

## **REEDHAM**

Reedham is not clustered with other settlements as the school catchment does not extend to adjoining villages. The school currently has spare capacity.

It is considered that as well as existing allocations and windfall development, approximately 50-60 new homes are appropriate for Reedham. As well as the primary school, Reedham has a range of facilities that includes a food shop, pub, village hall, church, and public transport.




Two sites are identified as preferred options, providing for between 40-60 new homes in the cluster. There are no carried forward residential allocations but there is a total of 28 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 68-88 homes between 2018 – 2038.

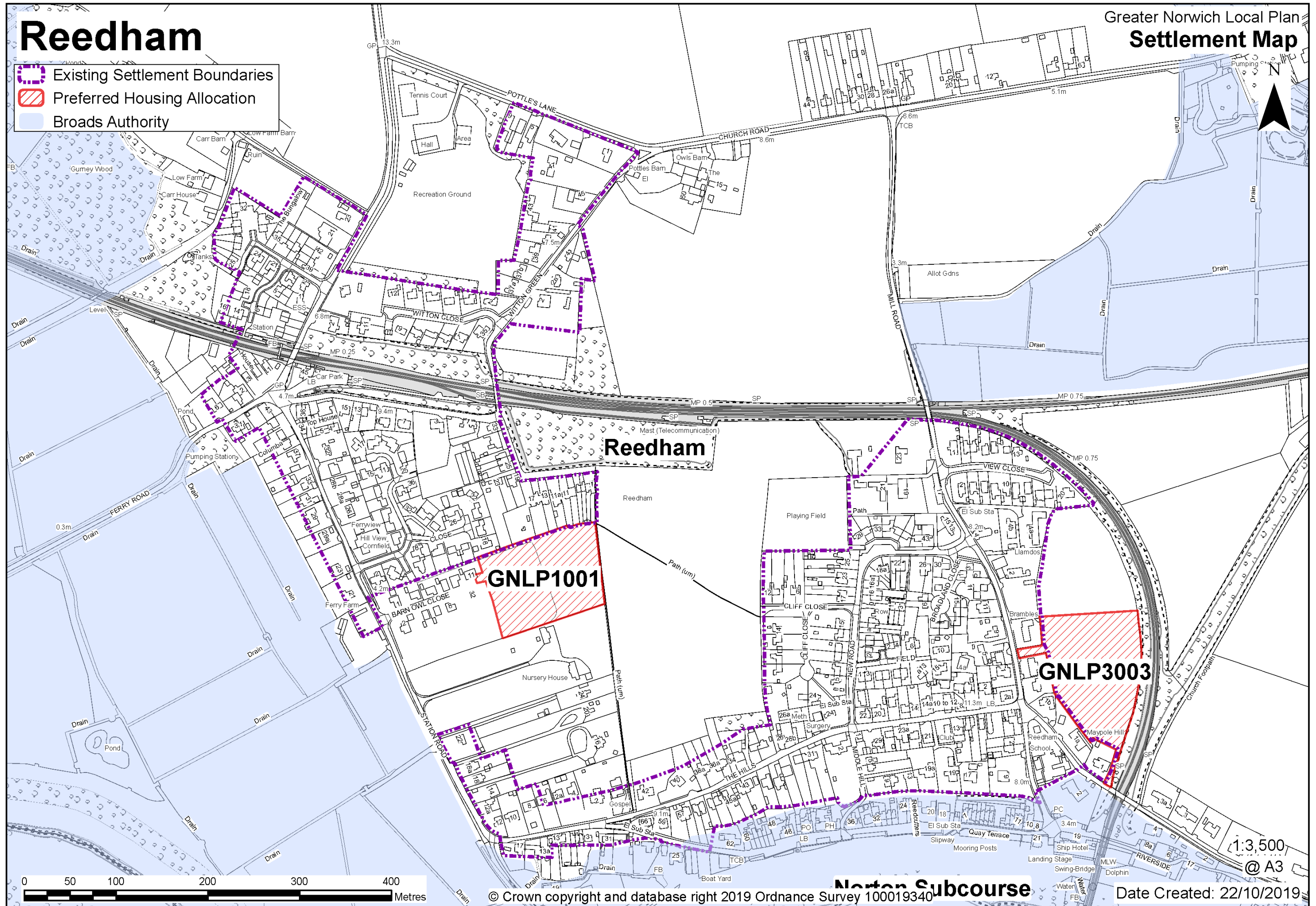
Reedham has a neighbourhood area designated and the parish council is working on an emerging Neighbourhood Plan (at time of writing). Any applications that are submitted for development within the parish should take into account the emerging neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework).

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

# Reedham

## Greater Norwich Local Plan Settlement Map

-  Existing Settlement Boundaries
-  Preferred Housing Allocation
-  Broads Authority



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Norton Subcourse

Date Created: 22/10/2019

## New allocations proposed

**POLICY GNLP1001 Land to East of Station Road, Reedham (approx. 1.10Ha) is allocated for residential development. The site is likely to accommodate 20-30 homes, 33% of which will be affordable.**

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Pedestrian and vehicular access to be via Barn Owl Close.
- Respect, protect and if appropriate enhance the area of Tree Preservation Order protected trees on the northern side of development.
- Appropriate enhancement and links to the PROW that is to the east of the site noting that this could provide a traffic free route for part of the journey to the school.
- Potential impact of the scheme on the Broads Authority Executive Area to be considered and addressed as appropriate.
- The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.

### Notes

GNLP1001: This site is preferred for allocation as it has minimal constraints. However, it is accepted that it is not possible to provide an off-carriageway pedestrian footway for the whole route to Reedham Primary School. The site can be allocated subject to vehicular access via adjacent existing Broadland Local Plan site allocation RED1 and footpath connection with Public Rights of Way at the north and east boundaries of the site.

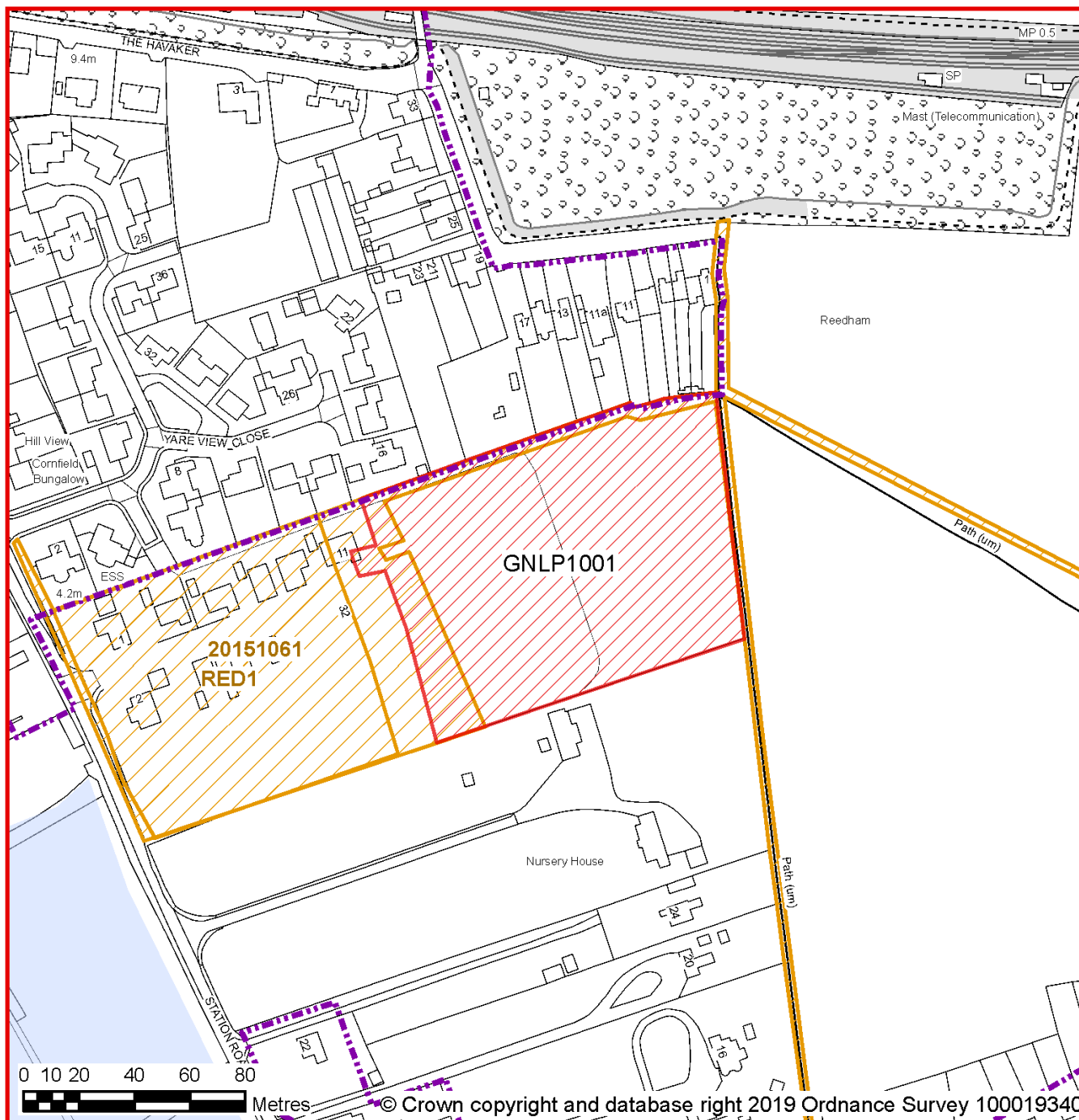
# REEDHAM





Greater Norwich Local Plan  
Preferred Site

Site Reference GNLP1001  
Location Land to the East of Station Road  
Allocation Residential Development (20-30 dwellings)  
Area 1.10 ha

N  
1:2,000  
@ A4

Date Created: 24/10/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Broads Authority

**POLICY GNLP3003: Mill Road, Reedham (approx. 1.30Ha) is allocated for residential development. The site is likely to accommodate 20-30 homes, 33% of which will be affordable.**

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Vehicle access via Mill Road with pedestrian only access at Holly Farm Road;
- Visibility for access is restricted and will need further investigation as this may require use of third-party land in order to be achieved;
- Consideration of setting of non-designated heritage asset

#### Notes

GNLP3003: Part of this site is preferred for allocation due to its immediate proximity to Reedham Primary School and minimal other constraints, however, it is accepted that it is not possible to provide an off-carriageway pedestrian footway to the school. The site can be allocated subject to vehicular access via Mill Road and pedestrian only access at Holly Farm Road. The vehicular access point at Mill Road will require visibility over the frontage of 'The Brambles' to the north which may require 3rd party land.



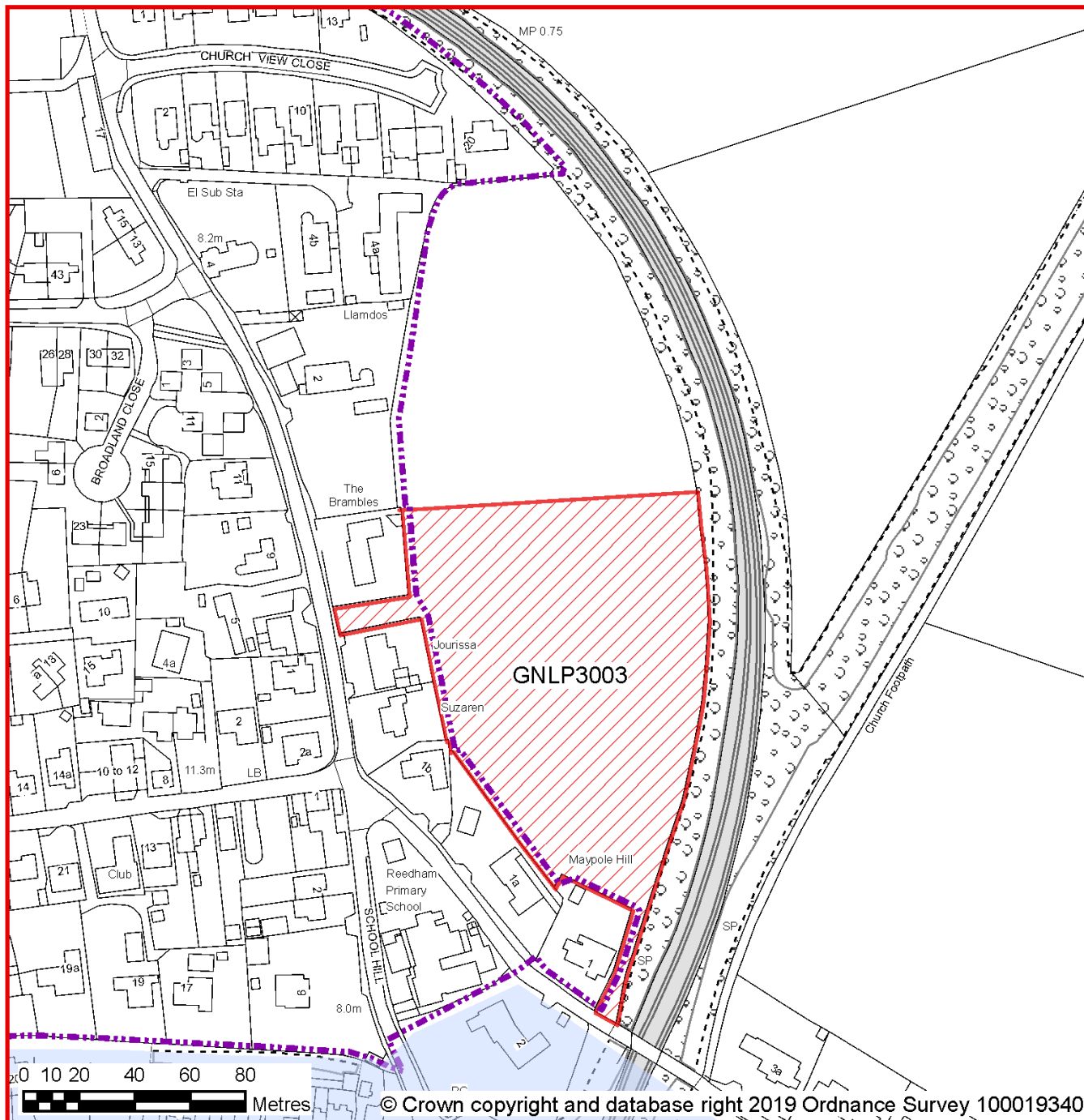
# REEDHAM

Greater Norwich Local Plan  
Preferred Site

Site Reference GNLP3003  
Location Mill Road  
Allocation Residential Development (20-30 dwellings)  
Area 1.30 ha

N  
1:2,000  
@ A4

Date Created: 24/10/2019



- Preferred Housing Allocation
- Existing Settlement Boundaries
- Broads Authority

No existing allocations to be carried forward.

### Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Comments
<b>Reedham</b>				
NO REASONABLE ALTERNATIVE SITES				

### Unreasonable Sites

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Reedham</b>				
NO UNREASONABLE SITES				