

# Reedham Neighbourhood Plan Consultation 2021

## Summary of Key Points

<b>Who was consulted</b>	Reedham residents
<b>How people were consulted</b>	<p>The consultation ran for 7 weeks from 14 July 2021 to 3 September 2021 and included a survey with 20 questions. This was promoted to residents via the Outlook, a local magazine.</p> <p>The survey was available online and in hardcopy from the working group.</p> <p>An event was held mid-way through the consultation for people to ask questions about the Neighbourhood Plan or survey.</p> <p>Overall, 72 responses were received which represents around a 13% response rate.</p>
<b>Main issues and concerns raised</b>	<ul style="list-style-type: none"><li>• Residents have mixed views on housing development in the village. Some people support small scale development of affordable starter homes that will allow first time buyers onto the market. Some people do not want any more housing in the village.</li><li>• Preferences for size and type of future housing is quite broad with support for starter homes, family homes, affordable housing, housing for older people and eco homes in detached, semi-detached or bungalow form. 2 or 3 bed properties are the preferred size.</li><li>• Existing infrastructure in Reedham is seen to be under significant strain already – with sewerage the most cited issue. Residents want to see the current infrastructure improved to support the existing population before further development is agreed.</li><li>• Reedham residents want to see improvements to broadband and mobile phone coverage in the village.</li><li>• Residents want any future housing development to be in keeping with the village's character.</li><li>• Second home ownership is viewed by Reedham residents as having positives and negatives. Some residents are concerned that a growth in second home ownership could be detrimental to the community. Others welcome what they view as the economic boost this brings.</li><li>• Reedham is seen by residents as a special place to live. The many green spaces, heritage assets and special views are a key component of what people like about Reedham.</li><li>• There is strong support for maintaining Reedham's dark skies.</li><li>• There is support for a central playing field in the village</li><li>• Parking at the school is an issue in Reedham and residents would like to see this tackled through increasing the number of children who walk to school and increasing speed/parking restrictions near the school.</li><li>• Residents strongly support the idea of ecological networks and wildlife corridors in the village.</li></ul>

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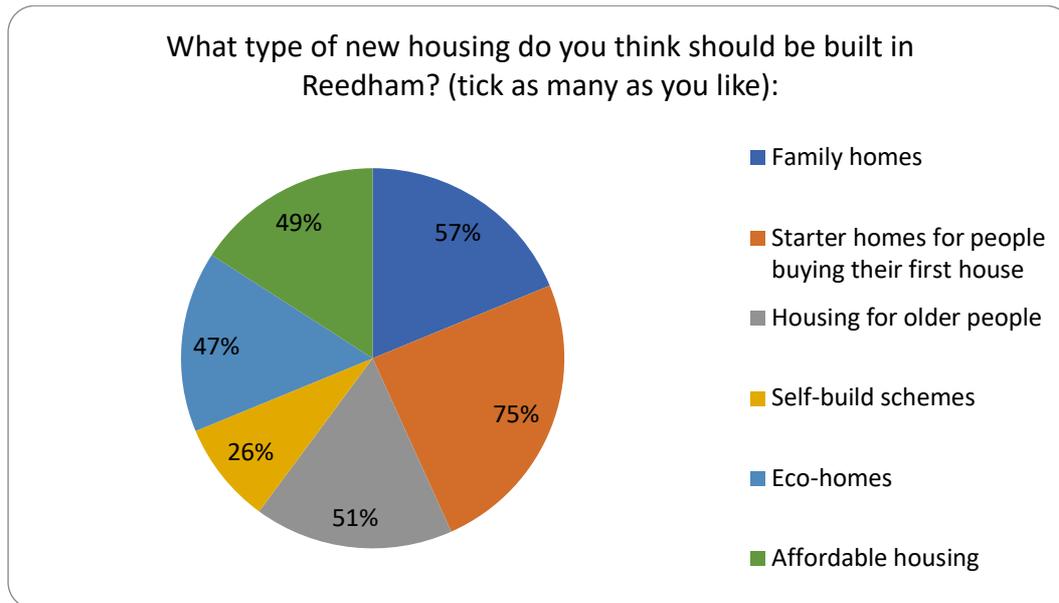
## Analysis of individual questions

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### Housing

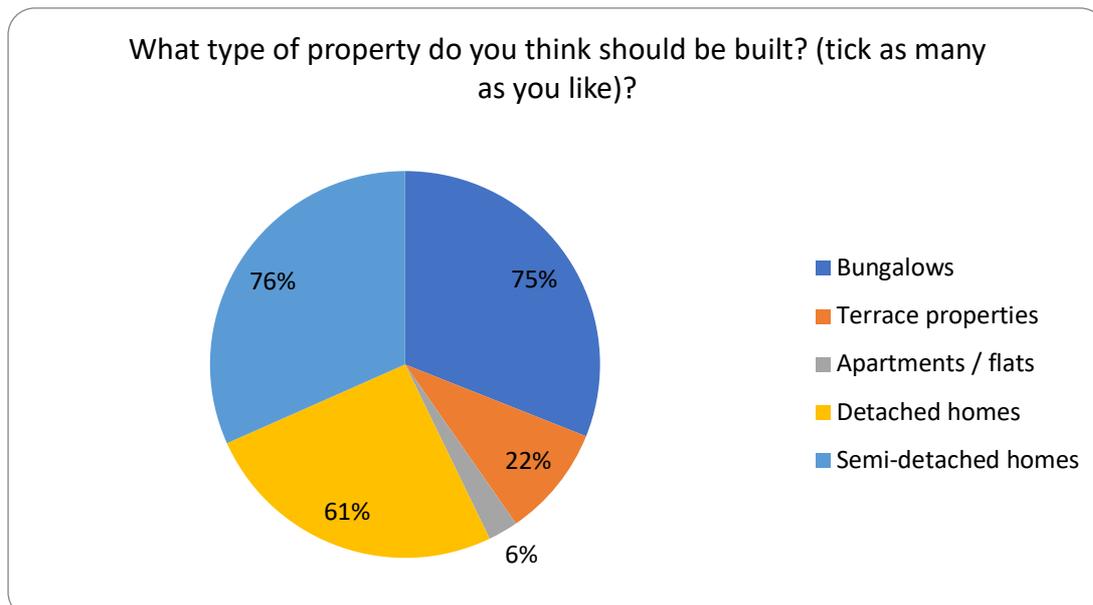
Q1. What type of new housing do you think should be built in Reedham?

68 people answered this question – they could choose more than one answer. Most respondents (75%/51) think starter homes for people buying their first house should be built. People also want family homes, housing for older people affordable housing and eco homes to be built. A smaller number think self-build homes should be built.



Q2. What type of property do you think should be built?

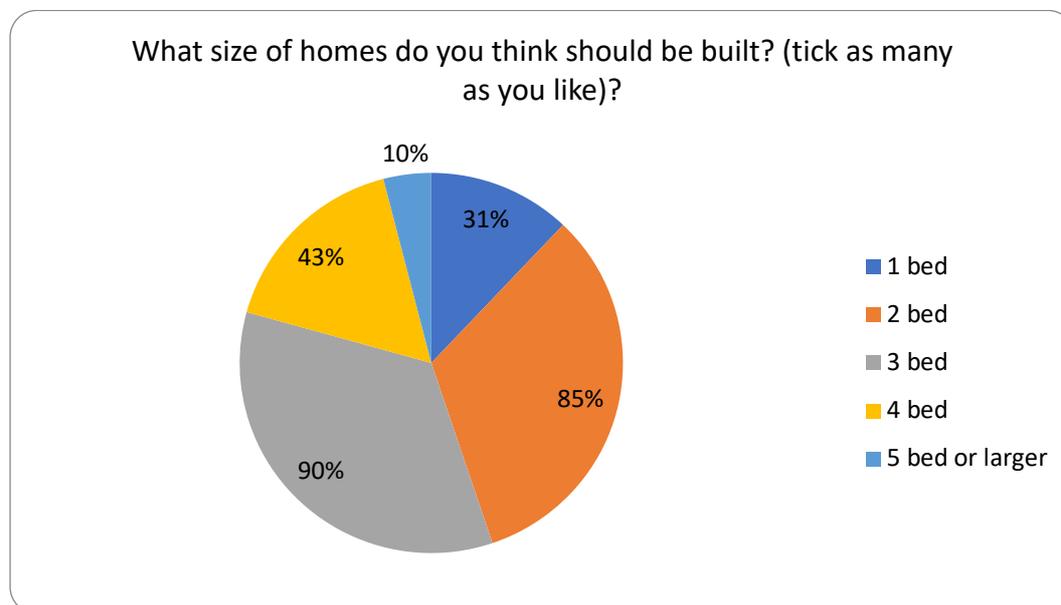
67 people answered this question – they could choose more than one answer. People think bungalows, semi-detached houses and detached houses should be built. A smaller number chose terrace properties and apartments/flat.



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Q3. What size of home do you think should be built?

67 people answered this question – they could choose more than one answer. Most people chose either 2 or 3 bed properties as their preferred size. Fewer people chose 4 bed or 1 bed. A very small number chose 5 bed or larger.



### Affordable housing

Q4. Access to affordable housing, especially for those looking to get on the housing ladder for the first time, is a key concern locally. Affordable housing includes that which is social rented, affordable rented and intermediate housing. Eligibility is determined by local incomes and local house prices. Social rented housing is owned by local authorities and private registered providers, such as Broadland Housing and rent levels are determined nationally. Affordable rented is housing available to rent at no more than 80 per cent of the local market rent. This is the average rent for local private lettings, so it costs less than renting privately but is generally more than other types of housing association rent. Intermediate housing is a term used to describe a range of homes for sale or rent that are provided at a cost above social rent, but below market levels. It includes shared ownership, shared equity, discounted market sale housing and rent to buy. Are you, or someone you know, looking for affordable housing in Reedham?

Response	Me/my family	Someone I know
No	63	59
Yes - now	2	5
Yes - in the future	3	1
<b>Total</b>	<b>68</b>	<b>65</b>

Those who answered yes were asked to provide details of the kind of housing they think is needed. Suggestions include:

- Shared ownership
- Discounted market sale

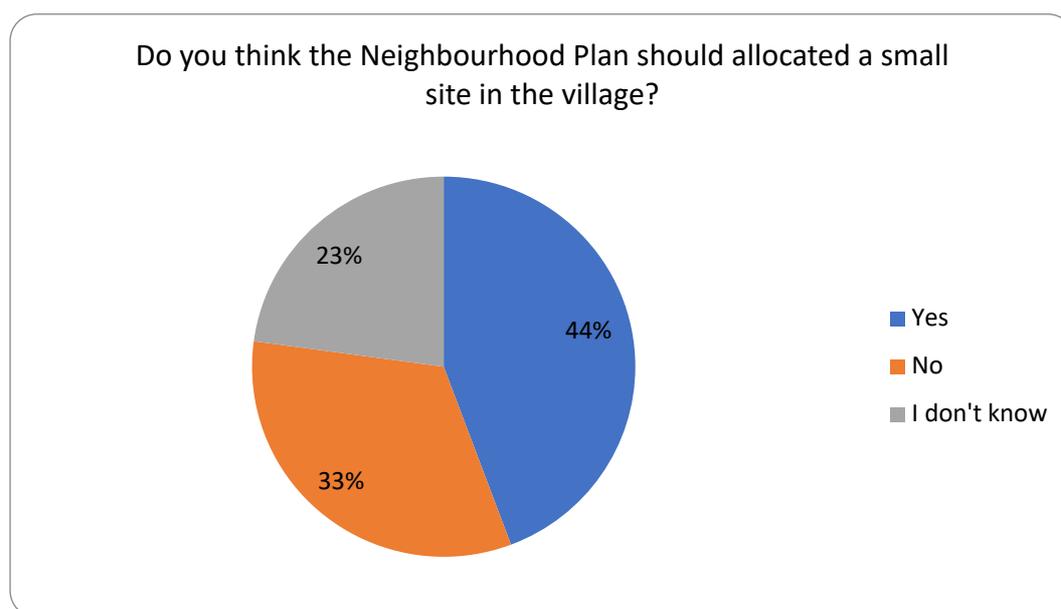
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- Rent to buy scheme
- Social housing
- Help to buy scheme
- Social rented housing
- Property for first time buyers
- Property for people earning under £25k

### Housing Allocation

Q5. Neighbourhood Plans can allocate land for new housing in addition to that already proposed in the Local Plan. Although there is no requirement to do this, allocating a small site can have a number of benefits. The allocation can, for example, specify the type of housing that is needed by local people, and this could help younger residents get on the housing ladder or enable older residents to down-size if they want to. It may also provide additional protection from speculative, or windfall, development being approved. Do you think the Neighbourhood Plan should allocate a small site in the village?

Views were mixed with 44% (31) answering yes and 33% (23) answering no whilst 23% (16) said they don't know.



Those who answered yes and chose to give a reason gave the following reasons:

- Remove monopoly from large building firms
- For the benefits described in the question
- To gain control over the type of housing built
- Protection from speculative development
- To enable local younger people to stay in the village
- Better use of land
- With the proviso that infrastructure is improved
- Concentrate disruption to a small site
- Select areas for development which will impact current residents less

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Those who answered no and chose to give a reason gave the following reasons:

- Lack of infrastructure
- No further housing required / enough housing allocated in Reedham already
- Disruption to current village residents
- Enough affordable housing in the area already
- Against all further development in Reedham
- Reedham is a designated dark area

Q6. If you are in favour of allocating a small site within the Neighbourhood Plan, what suggestions do you have on where this could be, please be as specific as possible.

27 people responded to this question with some giving specific suggestions of sites as asked. The suggestions included:

- Land behind Barn Owl close (4 comments)
- Close to the village centre (4 comments)
- Church road (3 comments)
- Build on the school playing fields – reduce the size / relocate the fields (3 comments)
- Single suggestions were made for: Infill sites, Mill Road, Middle Hill and Station Road

### Design

Q7. Design, such as the materials used to build the houses, is important for retaining local character and sustaining local identity. Design of existing housing in Reedham is very mixed, but good quality design will still be very important. Do you think we should have a policy that requires any future development to be in keeping with the area?

69 people answered this question with the majority saying yes (91%).

Response	Proportion	Number
Yes	91%	63
No	7%	5
I don't know	1%	1
		<b>69</b>

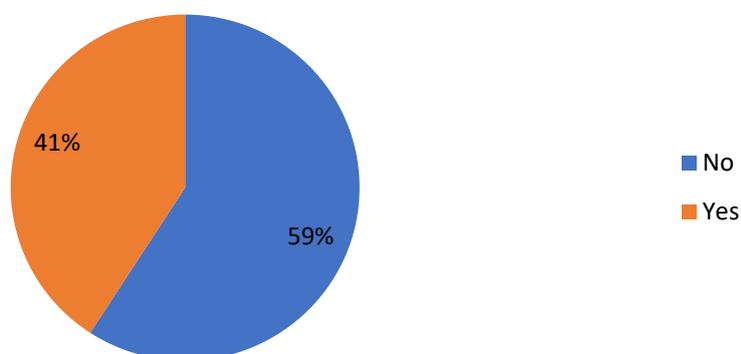
### Second Homes

Q8. Council Tax records show there are 13 second homes in Reedham. Do you feel that second home ownership is a problem? If yes what impact do you think this has on the community?

71 people answered this question and views were split with a slight majority (59%/42) answering that it is not a problem.

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Council Tax records show there are 13 second homes in Reedham. Do you feel that second home ownership is a problem?



Those who answered that second home ownership is a problem in Reedham gave the following reasons:

- Reduced housing stock
- Increased housing prices
- Unoccupied properties / empty in winter
- Leads to lack of facilities
- Doesn't support village trades / activities
- Takes homes away from those who want to live in the village full time
- Parking issues particularly along Riverside
- Lessens community spirit

Those who answered that second home ownership is not a problem in Reedham gave the following reasons:

- It's a small number / acceptable proportion
- Economic contribution to the village is significant – tourists spend in the village
- Holidaymakers may become future village homeowners

### Local green spaces

Q9. Reedham Neighbourhood Plan will designate some green areas that are especially important to the community as Local Green Spaces. This could include local play areas, burial ground or allotments. These need to meet a set of national criteria which requires them to be demonstrably special and hold particular significance to the local community. They may be demonstrably special by virtue of their beauty, historic significance, recreational value, tranquillity or richness of wildlife. What areas of green space within the village do you think are special and worth protecting?

There were 64 responses and below is a record of the sites suggested as worth protecting:

- River front
- Farmland / fields

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- School field
- Allotments
- Play area
- Village hall /field
- Reedham ferry footpath
- War memorials
- Petitts
- Behind Barn Owl Close
- Railway cutting nature reserve
- Marshland
- Brickstone Carr CWS
- Maypole Hill to Holly Barn area
- Johns Carr/Sprowston Wood
- Roman Road from historic settlement at Reedham northwards
- Promontory on which the church sits - site of prehistoric significance
- A former tributary of the Thames which cuts N-S across Station Road near the Garage Cafe and its course north of there
- All of low common road round to church dam.
- Wasteland between cliff close and the Havaker
- The land in front of Nursery House

Q10. As part of the Neighbourhood Plan we could develop an ecological network or wildlife corridors that link up important habitats such as ponds or woodland and other green spaces such as the cemetery. Would you support this?

72 people answered this question, and a large majority supported the suggestion (90%/65)

Comments focused on the importance of wildlife habitats and ecological preservation especially if other habitats are lost to development in the village. The value of wildlife and green spaces for children, adults and older people was noted for both village residents and for visitors/holidaymakers. Some of the suggestions made included creating:

- A village pond
- Wildflower meadows / verges
- Hedgehog and bee friendly gardens
- A wildlife corridor between Station Rd and FP2 south of Barn Owl Close
- Hedgerows

Q11. Is there a need for a central village playing field?

70 people answered this question with the majority (71%/50) answering yes and 29%/20 answering no.

Those who supported a central playing field described the importance of space to play sports and enjoy outdoor hobbies for adults and children living in the village, especially for those who don't have outdoor space at their home. Some people wanted to retain the existing village hall field and described its value to the community but also felt that an additional playing field more centrally located would be beneficial especially to younger

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children for whom the village hall field is too far away to safely access alone. Respondents described the value of outdoor exercise and socialising for wellbeing and a central space for groups to meet was seen as key.

Those who responded that there is not a need for a central village playing field felt that the existing field at the village hall is sufficient for the needs of village residents in a good location.

### Key Views

Q12. The Neighbourhood Plan will identify key views within the parish which depict the area's special qualities. These may be of the landscape, iconic views of the village or historic features such as the church and its setting. The plan will seek to protect these views for future enjoyment. Please describe any key views that you think are particularly important within Reedham.

Suggestions included the following views:

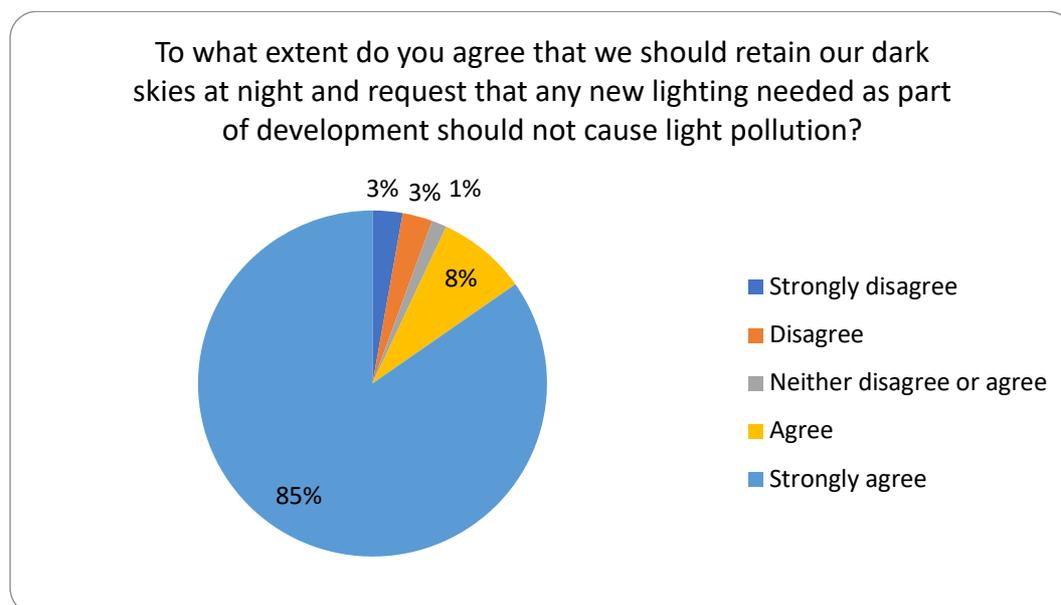
- The church
- Riverside
- Ferry bridge
- Swing bridge
- Marshes
- Wherryman's Way
- Reed beds
- Quayside
- Views into and out of Reedham across the marshes to the E, SE, S, SW and W
- Maypole Hill
- Church Dam
- Ferry Dam
- The ferry complex
- Allotments
- Open sky views from the village to the river
- View towards Loddon
- The Broads
- Petitts
- Towards Polkey's Mill looking across to Great Yarmouth
- Woodland walk
- School
- Memorial Hill across to the Ferry
- From Reedham Ferry to Berney Arms
- From Witton Green across to Mill Road

### Dark skies

Q13. To what extent do you agree that we should retain our dark skies at night and request that any new lighting needed as part of development should not cause light pollution?

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72 people answered this question and the majority agreed, with 93% of people either agreeing or strongly agreeing. 6% of people disagreed or strongly disagreed.



### Heritage Assets

Q14. Heritage Assets Protection already exists for Reedham's listed buildings through national policy and guidance. The Neighbourhood Plan can add to this by identifying other buildings or structures of local historic importance, referring to them as non-designated heritage assets. A map of listed buildings is below: Please list any other buildings or structures of heritage value in the parish which could be identified in the Neighbourhood Plan.

Suggestions included:

- Parish church
- Village hall
- The Ship Inn
- The Lord Nelson
- The ferry
- The Ferry Inn
- Reedham station and signal box
- Railway bridge
- Flint cottage at Riverside
- Eagle Tavern buildings
- Station Farm buildings
- The swing bridge
- Halls boatyard
- Pottles Barn
- The net drying building next to the public toilets
- Sandersons boat shed and old wherry dock
- Reedham primary school

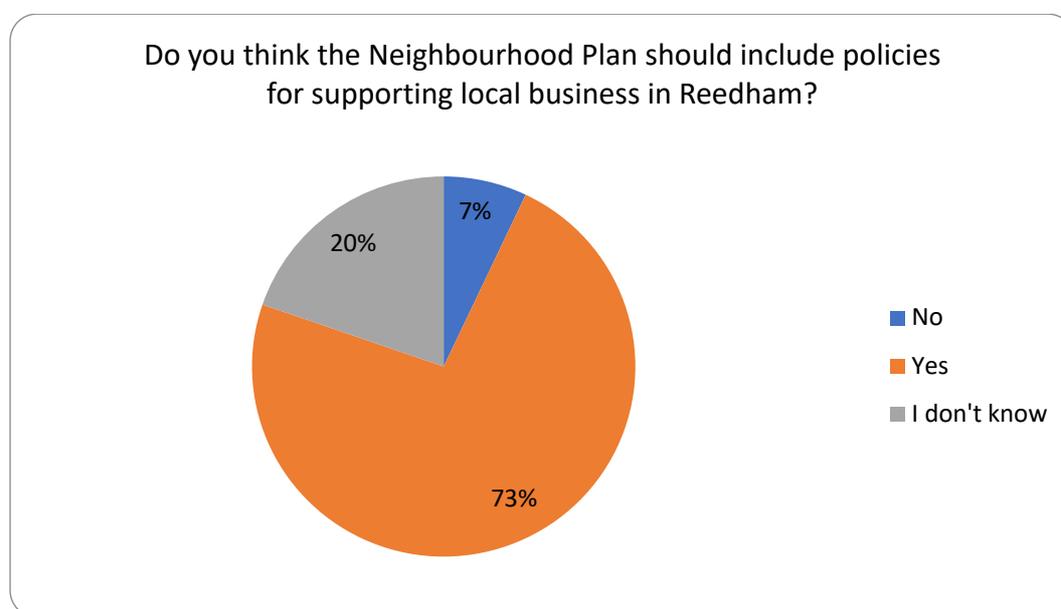
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- Smokehouse
- The Manor House
- The mill on Ferry Rd
- Station House
- The iron chapel
- Brickmakers
- The Cedars

### Local business

Q15. Do you think the Neighbourhood Plan should include policies for supporting local business in Reedham?

71 people answered this question and the majority agreed (73%/52)



Suggestions for these policies included:

- More shops
- Cash points
- Better bus services
- Encourage businesses with home workers and start-ups
- Planning to allow for old outbuildings to become Airbnb type lets
- Better broadband
- Takeaway food outlets
- Look favourably on licencing for retail and hospitality – business rate relief in first 2 years for new business
- Pedestrianise parts of Riverside for café culture
- More parking
- Take advantage of any protections/assistance from the local authorities' tourism policies – e.g. seek conservation/special status

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- Encourage boat related businesses
- Make connection to the Broadland Plan (Reedham Enhancement)
- Improve roads
- Improve mobile phone coverage
- Improve policing
- Make small start-up grants available
- Conversion of old farm buildings to business use

### Infrastructure

Q16. What improvements to infrastructure, such as drainage, broadband, improved pavements or public rights of way, would you like to see or not, in and around the village?

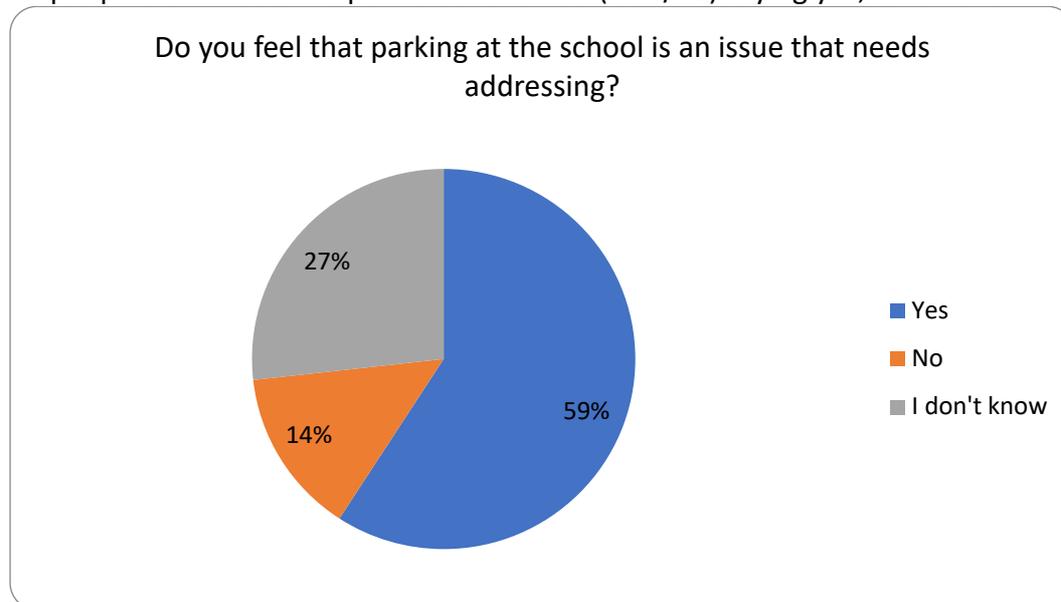
58 people gave their views on this question. The most frequently raised issue was drainage and sewers with 29 responses mentioning the insufficient capacity in the sewerage works which means tankers taking away sewerage. Residents felt this current infrastructure is not good enough and needs to be improved before seeking further development which will add strain to the systems. The next most common issue was the need for improved broadband and mobile phone coverage – faster and more reliable connections to allow people to work, socialise and access services online. 14 responses mentioned the need to reduce the speed of vehicles driving in the village either by reducing speed limits or adding speed bumps. 12 responses talked about the importance of maintaining existing Public Rights of Way and/or adding some new ones. The topic of pavements divided respondents – 12 responses were about there being no room and/or no need for pavements (concerns about the character of the village being changed) whilst 9 responses said pavements were needed for safe pedestrian access. 6 responses described streetlighting as something that would negatively affect the character of the village if introduced.

Issue	Mentioned in number of responses
Drainage / sewers	29
Broadband / phone coverage	29
Road speed reducing measures	14
Maintain/add public rights of way	12
No room / need for pavements	12
More pavements needed	9
No streetlights wanted	6
Improve road surfaces	5
Do not widen roads	4
Improve public transport – bus/train	3
Improve parking	3
Charging point for electric cars	1
More cycleways	1
More surgery services	1

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Q17. Do you feel that parking at the school is an issue that needs addressing?

71 people answered this question with most (59%/42) saying yes, it is an issue.



Those who answered yes were given the opportunity to share their suggestions for addressing the issue. The most commonly suggested solutions were for more children to walk to school and for restrictions to traffic/parking in the immediate vicinity of the school.

Suggestions included:

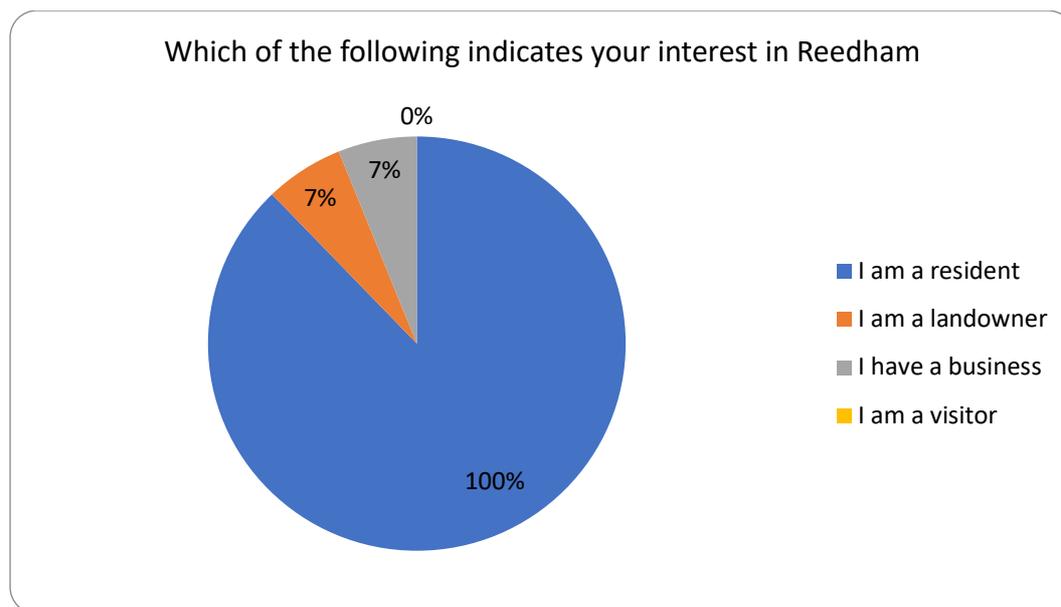
- Encourage more children to walk/cycle to school
- Stagger the start/finish times for classes
- No expansion of the school
- No new housing
- No parking zone close to the school and junction
- Designate parking for parents at one of the pubs for school drop off and pick up times
- Enforcement for illegally parked cars / fines for engines running
- Speed limits on roads near school
- Start a walking bus for the children
- Relocate the school to the playing fields and incorporate a car park
- Carpool system

### About the respondents

Q18. Which of the following indicates your interest in Reedham?

72 people answered this question – respondents could select more than one answer. All respondents live in Reedham.

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### Demographics of respondents

Q19. Please indicate whether you are:

Response	Proportion	Number
Employed	55%	39
Not working	3%	2
Retired	42%	30
		71

Q20. Please indicate your age category:

Response	Proportion	Number
0-24	0%	0
25-44	14%	10
45-64	43%	31
65-74	26%	19
75+	17%	12
		72