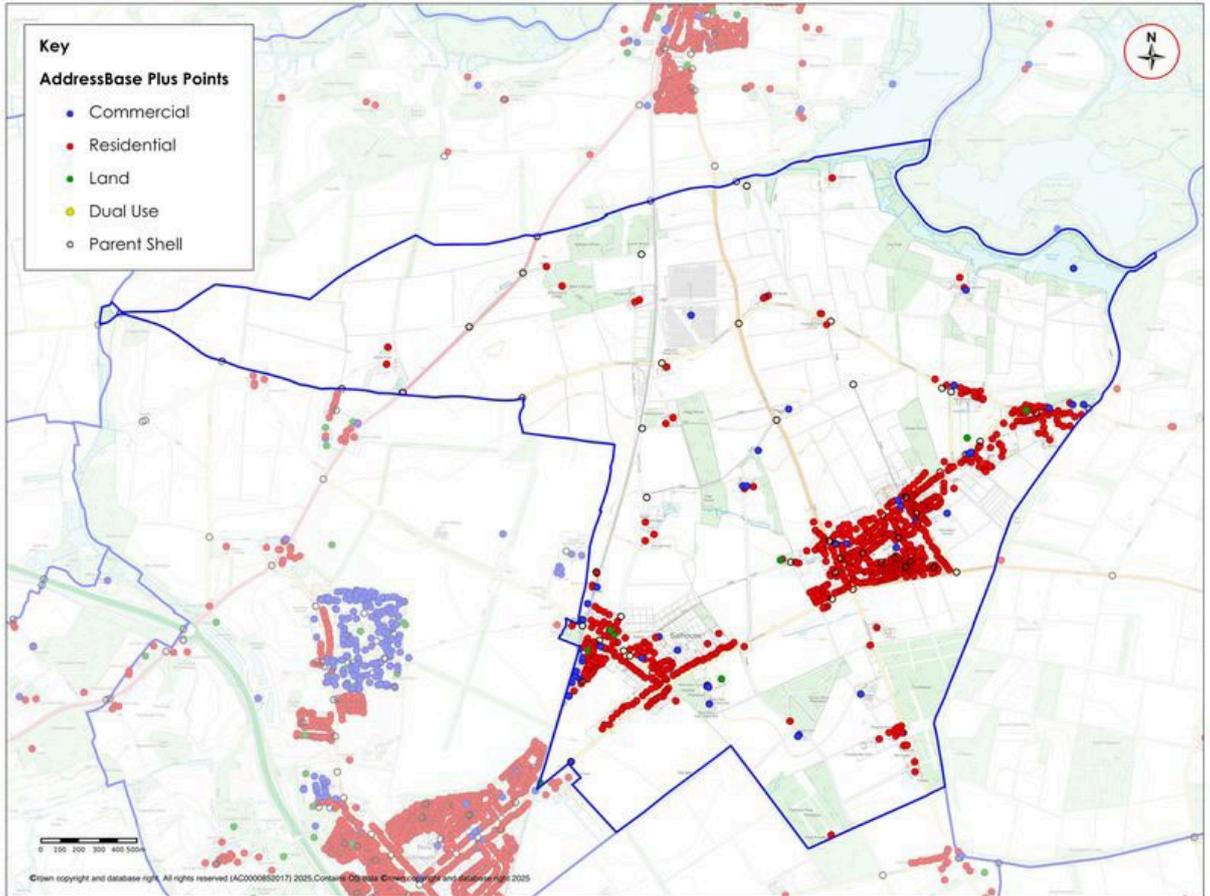


¹⁹ https://landregistry.data.gov.uk/app/ppd/?relative_url_root=%2Fapp%2Fppd. Information obtained 17.07.2025.

²⁰ <https://www.ordnancesurvey.co.uk/products/addressbase-plus>. Information obtained 21.01.2024.

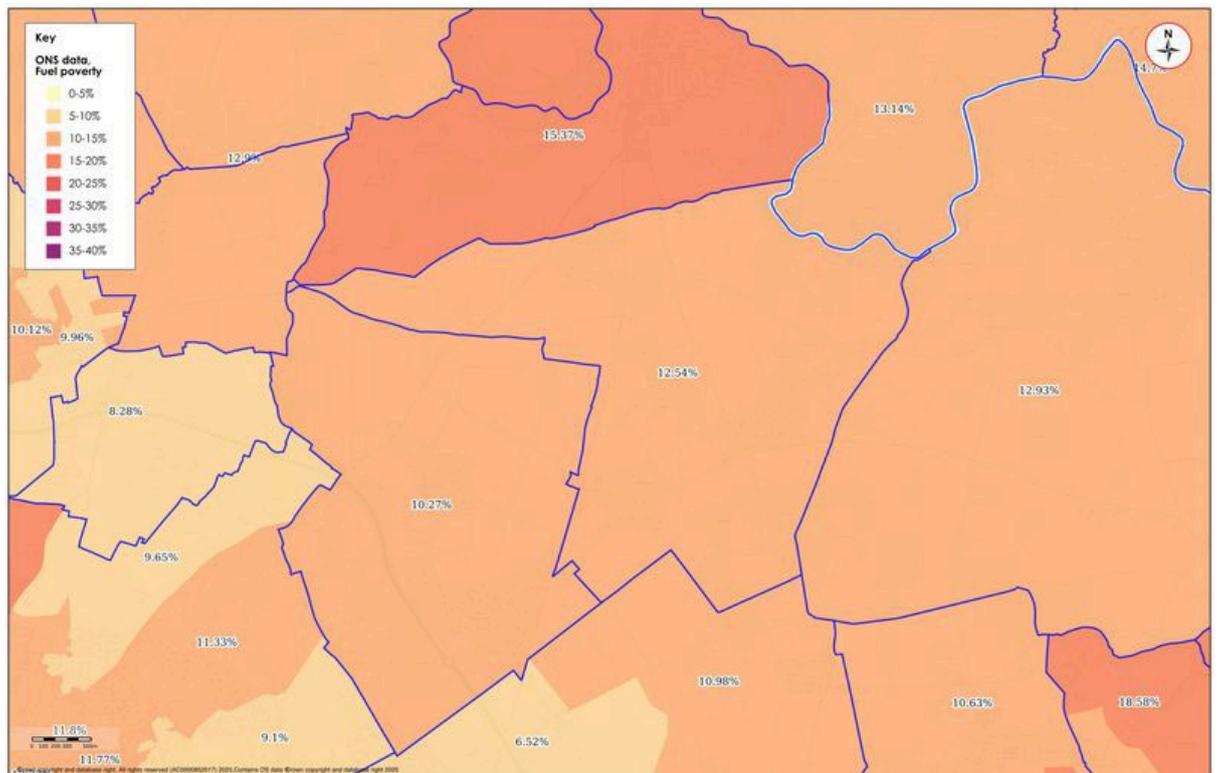
3.2.7 A map showing the built-up area of Salhouse parish can be seen below.

Figure 20 below: Map showing the built-up area of Salhouse parish.
Source: Parish Online mapping website. Map obtained 20.05.2025.



3.2.9 The map below shows Fuel poverty of households in Salhouse parish.

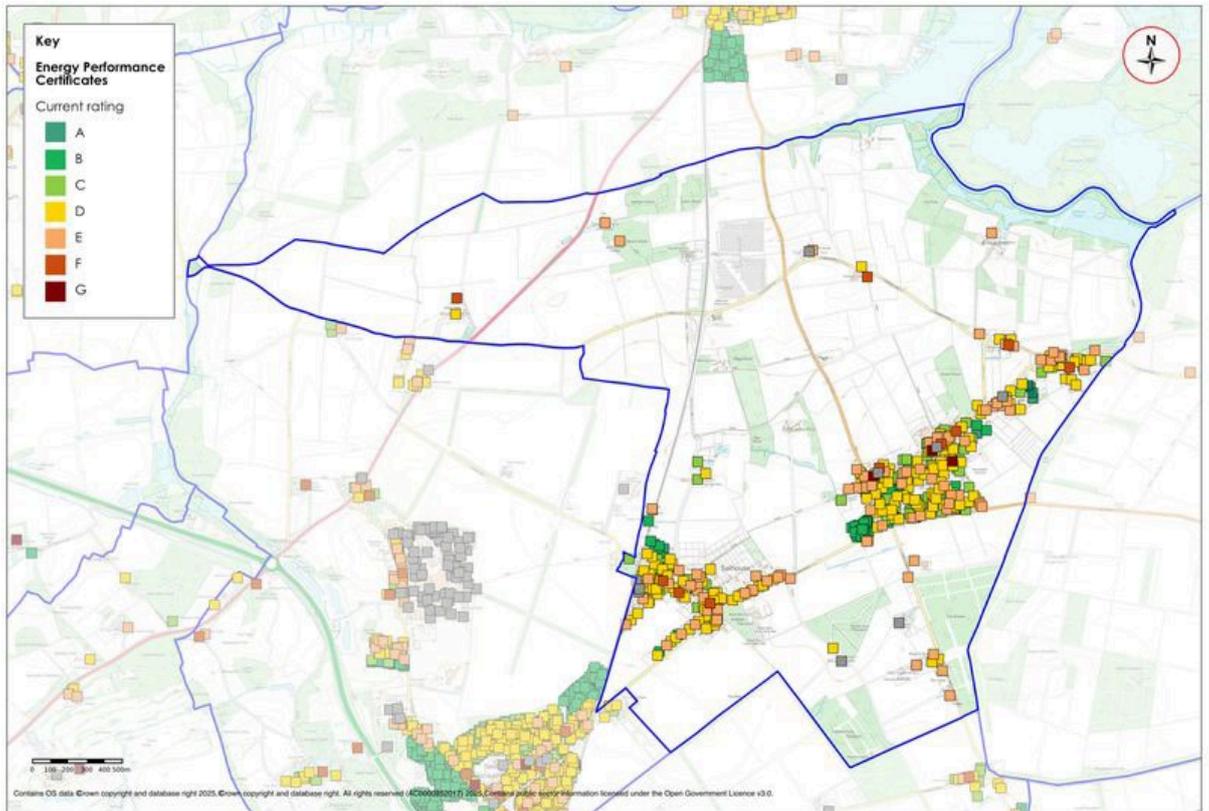
Figure 22 below: Map showing Fuel poverty of households in Salhouse parish.
Source: Parish Online mapping website. Map obtained 15.07.2025.



3.2.10 The map below shows the Energy Performance Certificate rating of properties in Salhouse parish.

Figure 23 below: Map showing the Energy Performance Certificate rating of properties in Salhouse parish.

Source: Parish Online mapping website. Map obtained 15.07.2025.



4. Community infrastructure

4.1 Population

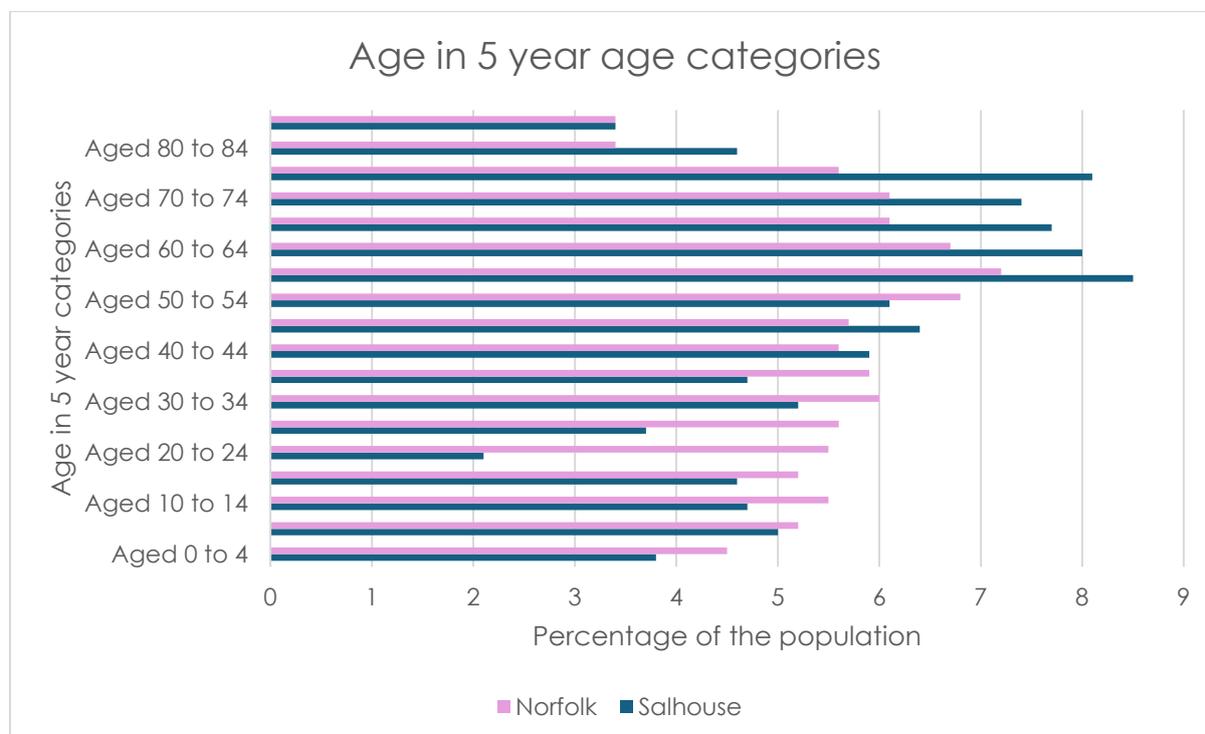
- 4.1.1 There were 1,486 usual residents of Salhouse parish as at Census day 2011. Of these, 99.2% lived in households and 0.8% lived in communal establishments. A communal establishment is an establishment providing managed residential accommodation. The average (mean) age of residents was 47.6 years. In total there were 651 household spaces. Of these, 638 (98%) had at least one usual resident and 13 (2%) had no usual residents.
- 4.1.2 The usual resident population of Salhouse parish was 1,579 on Census day 2021. 49.0% of usual residents were males and 51.0% of usual residents were females. The parish population increased 6.3% between the 2011 and 2021 Census.
- 4.1.3 The following table shows the age categories in Salhouse parish from the 2011 and 2021 Census. The percentage of the population aged 15 and under and also 64 years and over has increased. The percentage of the population aged 16 – 64 years has decreased. The graph in Figure 20 shows the age of Salhouse and Norfolk residents in 5-year age categories. The graph shows that there are more residents of Salhouse in older age categories compared to Norfolk residents.

Figure 24 below: Age structure of Salhouse parish Census 2011 and 2021.
Source: Nomis website. Information obtained 17.06.2025.

Age category	Salhouse Census 2011 number	Salhouse Census 2011 percentage	Salhouse Census 2021 number	Salhouse Census 2021 percentage	Norfolk Census 2021 percentage
Total	1,486	100%	1,582	100%	100%
Aged 15 and under	185	12.4%	238	15.0%	16.2%
Aged 16 to 64 years	918	61.7%	854	54.0%	59.3%
Aged 65 years and over	383	25.8%	490	31.0%	24.4%

Figure 25 below: Graph showing the age of Salhouse and Norfolk residents in 5-year age categories. Census 2021.

Source: www.ons.gov.uk/visualisations/customprofiles/build/. Information obtained 15.06.2025.



4.2 Health and well-being

4.2.1 The following table shows how the population reported their general health in the 2021 Census. Fewer residents of Salhouse parish reported bad health or very bad health compared to Broadland and Norfolk.

Figure 26 below: Table showing general health reported by the population in the Census 2021.

Source: Nomis website. Information obtained 15.06.2025.

General Health Census 2021	Salhouse parish percentage	Broadland district percentage	Norfolk Percentage
Very good health	40.0%	45.1%	43.1%
Good health	39.6%	36.4%	36.5%
Fair health	15.7%	13.9%	14.9%
Bad health	1.4%	3.7%	4.3%
Very bad health	1.3%	0.9%	1.2%

4.2.2 The table below shows Disability reported by all usual residents of Salhouse parish in the 2021 Census. 20.5% of the usual residents of Salhouse parish are Disabled under the Equality Act. This compares to 18.5% for Broadland and 20.1% for Norfolk.

Figure 27 below: Table showing disability reported by all usual residents of Salhouse parish in the 2021 Census.

Source: Nomis website. Information obtained 17.06.2025.

Disability	Census 2021
Total	1,581
Disabled under the Equality Act	325
Disabled under the Equality Act: Day-to-day activities limited a lot	108
Disabled under the Equality Act: Day-to-day activities limited a little	217
Not disabled under the Equality Act	1,256
Not disabled under the Equality Act: Has long-term physical or mental health condition but day-to-day activities are not limited	143
Not disabled under the Equality Act: No long-term physical or mental health condition	1,113

4.2.3 Hoveton and Wroxham Medical Centre is the main GP surgery for residents of Salhouse parish. The Magna Medical Centre is due to open in Rackheath in October 2025. This practice intends taking a gradual occupancy approach based on the growing population which also covers Salhouse. Hoveton and Wroxham Medical Centre is the main site, Magna medical centre services will be the branch site, this means that people from Salhouse can choose which site to receive care in. Primary care services at Magna will be limited to start with and develop over time as more people register. The Practice Manager stated in July 2025 that they do not anticipate any primary medical service capacity issues going forward. They have taken account of housing growth over the next 10 years and should have further capacity in the building at 10 years unless building plans grow quicker than those anticipated at this time. They anticipate that the Magna site can manage up to around 10,000 additional patients.

4.3 Qualifications

4.3.1 16.8% of residents aged 16 years and over in Salhouse parish have no qualifications. This compares to 17.6% for Broadland and 20.4% for Norfolk.

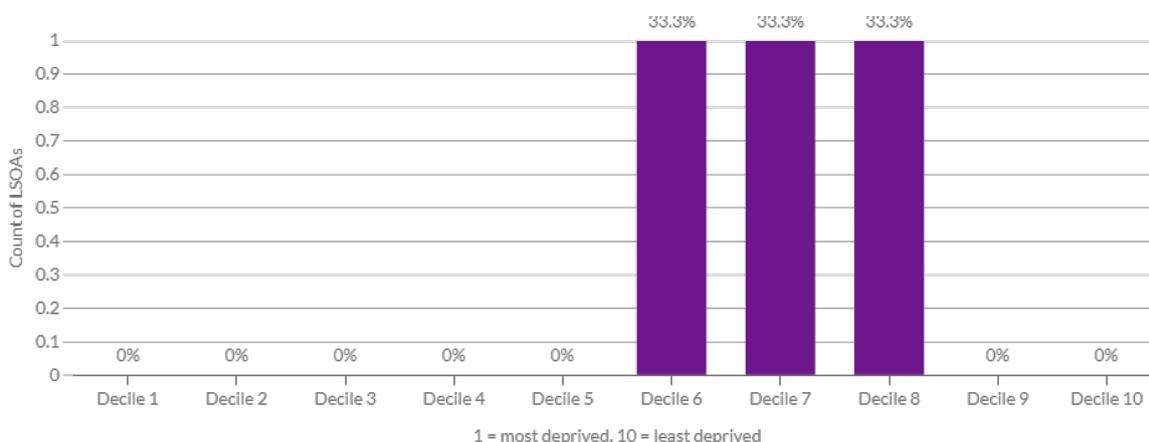
4.4 Deprivation

4.4.1 The English Indices of Deprivation (ID) are a useful tool for targeting services to help tackle deprivation. They provide a means of identifying the most and least deprived areas (LSOAs) in England and to compare whether one area is more deprived than another. The Index of Multiple Deprivation (IMD) 2019 is the official measure of relative deprivation for small areas (or

neighbourhoods) in England. The IMD ranks every small area (Lower Super Output Area) in England from 1 (most deprived) to 32,844 (least deprived). For larger areas we can look at the proportion of LSOAs within the area that lie within each decile. Decile 1 represents the most deprived 10% of LSOAs in England while decile 10 shows the least deprived 10% of LSOAs. Salhouse parish is within Wroxham ward. There are three Lower Super Output Areas within Wroxham ward and they are shown on the graph below.

Figure 28 below: Graph showing the Index of Multiple Deprivation – LSOAs by Decile in Wroxham ward (2019)

Source: Norfolk Insight website.²¹ Information obtained 15.06.2025.

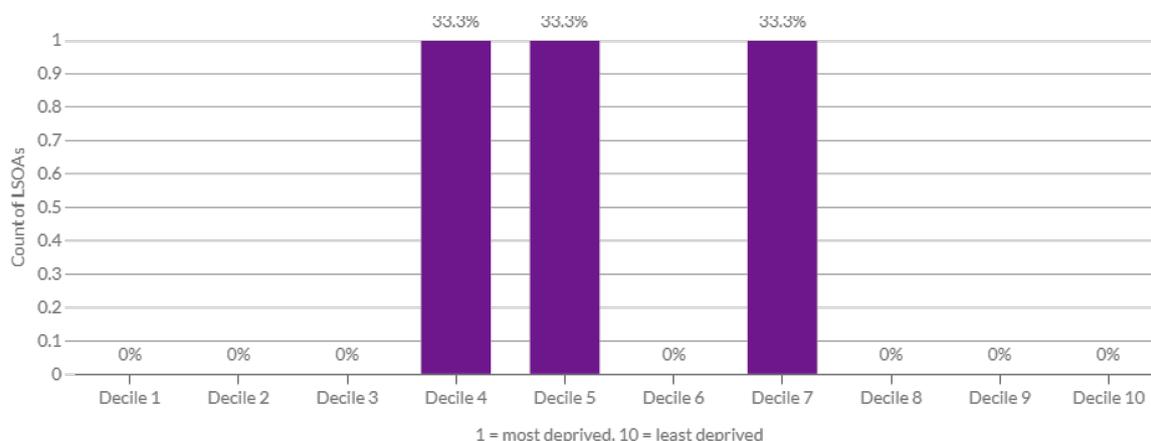


4.4.2 The 'Barriers to Housing and Services' domain measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: 'geographical barriers', which relate to the physical proximity of local services, and 'wider barriers' which includes issues relating to access to housing such as affordability. The graph below shows the Lower Super Output Areas by Decile in Wroxham ward.

²¹ <https://www.norfolkinsight.org.uk/deprivation/reports/#/view-report/e52c6f125f644323a2a9580ba51f811e/E05005760/G7>. Information obtained 15.05.2025.

Figure 29 below: Graph showing the IMD Barriers to Housing and Services Domain - LSOAs by decile in Wroxham ward (2019)

Source: Norfolk Insight website.²² Information obtained 15.06.2025.

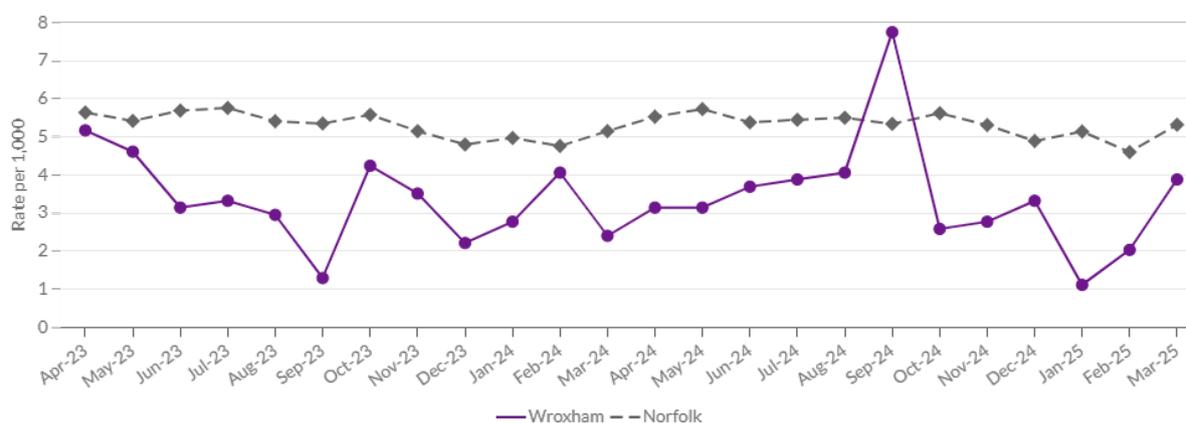


4.5 Crime

- 4.5.1 The crime count for Wroxham ward from April 2024 to March 2025 was 224.²³ The graph below shows the crime rate for Wroxham ward is lower than the crime rate for Norfolk apart from a spike in September 2024.

Figure 30 below: Graphs showing All Crime – Monthly rates for Wroxham ward compared to Norfolk. Purple line shows data for Wroxham ward.

Source: Norfolk Insight website from data.police.uk. Information obtained 17.06.2025.



²² <https://www.norfolkinsight.org.uk/deprivation/reports/#/view-report/e52c6f125f644323a2a9580ba51f811e/E05005783/GZ>. Information obtained 15.05.2025.

²³ <https://www.norfolkinsight.org.uk/crime-and-community-safety/reports/#/view-report/77f07519768c4f4c994aec9cc78bcfa/E05005783/GZ>. Information obtained 17.06.2025.

4.6 Education

- 4.6.1 Fledglings Nursery is a setting at Salhouse Primary School for children aged from 2 to 4 years until their reception year at school.²⁴ Fledglings Nursery provides a breakfast club and an after school club.
- 4.6.2 Salhouse CofE Primary School serves pupils aged 4 – 11 years old. In January 2025 there were 144 pupils on roll, with planned admission numbers of 22 for 2024/25 and 2025/26.²⁵
- 4.6.3 Broadland High Ormiston Academy is the local secondary school for pupils aged 11-16 years. There were 757 pupils on roll in January 2025 with planned admission numbers of 150 for 2024/25 and 2025/26.
- 4.6.4 Information provided by Norfolk County Council in June 2025 states that it is likely that closest and local children will obtain a place in their local school. To continue to meet demand in the area there is provision for a new secondary school as part of the wider Rackheath development and will serve some of the Salhouse parish additional demand. It is anticipated following this year, each cohort transitioning through from primary will reduce year on year and will only be impacted by housing delivery. This culminating in the additional school being delivered at a much later phase of the larger Rackheath and Beeston area developments.

4.7 Community

- 4.7.1 Community buildings and spaces in the parish of Salhouse include:
- Jubilee Village Hall.²⁶
 - The Jubilee Village Hall Salhouse is located on Lower Street and is the centre for most the events taking place in Salhouse.
 - The Hall is where the Parish Council hold its meetings and it's the venue for many different types of activity for all ages. It's used for parties, anniversaries and fund raising events such as sales, fairs or coffee mornings.
 - Car parking.
 - The Large Hall (15m x 5.5m Function Room).
 - The Small Hall (6.6m x 6.2m Function Room).
 - New kitchen facilities included with room hire.
 - Kitchen includes; Urn, Fridge, Kettle, Cooker & Microwave.
 - Accessible Toilets, wheelchair access & easy access entrance.
 - Baby Changing Facilities.
 - Music licence for functions.
 - Car Park with 27 parking spaces & 1 priority disabled.
 - Public Telephone.

²⁴ <http://www.salhouseschool.co.uk/classes/fledglings/>. Information obtained 17.06.2025.

²⁵ <https://csapps.norfolk.gov.uk/schoolfinder/schoolinfo.asp?govid=3066>. Information obtained 17.06.2025.

²⁶ <https://www.jubileevillagehallsalhouse.com/>. Information obtained 17.06.2025.

- Smoke Alarms & Fire Alarms.
- Defibrillator.
- The Recreation Ground is located on Thieves Lane.²⁷
 - It is a large green space which can be used for many sports and has a large car park. It is currently the home to Salhouse Rovers Football Club.
 - There is also a children's play area for the under 12's.
 - A multi-use games area contains built in five-a-side football goals, fixed basketball rings and floodlighting.
 - The Parish Council is responsible for the grass cutting and general maintenance.
 - There is a trod footpath installed along the inside edge of the field to aid walking from one end of Thieves Lane to the other avoiding the road. Dogs will be permitted on this path, provided they are kept on a lead at all times and stay on the path.

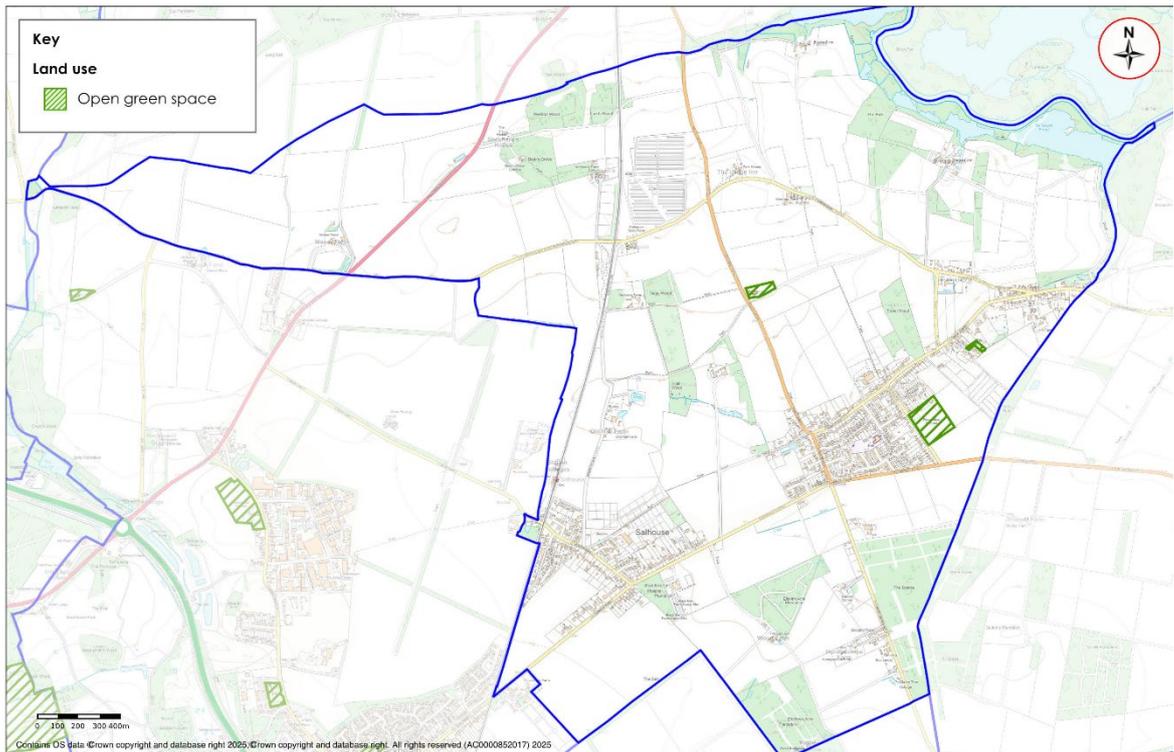


- All Saints Church.
- There are two public houses in Salhouse, The Stag and The Lodge.
- Cherry Lane Garden Centre is located on Honeycomb Lane in Salhouse.
- Salhouse Broad has a carpark, toilets, cycle stands and paths to Salhouse Broad and canoe hire and camping. At the open space near Salhouse Broad is play equipment, benches and picnic tables. There are five separate mooring areas at Salhouse Broad.²⁸

²⁷ <https://www.salhousepc.info/services-and-amenities>. Information obtained 17.06.2025.

²⁸ <https://www.salhousebroad.org.uk/>. Information obtained 20.06.2025.

**Figure 31 below: Map showing Open Green Space in Salhouse parish.
Source: Parish Online mapping website. Obtained 15.07.2025.**



4.7.2 Community communication is through:

- Salhouse Parish Council website.
- Salhouse Parish Council Facebook page.
- The SAGA parish magazine is delivered to every household three times a year. Electronic copies can be viewed at <https://www.salhousepc.info/services-and-amenities>
- There are four parish noticeboards.

4.7.3 Salhouse Parish Council Assets in July 2025 were:

- Playing field is leased from Salhouse United Charities.
- Recreation Ground toilets and MUGA, Thieves Lane, Salhouse.
- Children's play equipment, Recreation Ground.
- War Memorial.
- Village Sign.
- Bus shelters.

4.7.4 Information from the Churchwarden via Salhouse Parish Council is that Salhouse Cemetery has capacity for a further 20 – 25 years.

4.7.5 Information from Salhouse Parish Council in July 2025 states they are planning to:

- Install three village gateways to reduce speed into the village. These will be installed on Bell Lane, Low Road and Honeycomb Road.

- Install new play equipment at the Recreation Ground. There is currently a survey being conducted to assess what is needed.

4.7.6 Salhouse United Charities provide help in the form of a grant to any resident of Salhouse but not to be a payment against taxes or rates. If there is remaining funds, they can be given to any Salhouse charity or club registered with the Charity Commission. Salhouse United Charities own the land at the playing field, which is leased to the Parish Council. Salhouse United Charities also own two fields adjacent to the playing field, which is leased to a local farmer.

5. Transport and accessibility

5.1 Public transport

5.1.1 There are sixteen Bus Stops in Salhouse parish.²⁹ The list below shows where they are located and the bus service available:

- All Saints' Church (adj)
 - 5B, 913
- All Saints' Church (opp)
 - 5B, 913
- Mill Road (adj)
 - 5B, 913
- Mill Road (opp)
 - 5B, 913
- No. 82 (o/s)
 - 5B, 913
- No. 85 (o/s)
 - 5B, 913
- Norwich Road (opp)
 - 913
- Norwich Road (opp 26)
 - 5B
- Norwich Road (o/s No 26)
 - 5B
- Station Road (adj)
 - 913
- The Stag PH (adj)
 - 5B, 913
- The Stag PH (opp)
 - 5B, 913
- Vicarage Road (adj)
 - 5B, 913
- Vicarage Road (opp)
 - 5B, 913
- Ward Road (adj)
 - 5B, 913
- Ward Road (opp)
 - 5B, 913

5.1.2 Bus services that operate in Salhouse parish include:

- 5B: Eaton – Newmarket Road – City Centre – N&N Hospital operated by Konectbus.
- 913: Rackheath – Salhouse – Broadland High operated by First Eastern Counties.

²⁹ <https://bustimes.org/localities/salhouse>. Information obtained 12.06.2025.

5.1.3 The Bittern Line connects Norwich with Cromer and Sheringham via a train service.³⁰ Salhouse station is located on the Bittern Line.

Figure 32 below: Map showing the Bittern Line.
Source: www.bitternline.com. Map obtained 12.06.2025.



5.1.4 Salhouse Station Group has been set up to prepare a long term plan for the station building. When the railway line from Norwich Thorpe to Cromer came through Salhouse in 1874 as a single track, initially to North Walsham, reaching Cromer in 1877, the station comprised a ticket office, waiting room and parcels office. The Whitlingham Junction to North Walsham section became double track in c. 1891 when the Great Eastern Railway built a new 'up' platform and waiting room. This building survives today, albeit out of use. In 2021 Greater Anglia, who manage the station, announced that they would demolish it and, in its place, provide a wooden waiting shelter. Save Britain's Heritage stepped in and managed to overturn the demolition order granted by Broadland District Council. The Salhouse Station Group has been formed and is working with partners and organisations to prepare a long term plan for the building.³¹

5.1.5 Salhouse Station Group have identified the need for pedestrian access from Howletts Loke (or that side of the bridge) to be a priority for access to the station.

³⁰ <https://bitternline.com>/ Information obtained 12.06.2025.

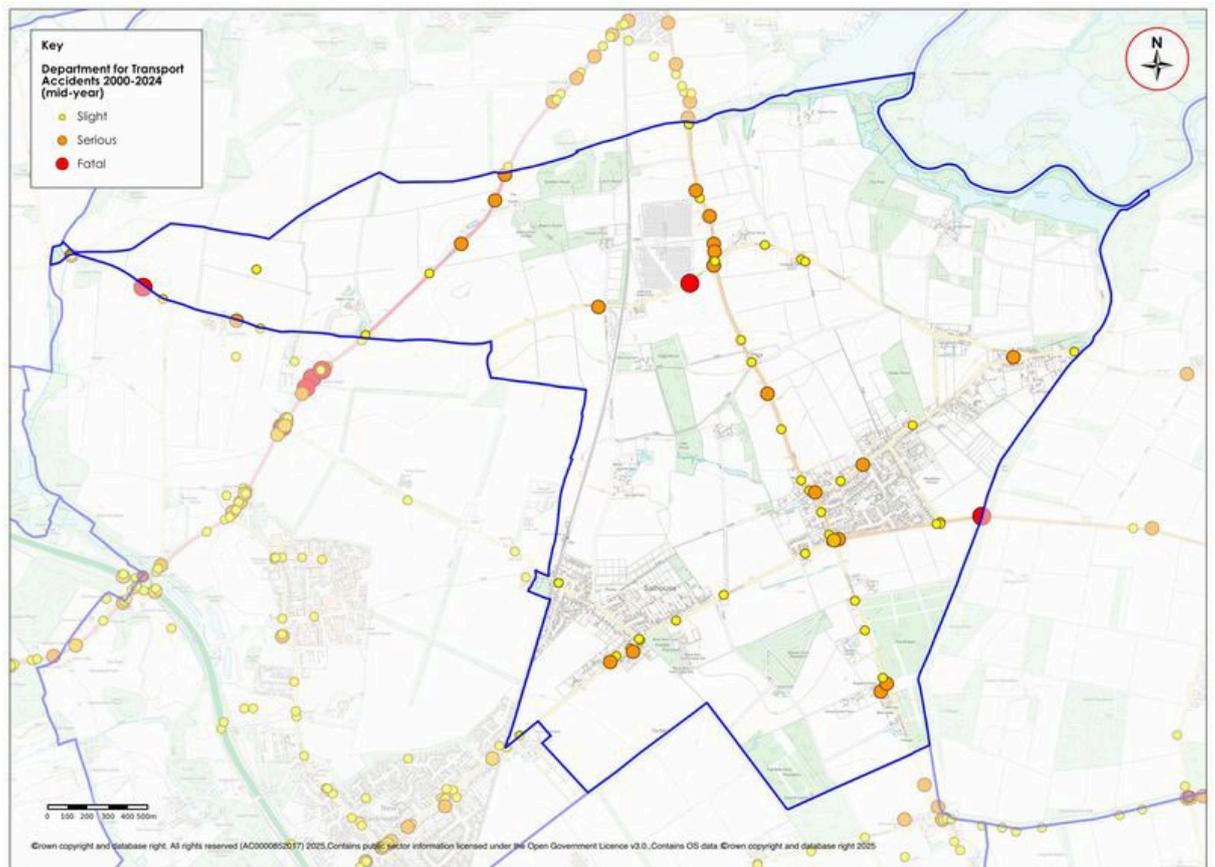
³¹ Salhouse Station Facebook page. Information obtained 18.06.2025.

5.2 Traffic and pedestrian safety

5.2.1 Salhouse Parish Council own 2 SAM speed reactive signs.

5.2.2 A map showing road accidents 2000 – 2022 can be seen below.

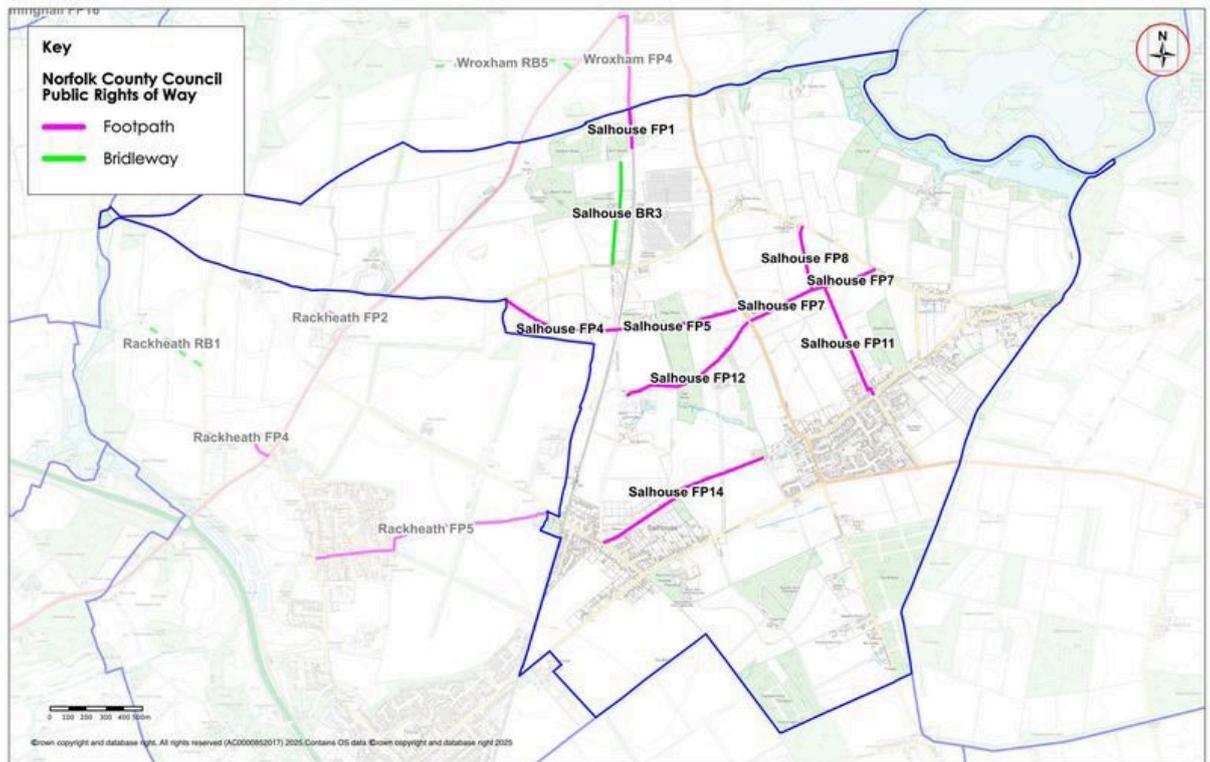
Figure 33 below: Map showing Department for Transport Accidents 2000-2022. Source: Parish Online Mapping website. Map obtained 06.07.2025.



5.3 Public Rights of Way

5.3.1 The map below shows Public Rights of Way in Salhouse parish.

Figure 34 below: Map showing Public Rights of Way in Salhouse parish.
Source: Parish Online mapping website. Map obtained 06.06.2025.



5.4 Car ownership and travel to work

5.4.1 Data from the 2021 Census shows that for Salhouse parish 5.5 per cent of households had no car or van. This is a lower percentage of households than 11 per cent for Broadland and 17.4 per cent for Norfolk.

Figure 35 below: Table showing Car Availability Census 2021.
Source: Nomis website. Information obtained 15.06.2025.

Car Availability Census 2021	Car availability Percentage Salhouse parish	Car availability Percentage Broadland District	Car availability Percentage Norfolk
Total	100	100	100
No cars or vans in household	5.5%	11.0%	17.4%
1 or more cars or vans in household	94.5%	89.0%	83.6%

- 5.4.2 Data from the 2021 Census shows that of usual residents of Salhouse parish without including those not in employment or aged 15 years and under, the main method of travel to workplace is driving a car or van at 53.5 per cent, followed by working mainly at or from home at 37.1 per cent.
- 5.4.3 Known quality information affecting travel to work data from Census 2021 is provided by the Office for National Statistics:
- The Office for National Statistics (ONS) collected Census 2021 responses during the coronavirus (COVID-19) pandemic, a period of unparalleled and rapid change; the national lockdown, associated guidance and furlough measures will have affected the travel to work topic.
 - We provided extra guidance to respondents affected by the pandemic on how to respond to travel to work questions, but it is not clear how this guidance was followed.
 - There was an increase in home working from 10.3 per cent in 2011 to 31.2 per cent in 2021, but the government advised people to stay at home and only attend work if you had no alternative; there are also several other aspects to consider when interpreting results for this topic.
 - As designed, we did not collect any workplace address information for those working at home, including those following government guidance to do so.
 - Large numbers of people were still being supported by government furlough schemes, and it is not clear how the question guidance provided was followed; some people may have provided travel information for the last time they worked, or they may have answered based on their behaviours on Census Day.
 - Restrictions on travel ended later in 2021, and while there will have been a shift back towards some behaviours from before COVID-19, hybrid and home working remain commonplace.
 - We are researching the potential of using alternative data sources and modelling methods to produce travel to work statistics on a more frequent and timely basis, including workday populations and hybrid working patterns.³²

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<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/methodologies/traveltoworkqualityinformationforcensus2021>. Obtained 06.10.2021.

Figure 36 below: Table showing Method of Travel to Work Salhouse parish, Census 2021.

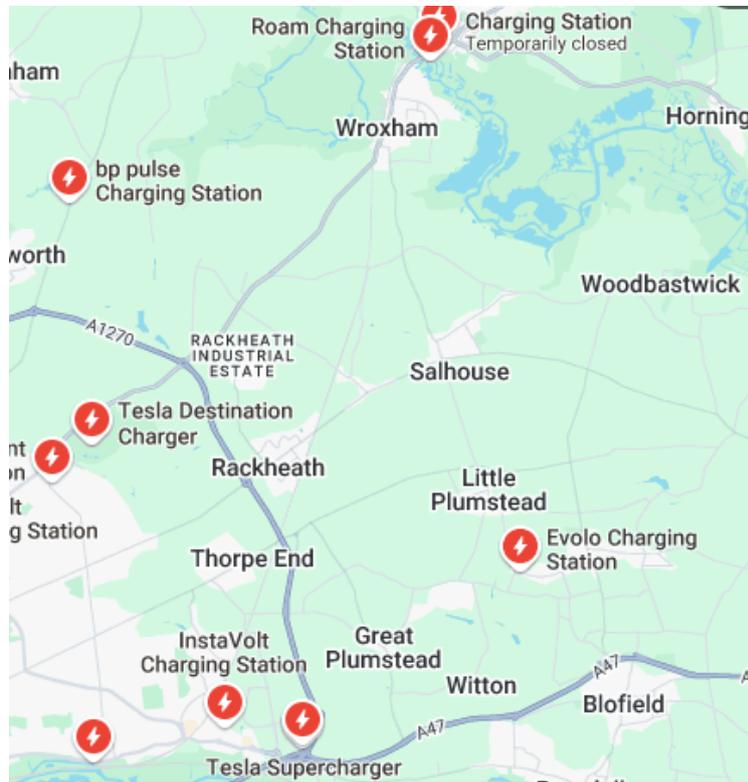
Source: Nomis website. Information obtained 15.06.2025.

Method of travel to workplace Salhouse parish Census 2021 <i>Not including 856 residents not in employment or aged 15 years and under.</i>	2021 Census Percentage
Total	100%
Work mainly at or from home	37.1%
Underground, metro, light rail, tram	0.0%
Train	0.0%
Bus, minibus or coach	1.4%
Taxi	0.3%
Motorcycle, scooter or moped	0.7%
Driving a car or van	53.5%
Passenger in a car or van	3.6%
Bicycle	0.7%
On foot	1.4%
Other method of travel to work	1.4%

5.4.4 The map below shows the location of car charging points available for the public to use.

Figure 37 below: Map showing the location of car charging points. Charging point locations denoted by red circle.

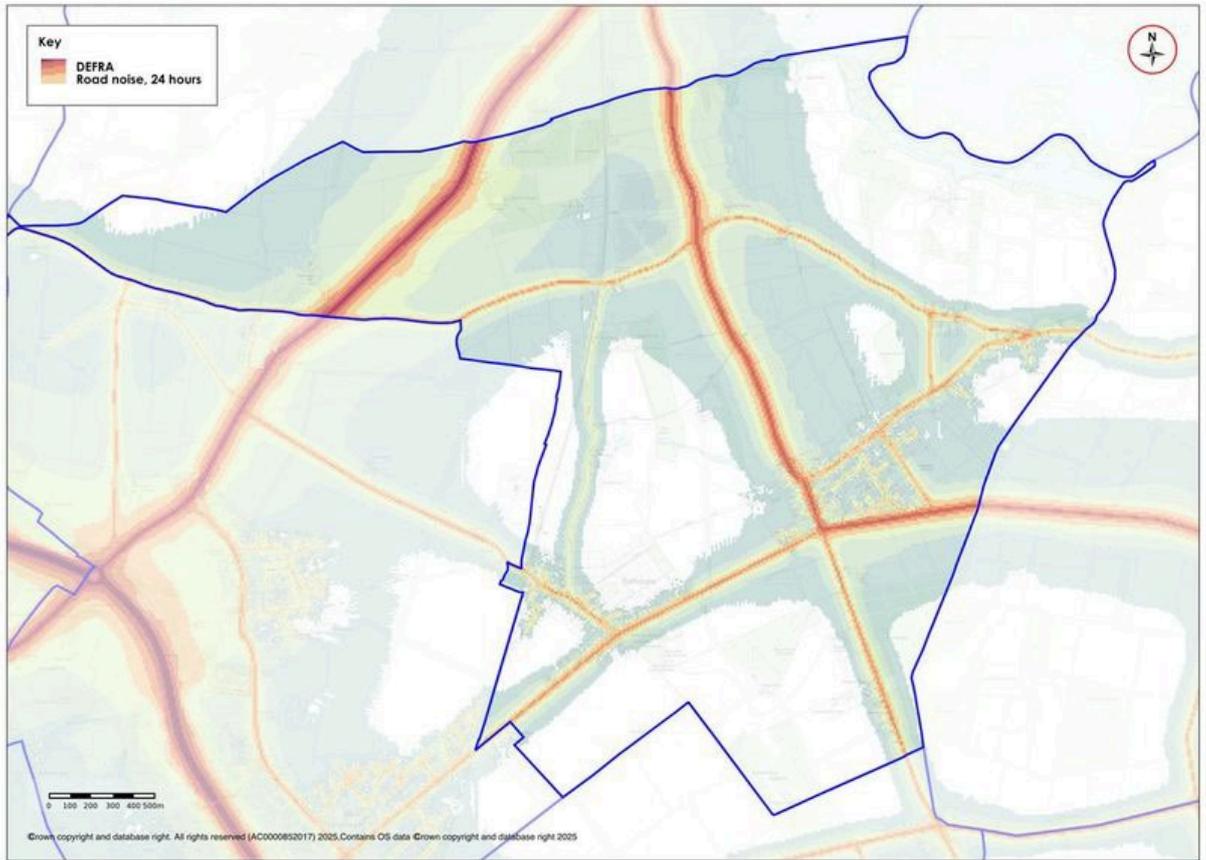
Source: Googlemaps. Obtained 16.06.2025



5.4.5 A map showing road noise can be seen below.

Figure 38 below: Map showing road noise.

Source: Parish Online mapping website. Map obtained 06.07.2025.



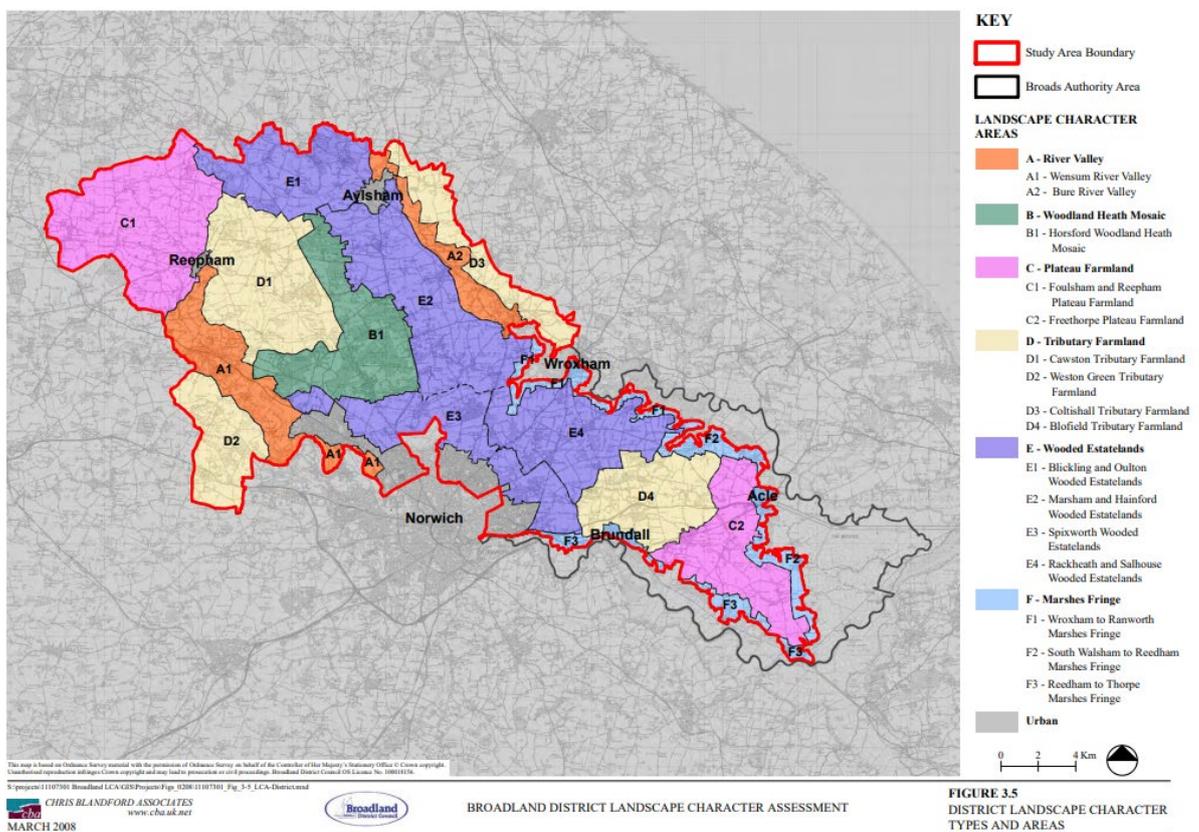
6. Natural environment

6.1 Landscape character

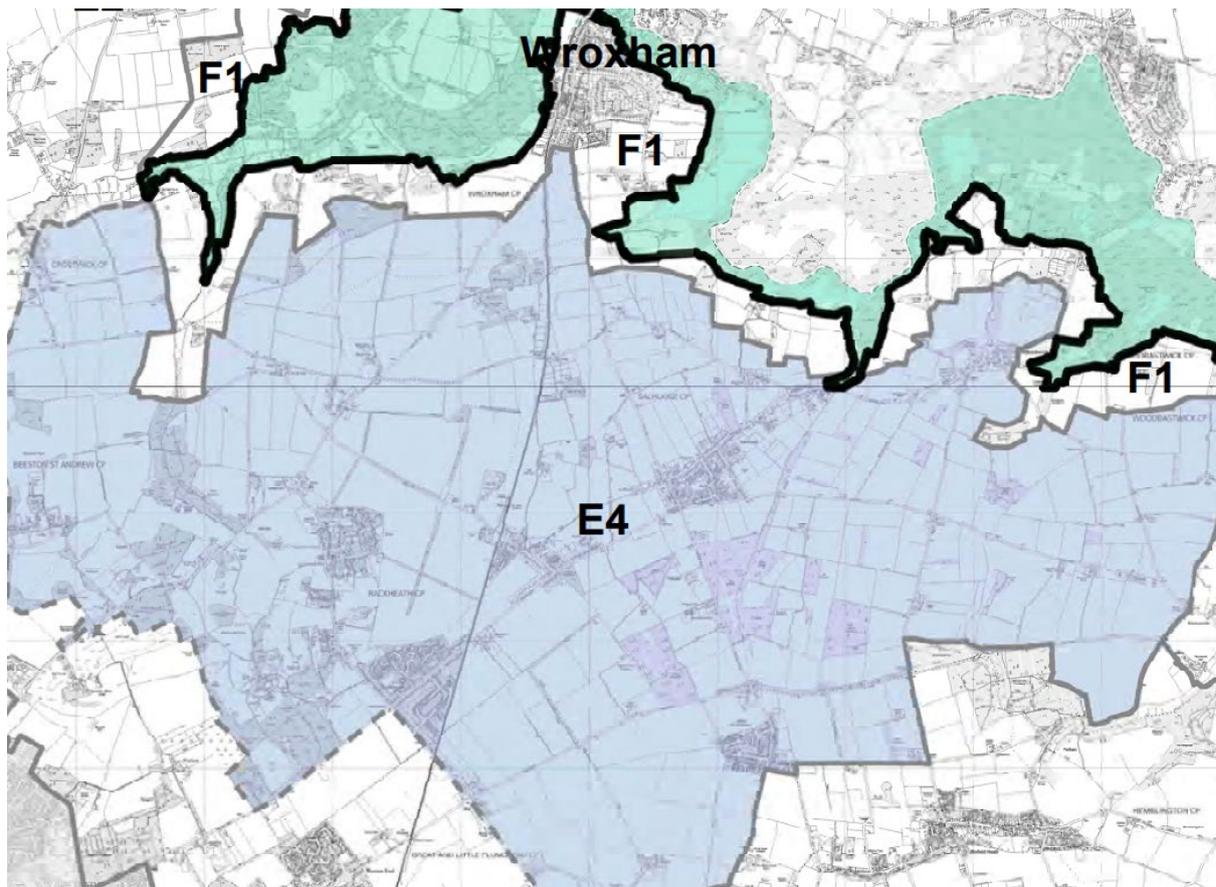
6.1.1 The Broadland Landscape Character Assessment Supplementary Planning Document (September 2013)³³, identifies Salhouse parish as E4 Rackheath and Salhouse Wooded Estatelands and F1 Wroxham to Ranworth Marshes Fringe.

Figure 39 and 40 below: Map showing the Landscape Character of Salhouse Parish.

Source: Broadland District Council Landscape Character Assessment SPD 2013.



³³ <https://www.southnorfolkandbroadland.gov.uk/downloads/file/287/landscape-character-assessment-supplementary-planning-document-part-2->. Information obtained 06.06.2025.



6.1.2 The following information is taken from the Broadland Landscape Character Assessment Supplementary Planning Document (September 2013) E4 Rackheath and Salhouse Wooded Estatelands Landscape Character Type:

Summary of visual character

3.8.34 This landscape character area forms a large tract of land extending southwards from the edge of the Bure valley within Broads Authority Area. The topography of this area is generally flat, particularly in western parts, and falls gradually towards the Broads. The land becomes increasingly undulating in northern and eastern parts, and where tributaries of the Yare and Bure rivers incise it. Geology is an important influence on the character of the area. Located on a band of sands and gravels, the soils produced are light, sandy, and less fertile than the high quality land further west, within E2 Character Area.

3.8.35 Historically, much of this character area formed part of a large area of heathland. The heathland extended from the northern settlement edge of Norwich almost to Salhouse. Today, only areas of heath retained within the urban area of Norwich remain (Mousehold Heath), which contain high ecological value and provide an important landscape resource. However, subtle clues of the area's past land cover is reflected in local names of villages, roads and farms, such as Rackheath, Heath End, Heath Farm and

Mousehold Heath Farm. The area has only a recent history of agricultural development. The Enclosure Acts that eventually led to the parcelling of this land have created a strong geometric layout, with medium-sized regular fields and a strong grid road pattern. These mostly arable fields are interspersed with plantations, copses of mature trees and woodland belts, along with remnant patches of heath. Woodland in the area is a mixture of deciduous and coniferous plantations, often with patches of scrub and heath within the interior. Radial routes extending from Norwich, including the Bittern railway, dissect the mosaic of fields, woodland and roads.

3.8.36 Retained for a long period as an area of common land, few settlements developed within this landscape. Many of the settlements located in this area have only developed in recent years, providing housing on the outskirts of Norwich along main transport routes, often nucleated around road junctions. The settlements form blocks within the surrounding rural landscape, and often comprise abrupt boundaries. This is particularly evident in western parts of the area. Here, the housing style is typical of modern suburban developments – detached and semi-detached dwellings, often located around cul-de-sacs. A large industrial estate has recently developed immediately west of the Bittern railway, which is fairly enclosed from the wider landscape by linear belts of mature woodland. In northern and western parts of the area, part enclosure of the land has allowed medium sized estates to develop around large houses and halls, such as Beeston Park, Salhouse Hall, Rackheath Hall and Woodbastwick Hall, in several places with their associated Historic parkland. These are smaller and less dramatic than those in the north of the district, but comprise a similar parkland character.

3.8.37 Northern and western parts of the area comprise a different settlement pattern and built character, which reflects a long history of development. Here, strings of historic settlements, scattered with historic halls, villages and isolated farmsteads are nestled against the wooded slopes that fall away to the Broads. These settlements, such as Woodbastwick, have hardly expanded in recent years. They comprise a strong local vernacular, including traditional buildings clustered around a historic core. Shaped gables, steep pitched pantile roofs, brick barns and flint walls are key characteristics. The architecture and landscape of the historic halls and houses are important features within northern and western parts of the area, and strongly contribute to a rich and distinctive character in these parts. Linear coniferous tree belts and the development of an industrial estate, has resulted in hedgerow loss in central parts of the area, diluting the rural landscape character in this part.

Evaluation

Inherent Landscape Sensitivities

3.8.38 The following inherent landscape sensitivities have been identified:

- Mosaic of parkland, arable fields and woodland, providing a diverse and interesting landscape character, particularly in northern and western parts;
- Mature landscape structure including blocks and belts of woodland, copses of mature trees and intact hedgerows, providing a robust visual mosaic, particularly in eastern parts;
- Landscape setting of historic houses, halls and churches;
- Architectural and landscape features of houses and halls, including scenic parkland landscapes rich in idyllic components such as rides, parkland trees and lakes;
- Linear hamlets with a strong historic core;
- Landscape setting of hamlets and villages;
- Rich historic character and a strong sense of place, particularly in northern and western parts;
- Characteristic northerly views over descending wooded slopes to the Broads, and associated close wooded horizon;
- Historic buildings and settlement character within Salhouse and Woodbastwick (recognised by designation as a Conservation Area).

Landscape Planning Guidelines

3.8.39 The following Landscape Planning Guidelines apply to Rackheath and Salhouse Wooded Estate Lands Landscape Character Area:

- Seek to conserve and enhance the landscape structure within the area, including blocks and belts of woodland, copses of mature trees, mature parkland trees and intact hedgerows.
- Seek to conserve the diverse and interesting landscape character, particularly in northern and western parts.
- Seek to conserve distinctive, historic architectural and landscape features including historic parkland landscapes and their setting, which contribute to the area's rich historic character and strong sense of place, particularly in northern and western parts.
- Seek to ensure the sensitive location of development involving further tall structures (such as steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas.
- Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form.
- Seek to conserve the landscape setting of villages, such as Woodbastwick, Rackheath and Salhouse and seek to screen (where possible) harsh settlement edges and existing visual detractors.
- Seek to promote use of local vernacular buildings materials, including red brick, flint and pantiles.
- Seek to conserve the landscape setting of historic houses, halls (including Beeston, Salhouse and Rackheath) and churches;
- Seek to conserve the interesting landscape pattern of parkland, arable fields and woodland.

- 6.1.3 The following information is taken from the Broadland Landscape Character Assessment Supplementary Planning Document (September 2013) F1: Wroxham to Ranworth Marshes Fringe:

F1: WROXHAM TO RANWORTH

Summary of visual character

3.9.15 Following the wooded slopes of the lower reaches of the River Bure, this character area encompasses a linear strip of land, defined by the 10m contour, forming a fringe to the lower-lying flat landscapes of the Broads. Within this area, land gently descends from the 10m contour towards the Broads. Land becomes increasingly undulating where minor tributaries incise the area, forming shallow valleys.

3.9.16 Land use within the area is strongly influenced by adjacent agricultural land to the south and the Broads. The land is almost exclusively in arable cultivation, interspersed with pockets of pasture in places, forming a continuation of farmland for the south. Carr woodland that often defines the Broads landscape is an important feature, enclosing views and evoking a sense of intimacy by the strong wooded horizon. Copses and belts of woodland (coniferous and deciduous) and mature trees further enclose the area, adding interest and contribute to a gradual transition between farmland and woodland.

3.9.17 Settlements that fall within this area are generally linear in form. Today the settlement pattern reflects a long history of development, scattered with historic halls, villages and isolated farmsteads. The settlements have many historic buildings and features and a strong local vernacular. As many of the settlements have not been influenced by modern development growth, the historic core holds a fairly intact rural setting, allowing distinctive views across farmland to vernacular buildings such as St Helen's Church, Ranworth. An exception is Wroxam, whose nucleated settlement form and transport routes have outweighed the extent of the historic core. This is largely due to its connections across the Bure valley, to Northern parts of Norfolk. The architecture and landscape of the large houses and halls on the edge of the Broads, such as Woodbastwick Hall, are important historic features within the area, and strongly contribute to the area's rich and distinctive character.

3.9.18 The area comprises a fairly complex road network, with lanes and narrow roads lining field boundaries and offering connections to the Broads. Traditional industries such as boatyards, and more recently yacht clubs, further highlight the area's strong association with the Broads. There are several access points to the Broads within the area, including the mooring facilities at Ranworth and pedestrian gateway to Ranworth Nature Trail, including a meandering boardwalk through marshland reeds and tall grasses, which leads to a viewing platform over the Ranworth Broad.

Evaluation

Inherent Landscape Sensitivities

3.9.19 The following inherent landscape sensitivities have been identified:

- Mosaic of arable fields, pockets of pasture, woodland and parkland, providing a diverse and interesting landscape character;
- Mature landscape structure including substantial blocks and belts of woodland, copses of mature trees and intact hedgerows, providing a robust visual mosaic;
- Landscape setting of historic houses, halls and churches;
- Architectural and landscape features of historic halls, including scenic parkland landscapes rich in idyllic components such as rides and parkland trees;
- Landscape setting of historic villages;
- Nucleated medieval market towns with a strong historic core;
- Distinctive close wooded horizons;
- Rich historic character and a strong sense of place;
- Characteristic views across the farmland to landmark churches, often isolated and amid woodland.

Landscape Planning Guidelines

3.9.20 The following Landscape Planning Guidelines apply to Wroxham to Ranworth Marshes Fringe Landscape Character Area:

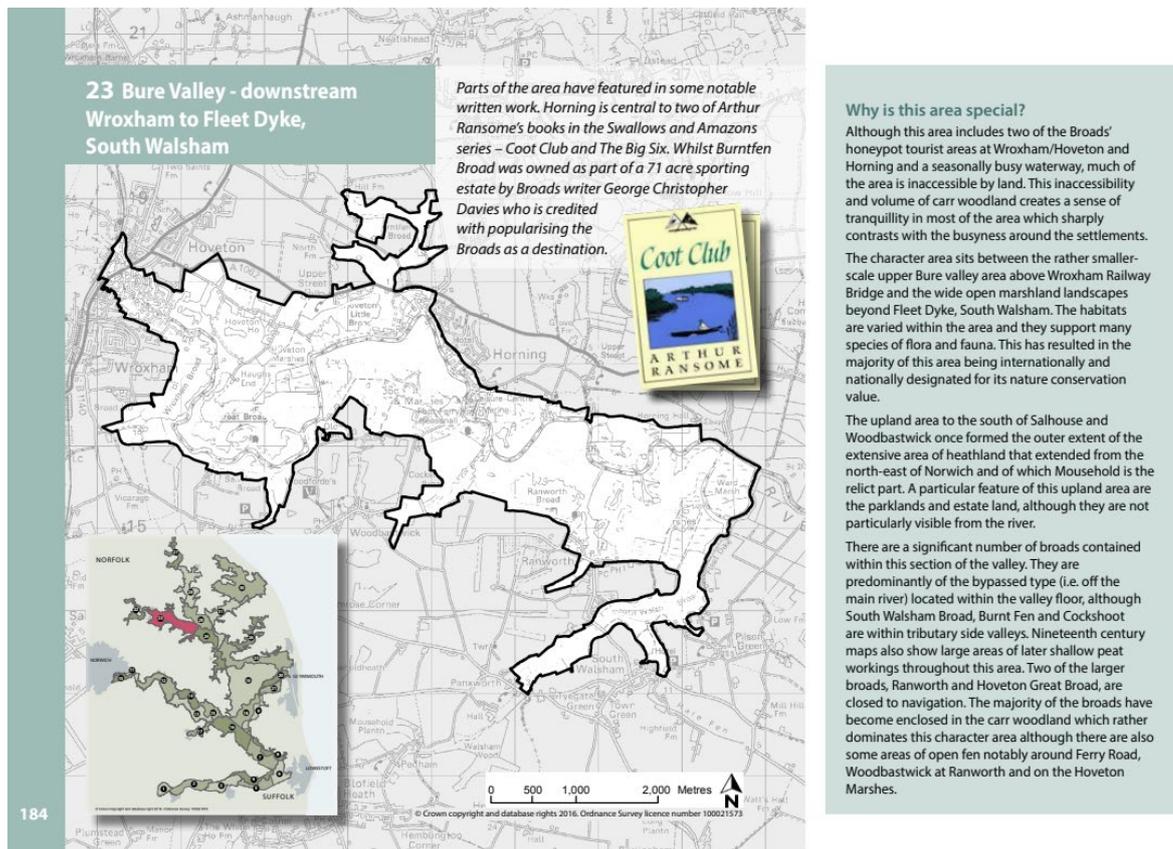
- Seek to conserve the diverse and interesting landscape character.
- Seek to conserve the wildlife habitats characteristic of the Marshes Fringe and adjacent Broads landscape including watercourses and broads, fens, carr woodland and grazing marshes.
- Seek to conserve distinctive, historic architectural and landscape features including historic parkland landscapes and their setting, which contribute to the area's rich historic character and strong sense of place.
- Ensure that any new development responds to historic settlement pattern and is well integrated into the surrounding landscape.
- Seek to ensure the sensitive location of development involving further tall structures (such as steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas.
- Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form.
- Conserve the landscape setting of small historic villages, such as Ranworth;
- Seek to conserve views towards key landscape features, such as St. Helen's Church, Ranworth;
- Seek to conserve the landscape setting of market towns and villages, and seek to screen (where possible) harsh settlement edges and existing visual detractors.

- Seek to conserve the landscape setting of historic houses, halls and churches.
- Seek to promote use of local vernacular buildings materials, including red brick and pantiles.
- Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers.

6.1.4 The northern part of Salhouse parish is located within the Broads Landscape Character Area 23 Bure Valley – downstream Wroxham to Fleet Syke, South Walsham.

Figure 50 below: Broads Landscape Character Area 23 Bure Valley – downstream Wroxham to Fleet Dyke, South Walsham.

Source: The Broads Authority Website: Landscape Character Assessment December 2016. Landscape Character Areas.³⁴



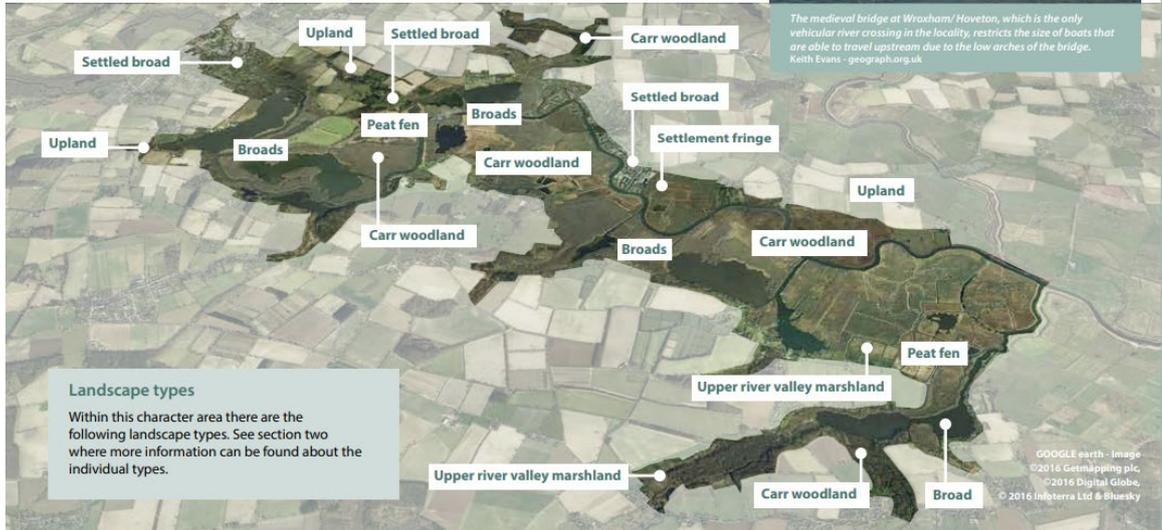
³⁴ <https://www.broads-authority.gov.uk/planning/planning-policies/landscape-character-assessments>. Information obtained 06.05.2025.

Although drainage mills are not a particular feature of this area, there were attempts to drain parts of it in the nineteenth century. These broadly correspond with the rather more open areas today although drainage has now been abandoned. Three mills survive these being Dydall's Mill at Hoveton and Horning Ferry (both of which have been converted) while the skeleton mill Hobb's Mill, Horning stands amongst reedbed on an abandoned grazing level.

The area is home to Ranworth Church which is Grade I Listed and one of best known churches in the Broads Area and famed for its rood screen. It is in such a prominent location that it can be seen for many kilometres. The other significant historic structure in the area is Wroxham Bridge which is a Scheduled Monument. As a result of the height of the arches this ancient bridge significantly limits the size of boat which can travel upstream.



The medieval bridge at Wroxham/Hoveton, which is the only vehicular river crossing in the locality, restricts the size of boats that are able to travel upstream due to the low arches of the bridge. Keith Evans - geograph.org.uk



Landscape types
Within this character area there are the following landscape types. See section two where more information can be found about the individual types.

GOOGLE earth - Image ©2016 Getmapping plc, ©2016 Digital Globe, © 2016 Inhoterra Ltd & BlueSky

Topography and skyline

The valley sides are often more distinctive here than in the Ant valley, often rising from around 0 AOD quite steeply to around 10m OD. With the exception of riverside settlements and low waterside chalets, skylines are defined largely by carr woodland in the valley floor and lower valley sides. At points where a more open (fen) landscape persists, rolling unvegetated and undeveloped valley sides form the skyline, defined by mixed farmland, and predominantly arable farmland on the upper slopes. This is particularly apparent on the south side of the river near Woodbastwick, with horizons formed by rising land within the adjacent Broadland District.

A slightly more open character near Horning Church on the north bank of the river also results in rising land within North Norfolk District forming the skyline at this point. The church tower at Ranworth is a prominent feature on the skyline in the immediate area and can be viewed from a great distance both from within this character area and from the surrounding countryside.

Views are mostly contained within the valley due to the dense carr woodland cover and sloping valley sides. Carr woodlands essentially direct views upwards, and greatly reduce the potential for more distant views, or views out. However, as described above, there are views towards the rural landscapes within Broadland District around Woodbastwick to the south of the area, and with Ranworth Church. There are also views to the farmland within North Norfolk District to the north of Horning Church, albeit filtered by trees and reed vegetation.

Geology and soils

This is predominantly an area of peat with sands and gravels to the valleys sides. The peat was extracted during the medieval period resulting in the broads which has given the area its name.

The woodland habitat makes much of the area impenetrable unless specific measures are taken. The majority of the area has been designated for its nature conservation value. Ashley Dace - geograph.org.uk

Enclosure, scale and pattern

Relative to other broad's areas this is a medium scale landscape. The river valley is between 800 -1000m wide, in the main surrounded by carr woodland edges with distinctive valley sides rising to 10-15m beyond the Broads Executive Area. Valley sides are often masked by the density of carr woodland in the valley floor. At points the valley narrows and has a more pronounced valley side and ridge topography, e.g. tributary valley at Woodbastwick. Much of the area feels enclosed as a result of the vegetation surrounding the river. Areas of open fen provide do provide some contrast in landscape scale, notably on the Hoveton Marshes and closer to Ranworth.

Much of this area is covered with alder carr. Ashley Dace - geograph.org.uk



Variation in terms of light and reflectivity is created by the carr woodlands fringing the river and the relatively intricate, enclosed broads within the valley (e.g. Wroxham Broad, Hoveton Great Broad and Ranworth and Malthouse Broads).

The meandering course of the River Yare also creates a strong sense of movement and light in contrast to the level of shade provided by carr woodland. fen, woodland, broads and sinuous reed fringed river.

The combination and intricacy of landscape features of fen, woodland, broads and sinuous reed fringed rivers in the area form complex patterns.

Unless fen and the reed beds are managed, the natural vegetation succession is for the landscape to revert to carr woodland. Ashley Dace - geograph.org.uk



The broads within the area tend to be surrounded by alder carr woodland. Evelyn Simak - geograph.org.uk



Settlements, as in many other parts of the Broads, are mostly located on the perimeter of the area, with vernacular riverside villages such as Wroxham, Hoveton and Horning having frontage with the river. The diversity of waterside settlement adds to the variety of pattern and texture, from large Edwardian villas at Wroxham, minor country houses and parkland at Woodbastwick, original Boulton and Paul timber and reed chalets to later and modern development, particularly the waterside chalets at Crabbett's Marsh.

Salhouse Broad is a location where the transition between the valley floor and the valley sides is obvious as are the changes in the soil type and vegetation.
Saise - geograph.org.uk

Wroxham Broad is the only publically accessible broad in the area where property can be seen on the edge of the Broad.
Lesley Marsden



Main features of land cover and use

This area is essentially a wide valley floor of extensive areas of **peat fen**, **carr** woodland and a concentration of **broads** across which a range of nature conservation designations apply. Land cover is however generally dominated by regenerated carr woodland with some areas of more open fen vegetation. Management of the carr woodland to riverside edges is apparent along sections of the Bure, creating a softer transition from open water to reed and marshes to woodland, and this has resulted in the by-product of enhanced access (in parts) to the river edge for anglers.

There is significant amount of open water in view of the high concentration of broads within this area.

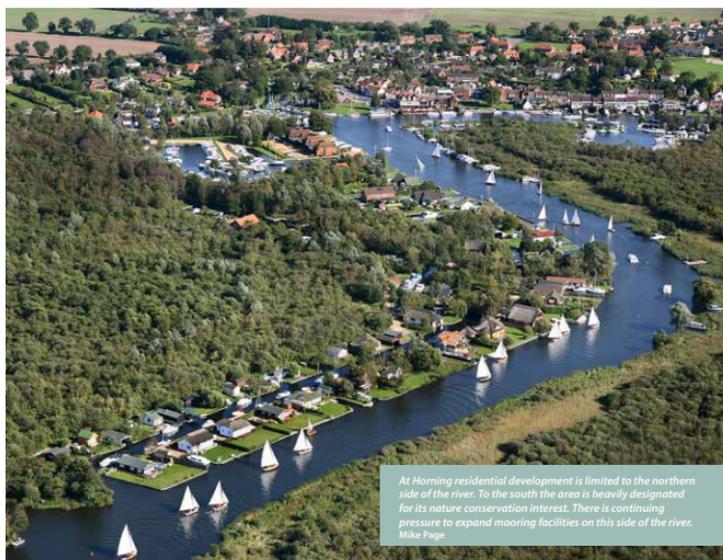
Land use is split between nature conservation management and mainly recreational use of the water and land with some very concentrated areas of **settlement** where there is a mix of commercial and residential.

Settlement is dotted around the boundaries of this entire area. However, there are two very significant areas of settlement/development in the area around Wroxham/Hoveton and Horning with a smaller area around Ranworth. The first two are predominantly 20th century developments although with older historic cores. Wroxham and Hoveton form the western boundary of this Character Area and contain a contrasting range of settlement types. Wroxham is to the south of the river and Hoveton to the north although they tend to be regarded as one area. Wroxham settlement includes the Beech Road area of large detached properties with river frontage in well-established grounds. This area also includes some quite elaborate riverside bungalows. Towards the A1151 and north of the river there are a number of large cuts, mooring basins and generally mixed uses with boatyards, modern redbrick housing and various commercial uses. Although a colourful, active place, the overall perception can be of a slightly chaotic, high density of built development with an absence of any significant open

spaces and tree cover and a sometimes surprisingly poor connection with the river.

The other main settlement area is Horning, a long, linear waterside development. Much of the development along the river frontage took place in the early 20th century more than tripling that of the late 19th century. The main change since that time has been density and depth of the development area to the north. The settlement broadly

splits between the Crabbett's Marsh area of chalet development, the historic core of Horning south of the Swan Inn (which now forms the Conservation Area) and the later infill south towards what was once an isolated ferry crossing site. The development around the ferry at the eastern end is rather mixed and more akin to the Hoveton development, including marinas, boatyards, modern holiday homes and facilities.



At Horning residential development is limited to the northern side of the river. To the south the area is heavily designated for its nature conservation interest. There is continuing pressure to expand mooring facilities on this side of the river.
Mike Page

Much of the area to the south of the river forms part of the Woodbastwick Estate. Although the Woodbastwick Hall and parkland and estate village are not within the Executive Area boundary, the estate influence can be widely seen in the hedged fields, plantation woodland and distinctive estate cottages with black and white painted joinery. To the north of the river is the Hoveton House Estate which includes the only parkland within the Broads Executive Area. The mature woodland and estate cottages are again a feature. The Avenues area of Wroxham was built into the parkland of the lost Wroxham House, which has contributed to the wooded feel of that area. The avenue towards Wroxham Broad is a surviving feature and the walled former kitchen gardens can also still be found. The Fairhaven Gardens at South Walsham (180 acres of woodland and water gardens which include South Walsham Inner Broad) are also part of this area.

Helping to keep it special
Care needs to be taken when landscape change occurs, to ensure that those positive characteristics that contribute to an areas unique sense of place are conserved and enhanced. What follows are examples of local issues and opportunities.

Landscape – The water side developments of Wroxham/Hoveton can appear to be chaotic and high density in nature, with many different development styles which are often out of scale to the size of the riverside plot. It would be beneficial if more structural vegetation was introduced within both the locality and the individual plots to mitigate this adverse characteristic and that re-development proposals are carefully assessed to ensure that further landscape impacts do not occur.

Nature conservation – There has been loss of open fen through decline of traditional fen management.

There are a range of developments types along the river and the adjacent dykes in Wroxham/Hoveton exhibiting many different styles. Large trees and shrubs help to integrate development with the natural environment. ▼
Lesley Marsden

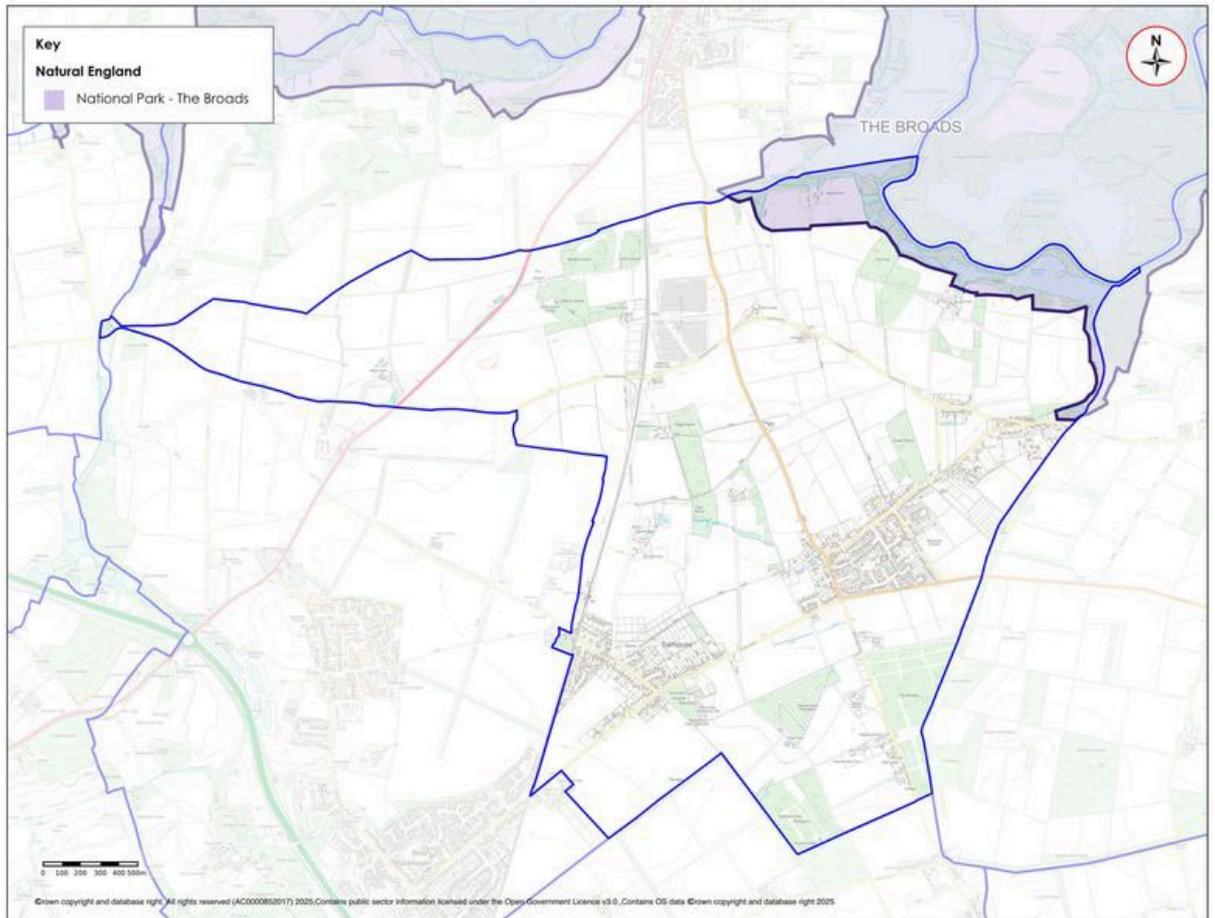
6.2 Biodiversity and geodiversity

6.2.1 Salhouse Parish Council requested a search from the Norfolk Biodiversity Information Service and the results are available for the Neighbourhood Plan Group.³⁵

6.2.2 The Broads National Park is within the northern area of Salhouse parish. The Broads is one of the UK's 15 national parks. The broads are shallow lakes formed in medieval times when peat was dug out for use as fuel. Over the centuries water levels rose and the peat diggings flooded, forming the Broads. The Broads is home to many plants and animals, including over a quarter of the UK's rarest species, such as the swallowtail butterfly and Norfolk hawker dragonfly, found almost nowhere else in Britain. The Broads National Park is looked after by the Broads Authority, a special statutory authority that was established by the Norfolk and Suffolk Broads Act 1988, with similar powers to those of a national park authority. The Act placed a duty on it to conserve and enhance the natural beauty, wildlife and cultural heritage of the Broads, promote opportunities for the understanding and enjoyment of the special qualities of the Broads by the public, and protect the interests of navigation. It is the local planning authority for the Broads, and it must also have regard to the needs of agriculture and forestry, and the economic and social interests of those who live or work in the Broads. It began operating in 1989. The Broads became officially recognised as a National Park in 2015.

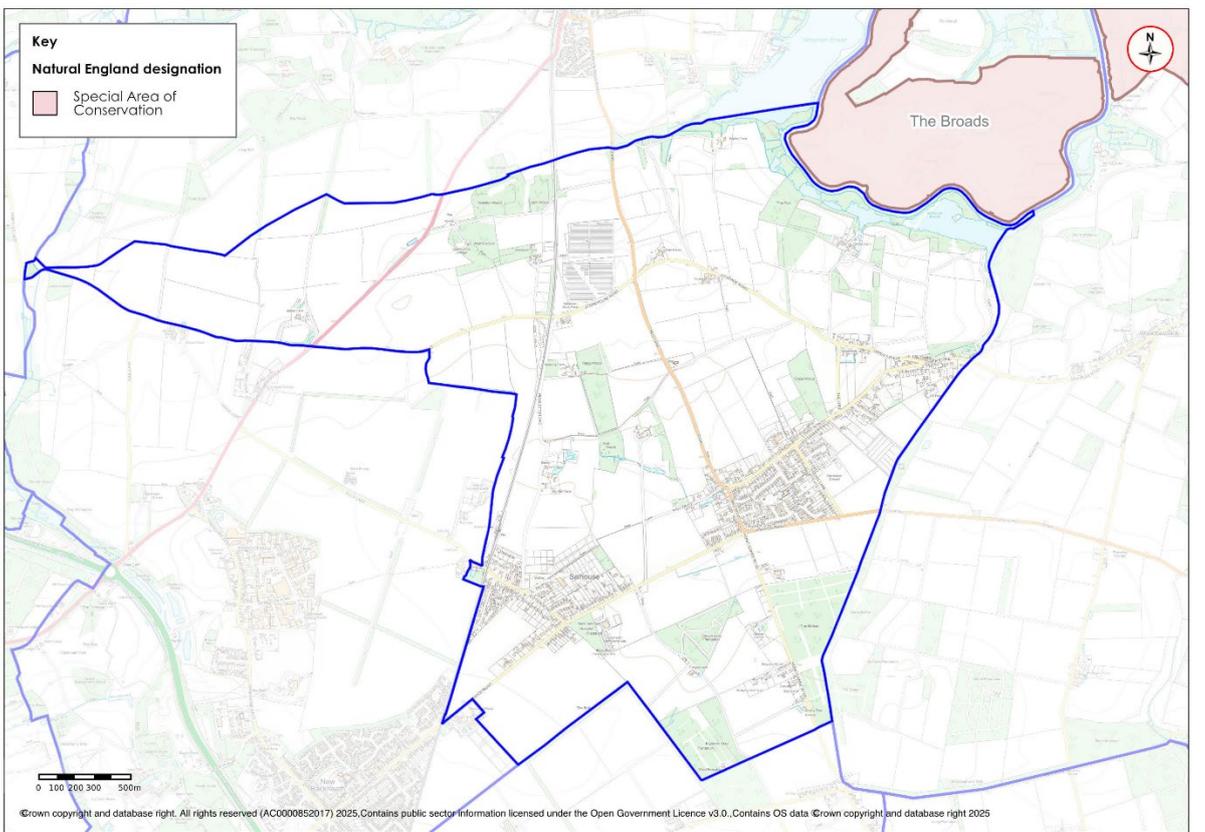
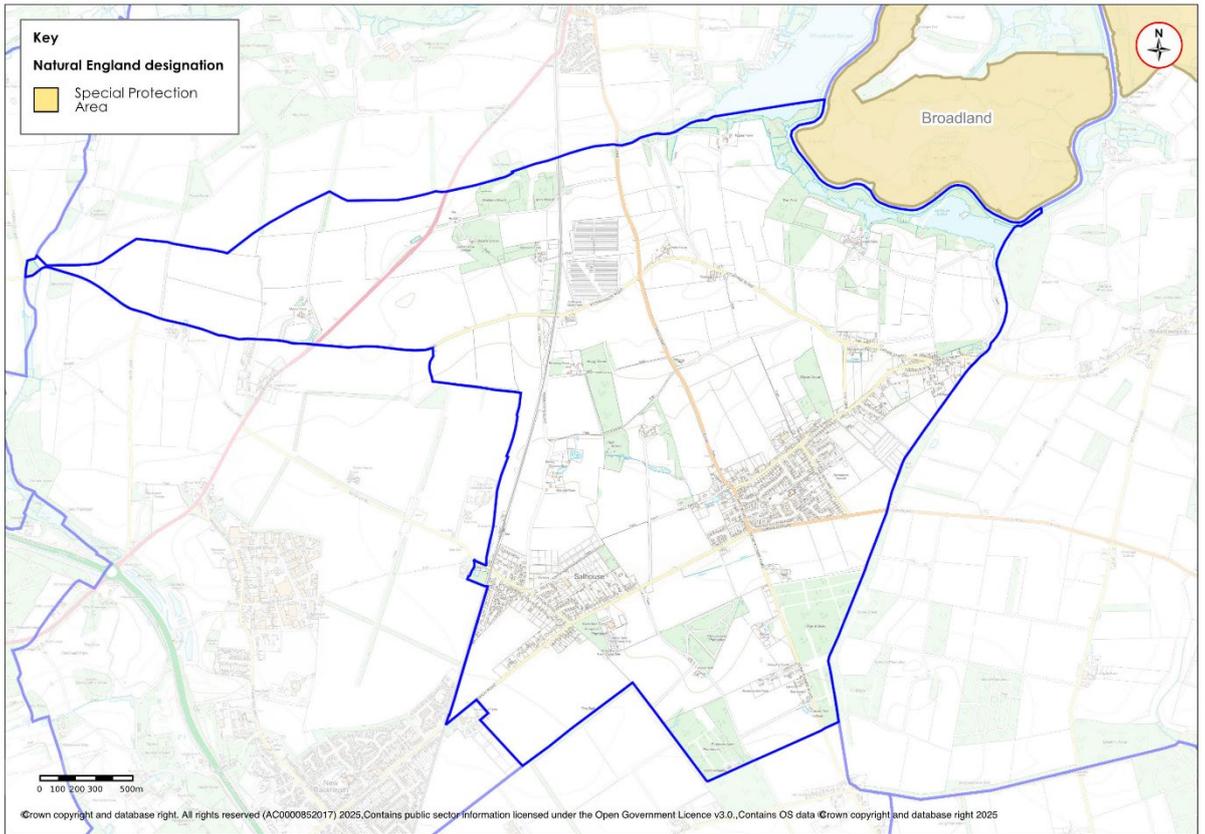
³⁵ <http://www.nbis.org.uk/data-enquiries>. Information obtained 06.06.2025.

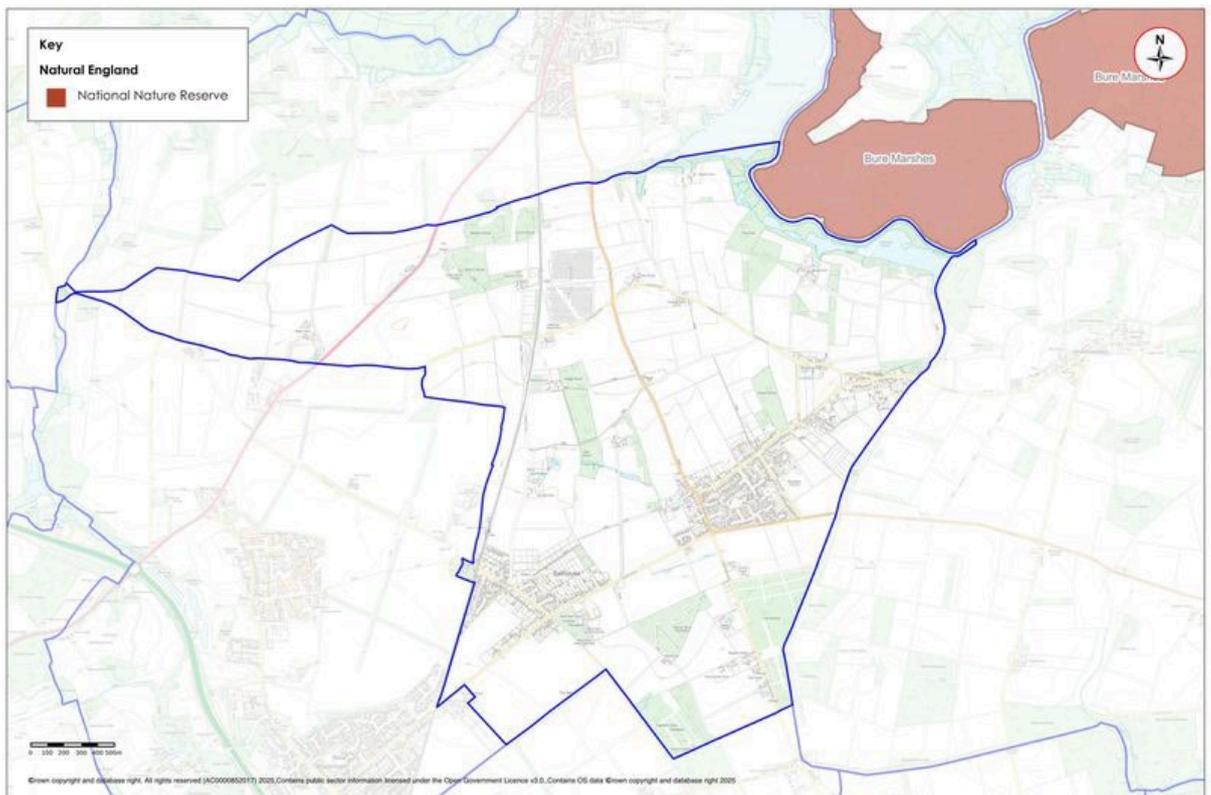
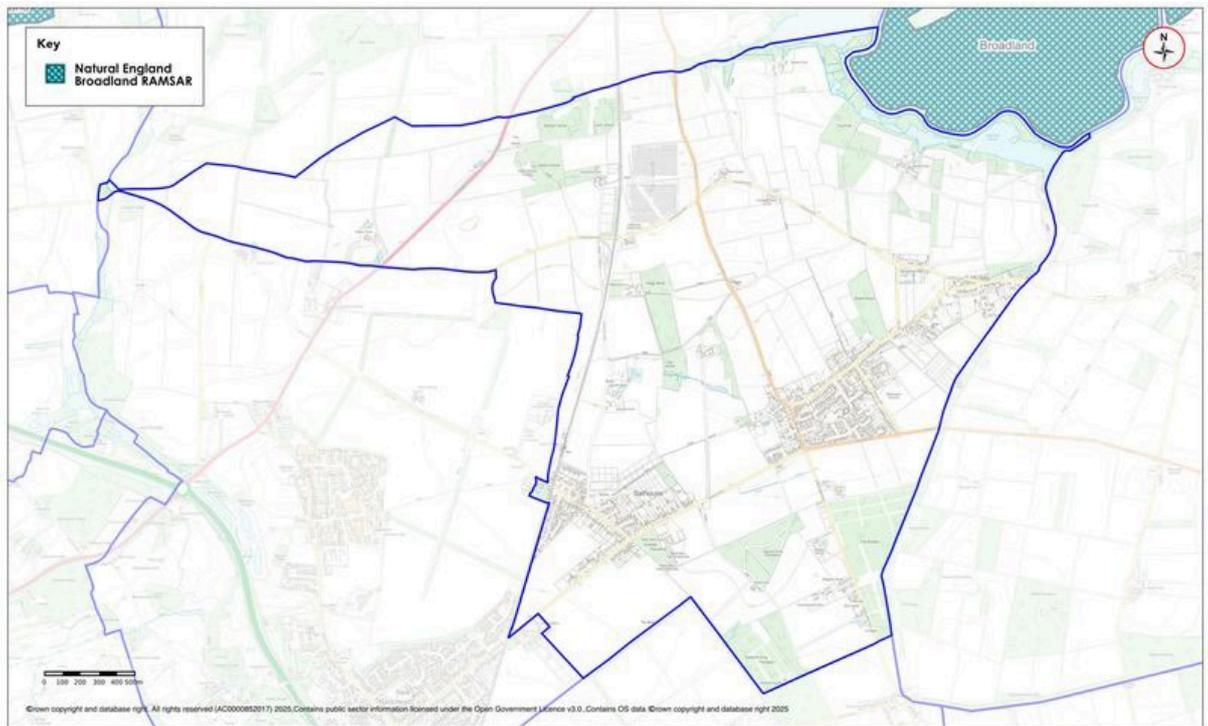
Figure 52 below: Map showing the Broads National Park.
Source: Parish Online mapping website. Map obtained 15.07.2025.



- 6.2.3 The following designations are adjacent to Salhouse parish:
- The Broads Special Area of Conservation is adjacent to the northern boundary of Salhouse parish but not within Salhouse parish.
 - Broadland Special Protection Area is adjacent to the northern boundary of Salhouse parish but not within Salhouse parish.
 - Broadland RAMSAR is adjacent to the northern boundary of Salhouse parish but not within Salhouse parish.
 - Bure Marshes National Nature Reserve is adjacent to the northern boundary of Salhouse parish but not within Salhouse parish.

Figures 53 – 56 below: Maps showing the location of the Broads Special Area of Conservation, Broadland Special Protection Area, Broadland RAMSAR and the Bure Marshes National Nature Reserve.
Source: Parish Online mapping website. Maps obtained 07.07.2025.





6.2.4 There are two County Wildlife Sites in Salhouse parish. County Wildlife Sites (CWS) are areas of land rich in wildlife and can support both locally and nationally threatened wildlife species and habitats. The Country Wildlife Sites are:

- 2203 Hall Wood, Salhouse
- 2206 Street Wood, Salhouse

Figure 57 below: Map showing the location of Hall Wood and Street Wood County Wildlife Sites in Salhouse parish.

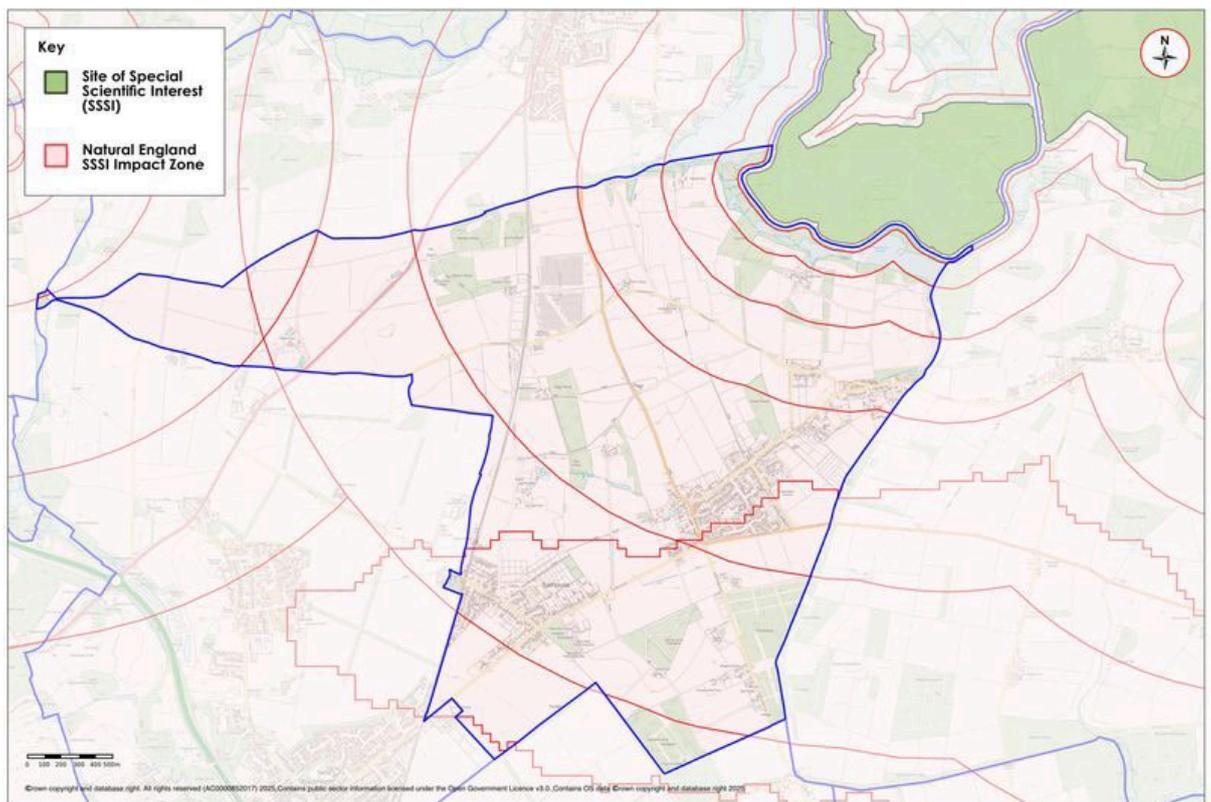
Source: Greater Norwich Local Plan Map with own annotations. Obtained 17.07.2025.



6.2.5 The map below shows the location of the Bure Broads and Marshes SSSI adjacent to Salhouse parish boundary. Salhouse parish is covered by SSSI Risk Impact Zones. The Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect particular sensitivities of the features for which it is notified and indicate the types of development proposals which could potentially have adverse impacts.³⁶

Figure 58 below: Maps showing the location of the Bure Broads and Marshes SSSI and the SSSI Impact Risk Zones.

Source: Parish Online Mapping website. Information obtained 07.07.2025.



³⁶ [SSSI IRZ User Guidance MAGIC.pdf \(defra.gov.uk\)](#) Information obtained 25.09.2021.

6.2.6 A map showing Priority Habitat Inventory habitats can be seen below. This is a spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.³⁷

Figure 59 below: Map showing Natural England Priority Habitat Inventory habitats.

Source: Parish Online Mapping website. Obtained 15.07.2025.

Key

DWOOD: Deciduous woodland

GQSIG: Good quality semi-improved grassland

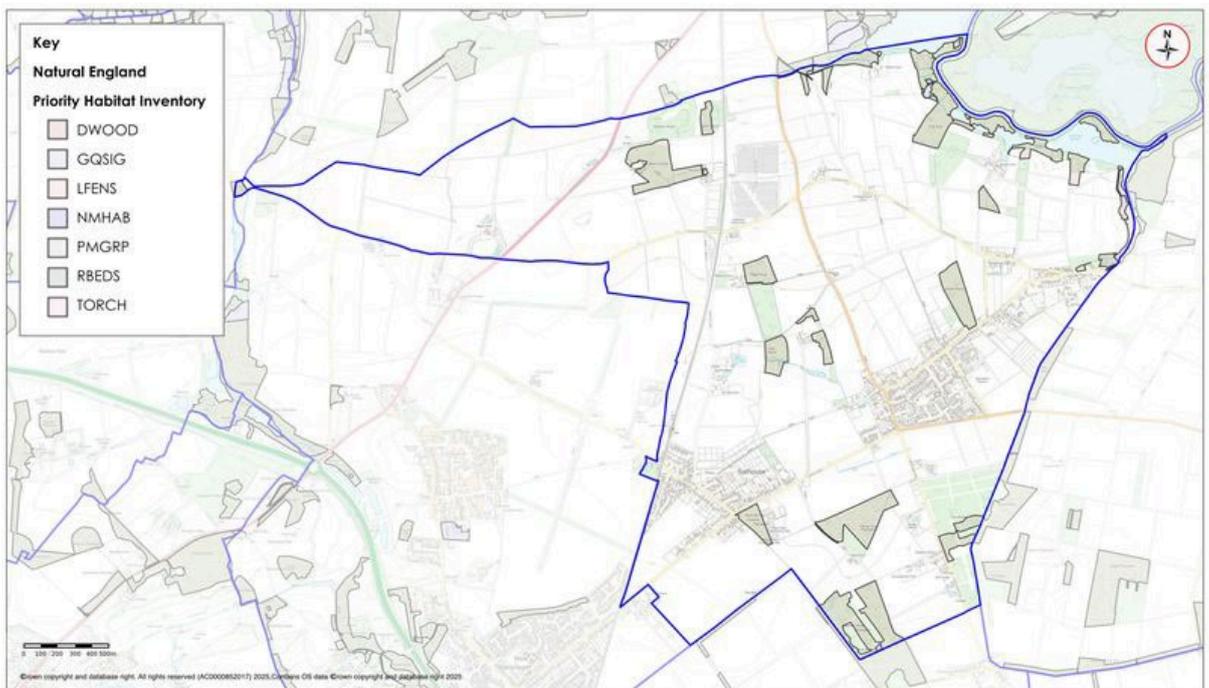
LFENS: Lowland fens

NMHAB: No main habitat

PMGRP: Purple moor grass and rush pastures

RBEDS: Reedbeds

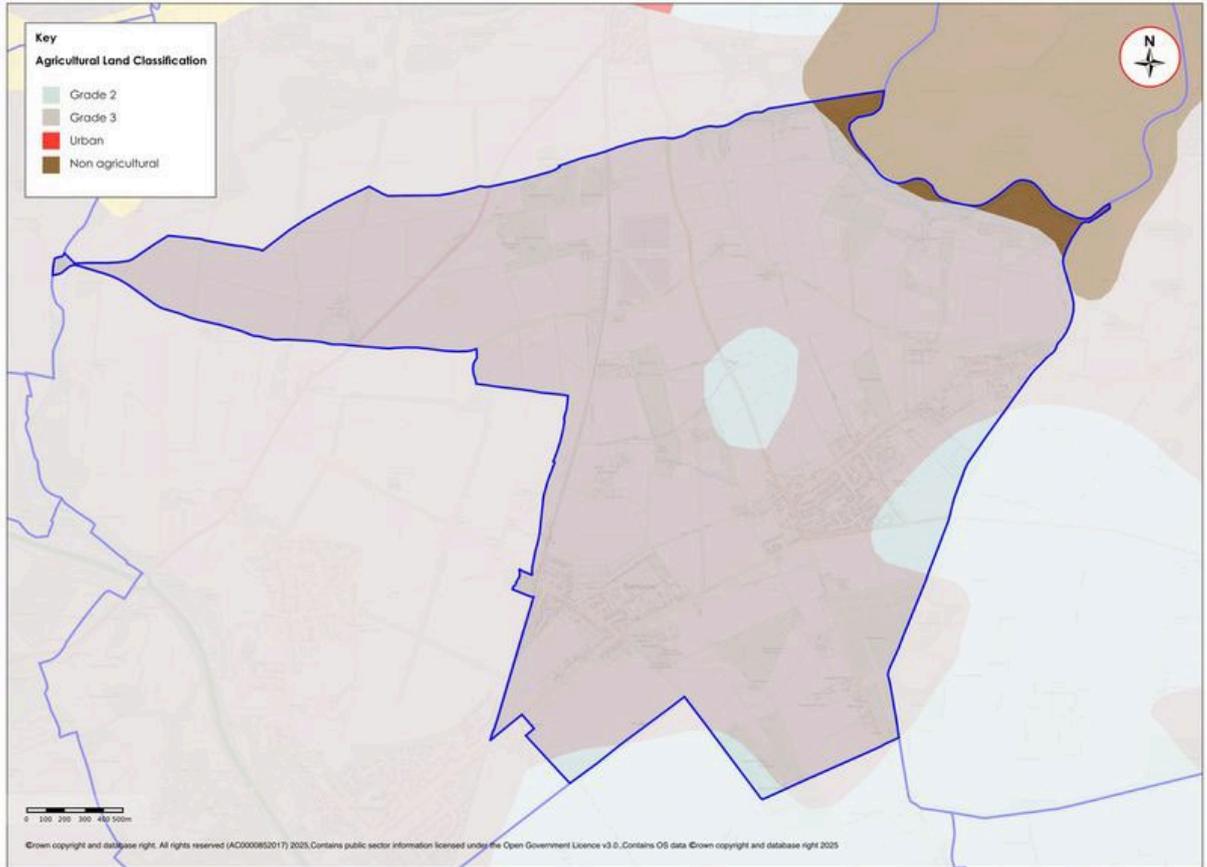
TORCH: Traditional orchards



³⁷ <https://naturalengland-defra.opendata.arcgis.com/datasets/39403df11c8044d998772db5b54ad86c/explore>. Information obtained 19.10.2024.

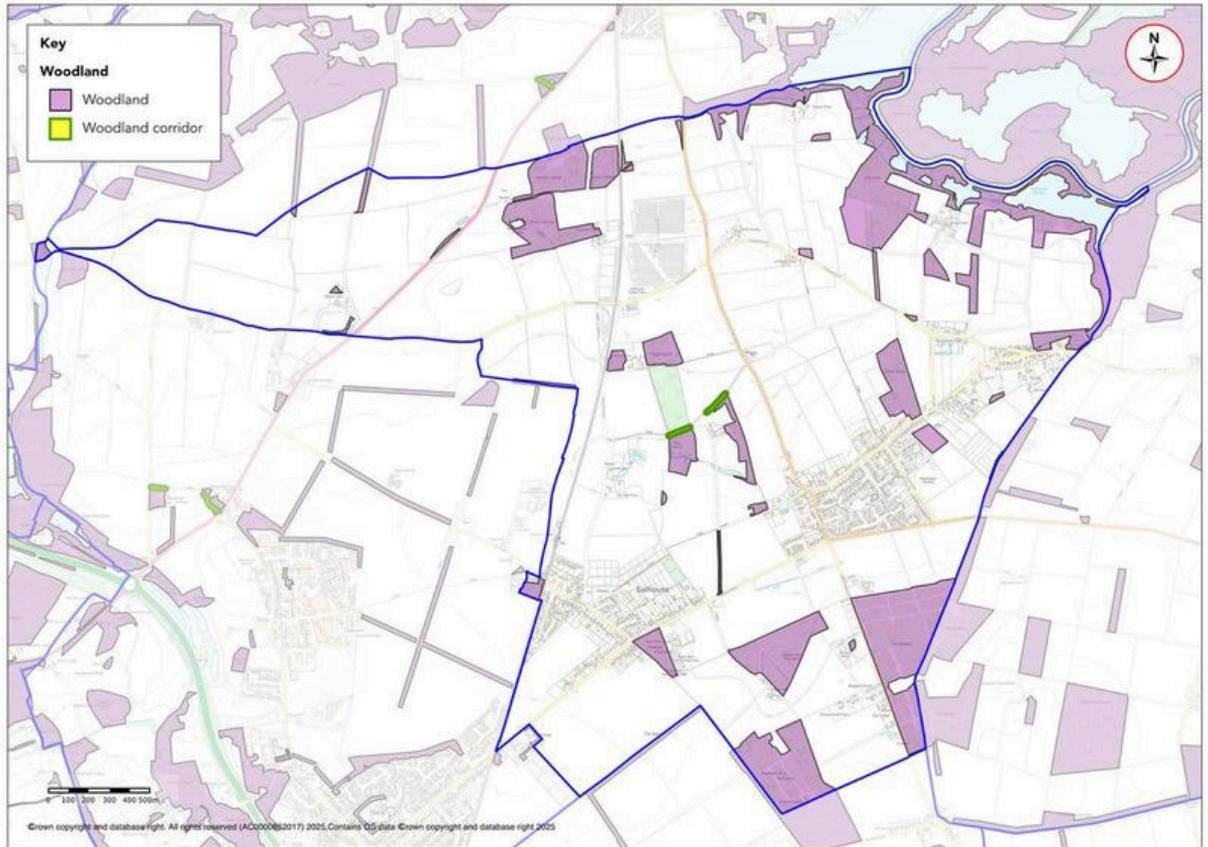
6.2.7 A map showing Agricultural Land Classification can be seen below.

Figure 60 below: Map showing Agricultural Land Classification.
Source: Parish Online Mapping website. Obtained 07.07.2025.



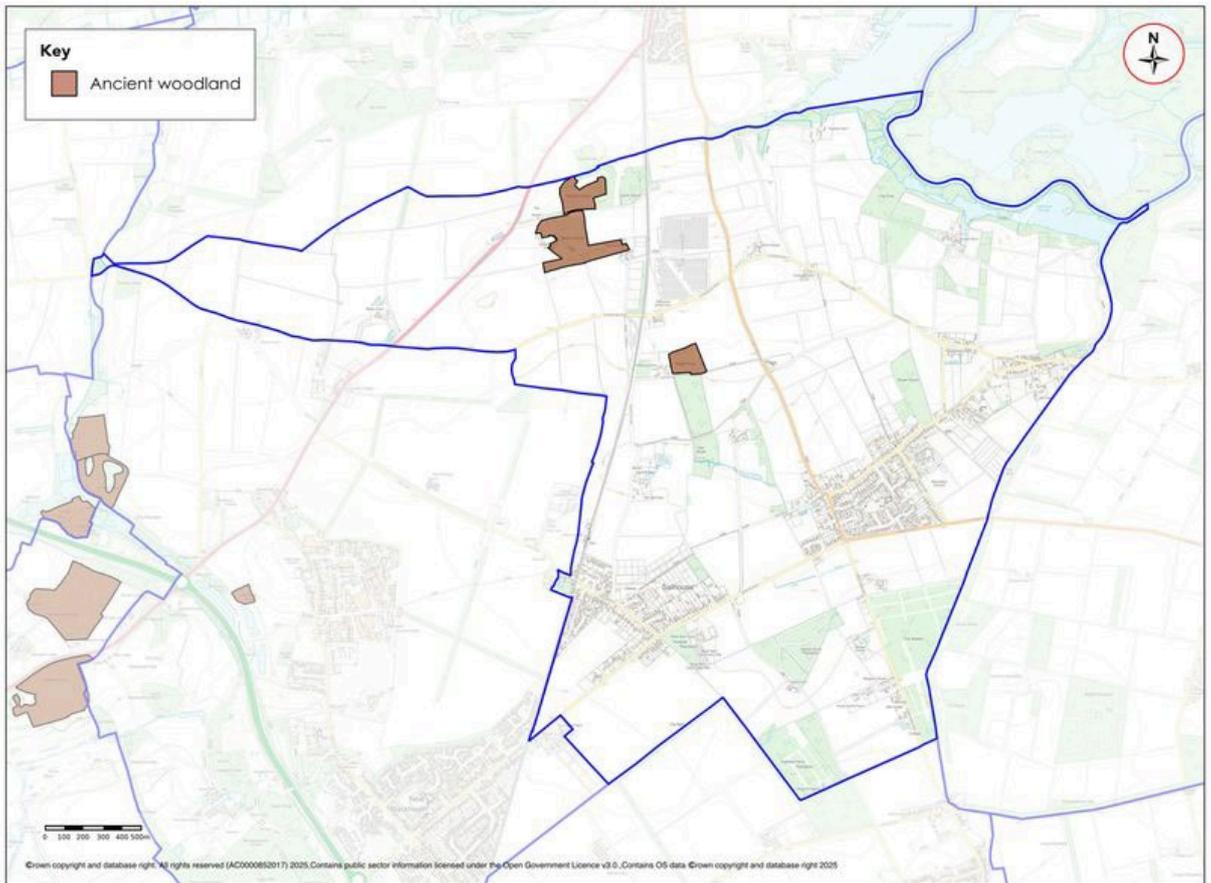
6.2.8 A map showing Woodland and Woodland corridors can be seen below.

Figure 61 below: Map showing Woodland and Woodland corridors.
Source: Parish Online mapping website. Obtained 07.07.2025.



6.2.9 A map showing the location of Ancient woodland and managed woodland can be seen below.

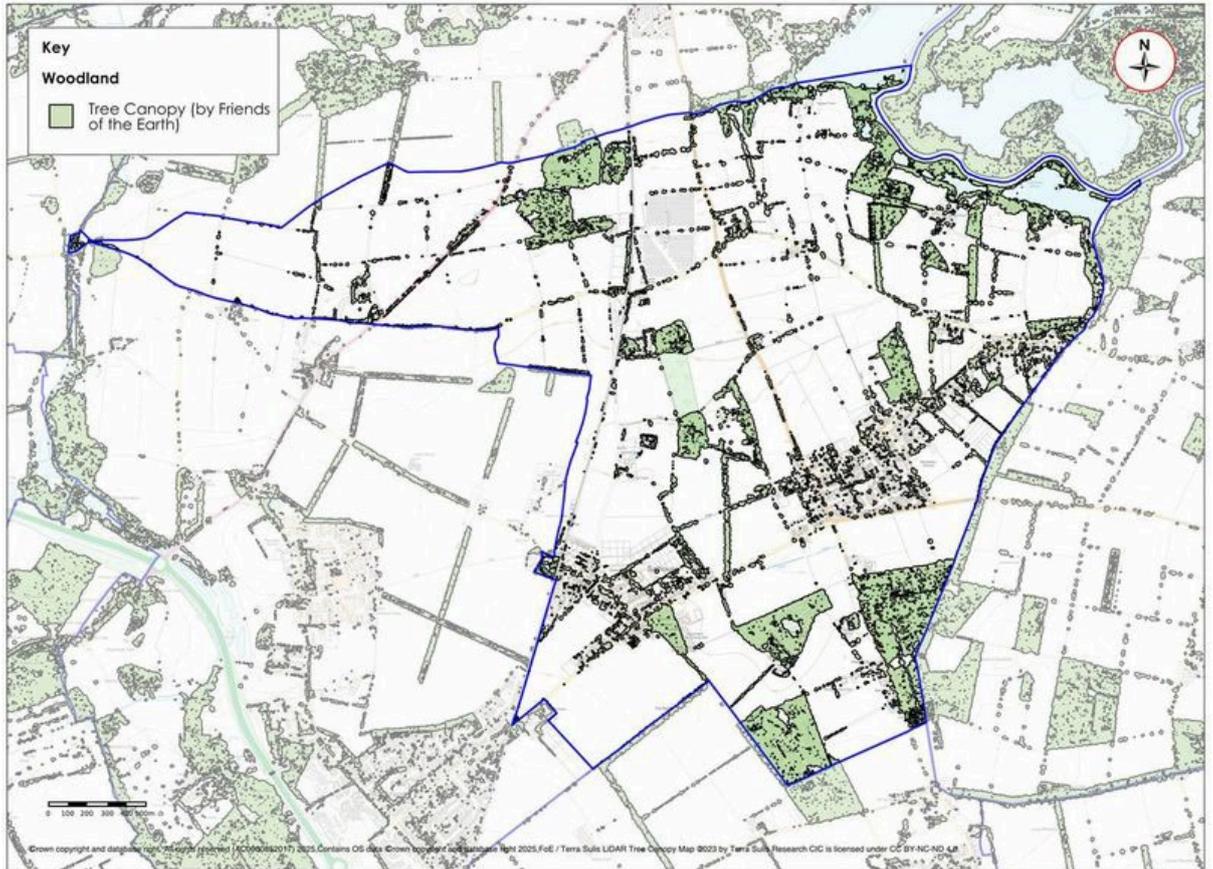
Figure 62 below: Map showing the location of Ancient woodland.
Source: Parish Online mapping website. Map obtained 15.07.2025.



6.2.10 A map showing the tree canopy can be seen below.

Figure 63 below: Map showing the Tree Canopy.

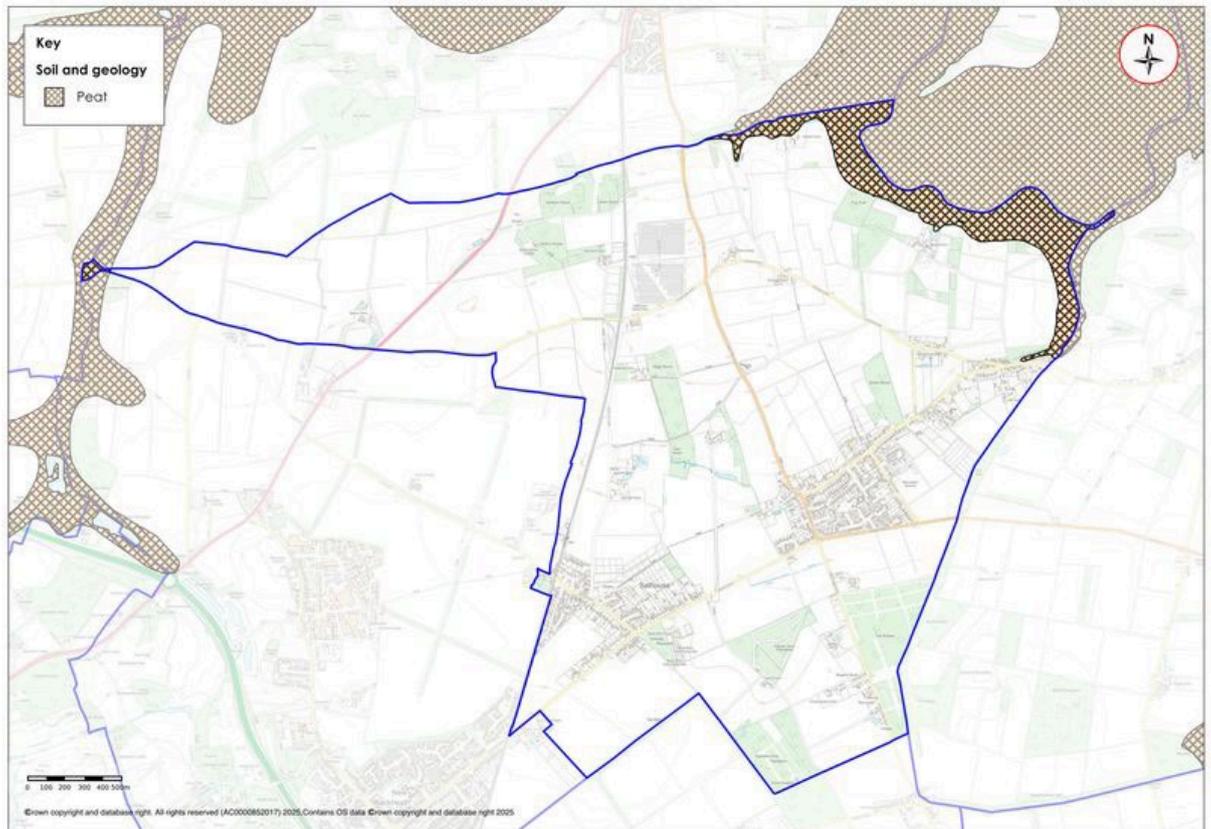
Source: Parish Online mapping website. Map obtained 15.07.2025.



6.2.11 A map showing the location of peat soil can be seen below.

Figure 64 below: Map showing the location of peat soil.

Source: Parish Online mapping website. Map obtained 07.07.2025.



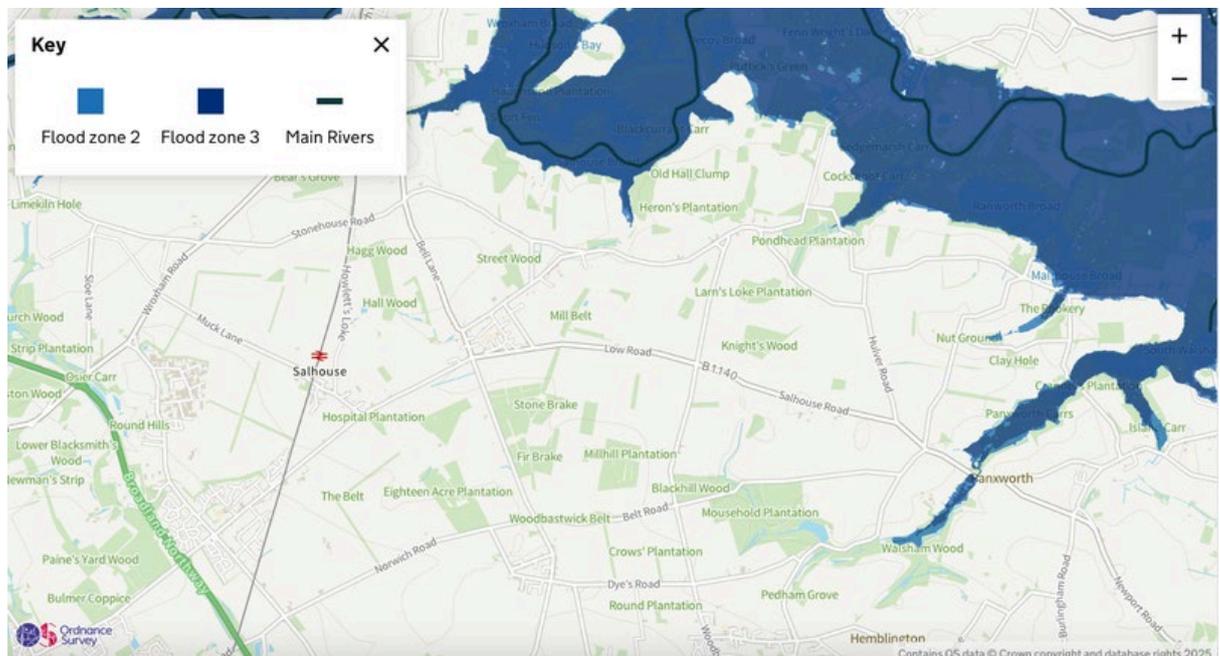
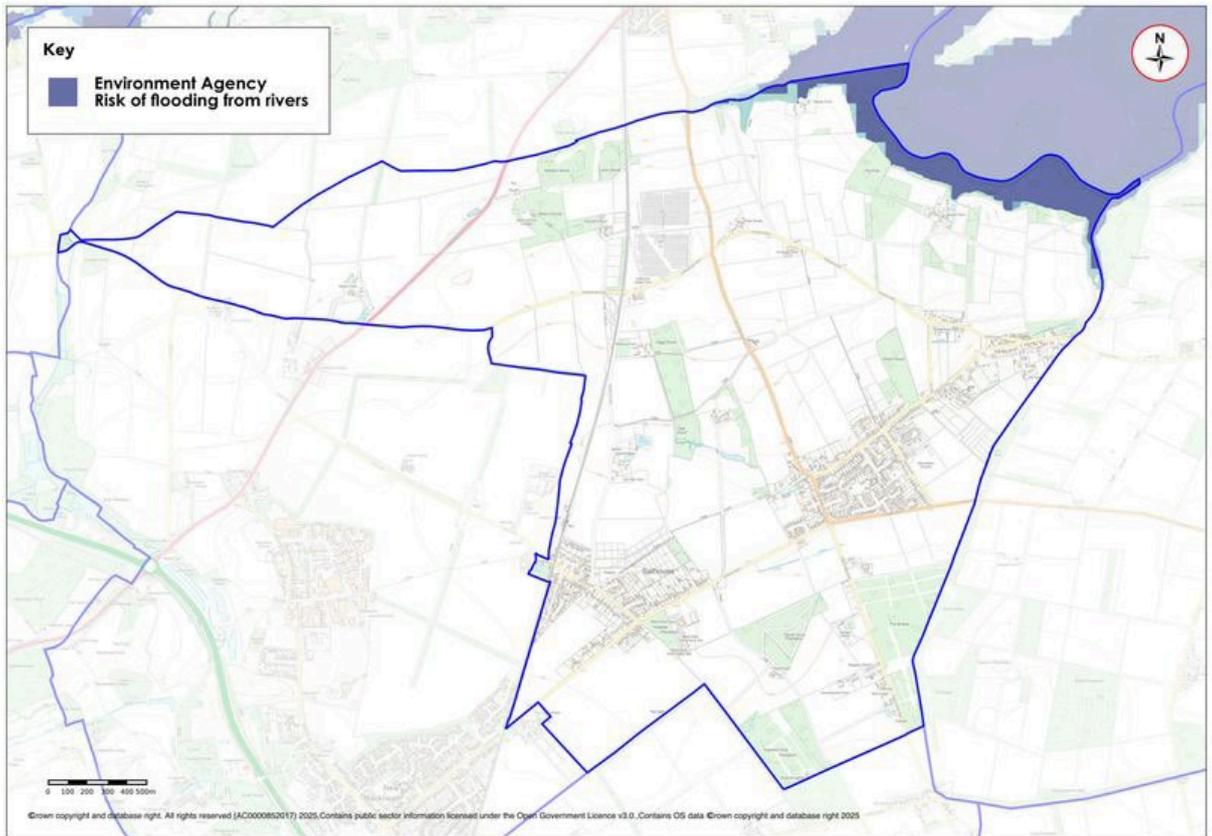
6.3 Water, rivers and flooding

6.3.1 The maps below show the risk of flooding from rivers in the parish.

- Some areas of the parish are at high risk of flooding and are shown in dark blue on the map below. The high-risk area means that the area has a chance of flooding of greater than 3.3% each year.
- Some areas of the parish are at medium risk of flooding. This means the area has a chance of flooding of between 1% and 3.3% each year.
- Some small areas of the parish are at a low risk of flooding, which means there is a chance of flooding of between 0.1% and 1% each year.
- The areas at very low risk of flooding have a chance of flooding of less than 0.1% each year.³⁸

³⁸ <https://check-long-term-flood-risk.service.gov.uk/>. Information obtained 22.10.2024.

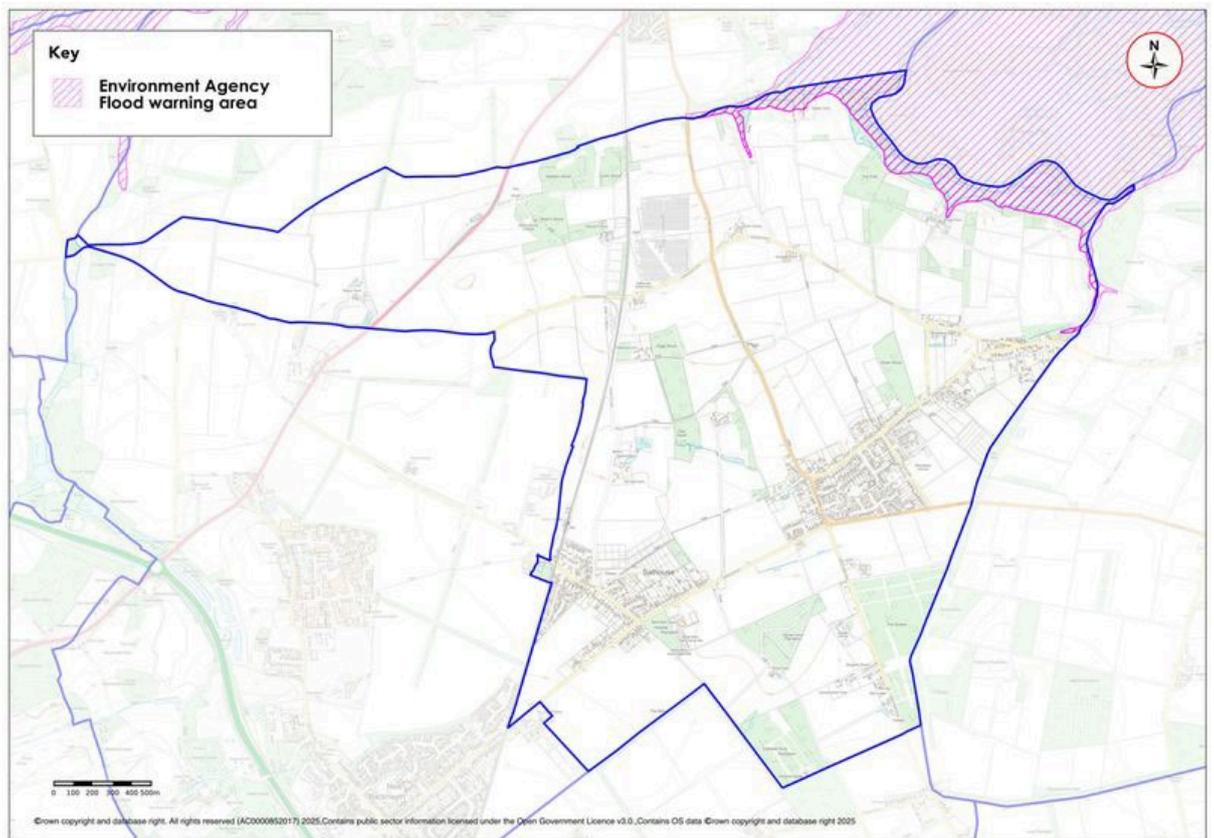
Figure 65 and 66 below: Maps showing the risk of flooding from rivers.
Source: Parish Online mapping website. Map obtained 07.07.2025.



6.3.2 The northern area of Salhouse parish is covered by the tidal Rivers Bure, Ant and Thurne flood alert area.³⁹

Figure 67 below: Map showing the Flood Warning Area covering Salhouse parish.

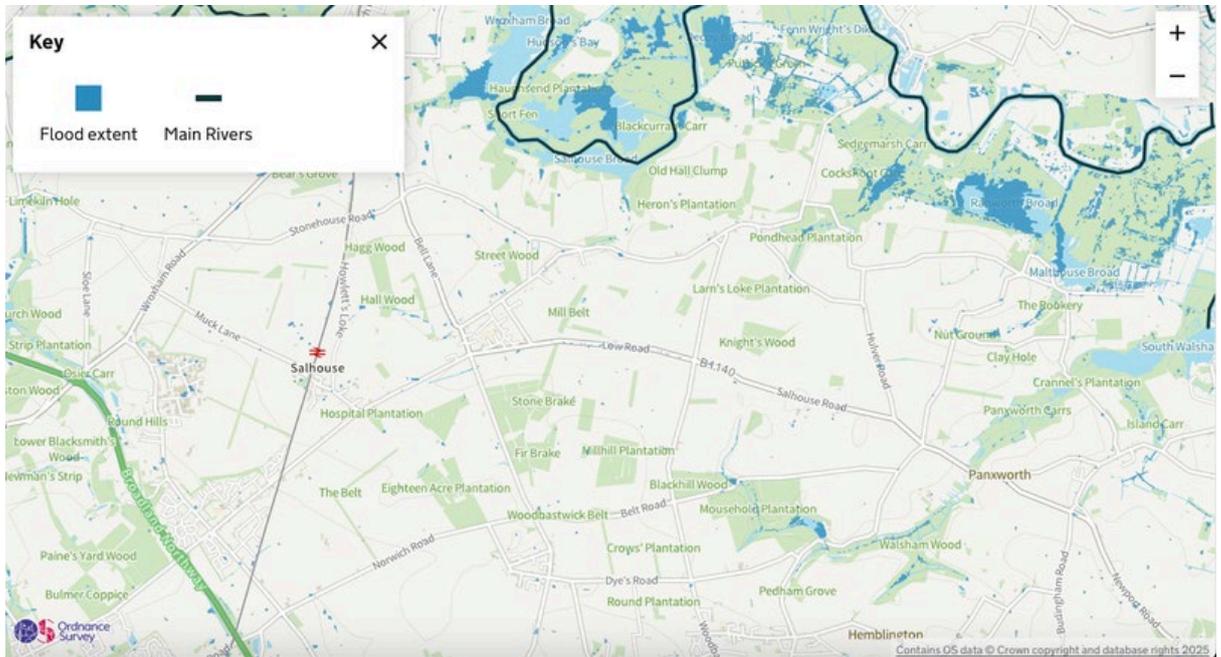
Source: Parish Online mapping website. Map obtained 07.07.2025.



³⁹ <https://check-for-flooding.service.gov.uk/target-area/054WATBT1>. Information obtained 15.07.2025.

6.3.3 The map below shows the risk of surface water flooding in Salhouse parish.

Figure 68 below: Map showing surface water flood risk in Salhouse parish.
Source: Parish Online mapping website. Information obtained 07.07.2025.

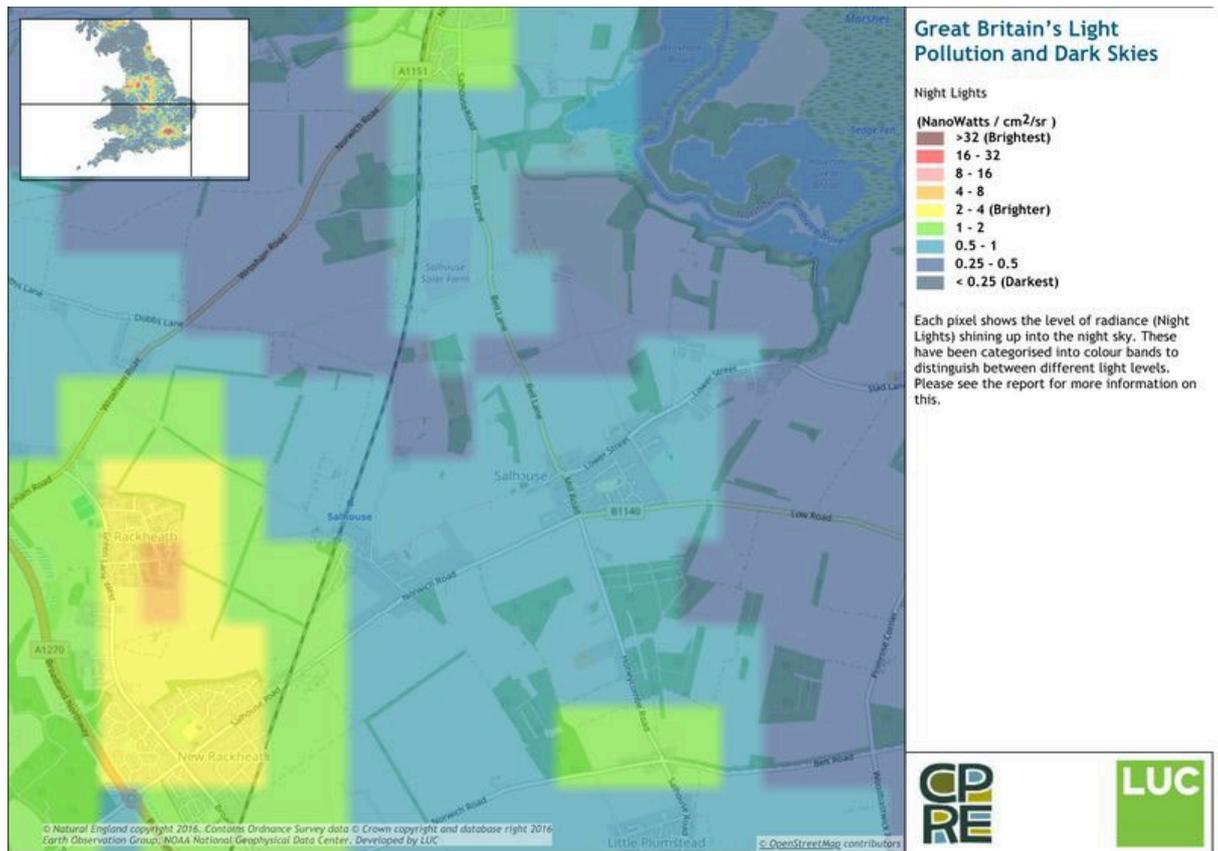


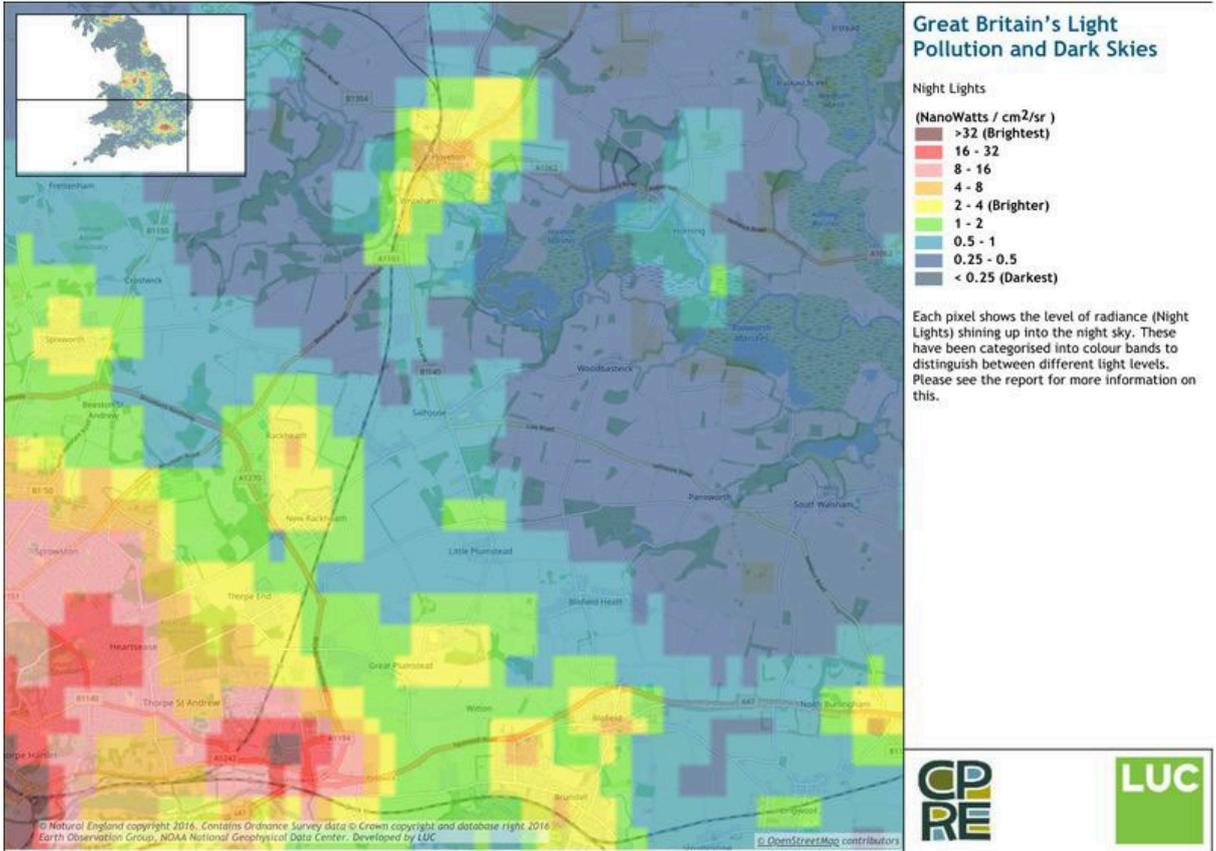
6.4 Dark skies

- 6.4.1 Maps showing light pollution and dark skies in Salhouse parish and the surrounding area can be seen below. There is a dark skies viewing platform beside Salhouse Broad.

Figure 69 and 70 below: Maps showing light pollution and dark skies.

Source: <https://nightblight.cpre.org.uk/maps/>. Obtained 07.07.2025.



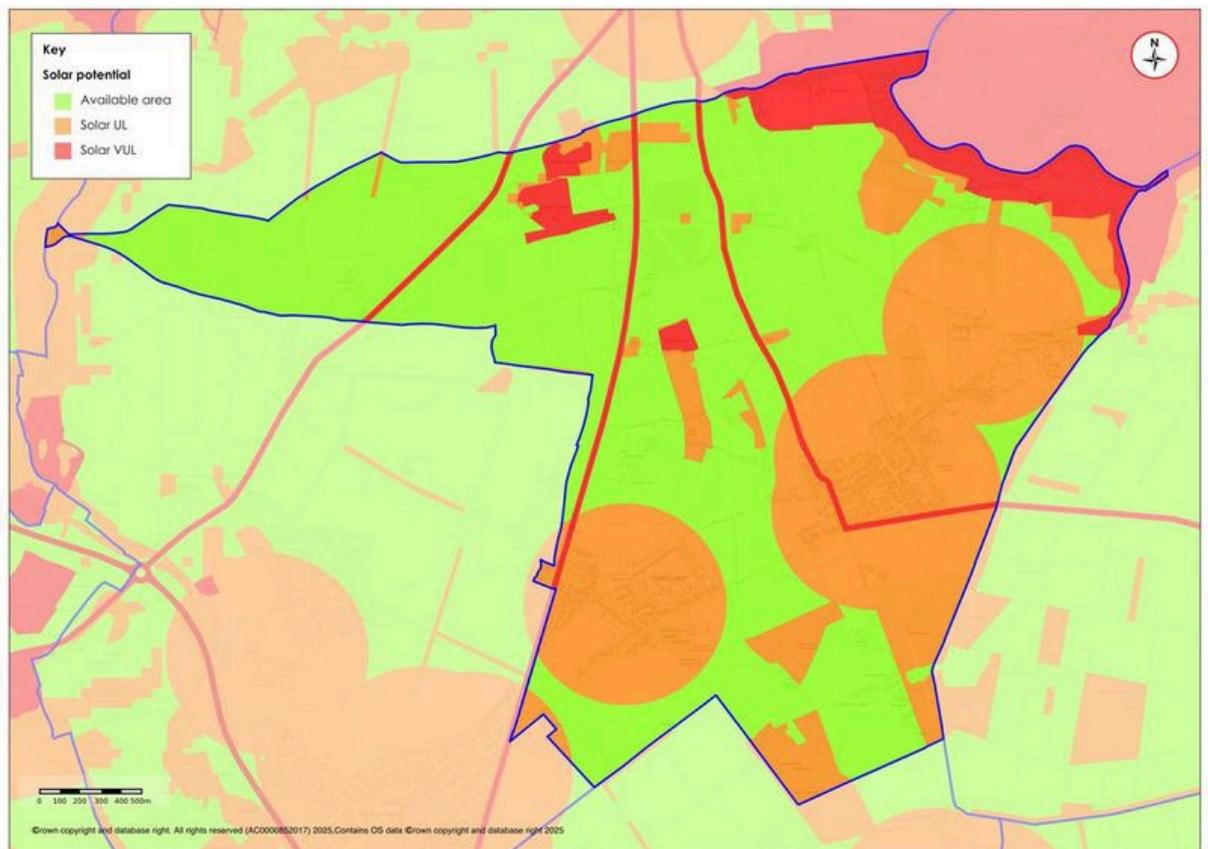


6.5 Solar and Wind potential

6.5.1 Maps showing solar potential can be seen below. The solar potential map shows a classification of areas for ground-mounted solar development taking account of existing site likelihood and substation proximity. The map shows areas where ground-mounted solar is potentially more likely, unlikely and very unlikely based on analysis of existing Renewable Energy Planning Database sites.

Figure 71 below: Solar potential.

Source: Parish Online mapping website. Information obtained 15.07.2025.



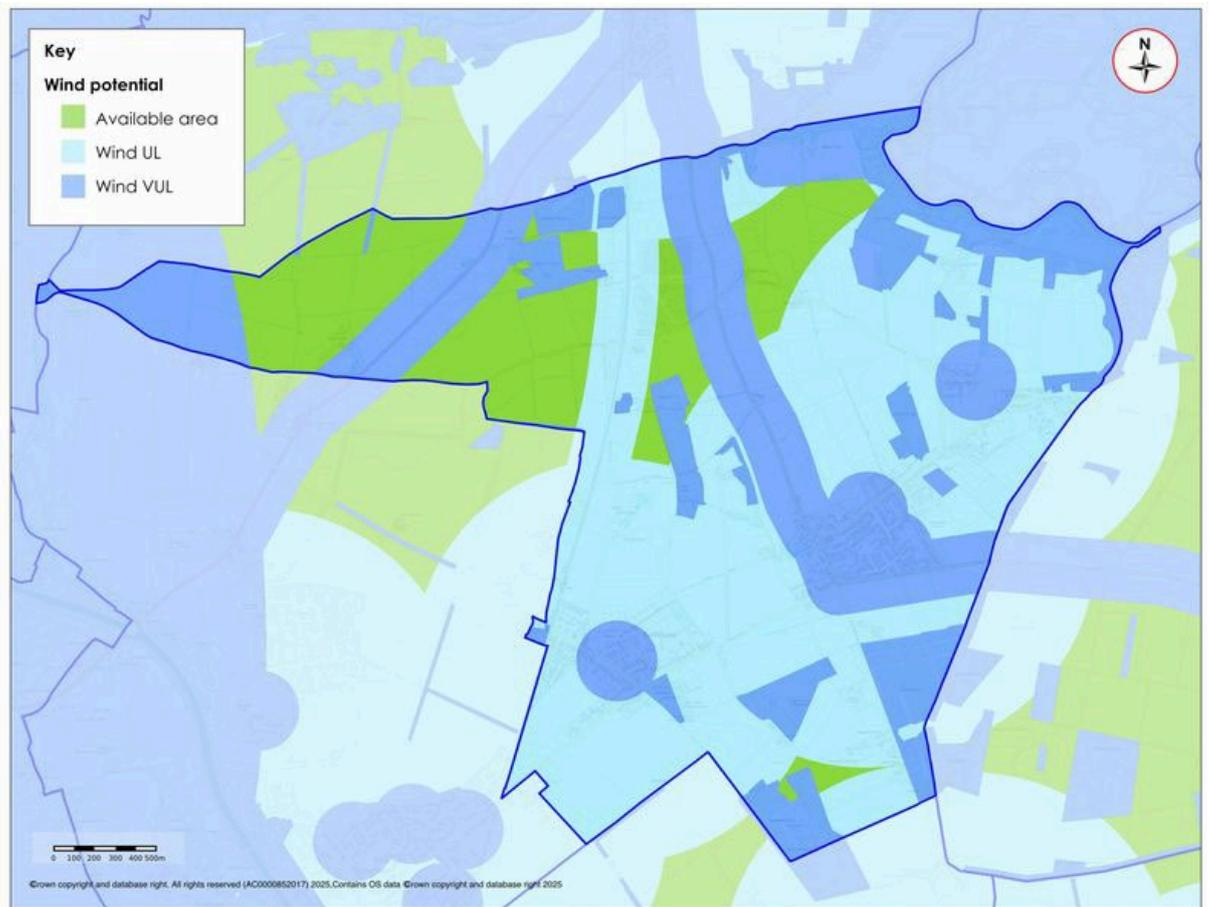
6.5.2 Salhouse Solar Farm was completed in 2016 and has been operating since then.⁴⁰

6.5.3 The map below shows wind potential. The map shows a classification of areas for onshore wind development taking account of existing site likelihood and substation proximity. The map shows areas where onshore wind potential is more likely, unlikely and very unlikely based on analysis of existing Renewable Energy Planning Database sites.

⁴⁰ <https://www.islandgp.com/projects/salhouse>. Information obtained 17.07.2025.

Figure 72 below: Wind potential.

Source: Parish Online mapping website. Information obtained 15.07.2025.



7. Economy

7.1 Data from the 2021 Census shows that 54.0% of residents aged 16 years and over of Salhouse parish are economically active and in employment. This is lower than the percentage for Broadland and the similar to the percentage for Norfolk. There is a higher percentage of economically inactive residents in Salhouse compared to Broadland and Norfolk.

Figure 73 below: Salhouse parish Economic Activity Census 2021.

Source: Nomis website. Information obtained 19.06.2025.

Economic Activity Status	Salhouse percentage	Broadland percentage	Norfolk percentage
Total	100%	100%	100%
Economically active: In employment	54.0%	56.6%	53.9%
Economically active: Unemployed	1.0%	2.0%	2.8%
Economically inactive	45.0%	41.3%	43.3%

7.2 Census 2021 Occupation data of all usual residents aged 16 years and over in employment is shown in the table below. The percentage of residents who are managers, directors and senior professionals is higher in Salhouse compared to Broadland and Norfolk.

Figure 74 below: Table showing Census 2021 Occupation data for Salhouse parish, Broadland and Norfolk.

Source: Nomis website. Information obtained 21.05.2025.

Occupation (current)	Salhouse parish percentage	Broadland percentage	Norfolk percentage
Total: All usual residents aged 16 years and over in employment the week before the Census.	100%	100%	100%
1. Managers, directors and senior officials	13.7%	13.2%	11.9%
2. Professional occupations	17.8%	18.1%	16.6%
3. Associate professional and technical occupations	15.3%	13.0%	11.8%
4. Administrative and secretarial occupations	11.7%	10.8%	9.0%

Occupation (current)	Salhouse parish percentage	Broadland percentage	Norfolk percentage
5. Skilled trades occupations	13.1%	12.9%	12.7%
6. Caring, leisure and other service occupations	9.4%	9.8%	10.6%
7. Sales and customer service occupations	7.0%	8.0%	8.1%
8. Process, plant and machine operatives	7.0%	6.1%	8.0%
9. Elementary occupations	5.0%	8.2%	11.2%

7.3 Data from the 2021 Census shows the industries in which Salhouse parish residents are employed. The highest percentage of residents are employed in public administration, education and health, followed by financial, real estate, professional and administrative activities.

Figure 75 below: Table showing Industry of usual residents in Salhouse parish, Census 2021.

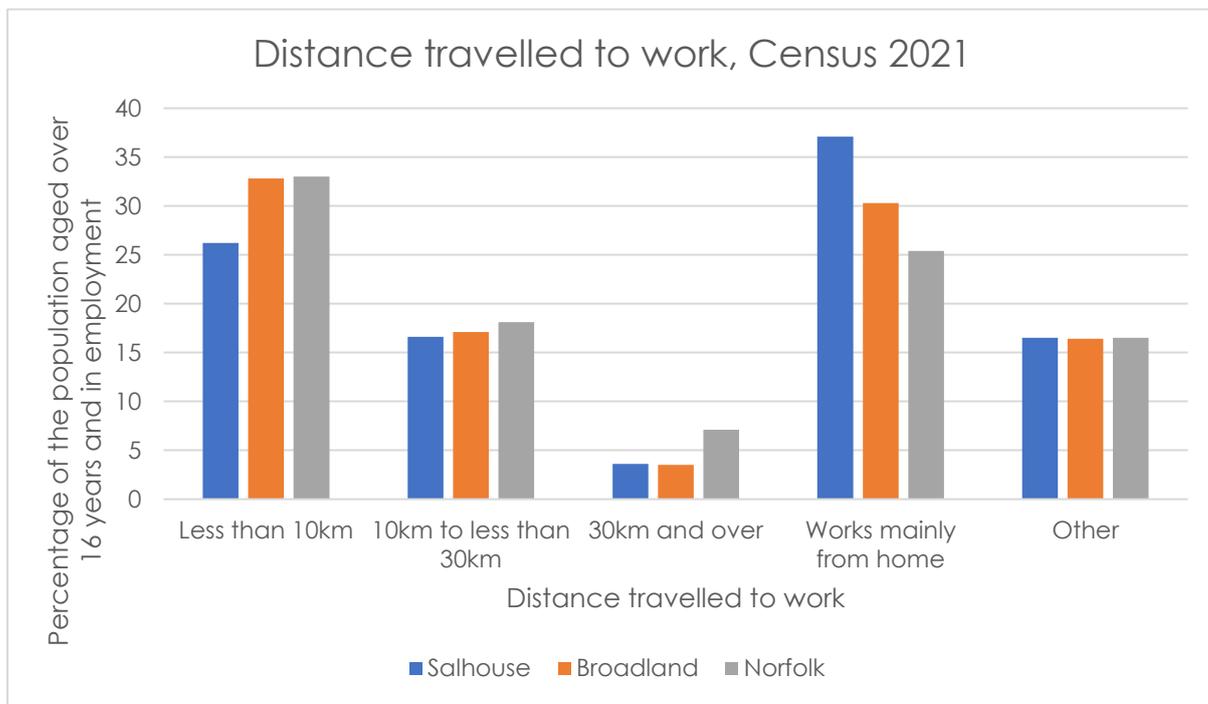
Source: Nomis website. Information obtained 21.05.2025.

Industry Census 2021 Salhouse parish	Salhouse percentage
Total	100%
A, B, D, E Agriculture, energy and water	2.5%
C Manufacturing	9.7%
F Construction	9.5%
G, I Distribution, hotels and restaurants	14.2%
H, J Transport and communication	7.7%
K, L, M, N Financial, real estate, professional and administrative activities	20.9%
O, P, Q Public administration, education and health	29.6%
R, S, T, U Other	5.8%

7.4 Distance travelled to work data from the Census 2021 is shown in the graph below.

Figure 76 below: Graph showing distance travelled to work by residents of Salhouse parish, Broadland and Norfolk aged 16 years and over and in employment.

Source: Office for National Statistics Build a Custom Area Profile tool. Information obtained 21.06.2025.



7.5 A list of business rate payers in Salhouse parish can be seen below and is taken from the Freedom of Information page on Broadland District Council's website.⁴¹ Please note that in line with the General Data Protection Regulation (GDPR), all personal data has been removed. Ratepayers names are not provided for individuals, sole traders or partnerships as data protection prevents the publication of individual names.

Figure 77 below: Table showing business rate payers in Salhouse parish.

Source: Broadland District Council website. Information obtained 21.06.2025

⁴¹ <https://www.southnorfolkandbroadland.gov.uk/business/business-rates/business-rates-foi/broadland-foi>. Information obtained 12.06.2025.

Prop Desc	FOI Name	PropAddress 1	PropAddress 2	PropAddress 3
WORKSHOP AND PREMISES	Ace Surfaces Ltd	Units 1 & 2 Wood Farm Barns	Salhouse	Norwich
HOSPITAL AND PREMISES	Allcare Community Support Ltd	Honeysuckle Lodge	Stonehouse Road	Salhouse
PUBLIC CONVENIENCE AND PREMISES	Broadland District Council	Public Conveniences	Woodbastwick Road	Salhouse
WORKSHOP AND PREMISES	Claire Carney Floral And Balloon Designs Ltd	Bellvue	6 Lower Street	Salhouse
HAIRDRESSING SALON AND PREMISES	First Impressions (Norwich) Ltd	48 Lower Street	Salhouse	Norwich
SHOP AND PREMISES	<i>Removed GDPR</i>	Kismet	18 Thieves Lane	Salhouse
CAMPING SITE AND PREMISES	<i>Removed GDPR</i>	Salhouse Broad	Lower Street	Salhouse
WORKSHOP AND PREMISES	J-Tec Fabrications Ltd	Unit 7 Wood Green Industrial Estate	Station Road	Salhouse
SELF CATERING HOLIDAY UNIT AND PREMISES	<i>Removed GDPR</i>	Deer View Cottage Salhouse Hall	Norwich Road	Salhouse
SELF CATERING HOLIDAY UNIT AND PREMISES	<i>Removed GDPR</i>	Enchanted Cottage Salhouse Hall	Norwich Road	Salhouse
PUBLIC HOUSE AND PREMISES	<i>Removed GDPR</i>	The Lodge At Salhouse	Vicarage Road	Salhouse
WORKSHOP AND PREMISES	<i>Removed GDPR</i>	A E Farman & Son	Station Road	Salhouse
GARDEN CENTRE AND PREMISES	<i>Removed GDPR</i>	Salhouse Garden Centre	Honeycombe Road	Salhouse
WORKSHOP AND PREMISES	<i>Removed GDPR</i>	Unit 4 Wood Farm Barns	Salhouse	Norwich

Prop Desc	FOI Name	PropAddress 1	PropAddress 2	PropAddress 3
WORKSHOP AND PREMISES	<i>Removed GDPR</i>	Cosseys Yard	Lower Street	Salhouse
SELF CATERING HOLIDAY UNIT AND PREMISES	<i>Removed GDPR</i>	Lark Rise	Bell Lane	Salhouse
LIVERY YARD AND PREMISES	<i>Removed GDPR</i>	High Oak Equestrian	26 Station Road	Salhouse
SCHOOL AND PREMISES	Norfolk County Council	Salhouse C P School	Cheyney Avenue	Salhouse
Dog walking fields and premises	<i>Removed GDPR</i>	Dog Park At	1 Honeycombe Road	Salhouse
VILLAGE HALL AND PREMISES	Salhouse 2000	The Old School	37 Lower Street	Salhouse
PAVILION AND PREMISES	Salhouse Rovers Football Club	Salhouse Football Club	Recreation Ground Thieves Lane	Salhouse
PHOTOVOLTAIC INSTALLATION AND PREMISES	Salhouse Solar Ltd	Salhouse Solar Ltd	Land North Of Stonehouse Road	Salhouse
OFFICES AND PREMISES	Surwood Construction Ltd	Enterprise House	Wood Green Ind Est Station Road	Salhouse
WIRELESS BROADBAND SITE	Wispire Limited	Wifi Site At All Saints	Bell Lane	Salhouse
CAR PARK AND PREMISES	<i>Removed GDPR</i>	Salhouse Broad Car Park	Woodbastwick Road	Salhouse
SELF CATERING HOLIDAY UNIT AND PREMISES	<i>Removed GDPR</i>	The Old Post Rooms	82a Lower Street	Salhouse
OFFICES AND PREMISES	<i>Removed GDPR</i>	Top Barn At Broad Farm	Upper Street	Salhouse
FARM SHOP AND PREMISES	<i>Removed GDPR</i>	Farmshop Farmers	Black Barn Farm	Norwich Road

Prop Desc	FOI Name	PropAddress 1	PropAddress 2	PropAddress 3
		Market & Camp Site		
PUBLIC HOUSE AND PREMISES	<i>Removed GDPR</i>	The Stag Salhouse	3 Lower Street	Salhouse
SHOP AND PREMISES	<i>Removed GDPR</i>	82b Lower Street	Salhouse	Norwich
SELF CATERING HOLIDAY UNIT & PREMISES	<i>Removed GDPR</i>	The Stables 60a	Norwich Road	Salhouse
SHOP AND PREMISES	<i>Removed GDPR</i>	Prima Rosa	82 Lower Street	Salhouse

Appendix 1: Census 2021 data for Salhouse parish compared to Broadland district and Norfolk.

Source: Office for National Statistics 'Build a custom area profile' tool.⁴² Obtained 15.06.2025.

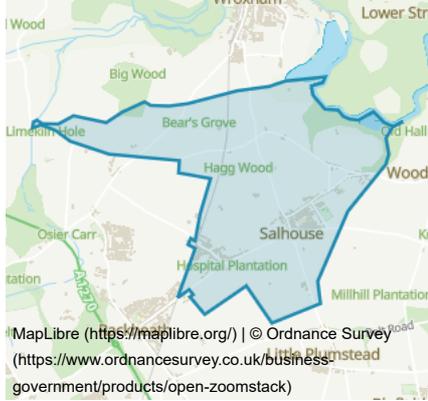
Please note the data and boundaries displayed in these profiles are aggregated from small areas on a best-fit basis, and therefore may differ slightly from other sources. Values may vary slightly from other published Census 2021 statistics because the 'cell-key method' adds a small amount of noise to some cells in published datasets to protect against disclosure by differencing.

⁴² www.ons.gov.uk/visualisations/customprofiles/draw/. Information obtained 29.04.2025.

Census topics and non-Census datasets will primarily use different best-fit shapes to estimate the data to be returned to users.

> See the difference in best-fit shapes

Area map



Population

2022
1,500
people

133,900 people in Broadland
Rounded to the nearest 100 people

Source: Office for National Statistics – Mid Year Population Estimates
Small area: Output area

Number of households

2021
690
households

57,800 households in Broadland
Rounded to the nearest 10 households

Source: Office for National Statistics – Census 2021
Small area: Output area

Residential property sales

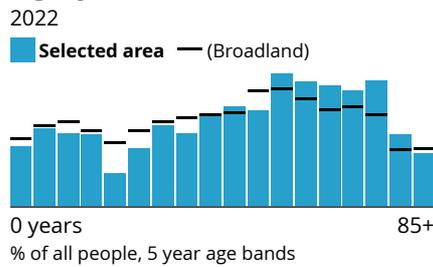
Year ending Sept 2024

15
sales

1,654 sales in Broadland

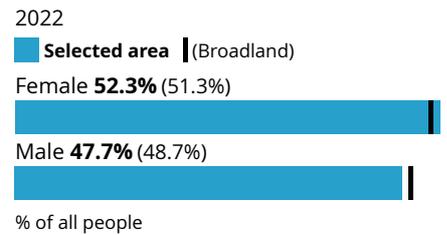
Source: HM Land Registry – Price Paid Transaction Data
Small area: Lower layer super output area

Age profile



Source: Office for National Statistics – Mid Year Population Estimates
Small area: Output area

Sex



Source: Office for National Statistics – Mid Year Population Estimates
Small area: Output area

Live births

2023
5
live births

1,057 live births in Broadland

Source: Office for National Statistics – Mid Year Population Estimates
Small area: Lower layer super output area

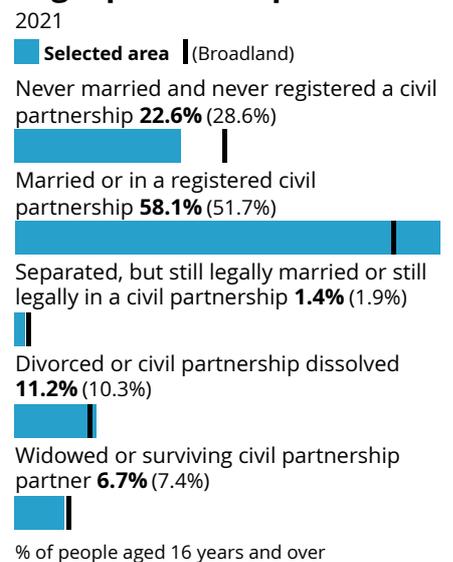
Deaths

2023
9
deaths

1,623 deaths in Broadland

Source: Office for National Statistics – Mid Year Population Estimates
Small area: Lower layer super output area

Legal partnership status



Source: Office for National Statistics - Census 2021
Small area: Output area

Country of birth

2021

Selected area (Broadland)

Born in the UK **96.3%** (94.4%)



Born outside the UK **3.7%** (5.6%)



% of all people

Source: Office for National Statistics - Census

2021

Small area: Output area

Passports held

2021

Selected area (Broadland)

UK passport **84.1%** (81.2%)



Non-UK passport **0.8%** (2.7%)



No passport held **15.1%** (16.1%)



% of all people

Source: Office for National Statistics - Census

2021

Small area: Output area

Length of residence in the UK

2021

Selected area (Broadland)

Born in the UK **96.3%** (94.4%)



10 years or more **2.8%** (4.0%)



5 years or more, but less than 10 years **0.2%** (0.8%)



2 years or more, but less than 5 years **0.5%** (0.5%)



Less than 2 years **0.1%** (0.3%)



% of all people

Source: Office for National Statistics - Census

2021

Small area: Output area

Household size

2021

Selected area (Broadland)

1 person in household **23.3%** (28.1%)



2 people in household **46.1%** (40.4%)



3 people in household **14.1%** (14.8%)



4 or more people in household **16.4%** (16.7%)



% of all households

Source: Office for National Statistics - Census

2021

Small area: Output area

Household composition

2021

Selected area (Broadland)

One person household **23.2%** (28.1%)



Single family household **72.8%** (68.2%)



Other household types **4.1%** (3.7%)



% of all households

Source: Office for National Statistics - Census

2021

Small area: Output area

Household deprivation

2021

Selected area (Broadland)

Household is not deprived in any dimension **51.2%** (51.0%)



Household is deprived in one dimension **35.3%** (34.6%)



Household is deprived in two dimensions **11.6%** (12.3%)



Household is deprived in three dimensions **1.9%** (2.0%)



Household is deprived in four dimensions **0.0%** (0.1%)



% of all households

Source: Office for National Statistics - Census

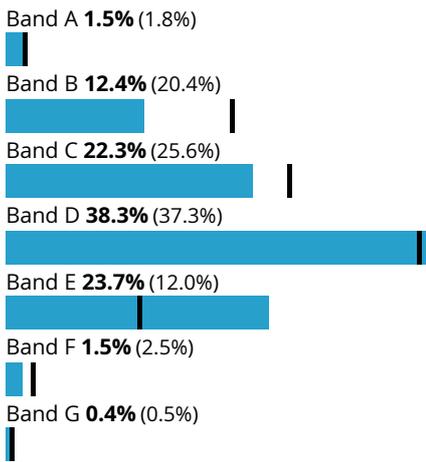
2021

Small area: Output area

Energy efficiency of housing

Financial year ending 2024

Selected area (Broadland)



% of all assessed properties

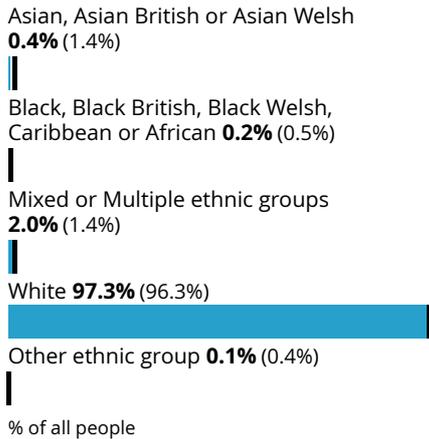
Source: ONS analysis of Energy Performance Certificates

Small area: Lower layer super output area

Ethnic group

2021

Selected area (Broadland)



% of all people

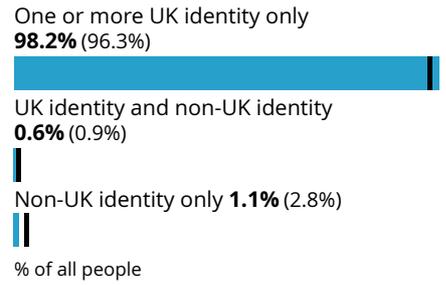
Source: Office for National Statistics - Census 2021

Small area: Output area

National identity

2021

Selected area (Broadland)



% of all people

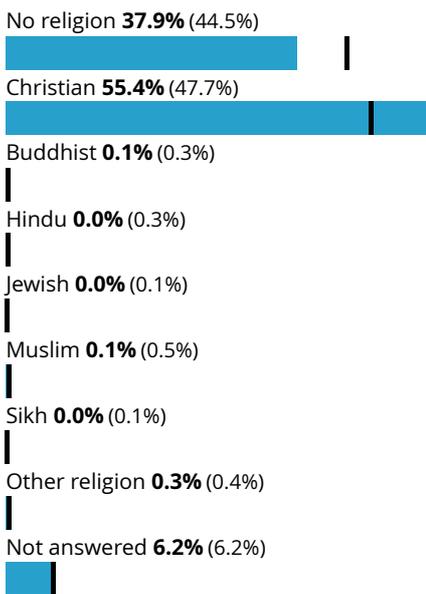
Source: Office for National Statistics - Census 2021

Small area: Output area

Religion

2021

Selected area (Broadland)



% of all people

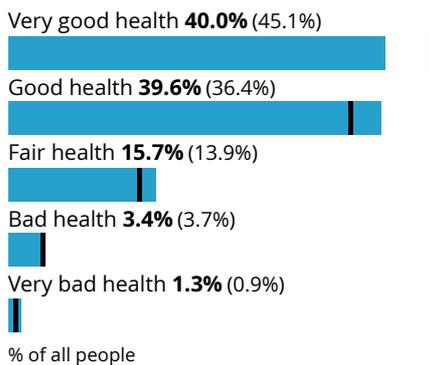
Source: Office for National Statistics - Census 2021

Small area: Output area

General health

2021

Selected area (Broadland)



% of all people

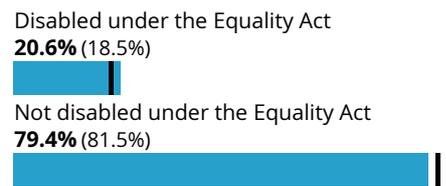
Source: Office for National Statistics - Census 2021

Small area: Output area

Disability

2021

Selected area (Broadland)



% of all people

Source: Office for National Statistics - Census 2021

Small area: Output area

Provision of unpaid care

2021

Selected area (Broadland)

Provides no unpaid care **88.2%** (90.7%)

Provides 19 hours or less unpaid care a week **6.9%** (5.2%)

Provides 20 to 49 hours unpaid care a week **1.5%** (1.6%)

Provides 50 or more hours unpaid care a week **3.4%** (2.6%)

% of people aged five years and over

Source: Office for National Statistics - Census 2021

Small area: Output area

Proficiency in English

2021

Selected area (Broadland)

Main language is English (English or Welsh in Wales) **99.3%** (98.1%)

Can speak English very well **0.1%** (1.0%)

Can speak English well **0.4%** (0.6%)

Cannot speak English well **0.1%** (0.2%)

Cannot speak English **0.2%** (0.0%)

% of people aged three years and over

Source: Office for National Statistics - Census 2021

Small area: Output area

Accommodation type

2021

Selected area (Broadland)

Whole house or bungalow **99.4%** (94.1%)

Flat, maisonette or apartment **0.4%** (5.2%)

A caravan or other mobile or temporary structure **0.1%** (0.7%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Number of cars or vans

2021

Selected area (Broadland)

No cars or vans in household **5.5%** (11.0%)

1 car or van in household **38.0%** (41.5%)

2 cars or vans in household **41.2%** (34.3%)

3 or more cars or vans in household **15.2%** (13.3%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Central heating

2021

Selected area (Broadland)

Does not have central heating **0.7%** (0.8%)

Does have central heating **99.3%** (99.2%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Number of bedrooms

2021

Selected area (Broadland)

1 bedroom **3.2%** (5.6%)

2 bedrooms **19.2%** (24.3%)

3 bedrooms **49.3%** (43.7%)

4 or more bedrooms **28.2%** (26.5%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Occupancy rating for bedrooms

2021

Selected area (Broadland)

+2 or more **56.7%** (48.0%)

+1 **30.0%** (34.8%)

0 **12.5%** (16.1%)

-1 **0.7%** (1.0%)

-2 or less **0.0%** (0.1%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Tenure of household

2021

Selected area (Broadland)

Owns outright **51.5%** (45.8%)

Owns with a mortgage or loan or shared ownership **32.5%** (32.2%)

Social rented **7.8%** (9.7%)

Private rented or lives rent free **8.1%** (12.3%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Second address indicator

2021

Selected area (Broadland)

No second address **96.7%** (96.4%)

Second address is in the UK **2.5%** (3.1%)

Second address is outside the UK **0.8%** (0.6%)

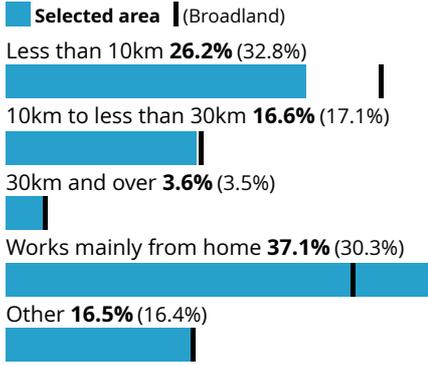
% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Distance travelled to work

2021

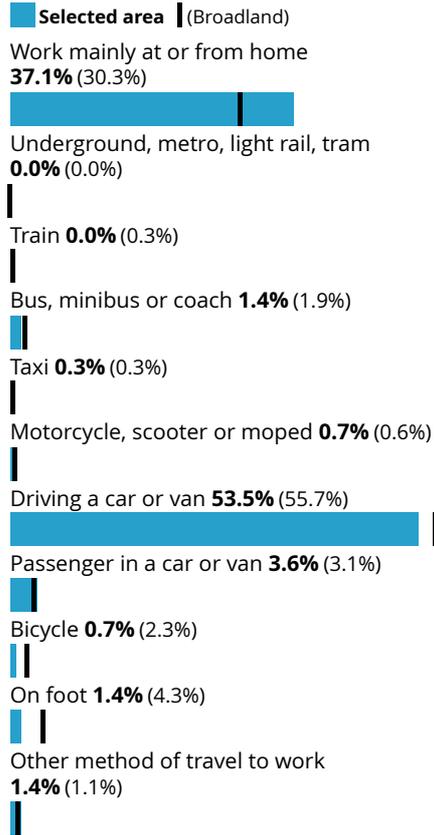


% of people aged 16 years and over in employment

Source: Office for National Statistics - Census 2021
Small area: Output area

Method of travel to workplace

2021

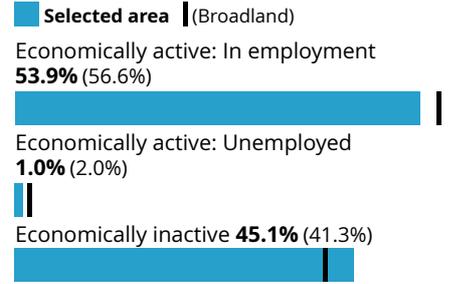


% of people aged 16 years and over in employment

Source: Office for National Statistics - Census 2021
Small area: Output area

Economic activity status

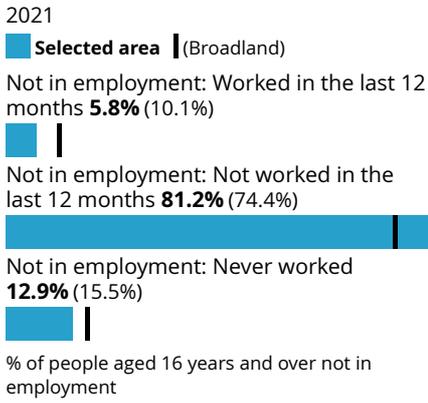
2021



% of people aged 16 years and over

Source: Office for National Statistics - Census 2021
Small area: Output area

Employment history



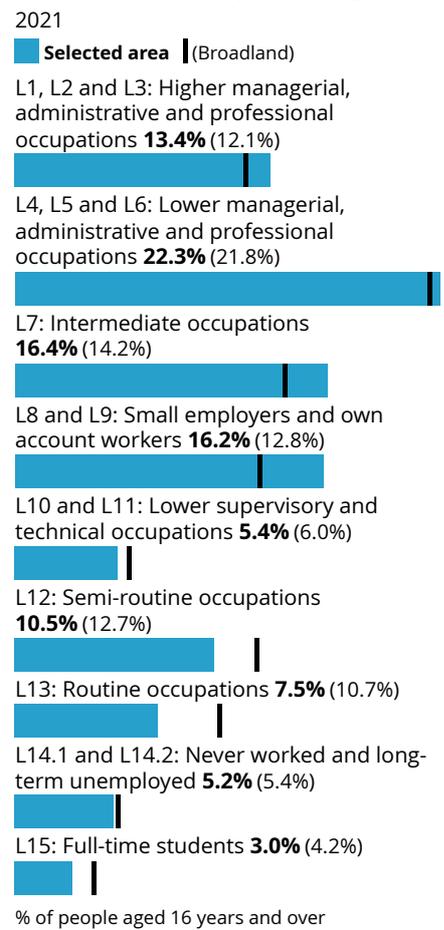
Source: Office for National Statistics - Census 2021
Small area: Output area

Occupation



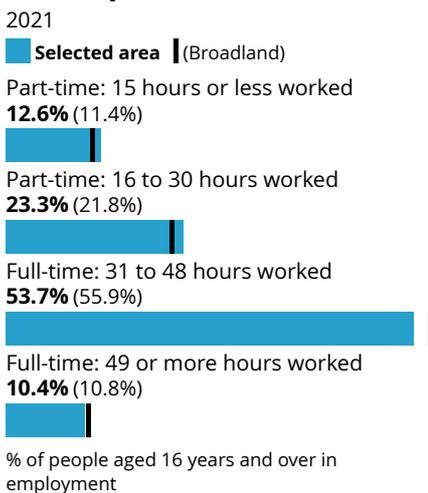
Source: Office for National Statistics - Census 2021
Small area: Output area

Socio-economic Classification (NS-SeC)



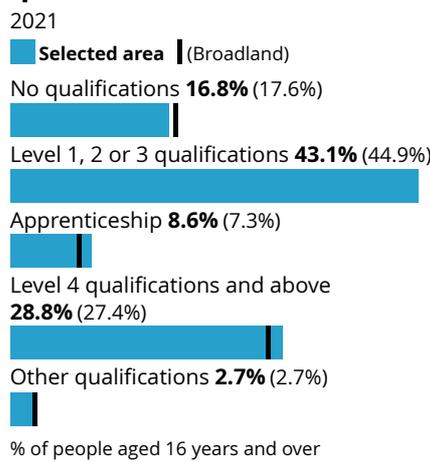
Source: Office for National Statistics - Census 2021
Small area: Output area

Hours per week worked



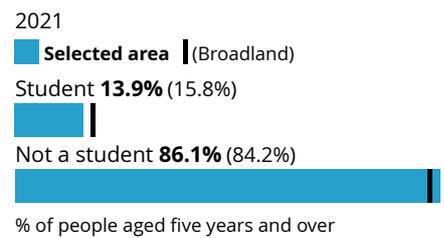
Source: Office for National Statistics - Census 2021
Small area: Output area

Highest level of qualification



Source: Office for National Statistics - Census 2021
Small area: Output area

Schoolchildren and full-time students

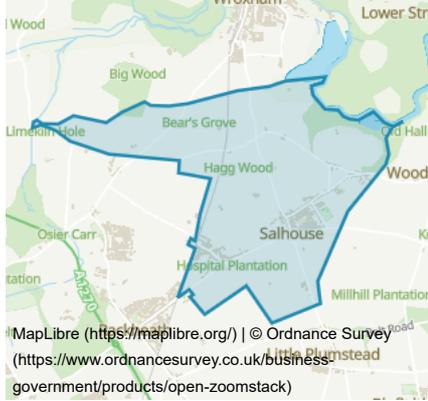


Source: Office for National Statistics - Census 2021
Small area: Output area

Census topics and non-Census datasets will primarily use different best-fit shapes to estimate the data to be returned to users.

> See the difference in best-fit shapes

Area map



Population

2022
1,500
people

925,700 people in Norfolk
Rounded to the nearest 100 people

Source: Office for National Statistics – Mid Year Population Estimates
Small area: Output area

Number of households

2021
690
households

404,300 households in Norfolk
Rounded to the nearest 10 households

Source: Office for National Statistics – Census 2021
Small area: Output area

Residential property sales

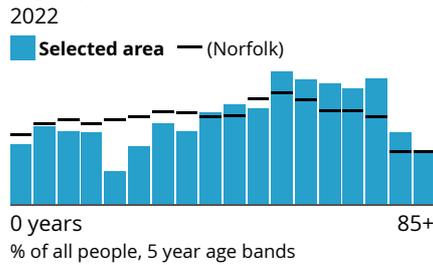
Year ending Sept 2024

15
sales

10,511 sales in Norfolk

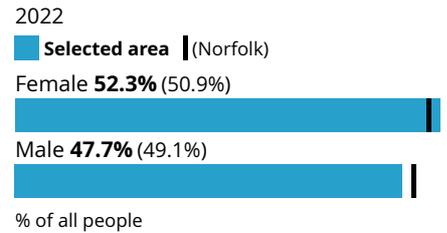
Source: HM Land Registry – Price Paid Transaction Data
Small area: Lower layer super output area

Age profile



Source: Office for National Statistics – Mid Year Population Estimates
Small area: Output area

Sex



Source: Office for National Statistics – Mid Year Population Estimates
Small area: Output area

Live births

2023
5
live births

7,405 live births in Norfolk

Source: Office for National Statistics – Mid Year Population Estimates
Small area: Lower layer super output area

Deaths

2023
9
deaths

10,941 deaths in Norfolk

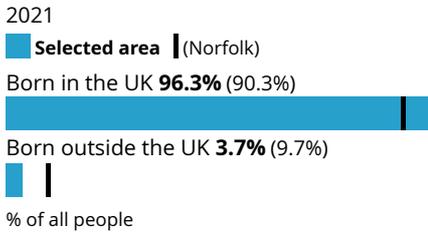
Source: Office for National Statistics – Mid Year Population Estimates
Small area: Lower layer super output area

Legal partnership status



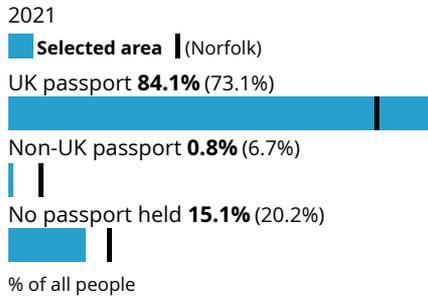
Source: Office for National Statistics - Census 2021
Small area: Output area

Country of birth



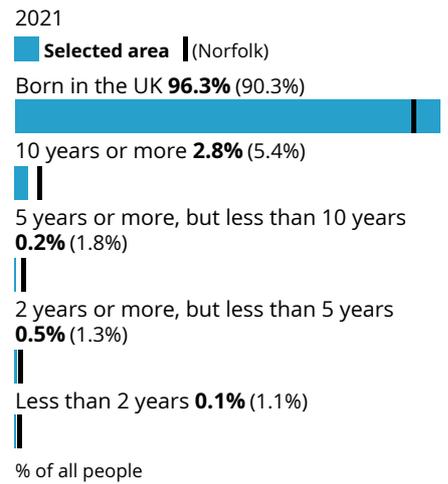
Source: Office for National Statistics - Census 2021
Small area: Output area

Passports held



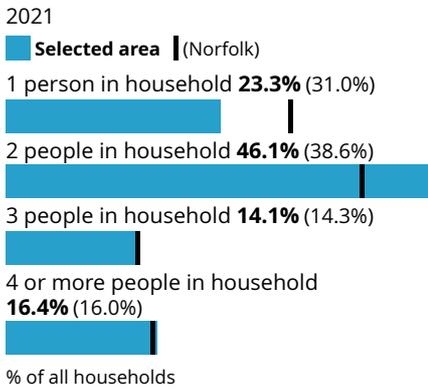
Source: Office for National Statistics - Census 2021
Small area: Output area

Length of residence in the UK



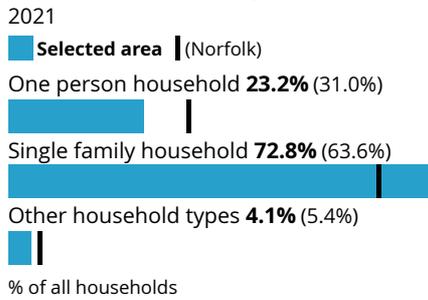
Source: Office for National Statistics - Census 2021
Small area: Output area

Household size



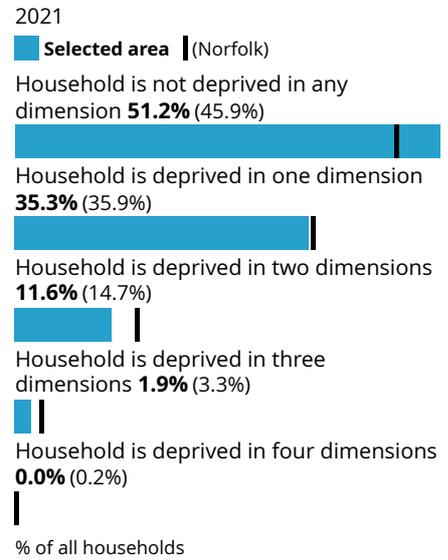
Source: Office for National Statistics - Census 2021
Small area: Output area

Household composition



Source: Office for National Statistics - Census 2021
Small area: Output area

Household deprivation

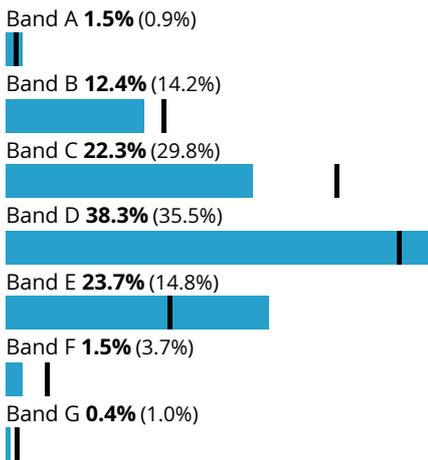


Source: Office for National Statistics - Census 2021
Small area: Output area

Energy efficiency of housing

Financial year ending 2024

Selected area (Norfolk)



% of all assessed properties

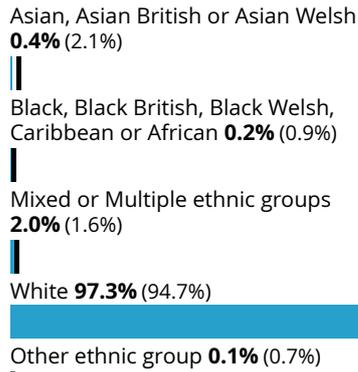
Source: ONS analysis of Energy Performance Certificates

Small area: Lower layer super output area

Ethnic group

2021

Selected area (Norfolk)



% of all people

Source: Office for National Statistics - Census

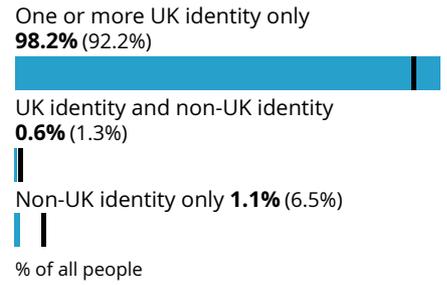
2021

Small area: Output area

National identity

2021

Selected area (Norfolk)



% of all people

Source: Office for National Statistics - Census

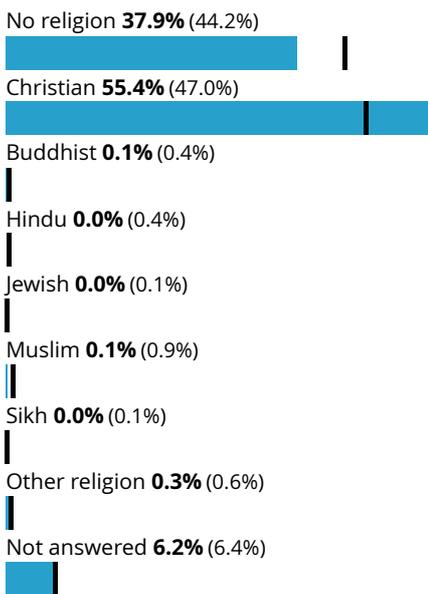
2021

Small area: Output area

Religion

2021

Selected area (Norfolk)



% of all people

Source: Office for National Statistics - Census

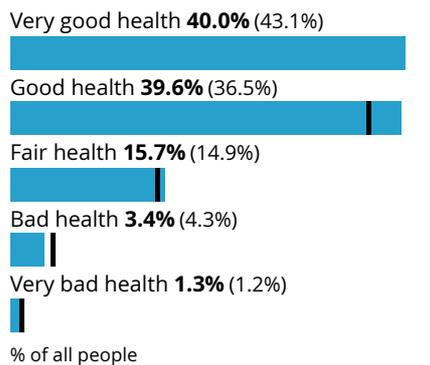
2021

Small area: Output area

General health

2021

Selected area (Norfolk)



% of all people

Source: Office for National Statistics - Census

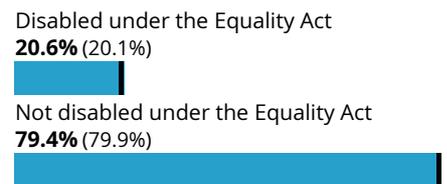
2021

Small area: Output area

Disability

2021

Selected area (Norfolk)



% of all people

Source: Office for National Statistics - Census

2021

Small area: Output area

Provision of unpaid care

2021

Selected area (Norfolk)

Provides no unpaid care **88.2%** (90.7%)

Provides 19 hours or less unpaid care a week **6.9%** (4.6%)

Provides 20 to 49 hours unpaid care a week **1.5%** (1.8%)

Provides 50 or more hours unpaid care a week **3.4%** (2.9%)

% of people aged five years and over

Source: Office for National Statistics - Census 2021

Small area: Output area

Proficiency in English

2021

Selected area (Norfolk)

Main language is English (English or Welsh in Wales) **99.3%** (95.0%)

Can speak English very well **0.1%** (2.1%)

Can speak English well **0.4%** (1.9%)

Cannot speak English well **0.1%** (0.9%)

Cannot speak English **0.2%** (0.1%)

% of people aged three years and over

Source: Office for National Statistics - Census 2021

Small area: Output area

Accommodation type

2021

Selected area (Norfolk)

Whole house or bungalow **99.4%** (86.4%)

Flat, maisonette or apartment **0.4%** (13.0%)

A caravan or other mobile or temporary structure **0.1%** (0.6%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Number of cars or vans

2021

Selected area (Norfolk)

No cars or vans in household **5.5%** (17.4%)

1 car or van in household **38.0%** (42.2%)

2 cars or vans in household **41.2%** (28.9%)

3 or more cars or vans in household **15.2%** (11.5%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Central heating

2021

Selected area (Norfolk)

Does not have central heating **0.7%** (1.3%)

Does have central heating **99.3%** (98.7%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Number of bedrooms

2021

Selected area (Norfolk)

1 bedroom **3.2%** (9.0%)

2 bedrooms **19.2%** (27.9%)

3 bedrooms **49.3%** (41.7%)

4 or more bedrooms **28.2%** (21.4%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Occupancy rating for bedrooms

2021

Selected area (Norfolk)

+2 or more **56.7%** (41.1%)

+1 **30.0%** (35.0%)

0 **12.5%** (21.9%)

-1 **0.7%** (1.8%)

-2 or less **0.0%** (0.2%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Tenure of household

2021

Selected area (Norfolk)

Owns outright **51.5%** (39.4%)

Owns with a mortgage or loan or shared ownership **32.5%** (26.4%)

Social rented **7.8%** (15.7%)

Private rented or lives rent free **8.1%** (18.6%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Second address indicator

2021

Selected area (Norfolk)

No second address **96.7%** (94.9%)

Second address is in the UK **2.5%** (4.3%)

Second address is outside the UK **0.8%** (0.8%)

% of all households

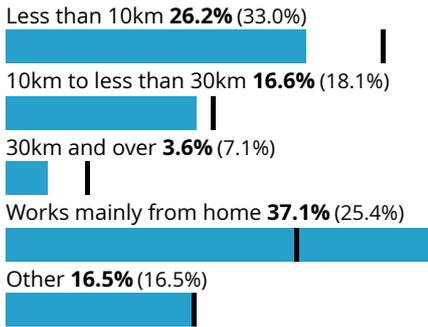
Source: Office for National Statistics - Census 2021

Small area: Output area

Distance travelled to work

2021

Selected area (Norfolk)



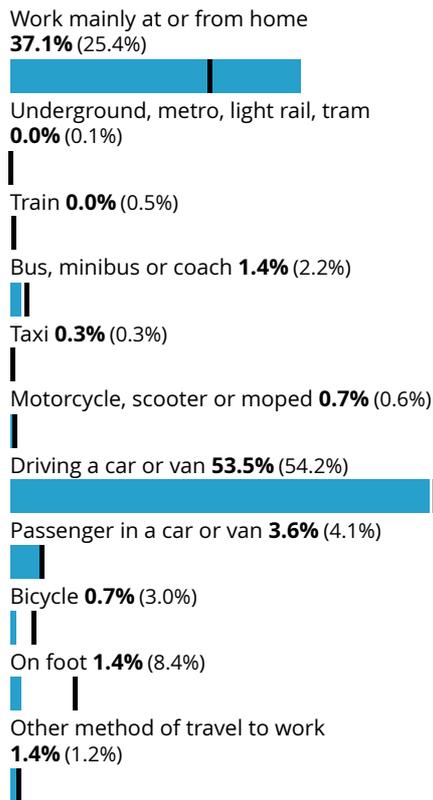
% of people aged 16 years and over in employment

Source: Office for National Statistics - Census 2021
Small area: Output area

Method of travel to workplace

2021

Selected area (Norfolk)



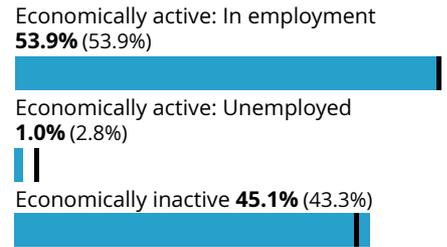
% of people aged 16 years and over in employment

Source: Office for National Statistics - Census 2021
Small area: Output area

Economic activity status

2021

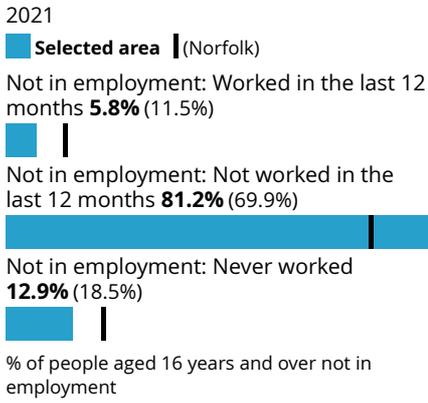
Selected area (Norfolk)



% of people aged 16 years and over

Source: Office for National Statistics - Census 2021
Small area: Output area

Employment history



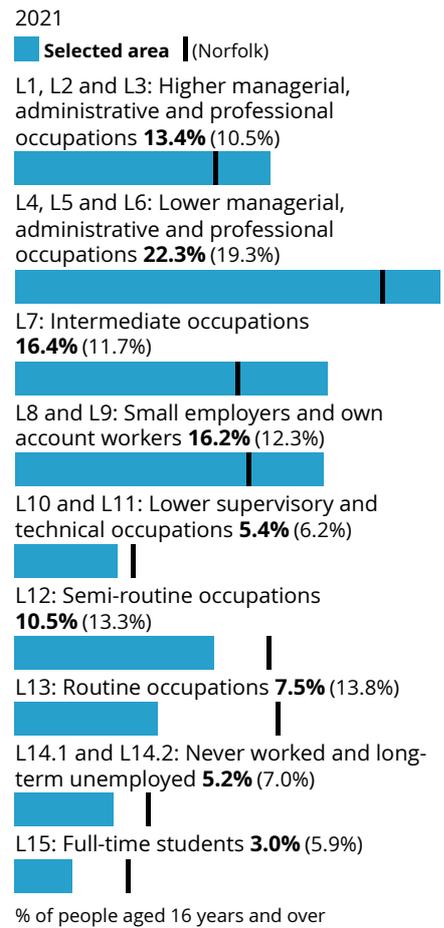
Source: Office for National Statistics - Census 2021
Small area: Output area

Occupation



Source: Office for National Statistics - Census 2021
Small area: Output area

Socio-economic Classification (NS-SeC)



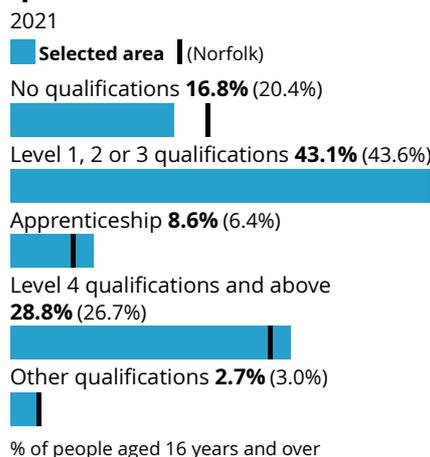
Source: Office for National Statistics - Census 2021
Small area: Output area

Hours per week worked



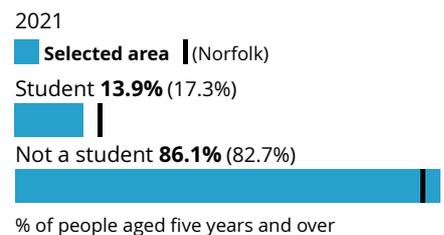
Source: Office for National Statistics - Census 2021
Small area: Output area

Highest level of qualification



Source: Office for National Statistics - Census 2021
Small area: Output area

Schoolchildren and full-time students



Source: Office for National Statistics - Census 2021
Small area: Output area