

# Reedham Neighbourhood Plan Issues and Options Report March 2022

## Table of Contents

INTRODUCTION.....	1
HOUSING GROWTH (INCL AFFORDABLE HOUSING) .....	1
HOUSING MIX & DESIGN .....	2
TOURISM & ECONOMY.....	4
TRAVEL & TRANSPORT .....	5
LOCAL SERVICE PROVISION & INFRASTRUCTURE .....	6
THE NATURAL ENVIRONMENT .....	8
FLOOD RISK .....	9
HISTORIC ENVIRONMENT .....	10

## Introduction

This document sets out the key issues identified for the Reedham Neighbourhood Plan. It reviews how each of the issues are currently addressed through national and local plan policy, and where they are not, considers options for the Neighbourhood Plan. One of the basic requirements of Neighbourhood Plans is to have general conformity with national and local plans, they can include additional detail or deviate where there is a justifiable reason to do so, but there is no need to repeat existing policy.

## Housing Growth (incl Affordable Housing)

Issues from evidence base	Feedback from consultation	How this is addressed in national and Local Plan policies	Options for the Reedham Neighbourhood Plan
<p>Reedham is identified as a Cluster Village in the emerging Local Plan (at examination), which will need to accommodate an additional 60-80 new homes up to 2038.</p> <p>The emerging plan includes two allocations:</p> <ul style="list-style-type: none"> <li>Land to the east of Station Road (20-30dw)</li> <li>Mill Road (20-30dw)</li> </ul> <p>This, together with existing permissions, is growth of around 16% in the size of the settlement over 25 years. In addition, further windfall development is likely within the parish, and allowable as part of Policies 7.4 and 7.5 in the emerging local plan.</p> <p>Ensuring that the growth is delivered in the right place and reflects local need for</p>	<p>Residents have mixed views on housing development in the village.</p> <p>Some people support small scale development of affordable starter homes that will allow first time buyers onto the market.</p> <p>Some people do not want any more housing in the village.</p> <p>44% of respondents to the survey thought the neighbourhood plan should allocate.</p> <p>There is more support for</p>	<p>NPPF Chapter 5 requires plans ensure a significant increase in the supply of new homes, although NPs are not required to allocate sites for housing.</p> <p>Strong support in the NPPF for First Homes, a type of affordable housing, which are discounted open-market dwellings and available for first time owners.</p> <p>Policy on Rural Exception Sites for affordable housing is covered in the NPPF, with additional support in the Joint Core Strategy.</p> <p>National policy is that affordable housing contributions are only required on major schemes, such as those for 10 homes or more. If the NP allocates a site less than</p>	<p>There is no pressure to allocate a site for housing as part of the plan as the projected housing requirement is being met by the local plan through the two allocations. Furthermore, emerging policies in the local plan, as well as national policy on rural exception sites, does seem to provide scope for additional windfall open-market and affordable housing to come forward. However, allocating land for residential development in the NP would not only provide additional certainty in providing more homes, it would also enable the NP to set out exactly what this should be and also it would afford some additional protection from speculative/windfall development; there is a level of community support for allocating, though not strong.</p> <p><u>Policy Options</u></p> <ol style="list-style-type: none"> <li>The NP could allocate a site for residential development, either for</li> </ol>

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<p>housing is important, current emerging plans are for housing development to be delivered on Mill Road and east of Station Road, as mentioned above. There is opportunity for the Neighbourhood Plan to allocate sites preferred by the community.</p> <p>The demand for affordable housing likely outstrips its current supply, with 42 applications on the housing list indicating a preference for Reedham.</p>	<p>a small allocation or one specifically for affordable housing.</p> <p>Around 10% of respondents to the survey are either looking or know someone who is looking for affordable housing in the village, now or in the future.</p>	<p>this, then it won't deliver affordable homes, unless the allocation is specifically for affordable housing.</p> <p>Emerging GNLP Policy 7.4 allows for infill development within settlement boundaries and affordable housing development (with up to 15 market homes) on sites adjacent or well related to settlement boundaries.</p> <p>Emerging policy 7.5 of the GNLP will allow for 5 dwellings as windfall development adjacent to the village. This gives positive consideration for self-build</p>	<p>market housing or affordable housing. A call for sites would be a useful next step.</p>

## Housing Mix & Design

Issues from evidence base and HNA	Feedback from consultation	How this is addressed in national and local plan policies	Options for the Reedham Neighbourhood Plan
<p>The Housing Needs Assessment (HNA) concludes that a lack of social or affordable rented dwellings is the principle affordability challenge for Reedham residents.</p> <p>The HNA recommends a</p>	<p>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.</p>	<p>The National Planning Policy Framework (NPPF) para 61 requires plans to have policies that meet the housing needs of different demographic groups, such as older people, disabled people, self-builders, families etc. The Joint Core Strategy also supports of mix of housing to support local needs and a balanced community.</p>	<ol style="list-style-type: none"> <li>1. Include a housing mix policy that specifically requires a mix of housing that accords with the HNA – a focus on 2 and 3 bedroom homes, which was also supported through consultation.</li> <li>2. Include an affordable tenure split, that reflects the findings of the HNA.</li> <li>3. There is already a considerable amount in existing policy on general approaches to</li> </ol>

Issues from evidence base and HNA	Feedback from consultation	How this is addressed in national and local plan policies	Options for the Reedham Neighbourhood Plan
<p>tenure split of 60% affordable housing be offered as social or affordable rent and 40% routes to home ownership.</p> <p>Reedham's stock of existing housing is characterised by significantly higher proportions of detached houses and homes with 3 bedrooms</p> <p>The population profile includes a higher share of people aged 45-84 – a group that is likely to reach retirement age over the Plan period to 2034 and will become a source of demand for housing.</p> <p>The HNA recommends new housing focuses on 2 and 3 bedroom properties and no further large dwellings.</p>	<p>2 or 3 bed properties are the preferred size.</p> <p>Residents want any future housing development to be in keeping with the village's character.</p>	<p>NPPF Chapter 12 requires plans to have design policies that have community support and pick up the defining characteristics and historic character of the area. Design covers not just appearance but how a place functions. The NPPF also encourages innovative design with high levels of sustainability.</p> <p>The local plans encourage high design standards reflecting local character and especially innovative design that reduces the need for centralized energy sources (so using renewable energy instead).</p> <p>It is possible for Planning Authorities to set energy performance technical standards for new homes above those required by building regulations, but qualifying bodies can't do this as part of NPs, although they can have more general policies. Emerging policy 2 of the GNLP establishes standards for energy efficiency in new development.</p> <p>The Emerging GNLP Policy 5 sets a requirement for at least 33% affordable housing, unless allocated in a NP for a different percentage.</p> <p>Emerging GNLP Policy 5 requires 5% of</p>	<p>design, but the NP could include a more specific policy based on the Design Guide being produced.</p> <p>4. It is not possible to set technical energy efficiency requirements/targets in NPs for new homes currently, however the NP could include a general policy on new development meeting a high level of sustainable design and construction and be optimized for energy efficiency.</p> <p>5. There could be something for the energy efficiency standards of non-residential development, if fully justified.</p>

Issues from evidence base and HNA	Feedback from consultation	How this is addressed in national and local plan policies	Options for the Reedham Neighbourhood Plan
		<p>plots of residential proposals of 40 dwellings or more to provide for self-build.</p> <p>Emerging GNLP Policy 6 encourages flexible building design to encourage local working and business opportunities</p>	

## Tourism & Economy

Issues from evidence base	Feedback from consultation	How this is addressed in national and Local Plan policies	Options for the Reedham Neighbourhood Plan
<p>Tourism is important to Reedham's economy and helps to support local service provision</p> <p>Reedham has several important tourist assets, Wherryman's Way, Pettitts Animal Adventure Park and the Broads.</p> <p>The Wherryman's Way runs through the centre of Reedham, bringing significant visitor numbers to the village, though signage and access could be better.</p>	<p>73% of respondents felt that the plan should include policies for supporting local business in Reedham</p> <p>Suggestions included more shops, encourage business start-up space, encouraging 'café culture', boat related business, conversion of farm buildings to business use. Anything specifically on tourism rather than just businesses?</p>	<p>Joint Core Strategy supports tourism facilities in Reedham, as do the Broadland and Broads Local Plans.</p> <p>The local plan also supports change of use from a dwelling to suitable commercial/ work uses, which could include tourism accommodation</p> <p>Broadland local plan supports conversion of existing buildings for commercial/ work uses and for tourism.</p> <p>Policy E3 permits new tourist accommodation outside settlements where there is a site specific demand.</p> <p>The local business types supported (such as artisan food and drink production) tend to all fall within the same planning use class as</p>	<ol style="list-style-type: none"> <li>1. The NP could include a policy that supports business enterprise, such as within disused farm buildings – conversion is already permitted, but the NP could allow for sensitive small scale extension of such buildings.</li> <li>2. Could have a planning policy for tourism accommodation in existing buildings being strongly supported. This could specifically support provision in existing buildings, rather than new ones, so conversions or change of use, including outside of the development boundary. Could also allow for replacement buildings outside the development boundary. Or even support new build tourism accommodation adjacent to the development boundary</li> <li>3. There could be community actions such as improving signage/ access for routes like Wherryman's Way etc</li> </ol>

Issues from evidence base	Feedback from consultation	How this is addressed in national and Local Plan policies	Options for the Reedham Neighbourhood Plan
		<p>some of those opposed (such as financial services). This means that they can switch between uses without planning permission and without any control. Planning does not allow for supporting specific business types, only specific uses.</p> <p>Emerging GNLP policy 6 allows for small scale retail and leisure development serving local needs to support village life and promote active travel.</p> <p>Broads Local Plan SP10 supports economic growth subject to no adverse impacts on the special qualities of the Broads, and there being sufficient infrastructure to accommodate proposals.</p> <p>DM25 of the Broads Local Plan supports small scale home-based business where it has no adverse impact on the landscape or amenity of the area or occupiers of neighbouring properties.</p> <p>DM28 of the Broads Local Plan covers development of waterside sites, including boatyards.</p>	

## Travel & Transport

Issues from evidence base	Feedback from consultation	National & Local Plan Policies	Options for Reedham NP
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<p>The village is connected by public transport with rail services to Norwich, Lowestoft and Great Yarmouth via the Wherry Lines Railway. This could make the village an attractive place to live for people of working age. The rail station is centrally located and accessible by walking and bike for much of the settlement.</p> <p>There is a limited bus service to Acle operated by Our Bus. Are the bus stops good?</p> <p>There is good access into open countryside from the village, providing residents with good recreational walking opportunities.</p> <p>Reedham Ferry provides a crossing over the River Yare and is the only crossing point between Norwich and Great Yarmouth.</p>	<p>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.</p>	<p>NPPF chapter 9 supports walking and cycling being integral to design considerations. Also, development should maximise opportunities to promote walking and cycling and use of sustainable transport. Opportunities are likely to be few however.</p> <p>NPPF paras 108 and 109 cover highway safety and network operational efficiency of the highways such as congestion. Broadland local plan also promotes highway safety as part of new development.</p> <p>Parking guidelines are covered in the Broadland local plan, referring to Norfolk CC standards which set a maximum number of spaces</p> <p>Policy SP9 of the Broads Local Plan seeks to protect and improve recreational access to land/water and between the water's edge and water, including crossing points.</p>	<ol style="list-style-type: none"> <li>1. Look to have a policy on minimum parking standards if residential parking is an issue, especially as Broadland policy is contrary to national guidance</li> <li>2. Could have a policy that any development of the school will need to include a parking management plan</li> <li>3. Could maybe have a community action on the PC working with the school/ governors on promoting car sharing and walking etc</li> </ol>
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## Local Service Provision & Infrastructure

Issues from the evidence base	Feedback from consultation	National and local plan policies	Options for Reedham NP
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<p>There is a good primary school within the village, though this is under capacity which suggests that there is an insufficient number of local families with young children, or they choose to send their children elsewhere.</p> <p>The primary school playing field is located some way from the school, which means the school is not able to make best use of it.</p> <p>Reedham has a range of facilities including a post office (part time), primary school, nursery, doctor's surgery, food shops, pub and village hall. Further housing development could support the viability of local service provision, including the primary school, especially if it was designed to meet the needs of young families.</p> <p>A relatively high proportion of people work from home, so could be more likely to use local services and rely on good technological infrastructure.</p>	<p>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.</p> <p>Reedham residents want to see improvements to broadband and mobile phone coverage in the village.</p> <p>Consultation indicates support for a new central playing field in the village</p> <p>Issue around school playing field/ outdoor space?</p>	<p>NPPF paragraph 92 supports the protection of existing village services and the delivery of new ones in order to maintain the vitality of rural communities.</p> <p>The Broadland local plan supports proposals which improve the range of community facilities and local services available, including outside of the settlement, where need is demonstrated. Loss of community facilities is resisted.</p> <p>The Broads Local Plan SP16 and DM7 resists loss of existing community facilities and services including sport, recreational, allotment or amenity open space as identified on their policies maps.</p> <p>Joint Core Strategy promotes improved telecommunications and communication infrastructure such as broadband. Much of this is permitted development. Mobile phone masts over a certain height are not permitted development but need community support</p> <p>Emerging GNLP Policy 4 covers strategic infrastructure such as energy and water supply, sewerage, healthcare and education. It also sets out that development proposals will provide on-side services and facilities and support local infrastructure capacity improvements.</p>	<ol style="list-style-type: none"> <li>1. The NP could identify community facilities that are particularly valued, which would be protected under local plan policy</li> <li>2. Include a community policy on information boards, benches etc, linked to visitors and wildlife</li> <li>3. Community action on working with Anglian Water to improve the maintenance of the sewage system</li> <li>4. Include a policy on open space provision that requires opportunities to be considered for providing a school field near to the primary school, rather than on site.</li> <li>5. Could either allocate a central site for a playing field as long as the landowner is supportive. Or could have a policy that is supportive of recreational uses on this piece of land.</li> <li>6. Support for a mobile phone mast over a certain height? I think PD rights</li> </ol>
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## The Natural Environment

Issues from Evidence Base	Feedback from Consultation	National and Local Plan Policy	Options for Reedham NP
<p>The parish is extremely rich in wildlife and has a number of national and internationally important wildlife designations, which could be sensitive to impacts from future development.</p> <p>In addition to wildlife designations, priority habitats exist which could be affected by new development.</p> <p>Its proximity to the Broads and lack of street lighting means there are dark expansive skies at night. These could be eroded through new</p>	<p>There is strong support for protecting and improving wildlife habitat. Strong support for ecological network – 90% of respondents.</p> <p>Many suggestions of important green spaces put forward for designation.</p> <p>Many important landscape views within the parish were suggested by residents. This perhaps reflects some of</p>	<p>Legislation and the NPPF (chapter 15) afford considerable support for protecting and enhancing key landscapes and areas of value in terms of biodiversity. Also includes the need for biodiversity net gains in developments, including through ecological networks. Para 174 supports the mapping of ecological assets and networks, including for enhancement or creation. NPPF paras 96 -101 covers protecting existing green open spaces and creation of new ones.</p> <p>Legislation and the NPPF (chapter 15) afford considerable support for</p>	<ol style="list-style-type: none"> <li>1. The NP could designate Local Green Spaces for protection. This would be in accordance with the protection afforded to green belt. These need to meet certain criteria set out in the NPPF and the extent to which they are special to the local community can be tested at the consultation.</li> <li>2. The NP could protect important local views.</li> <li>3. The NP could include a dark skies policy</li> <li>4. The NP could include green corridors which could become a</li> </ol>

<p>development with external lighting that is not dark sky sensitive.</p> <p>Water quality is an issue for sensitive wetland habitats, an increase in visitor numbers as a result of new housing growth may have potentially negative impacts on some sites.</p> <p>The landscape is defined by openness, with some significant views of largely flat landscapes, churches and big skies. Conserving this character and integrating new development so that it is consistent with the local landscape, particularly at settlement edges will be important.</p> <p>Protecting views of open farmland and landscape features such as churches could be important.</p>	<p>those characteristics that are treasured, such as the countryside and openness.</p> <p>There is strong support for maintaining Reedham’s dark skies – 93% of respondents agree or strongly agree that these should be retained.</p>	<p>protecting and enhancing key landscapes and areas of value in terms of biodiversity.</p> <p>The local plans have general policies protecting landscape and its features – this includes protecting nocturnal character and important views - and protecting and enhancing biodiversity, including supporting a green infrastructure network.</p> <p>The emerging GNLP Policy 3 requires a 10% net gain in biodiversity.</p> <p>Broads Local Plan policy SP6 requires biodiversity gains wherever possible paying attention to habitats and species.</p> <p>Emerging GNLP Policy 3 requires all residential development addresses potential visitor pressure on designated sites through a standard contribution.</p> <p>Policy DM22 protects the tranquillity and dark sky experience of the Broads.</p>	<p>focus for any biodiversity net gain that is not delivered on site as well as community action to improve habitat</p>
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## Flood Risk

Issues from evidence base	Feedback from consultation	National and Local Plan Policies	Options for Reedham NP
The location of new development will be constrained by flood risk as much of the area surrounding the existing settlement falls	No feedback in relation to flooding from the	Flood risk from rivers and rainfall is covered comprehensively in the NPPF chapter 14. The NPPF also considers the approach to surface water	1. NP could contain a policy requiring the use of Sustainable Drainage

<p>within Flood Zone 3 due to its proximity to the Broads.</p> <p>Surface water flooding is an issue in some parts of the settlement, with high risk of flooding in some areas, and it will be important to ensure this is not worsened through new development.</p>	<p>consultation</p>	<p>management, with a focus on Sustainable Drainage Systems.</p> <p>The local plans require new development is located to minimise flood risk. The Broads LP requires proposals to incorporate SuDS.</p> <p>DM2 of the Broads Local Plan requires development to demonstrate there is adequate sewage treatment provision.</p>	<p>Systems.</p> <p>2. The NP could include a community policy around maintaining local drainage ditches.</p>
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## Historic Environment

Issues from evidence base	Feedback from consultation	National and Local Plan Policies	Options for Reedham NP
<p>Reedham has a number of buildings of heritage value, including two mills, and a Conservation Area for Halvergate Marshes.</p> <p>Effort should be made to retain both the character of these and their setting, ensuring that it is not diluted through new development with inappropriate profiling or materials. This includes renewable energy development.</p> <p>There may be other buildings / structures of local heritage importance which could be afforded protection through the planning process.</p>	<p>A range of suggestions for buildings/structures were made that could be identified as non-designated heritage assets.</p>	<p>NPPF chapter 16 covers the conservation of the historic environment comprehensively, including the planning balance to be applied to different levels of protection, such as non-designated heritage assets, Scheduled Ancient Monuments.</p> <p>Legislation also provides protection for certain assets such as listed buildings.</p> <p>Broads Local Plan Policy SP5 seeks to protect and enhance key buildings, structures and features which contribute to the Broads character and distinctiveness. DM11 protects designated and non-designated heritage assets and archaeology. DM12 covers re-use of historic buildings.</p> <p>Emerging GNLP Policy 3 protects non-designated heritage assets</p>	<p>1. The plan could identify non-designated heritage assets of local importance.</p>