

# Reedham Neighbourhood Plan 2022-2036



Do you want to call it 'Our Reedham Our  
Future' like the CLP?

**Draft August 2022**

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## Introduction

1. This Neighbourhood Plan builds on the Community Led Plan that already exists and contains the needs and aspirations for the future of Reedham. The difference is that this document contains planning policies, which will be used to help determined planning applications that come forward within the parish. It is therefore an opportunity to have real influence over how the parish develops in the future.
2. Reedham is an East Norfolk village in the Broadland region of East Anglia. It is situated on the north bank of the River Yare, some 20km east of Norwich, approximately 12km west of Great Yarmouth and the same distance from Lowestoft. The parish extends over 12 km<sup>2</sup> of land, including an area of marshland stretching northeast along the River Yare to the Berney Arms Public House. The parish falls into two local authority areas, Broadland District Council and the Broads Authority. The community comprises around 575 homes, 1,200<sup>1</sup> people and several businesses.
3. Reedham depends highly on tourism, which brings business to local traders and benefits the area as a whole. The Wherry Lines railway between Norwich and Lowestoft crosses the river at the swing bridge and the railway station provides connections to Norwich, Lowestoft and Great Yarmouth via the isolated marshland hamlet of Berney Arms. The Wherryman's Way, a 35 mile recreational walk between Norwich and Great Yarmouth, follows the river and runs along Reedham Riverside. There is a marina and boatyard from where river cruisers can be hired.
4. Reedham Ferry is a chain ferry and is the only crossing on the River Yare between Norwich and Great Yarmouth. Set in this area of natural beauty with its importance for wildlife, The Ferry Inn has long been a hostelry on the north bank. In its lower reaches the Yare is one of the principle navigable waterways of The Broads and connects with the rest of the network. Riverside is an attractive spot to moor or just to sit and watch river traffic go by whilst enjoying Cannells tea rooms or either of the other two public houses, The Ship or The Lord Nelson. Both offer real ales from the local Humpty Dumpty Brewery which hosts the annual Reedham Beer Festival.
5. Pettitts Animal Adventure Park can be easily reached by a pleasant countryside path through the Woodland Walk from the village. Also on Riverside is the Post Office which sells provisions and incorporates a gift shop whilst up the hill, Reedham Stores and a fish and chip shop can be found. Reedham also retains The Viking Social Club and there are a number of events and activities regularly taking place at the village hall.
6. There is a doctor's surgery within the village, part of the Acle Health Centre, and the community is served by St John the Baptist Church, the most prominent building in Reedham. Church records of residents date back hundreds of years; the tower was built in 1447 and incorporates material 'recycled' from a much earlier Roman-period building.
7. "OUTLOOK" magazine, published monthly by the Parochial Church Councils of Reedham, Cantley and Limpenhoe, is delivered to each home and is an excellent source of information for people not only in Reedham but also those in neighbouring parishes.

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<sup>1</sup> ONS, mid-year population estimate for 2020

8. Reedham Primary School, another building with a long history, can be found up from Riverside at the top of School Hill and is currently attended by around 57 pupils.

## Neighbourhood Planning

### Overview of Neighbourhood Planning

9. Neighbourhood planning was introduced by the Localism Act 2011. Neighbourhood Planning legislation came into effect in April 2012 and gives communities the power to agree a Neighbourhood Development Plan. It is an important and powerful tool that gives communities such as parish councils statutory powers to agree a shared vision and shape how their community develops and changes over time.
10. Reedham parish falls on the boundary between Broadland District Council and the Broads Authority and so the Neighbourhood Plan sits within the context of the Broads Local Plan and Broadland Local Plan. The Broads Authority has the adopted 2019 Local Plan and are now reviewing this. The current Broadland Local Plan is made up of a number of documents with a timeframe up to 2026 including the Broadland, Norwich, and South Norfolk Joint Core Strategy DPD (2011), Development Management DPD (2015), Site Allocations DPD (2016) and the Growth Triangle Area Action Plan (2016). Broadland District Council is also working on an emerging local plan which is the Greater Norwich Local Plan (GNLP) with Norwich City Council, South Norfolk Council and Norfolk County Council; the GNLP has a timeframe up to 2038.
11. The Neighbourhood Plan will be a document that sets out planning policies for the Parish and these will be used, alongside the Local Plans, to decide whether planning applications are approved or not. It is a community document, that is written by local people who know and love the area.
12. The Neighbourhood Plan has to support the delivery of the 'strategic policies' contained in the Broadland and Broads Local Plans, and so it cannot promote less development than set out in local plan for example. The Local Plan sets the overall strategic policies such as the amount of new development and the distribution of that development across the district and the general protection of the environment.
13. Within the adopted Joint Core Strategy (2011) Reedham is identified as a Service Village under Policy 15, in Service Villages land will be allocated for small-scale housing development within a range of 10-20 dwellings subject to form and character and appropriate small-scale employment or service development will be encouraged. Also, existing local shops and services will be protected under Policy 152. Service Villages are defined based on having a good level of services/facilities including important facilities such as a primary school, food shop, public transport service and village hall; Reedham has all of these. Being designated as the above, makes Reedham an appropriate area for limited growth to secure the sustainability of the settlement.
14. In the emerging GNLP under the settlement hierarchy Reedham falls within the Village Clusters in Broadland which set out in Appendix 5 will provide a total of 60 dwellings in

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<sup>2</sup> Broadland, Norwich and South Norfolk Joint Core Strategy DPD (2011) [Layout 1 \(southnorfolkandbroadland.gov.uk\)](https://www.southnorfolkandbroadland.gov.uk)

new site allocations falling under the Norwich Urban Area<sup>3</sup> out of 482 being proposed in the village clusters under Policy 1 (GNLP)<sup>4</sup>. Village Clusters are expected to deliver 9% of total housing growth across the Local Plan area up to 2038, which is an increase of 4,024 homes overall. Village Clusters are based on primary school catchments. Reedham is a Village Cluster on its own (rather than with other settlements) as the school catchment does not extend to adjoining village.

15. The Broadland Site Allocations DPD 2016, allocated RED1- Land at Station Road in Reedham (Figure 1) this was for accommodating residential development of approximately 15-20 homes<sup>5</sup>. This has since been completed.
16. In the emerging Local Plan two sites are identified as preferred options to deliver the growth for housing (**Figure 2**):
  - GNLP1001- Land to East of Station Road (20-30 dwellings)
  - GNLP3003- Mill Road (20-30 dwellings)
  - These preferred sites will provide a total of 40-60 new homes. There are no carried forward residential allocations.

Talked about having the policies at the front again.

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<sup>3</sup> [Appendix 5 Village Clusters in Broadland | GNLP](#)

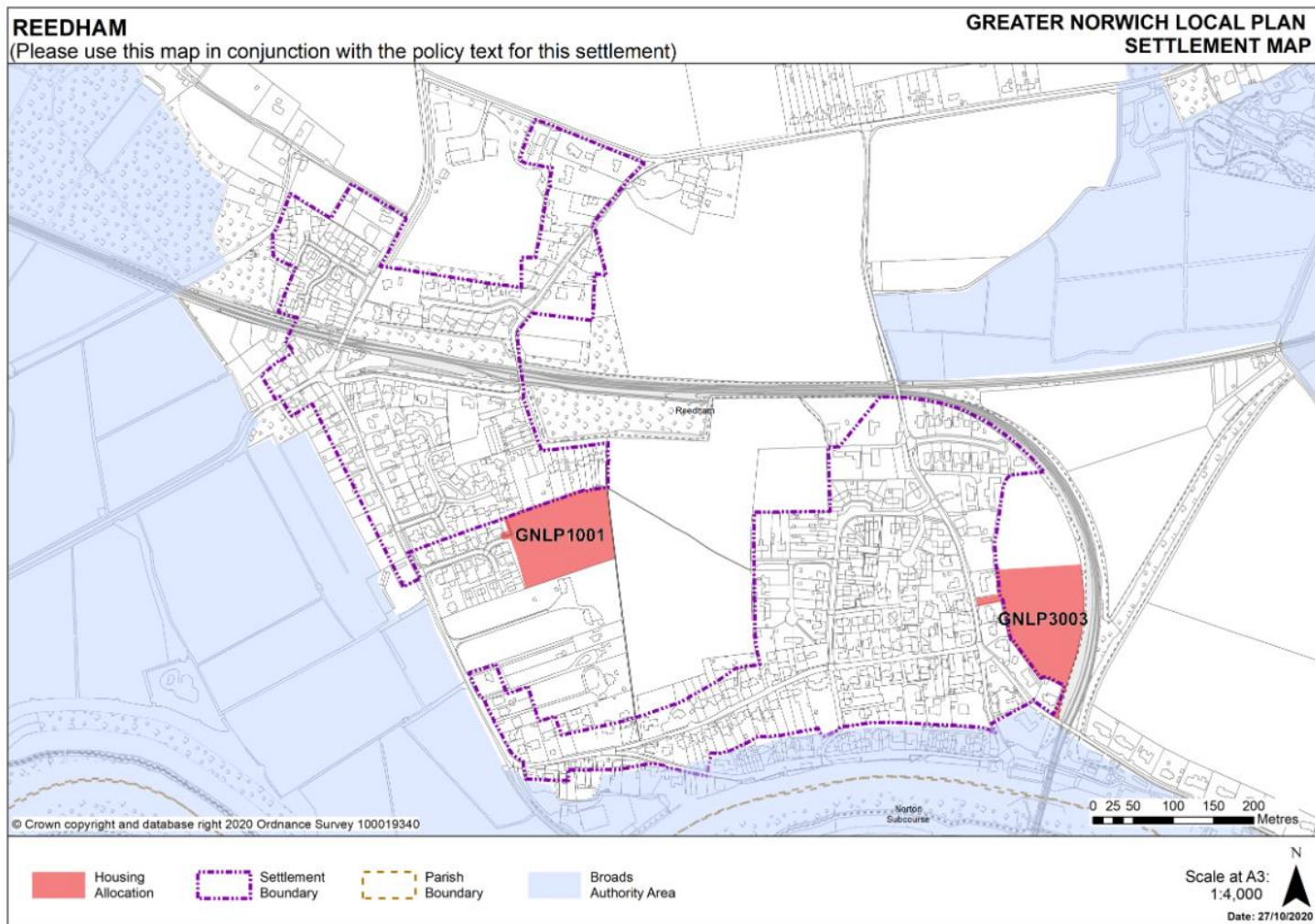
<sup>4</sup> [Policy 1 - The Sustainable Growth Strategy | GNLP](#)

<sup>5</sup> [Broadland District Council Site Allocations DPD \(2016\) \(southnorfolkandbroadland.gov.uk\)](#)









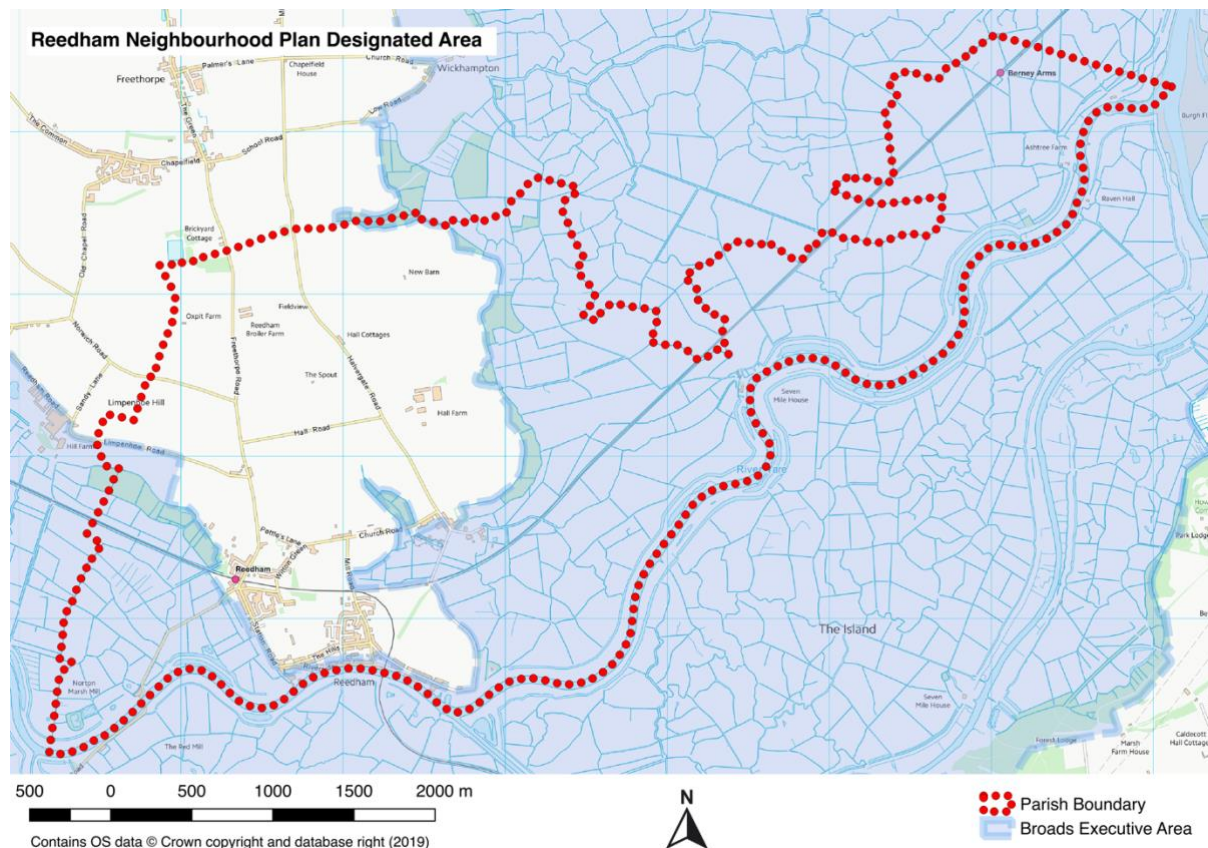
**Figure 2- Reedham Preferred Site Allocations in the GNLP (2020)<sup>6</sup>**

<sup>6</sup> GNLP Reedham Settlement Map Source: [Reedham | GNLP](#)

17. The Neighbourhood Plan can include 'non-strategic policies', such as the mix of housing, design principles for new development, conserving and enhancing the natural and historic environment, protecting local green spaces from development, and setting out other development management policies. Importantly, the Neighbourhood Plan will contribute to the achievement of sustainable development.
18. Once a neighbourhood plan has been 'made', following consultation with residents, examination, and a local referendum, it becomes part of the statutory development plan for the Parish and will be used by the District Council and Broads Authority in deciding on all planning applications in the Parish.

### Process of developing this Neighbourhood Plan

19. This plan builds on the Community Led Plan that was developed for Reedham, which was a significant piece of work for residents.
20. The Parish area shown in Figure 3 was designated as a Neighbourhood Plan Area by Broadland Council and the Broads Authority in April 2019. Working on behalf of the community, Reedham Neighbourhood Plan Steering Group has prepared this **draft plan** that will shape and influence future development and change across the Parish. Looking at Figure 3, we are at the stage of consulting on the pre-submission plan (Regulation 14).

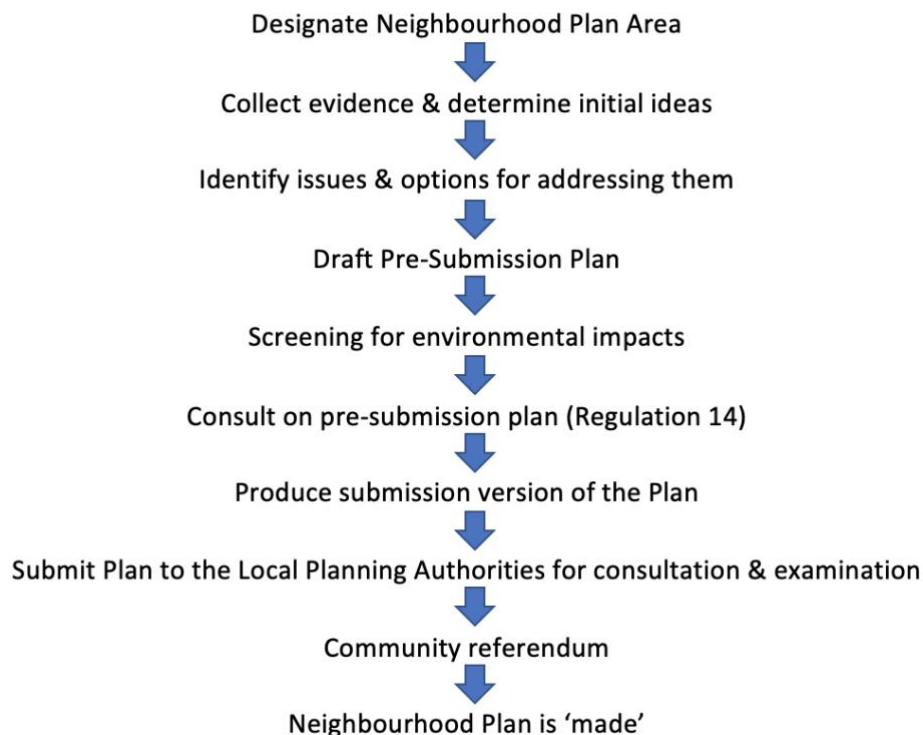


**Figure 3: Designated Neighbourhood Area**

21. A broad range of evidence has been reviewed to determine issues and develop policies for the plan. This includes population data from the Office of National Statistics, housing data, a review of environmental designations and historical records. Further work to

gather new evidence has also been undertaken, including an assessment of local green spaces, key views and heritage assets all supported by consultation activities with the community.

22. Any new development should serve both current and future residents. The policies contained within this plan will enable us to influence the design and type of any new homes being delivered in the Parish, as well as ensuring infrastructure improvements are delivered alongside growth to maximise community benefit.



**Figure 4: Neighbourhood Plan Process for Reedham**

## Consultation with Residents

23. A consultation event was held with residents in July to September 2021. This included a survey with 20 questions specifically related to the Neighbourhood Plan. Overall, 72 responses were received to the survey which represents approximately 13% of the current population of Reedham. The survey was also open to local landowners, visitors and people who work in the village.
24. The main issues and concerns raised included:
- 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.
  - 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.

- 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.
- Reedham residents want to see improvements to broadband and mobile phone coverage in the village.
- Residents want any future housing development to be in keeping with the village's character.
- 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.
- 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.
- There is strong support for maintaining Reedham's dark skies.
- There is support for a central playing field in the village.
- 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.
- Residents strongly support the idea of ecological networks and wildlife corridors in the village.

## Vision and Objectives

### Vision

Group to consider

### Objectives – consider these

- A. Ensure future housing development meets the needs of local people.
- B. Protect and enhance Reedham's natural environment, its green spaces, trees, hedgerows, waterways and marshland that are important for wildlife.
- C. Support regeneration of the riverside in a way that protects its special environmental qualities.
- D. Encourage local jobs, services and facilities that provide employment opportunities to local residents and attract visitors to the village.
- E. Protect and enhance important community facilities including recreational opportunities that are accessible to all ages.
- F. Reduce the impact of on-street car parking and ensure sufficient off-street parking is provided with new development.
- G. Reduce the impact of flooding and ensure that surface water flood risk is not worsened through new development.



## Policy Context

25. There is already in place a policy framework which applicants must have regard to when building in Reedham. These are the national and local plan policies within the Broads Authority and Broadland District. As previously mentioned, the Broads Authority has the adopted 2019 Local Plan. The current Broadland Local Plan is made up of a number of documents with a timeframe up to 2026 including the Broadland, Norwich, and South Norfolk Joint Core Strategy DPD (2011), Development Management DPD (2015), Site Allocations DPD (2016) and the Growth Triangle Area Action Plan (2016). Broadland District Council is also working on an emerging local plan which is the Greater Norwich Local Plan (GNLP) with Norwich City Council, South Norfolk Council and Norfolk County Council; the GNLP has a timeframe up to 2038. Changes and updates in the emerging Local Plan will reflect the changes and updates being made through national and local circumstances such as the needed emphasis on protecting the environment and how we design greener homes.
26. The adopted Local Plans contain the strategic policies for the area, and the policies in this Neighbourhood Plan need to be in general conformity with these. As well as being in general conformity with the Local Plan, the Neighbourhood Plan must also have due regard to the national planning policy, which is set out in the National Planning Policy Framework (NPPF).
27. There is no need to repeat or copy the planning policy framework in place in the Local Plans and national policy. This Neighbourhood Plan contains non-strategic policies to support and add further detail to policies already adopted, specifically for Reedham parish, the designated neighbourhood area. For example, there is no need for the Reedham Neighbourhood Plan to have its own general policy on the protection and enhancement of the natural environment and habitat, as this topic is covered in national policy and in the Local Plans, as well as in legislation. However, some specific detail is useful, which is why the Neighbourhood Plan has a policy on green corridors linked to a map of those corridors, as this then shows where in Reedham enhancement of the natural environmental will be centred. The explanations that go alongside the different policy areas in this plan try to set out what is already covered by the wider policy framework.
28. Where there are policy details missing that are important for Reedham, or where it was felt that a slightly different policy approach is needed, then new policies have been developed for this Neighbourhood Plan. Some of the policies in the following sections are not strictly 'planning' related. Nevertheless, it was felt that they were important enough to include in the plan and be called 'Community Actions', being something that the local community and Parish Council will lead on.
29. The policies are intended to meet the vision and objectives set out above. They are aimed at guiding decision makers and applicants to achieve high standards of sustainable development. Development proposals should have regard to all the planning policies in this Neighbourhood Plan, and of course those in the Local Plan and national policy.

## Policies in the plan

30. This section provides a brief overview of all the policies in this Neighbourhood Plan, with a link to the relevant section in the document where the reasoned justification and support text can be found.

Helen to add policies and link to the relevant section in the doc here

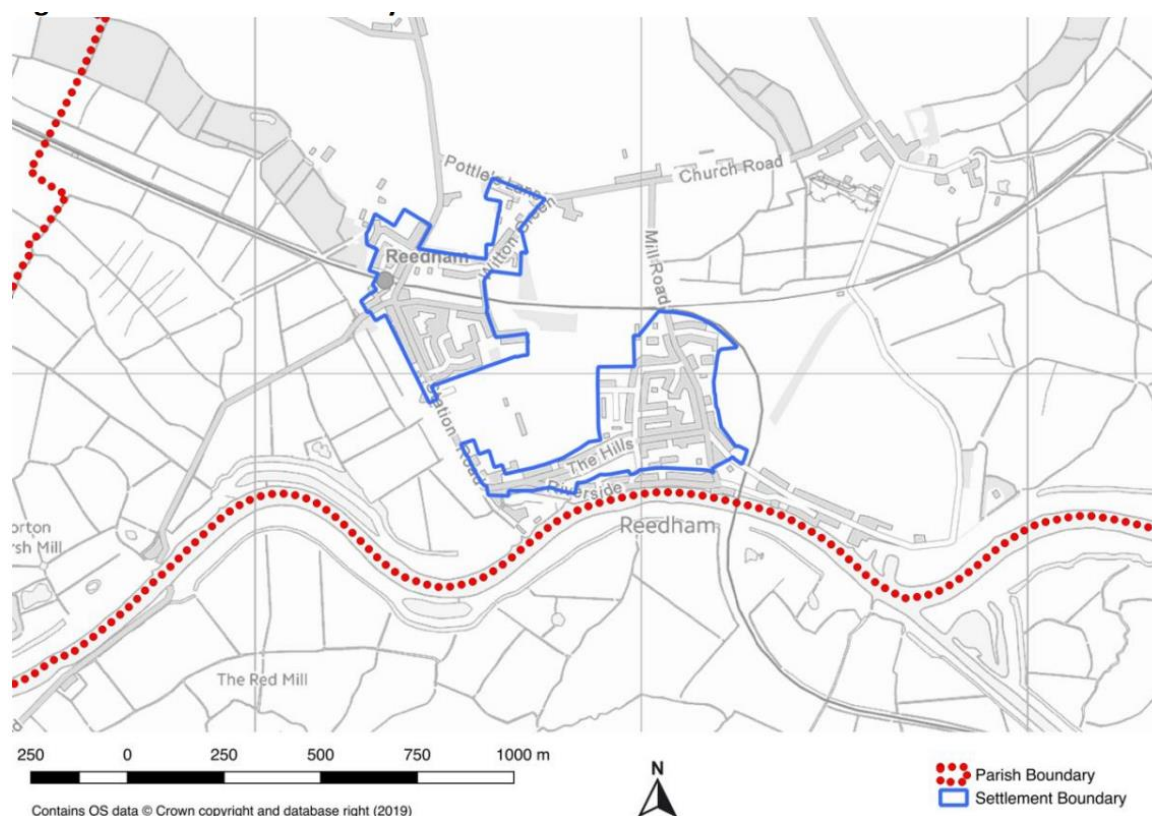


## Housing

31. In chapter 5 of the NPPF (2021) plans are required to ensure a significant increase in the supply of new homes. The JCS Policy 15 designates Reedham as a Service Village, suitable for small-scale housing development subject to form and character considerations. In the emerging GNLP Reedham is identified as a Village Cluster with two sites allocated to deliver xx new homes. The GNLP also allows for windfall development within or just outside of the development boundary.

## Housing growth

32. There has been reasonable housing growth in recent years and as the local plan allows for windfall development, including infill, within the main settlement area, there may be some more growth. The Broadland Local Plan includes a settlement boundary around the village, shown as the blue line in **figure 5** above. Under the settlement hierarchy and Policy 15 –Service Villages, Reedham is designated a Service Village. With regard to such designations, the policy approach explains that *“Service Villages are defined based on having a good level of services/facilities..Allocations in the Service Villages will provide small-scale housing growth to meet a range of local needs including affordable housing. It is envisaged that allocations will be within the range of 10-20 dwellings in each Service Village”*



**Figure 5- Reedham Settlement Boundary (Broadland District Council, Open-Source Data)**

33. In general, new development proposals outside of the settlement boundary will not be supported in either Local Plans unless there are proof proposals can meet necessary criteria set out in the different development plan policies such as Policy GC3 or H3 from the Broadland Local Plan Development Management DPD (2015). Policy GC2 –Location of new development– explains that *“New development will be accommodated within the settlement limits defined on the policies map. Outside of these limits development which does not result in any significant adverse impact will be permitted where it accords with a specific allocation and/or policy of the development plan”*.
34. The Broads Local Plan (2019) also makes clear in its policies that development outside of the development boundary will only be acceptable if it meets relevant criteria. However, new development should generally be within the development boundary.
35. The policy framework means that whilst outside the settlement boundary development is generally unacceptable it depends on detailed material considerations. As a result, there may be windfall housing development within the development boundary over the plan period, though it is difficult to say how much. Such applications are unlikely to provide for any affordable housing as they are likely to be small developments of fewer than five dwellings. The trigger for affordable housing in the Broadland Local plan is 5 dwellings or higher and, in the Broads Local Plan (2019) 6-9 dwellings triggers off-site contributions and onsite requirement is 10 dwellings or more. The emerging GNLP trigger for affordable housing in Policy 5 is at least 33% of affordable housing on site of 10 dwellings or more or 28% if in the Norwich city centre.
36. Although there is no pressure to allocate a site for housing as part of this plan, consultation indicated there is community support for additional affordable housing within the village. As a result, the steering group were keen to explore this as an option, and in June/July 2022 the Parish Council undertook a call for sites, specifically for affordable housing (with an element of market housing) on sites of up to 0.5ha. No sites were put forward by local landowners, so this option was not explored further.
37. The call for sites also included land for a central village playing field, though again, no sites were put forward by landowners.

## Housing Mix

38. The NPPF para 62 requires plans to have policies that meet the housing needs of different demographic groups, such as older people, disabled people, self-builders, families etc. This provides an opportunity to include a policy in the NP that sets out the housing mix that is expected from new residential developments<sup>7</sup>.
39. As shown in **Figure 6** the population of the Parish has declined between 2011 (1208 people) and 2020 (1192 people) fluctuating over the years. The majority of the population in both 2011 and 2020 are aged 45-64. Whilst most age categories decreased in population from 2011 age category 65-84 increased by over 7%. (ONS, 2021). **Figure 6** highlights in a colour code the highest numbers (green) and lowest (red) within the population; showing age categories 45-64 and 65-84 being one of the highest in 2020 and 16-24 and 85+ being amongst the lowest. Population growth to the end of the plan period is calculated to be driven by the youngest and oldest households.

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<sup>7</sup> [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

All usual residents in mid-2011 and 2020	Total Population 2011: 1208	(%)	Total Population 2020: 1192	(%)
0-15	199	16.53%	178	14.93%
16-24	105	8.72%	87	7.30%
25-44	241	20.02%	240	20.13%
45-64	393	32.64%	338	28.36%
65-84	238	19.77%	322	27.01%
85+	28	2.33%	27	2.27%

**Figure 6- Table of the residents population for Reedham (2011) and midyear estimates in (2020) (Sourced: ONS, 2021; Nomis, 2021)**

40. As explained in the Housing Needs Assessment (HNA), the dominant dwelling type in the Parish was detached housing followed by semi-detached in 2011. The proportion of terraces and flats is very low percentage. The prevalence of detached dwellings in Reedham is above national levels but similar to the district which suggests the area is dominated by larger and more expensive properties. Regarding dwelling size, in 2011 the parish was characterised by a large number of houses with bedrooms between 5 and 10. These made up 79.3% of the area, and the highest option being 5-and 6-bedroom houses of around 45% in total. There were no 1-bedroom properties in 2011 and less than 5% of houses in Reedham were 2 or 3 bed.
41. In the consultation survey (2021) Q2 asked “*what type of property do you think should be built?*” 67 people answered this question – indicating that bungalows, semi-detached houses and detached houses should be built. A smaller number chose terrace properties and apartments/flat.
42. Household composition (combinations of adults and children in a dwelling) is important for understanding Reedham’s housing need and mix. **Figure 7** highlights that family households make up 69.9% of the 2011 composition which includes people over 65+ (12.5%), families with dependent children (22.4%), non-dependent children (8.1%), or no children (26.9%). For single person households this totals 24.6% of the population, with aged 65+ being 11.9% which is similar to the district level. The HNA identifies a 40% increase in 65+ family households in Reedham between 2001 and 2011, compared to the national (-2%) and district (4%) levels. This suggests an ageing population over this time period.

Household composition 2011		Reedham	Broadland	England
One person household	Total	24.6%	26.4%	30.2%
	Aged 65 and over	11.90%	14.10%	12.40%
	Other	12.70%	12.30%	17.90%
One family only	Total	69.90%	69.30%	61.80%

	All aged 65 and over	12.50%	12.60%	8.10%
	With no children	26.90%	22.30%	17.60%
	With dependent children	22.40%	24.90%	26.50%
	All children Non-Dependent	8.10%	9.50%	9.60%
<b>Other household types</b>	<b>Total</b>	<b>5.50%</b>	<b>4.30%</b>	<b>8.00%</b>

**Figure 7-Household Composition of Reedham in 2011 (ONS, 2011; AECOM Calculations, 2020)**

43. **Figure 8** sets out the recommended housing mix of new development up to 2038 that is required to meet local housing need. This is taken from the HNA, suggesting that need is greatest for smaller to mid-sized homes. There is no need for further 4 or 5+bedroom dwellings. This corresponds with feedback from respondents to the consultation survey. When asked “*what size of home do you think should be built?*” most respondents identified the need for new housing to be for 2 or 3 bed homes.

Number of bedrooms	Starting mix (2011)	Indicative mix (2036)	Recommended split for new housing
1 bedroom	4.4%	5.6%	3.8%
2 bedrooms	4.4%	27.0%	49.5%
3 bedrooms	26.1%	44.7%	46.8%
4 bedrooms	47.3%	18.4%	0%
5 or more bedrooms	18.0%	4.3%	0%

**Figure 8-Suggested dwelling size mix to 2036 in Reedham (AECOM Calculations, 2020)**

44. Putting these findings together would suggest a housing mix policy that aims to provide for more homes that are three bedrooms or less would be a way forward. The figures from the HNA (2022) suggests that such smaller homes should comprise 100% of new homes, but it is not good practice to be too precise or restrictive in this regard. It is recognised that with building conversions and self-build this may not be possible.

## Policy 1: Housing Mix

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***Housing proposals will need to reflect local housing need using the best available and proportionate evidence. The Reedham Housing Need Assessment (2022) will be acceptable evidence.***

***Except for developments comprising self-build, and conversions where justified, new residential development should offer a housing mix whereby at least 80% of homes are three-bedrooms or fewer, unless evidence is provided either showing there is no longer such a local need, or the scheme is made unviable.***

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### Affordable Housing

45. Affordability is a worsening challenge in Reedham that must be addressed through housing policy. It is likely that the low proportion of younger people and families with children in Reedham is an indication that they find it difficult to get on the housing ladder. The HNA shows among all types of houses there was a 66.3% growth in house prices between 2009 (£144,773) and 2018 (£240,763). Semi-detached dwellings have increased in price the most, by 105.8% followed by detached (83.4%). These prices and their continuing inflation will make Reedham unaffordable to people on lower incomes.
46. The HNA shows that single-earning households on lower quartile incomes are unable to afford any of the housing tenures under consideration apart from social rent. The median house price as stated in paragraph 85 of the HNA would require an annual income 26.4% higher than the current average. Furthermore, private renting is only affordable to average earners. Across the district the gross individual lower quartile annual earnings were £21,088 in 2018. To estimate the income of households with two lower quartile earners, this figure is doubled to £42,176. It is suggested in the HNA (2020) that households made up of one lower quartile earner (£21,088) cannot afford current levels of rent or ownership, apart from social rent. People with average total annual household incomes can access the affordable thresholds set out in **Figure 10**.

Tenure	Cost of purchase	Annual rent	Annual required <sup>8</sup> Income
Entry-level market sale	£160,875	N/A	£45,964
Shared ownership (75%)	£129,656	£4,469	£38,942
Discounted market sale (20%)	£128,700	N/A	£36,771
Entry-level market rent	N/A	£8,220	£32,880
Shared ownership (50%)	N/A	£8,938	£31,920

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<sup>8</sup> On top of deposit assumed at 10% (see Appendix A).

Affordable rent	N/A	£6,576	£26,304
Shared ownership (25%)	£40,219	£13,406	£24,897
Social rent - 3 bed dwelling	N/A	£5,262	£21,050
Social rent - 2 bed dwelling	N/A	£4,786	£19,142

**Figure 9- Affordability thresholds in Reedham (AECOM, 2020)**

47. Affordable Housing (subsidised tenure products) can be a way to address this. The HNA identified a need for affordable homes, especially to rent. The consultation survey asked residents if they or someone they knew was looking for affordable housing in Reedham. A small number of respondents (11) indicated that they were personally looking for affordable housing in Reedham.
48. The NPPF para 65 sets out a policy approach to affordable housing, including the need to ensure at least 10% of new houses are affordable homes to buy when major development comes forward. The JCS (Policy 4) sets out the affordable housing threshold for development, the target proportion to meet the demonstrated housing need is:
- On sites for 5-9 dwellings (or 0.2 – 0.4 ha), 20% with tenure to be agreed on a site-by-site basis (numbers rounded, upwards from 0.5)
  - On sites for 10-15 dwellings (or 0.4 – 0.6 ha), 30% with tenure to be agreed on a site-by-site basis (numbers rounded, upwards from 0.5)
  - On sites for 16 dwellings or more (or over 0.6 ha) 33% with approximate 85% social rented and 15% intermediate tenures (numbers rounded, upwards from 0.5)
49. It is important to note that Affordable Housing as defined in the NPPF (2021) 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/or is for local key workers). Examples of these will be housing that is discounted at least 20% below market value<sup>9</sup>. There is currently a new Government strategy for 'First Homes', which are only available for people buying their first home, with a minimum discount of 30% below full market value. The level of discount can be set higher, to 40 or 50% where suitably evidenced. After the discount is applied the initial sale price must not exceed £250,000. First Homes will be subject to legal restrictions ensuring discount is retained for future occupants and to stop the allowance of renting or sub-letting. There is a national requirement that First Homes make up 25% of Affordable Housing provision on development sites.
50. The HNA estimates that Reedham requires roughly 65 units of Affordable Housing over the neighbourhood development plan period. Equating to the need for 15 units of affordable rental housing and 50 units of affordable home ownership over the plan period. Both forms of Affordable Housing appear to be valuable in meeting the urgent needs of people on various incomes. Whilst it is unlikely that the number of dwellings delivered in the plan period will meet the affordable housing need, an appropriate

<sup>9</sup> [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/policy-framework)



benchmark to take in the policy for tenure mix is ensuring affordable rented housing is a priority with a ratio of 60:40 (60% rented and 40% ownership going forward).

### *Policy 2: Affordable Housing*

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*Affordable Housing delivered within Reedham should comprise:*

- ***60% Affordable Rented Housing (40% Social rent and 20% affordable rent)***
- ***40% Home ownership (15% shared ownership and 25% First Homes)***

*In addition to the national eligibility criteria, the following local eligibility criteria, which aim to establish a local connection as a preference, will be applied, with the requirement to meet at least one of these:*

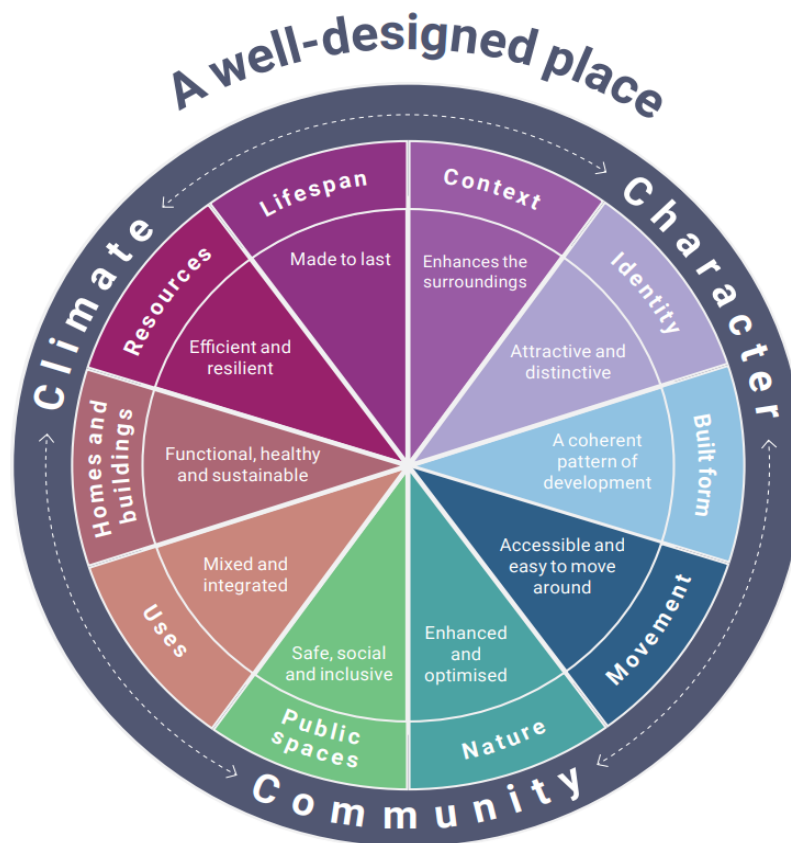
- Current residents of the Parish who are renting or living with other family members;*
  - Ex-residents of the Parish who are renting or living with other family members and who moved away within the last three years;*  
*or*
  - People who are renting or living with other family members outside of the Parish but who have caring responsibilities in the Parish.*
  - People who are working in local employment within Reedham.*
- 

## Design

51. Design is another key area where the Neighbourhood Plan can have significant influence. Design is considered to be a key aspect of achieving sustainable development and plays a critical role in shaping better places in which people can live and work. Whilst design covers how a place functions as well as its appearance, the appearance is seen as critical within national policy. As stated in Para 126 of the NPPF *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”*
52. As set out in the National Design Guide<sup>10</sup> a well-designed place comes through making the right choices at all levels including layout, form and scale of buildings, appearance, landscape, and materials. A number of other characteristics include the climate, character, and community. The ten characteristics set out in the National Design Guide reflect the importance of a well-designed place as set out in **Figure 11**.

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<sup>10</sup> [National\\_design\\_guide.pdf \(publishing.service.gov.uk\)](https://www.gov.uk/publishing.service.gov.uk/national-design-guide.pdf)



**Figure 10- The ten characteristics of a well-designed place (National Design Guide, 2021)**

53. NPPF Chapter 12 requires plans to have design policies that have community support and that pick up the defining characteristics of an area. The Government has been raising the importance of high-quality design with the development of national design guides, codes, and policies<sup>11</sup>, and encourages neighbourhood plans to have their own design policies and codes to identify the special qualities of their areas which should be reflected in development. Although national policy supports development that is sympathetic to the local and historic character of an area, it also encourages innovative design and high levels of sustainability to support movement towards a carbon zero future.
54. In the first consultation survey there was strong support (91%) for having a design policy which requires any future development to in keeping with the area.
55. In the Broads Local Plan Policy DM43 *"expects all development to be of high-quality design. Development should integrate effectively with its surroundings, reinforce local distinctiveness, and landscape character and preserve or enhance cultural heritage. Innovative designs will be encouraged where appropriate"*. It sets out a number of matters to consider including layout, density, materials, accessibility, flood risk, biodiversity, and landscaping. The JCS Policy 2 sets out design criteria, with the expectation that all development will be designed to the highest possible standards to create a strong sense of place.

<sup>11</sup> National Planning Policy Framework (2021), National Design Guide (2021), National Model Design Code (2021), Building for a Healthy Life (2020), Manual for Streets (2007)

56. The emerging GNLP Policy 2- Sustainable Communities, requires that development is high quality and respects the local character, taking into account the landscape/historic character assessments, design guides and codes etc. Major development applications will need to be accompanied by a sustainability statement demonstrating compliance with Policy 2 and how the scheme has considered the National Design Guide.
57. There are two main areas of settlement in Reedham – the first around Riverside and The Hills, and the second around the station from the mid-19th Century. The first is where the settlement originally developed around the trade route associated with the navigable water link to Great Yarmouth and Norwich, afforded by the River Yare. The second area dates to the mid-19th century and is centred around the Havaker and along the northern part of Station Road. Both areas have continued to extend through later infilling and ribbon development. This pattern of growth gives Reedham a dispersed settlement pattern with 2-3 different centres.
58. The village lies on the steeply rising ground to the north of the Yare Valley. It is to the east of the northern floodplain of the River Yare, which is designated special landscape character area. This special landscape character area is an area of grazing marsh bisected in an east-west direction by the Norwich to Yarmouth railway. The proximity of the village to nationally and internationally important wetland sites and key wildlife corridors mean that the village is of significant wildlife interest. Though not all of these habitats are protected under national designation, increased pressure from housing growth may have potential negative impacts that need to be mitigated.
59. Key points relating to the context for design in Reedham include:
- a. Settlement patterns are low-scale and low-density across the settlement, with most constructions not exceeding two storeys in height.
  - b. There are various boundary treatments used across the village.
  - c. The sloping topography of Reedham, with River Yare at its lowest point, creates pockets of long-distance views throughout the village.
  - d. The expansion of the village is constrained by the flood-prone nature of most of the Parish due to its low-lying topography; the south, east and west is constrained by river flooding in Flood Zone 3.
  - e. A large proportion of the village lies within an area which has national and international wildlife designations.
  - f. The first main area is where the settlement originally developed around the trade route associated with the navigable water link to Great Yarmouth and Norwich, afforded by the River Yare. The second area dates to the mid-19<sup>th</sup> century giving Reedham a dispersed settlement pattern with 2-3 different centres.
60. It is important that any future development coming forward Reedham respects existing design, with a view to retaining the local rural character and ensuring this is not diluted through new development. Whilst there is already a considerable amount of general detail in existing policy on design principles which can be used in Reedham, the Neighbourhood Plan wishes to go further beyond this and have a policy based on more specific design codes for the parish. AECOM has produced the Reedham Design Guidance and Codes Document (2022). This provides a baseline assessment of local character, views, and natural infrastructure.

- 6.1 These design codes can be a valuable tool for securing context-driven, high-quality development in Reedham, especially on potential sites that might come forward in the future. They will provide more certainty to both developers and the community in securing developments that are designed to the aspirations of the community. The Design Codes that have been developed do not specifically apply to the Broads, but the general design principles set out in the policy are relevant to schemes in the Broads.

### *Policy 3: Design*

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*All development, including extensions, will be expected to be consistent with the Reedham Neighbourhood Plan Design Guidance and Codes in general, and specifically where detail is given in codes DC.01 to DC.12.*

*The Design Codes and the Checklist which should be submitted alongside applications, as set out in **Appendix X**, will be used to help assess all planning applications to determine their acceptability, although the Design Guidance and Codes does not apply to development in the Broads Authority Executive Area. The following design considerations are especially important to the area:*

- a. Density in new residential developments should take into consideration and respond to the low scale and low-density ranges across the settlement. Density of development should not exceed 20 dwellings per hectare on developments of five or more dwellings.*
- b. New development must have due regard to the heights of other buildings in the area and the generally low profile of buildings. Typically, not exceeding two storeys.*
- c. The building line of new development should be in conformity with the existing arrangement of buildings. Wherever possible, long rows of terraced dwellings should be avoided as it does not reflect the character of Reedham.*
- d. Development of both traditional and contemporary architecture styles must reflect the existing character of Reedham. Materials and colours should be used which respect the local vernacular and are in keeping with the village character such as natural stone, timber, weatherboarding, and steel (Examples are given in the Design Guidance Document under DC.05).*
- e. Protect and enhance existing landscape and green infrastructure features to preserve the natural character of the village such as green corridors, and informal green open space.*
- f. Where possible new developments should integrate new trees and vegetation to improve net gain and wildlife. The design of new open spaces that incorporate existing landscape features to create an informal park with natural play and recreation will be supported.*

- g. Open lawn frontages should be provided on residential streets where this treatment is commonly found, and tree and shrub planting should be used to minimise the visual impact of cars on the street scene.*
  - h. Boundary treatments should be consistent with neighbouring properties, offering features such as hedges or low stone, brick walls, timber post and picket fences. Close boarded fencing visible from publicly accessible locations and front gardens under 4m in depth will not be accepted.*
- 

61. **Policy 3** on Design will be used to help assess the detail of planning applications and determine their acceptability. This includes applications that come forward on sites allocated in the emerging Greater Norwich Local Plan, subject to its examination and adoption. Through development of the neighbourhood plan it became apparent that there is a level of concern within the community about the allocation for 30 homes at Mill Road (GNLP3003), particularly around safe highway access. The site is located across from Reedham Primary School and there is a community aspiration for this land to become a playing field for the school. The current playing field is located some xx north of Reedham Primary School, which makes using it for general school activities difficult as to access it the children need to be escorted up Mill Lane, which is narrow in character and without footways. The idea of a 'land swap' has been discussed between the Parish Council and landowners over many years. It is a disappointment that these discussions have not come to fruition and the site has subsequently been included within the emerging local plan.
62. To help address the concerns raised and ensure any prospective development at the Mill Road site (GNLP3003) meets community needs and aspirations, **Policy 4** sets out design principles for this site specifically.

#### *Policy 4: Design of the Mill Road Site (GNLP 3003)*

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*The following design considerations should be adhered to when developing the Mill Road (GNLP3003) scheme:*

- a) Open space requirements of the development should be met through provision of a space suitable as a playing field.*
  - b) The development should include provision for sufficient on street visitor parking that could be used by visitors to the playing field and school staff. This should be designed to incorporate landscaping and tree planting to create an attractive environment.*
  - c) Anything else?*
-

## Residential Parking

63. Parking areas are a necessity for households of Reedham. However, they should not be unsightly or dominate views towards properties. Parking provision should be well designed to retain the attractiveness of the village and ensure a 'sense of place' for the residential streets within Reedham. Parking was considered as part of development of the Design Guidance and Codes, and there is a particular code relating to this (DC.09). The policy approach for Policy 4 is to ensure that all development where relevant considers the suitable design approaches being drawn out of the Design Guidance and Codes to reduce any further visual impacts within the village.
64. As set out in the NPPF Para 108 maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network. Whilst some clauses are similar to strategic policies set out in the Local Plan, Policy 4 goes further than these to provide necessary design details appropriate to Reedham and the Design Guidance and Codes Document (2022).

### *Policy 4: Residential parking standards*

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***Proposals should consider all appropriate points made under Design Code and DC.09 Parking Typologies and Section 10- Car parking of the Reedham Design Guidance and Codes and Design Checklist in **Appendix X**.***

***All parking areas and driveways should be designed to improve impervious surfaces such as permeable paving.***

***All parking areas and driveways are encouraged to provide opportunities for electric vehicle charging points.***

#### **On Street Parking**

***Generally, on street parking should be avoided in future development. Well-designed on street parking schemes on through routes which function as informal traffic calming measures will be supported.***

#### **On-plot parking**

***Parking should be located to the side of properties, with landscaping used to avoid car parking being obtrusive in the street scene. If front parking is used then its presence should be minimised with high quality and well-designed soft landscaping.***

#### **Courtyard and Garage parking**

***Garages must complement the architectural style of the main building and be in keeping with the character of the village. The minimum garage size should be 7 metres by 3 metres to allow sufficient space for cars and storage including bicycles or electric vehicle charging points.***



*Courtyard parking must be overlooked by neighbouring properties, accessed through private residential roads, designed to clearly mark parking bays, and avoid impeding the flow of pedestrians and other modes of traffic.*

**Cycle parking**

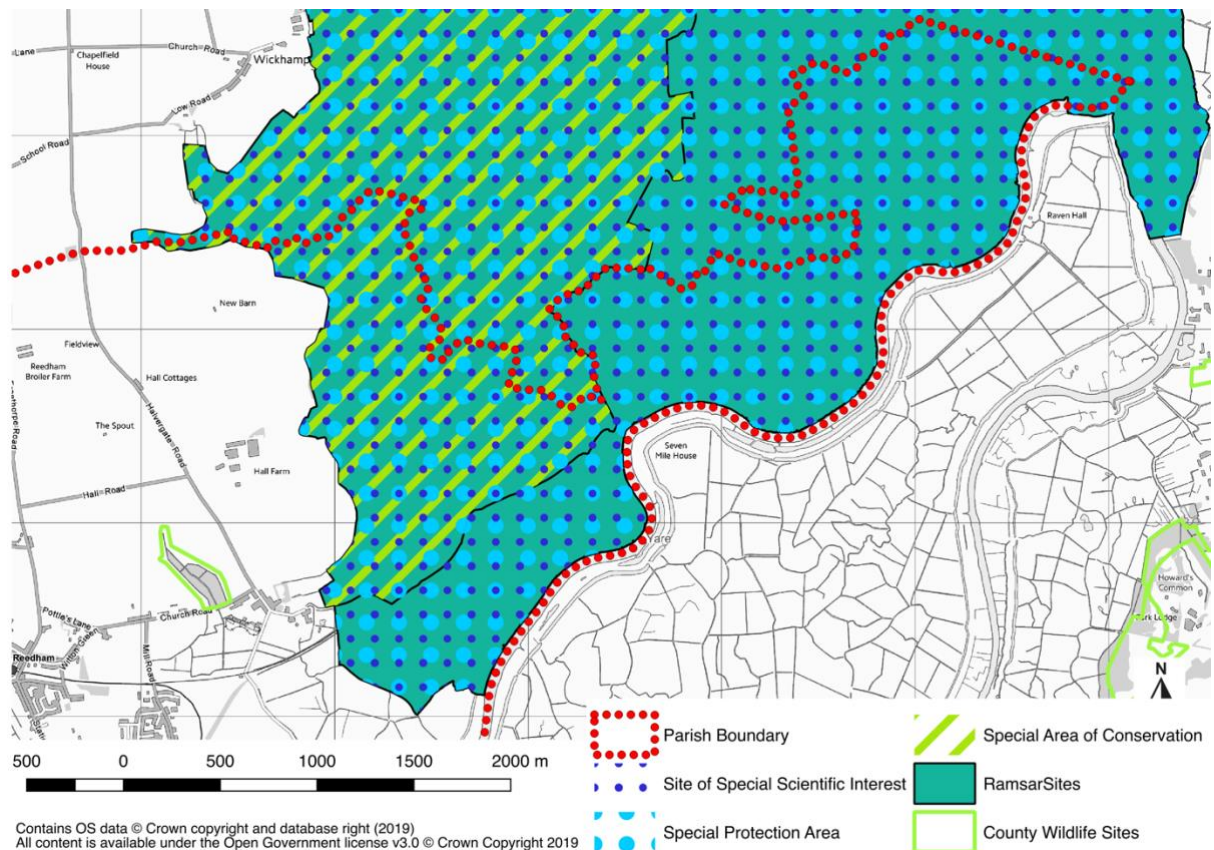
*New development proposals where there is no on-plot garage should provide covered and secured cycle parking within the domestic curtilage and be accessed by means of a door at least 1300mm and the structure at least 2m deep.*

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## Natural Environment

### Biodiversity

65. A large proportion of the village (the marshland area leading up towards Berney), lies within an area which has national and international wildlife designations, which are mainly concerned with the importance of the marshland for breeding and wintering wildfowl, and the wildlife interest of the marsh ditches. These are highlighted on **Figure 12**. Any development in the village must be able to demonstrate no significant adverse impact upon the integrity of these designated sites. Almost all of the floodplain grazing marsh in the parish has been formally identified as Biodiversity Action Plan Environment Priority Habitat 'Coastal and Floodplain Grazing Marsh'. The upland has no formal nature conservation designations except a small area of wet woodland, which is a County Wildlife Site, and the Woodland Walk, which is a former railway cutting which has developed wildlife interest and is also used for informal recreation. The cutting is protected for transport infrastructure and cannot be developed.
66. Reedham lies at an intersection between several major wildlife corridors, which follow the river valleys. Many bird, reptile and mammal species use, and follow these corridors. A further key wildlife corridor is supplied by the Norwich to Lowestoft railway line, which has associated woodland and grassland habitats. Wildlife movement along the Yare valley is to some extent compromised by the built development of Reedham, and any initiatives to enhance linkages to the north of the village, for example by tree and shrub planting in a strip of land alongside the railway line would be of benefit to wildlife.
67. The proximity of the village to nationally and internationally important wetland sites and to the key wildlife corridors created by the railway line and the River Yare mean that the village is of significant wildlife interest. Uncommon bird species breed in and around the village and barn owl and marsh harrier regularly hunt over the grazing marsh. The river valley is also used as a landmark by migrating curlew and whimbrel. The RSPB Berney Arms Reserve supports populations of breeding waders and waterfowl during the summer months, and increasing numbers are now breeding or otherwise using the marshland closer to the village. The proximity to a wide expanse of grazing marsh with the associated livestock makes the village eminently suitable for swallows, house martins and swifts, although these species have been adversely impacted over the past few years by loss of nest sites. The village supports a number of different species of bat, which use both houses and trees for roosting and forage over the grazing marsh and river. The river and marsh ditches are of importance for otter and water vole. The local topography means that much of the settlement is south-facing, and the sunny conditions are extremely favourable for species of reptile including grass snake, slow worm and common lizard, which occur in large numbers along the railway line, river bank, and the marsh edge. A further species for which the village is of significance, is the Great Green Bush Cricket, which has been known in the village for many years.



**Figure 11: Wildlife Designations in close proximity of the Parish**

68. The parish falls into three different landscape character areas – Halvergate Marshes<sup>12</sup>, Marshes Fringe and Plateau Farmland<sup>13</sup>. Halvergate Marshes, within the Broads Authority Executive Area is designated a Conservation Area by the Broads Authority. It is the epitome of extensive drained marshland / grazing marsh, criss-crossed by water-filled dykes, the rough and varied texture of the fen and grassland vegetation extending to the horizon under a vast sky, apparently without interruption. The scale of Halvergate Marshes is such that from within the marshes, views are available over long distances of up to 8km.
69. Marshes Fringe landscape character area shows a gentle transition zone between the elevated plateau edge and the Broads River valley marshes. Small copses of woodland are dotted along the slopes and the settlement pattern consists of a series of small, often historic settlements with a strong vernacular character. In places there are open views across the marshes and Broads.
70. Plateau Farmland landscape character area is low lying, rising to a height of no more than 20m. However, surrounded by land that falls below sea level, it sits as an elevated plateau above the Broads. The areas historical mapping shows numerous irregular lanes, individual farmsteads, small copses and groves, indicating a strong agricultural past. However, massive intensification of farming in the area has changed the landscape

<sup>12</sup> [https://www.broads-authority.gov.uk/data/assets/pdf\\_file/0004/1037164/LCA\\_Part-3\\_Areas-16-23.pdf](https://www.broads-authority.gov.uk/data/assets/pdf_file/0004/1037164/LCA_Part-3_Areas-16-23.pdf)  
Broads Authority, Character Area 19.

<sup>13</sup> Broadland District Council Landscape Character Assessment, September 2013

dramatically. The hedgerow structure within the area has been substantially fragmented, leaving vast fields that sweep across the landscape. There are expansive views, with local churches forming distinct features within the rural landscape. Views of the Broads are obscured for the most part by woodland along the slopes, creating a strong but low horizon with huge skies.

71. For all landscape character areas planning guidelines advise the conservation and care given to the diverse settlement pattern and the wildlife habitats within these. Ensuring development does not have an adverse impact to the special character areas and have consistency to the existing settlement patterns.
72. There is strong support locally for protecting and improving wildlife habitat. Many comments were received as part of the survey about 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. Many important landscape views within the parish were suggested by residents which perhaps reflects some of those characteristics that are treasured, such as the countryside and openness.
73. Legislation and the NPPF (chapter 15) afford considerable support for protecting and enhancing key landscapes and areas of value in terms of biodiversity. This also includes the need for biodiversity net gains in developments. 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. The NPPF also makes it clear that all new streets should include trees, and that planning policies should ensure streets are tree lined.
74. The Environment Act (2021) requires all development schemes to deliver a mandatory 10% biodiversity net gain (BNG) to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development. Development proposals must 'leave biodiversity in a better state than before'. This will become law mid-2023, with secondary legislation and detail yet to come. There will be three ways to deliver BNG, onsite within the site curtilage, off site locally with biodiversity enhanced in conjunction with nearby landowners, or through statutory credits. The requirement for BNG is in addition to following the usual mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses. Some developers are already designing net gain into their development projects and as set out above, the National Planning Policy Framework encourages the net gain approach, though the requirement to measure this or meet a particular level of BNG is not yet mandatory nationally or within the Borough Council area.
75. The local plans have general policies protecting landscape and its features, including protecting nocturnal character, important views and protecting and enhancing biodiversity, including supporting a green infrastructure network. The Broads Local Plan policy SP6 requires biodiversity gains wherever possible paying attention to habitats and species. The emerging GNLP Policy 3 requires a 10% net gain in biodiversity and for all residential development to address potential visitor pressure on designated sites through a standard contribution.

## Policy 5: Biodiversity

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*The importance of the area for wildlife will be safeguarded, retained and habitats enhanced through positive action as part of the development process. All development proposals will need to demonstrate at least a 10% net gain in biodiversity, which should be achieved in the following ways, in consultation with the local planning authority:*

- a. Habitat secured for at least 30 years via planning obligations or conservation covenants;*
- b. Delivery of biodiversity net gain on site wherever possible and if it can be demonstrated that this is not feasible then delivery elsewhere in the Parish boundary;*
- c. Contribute towards enhancing, restoring or maintaining existing green infrastructure (such as county wildlife sites, priority habitats or corridors to those sites);*
- d. Wherever possible extending priority habitats, to reduce the loss of these valued habitats through fragmentation;*
- e. Through effective layout and design, development should recognise the location of existing green infrastructure and support appropriate uses and functions eg. through incorporation of invertebrate, swift or bat boxes into the design of built infrastructure; and*
- f. Use of native British species of flora and fauna of local provenance.*

*Proposals that will affect trees or hedgerow must be accompanied by a survey which establishes the health and age of affected trees and/or hedgerow, and appropriate management plan. Where the incorporation of existing trees and hedgerows in the development design or translocation is not feasible and only as a last resort, any loss of trees or hedgerow must be compensated for by adequate replacement provision of greater value than the tree or hedgerow lost.*

*Replacement species must be native British species of local provenance. Developers should ensure local ecological connectivity is maintained and sufficient space is made available on the development site for this, unless exceptional circumstances can be demonstrated.*

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## Community Action 1: Local Action to Encourage Wildlife

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*The Parish Council will work with the local community to encourage action to enhance habitat and wildlife public areas and in people's*

*gardens. This may include activities to encourage insect friendly planting, use of bird feeders, bird, and bat boxes, making the most of compost and encouraging wild patches. In public areas actions will be investigated including less frequent mowing, pond maintenance and planting trees.*

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## Local Green Space

76. The National Planning Policy Framework sets out that specific areas of land that are demonstrably special to the local community may be protected against development through designation as Local Green Space (LGS). These are often found within the built-up area and contribute to the character of a settlement. These can vary in size, shape, location, ownership, and use, but such spaces will have some form of value to the community and help define what makes that specific settlement what it is.
77. The designation should only be used where:
- The green space is reasonably close to the community it serves;
  - The green area is demonstrably special to the community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife; and
  - The green area concerned is local in character and is not an extensive tract of land.
78. In Q9 of the consultation survey (2021) there was 64 responses, and many suggestions of important green spaces were put forward for designation including but not limited to:
- River front
  - Farmland / fields School field
  - Allotments
  - Play area
  - Village hall /field
  - Reedham ferry footpath
  - War memorials
79. A robust process has been followed to determine which green spaces within Reedham should be designated:
- Initial ideas were suggested by residents as part of consultation activities (2021).
  - These were reviewed to consider at a glance whether they would meet the national criteria for designation. Some suggestions such as highway verge or public footpaths were removed at this stage.
  - A site visit was undertaken by the working group and further evidence gathered on each of the remaining green spaces.
  - An assessment against the national criteria for LGS was made for each of the potential areas.
  - Landowners were contacted to make them aware that their land was being considered for local green space designation and to invite them to make representations; Will be contacted in due course



- A final decision was made by the Parish council and steering group as to which green spaces to designate. **Agreed in due course**
80. This Neighbourhood Plan designates **4** Local Green Spaces for protection, these are identified in Figure xx and on the Policies Map in Appendix A. These are important not only for the wildlife they support, but provide significant quality of life benefits to residents, for example through encouraging recreation. Justification for each Local Green Space is found in Reedham Neighbourhood Plan Local Green Space Assessment.
81. The Local Green Space policy is important, as is the precise wording. Paragraph 103 of the National Planning Policy Framework sets out that, “Policies for managing development within a Local Green Space should be consistent with those for Green Belts.” The justification for the policy wording used here is provided in **Appendix X**.

### *Policy 6: Local Green Space*

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***The areas listed below and shown in Figure 19 are designated as Local Green Spaces:***

- 1. The Allotments***
- 2. Village Hall Playing Field and Children’s Play Area***
- 3. Land adjacent to the War Memorial***
- 4. Green Area in front of Quay Terrace***

***These will be protected from inappropriate development in accordance with Green Belt Policy, except for the following deviations:***

***New buildings are inappropriate development, with the only exceptions to this:***

- a) Buildings for forestry or agriculture where the Local Green Space is used for commercial woodland or farmland;***
- b) The provision of appropriate facilities in connection with the existing use of land where the facilities preserve the openness of the Local Green Space and do not conflict with the reasons for designation that make it special to the community, such as for recreation or ecology;***
- c) The extension or alteration of a building if it does not impact on the openness or the reasons for designation that make Local Green Space special to the community; or***
- d) The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.***

***Other appropriate development includes:***

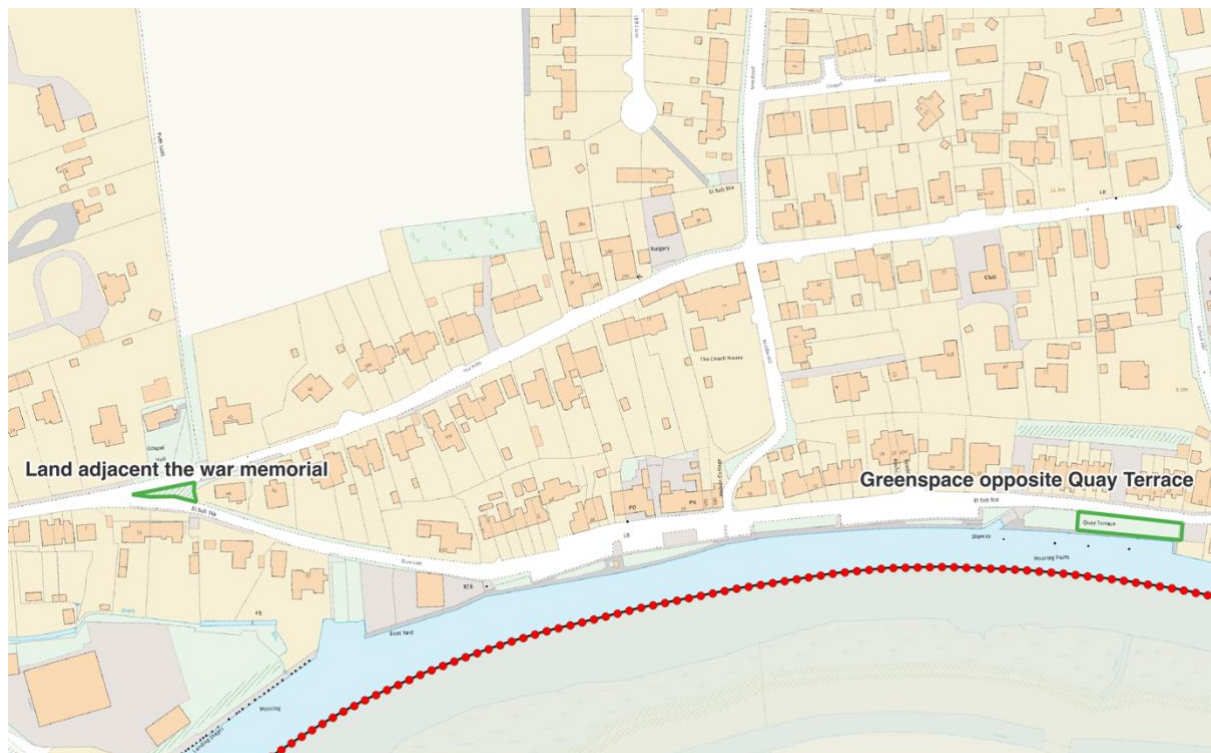
- a) Engineering operations that are temporary, small-scale and result in full restoration;***
- b) The re-use of buildings provided that the buildings are of permanent and substantial construction; or***

- c) Material changes in the use of land where it would not undermine the reasons for designation that make it special to the community.*

*Proposals that are on land adjacent to Local Green Space are required to set out how any impacts on the special qualities of the green space, as identified by its reason for designation, will be mitigated.*

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**Figure 12: Local Green Space**



0 75 150 m Scale: 1:1,750 at A4

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Local Green Space  
Designated Neighbourhood Area



0 75 150 m

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Local Green Space  
Designated Neighbourhood Area

## Important Local Views

82. The NPPF indicates that planning policies and decisions should protect and enhance valued landscapes recognising the intrinsic character and beauty of the countryside.
83. The village of Reedham sits along the northern bank of the River Yare and benefits from magnificent big sky views across the marshes and beyond. Open countryside around the village is valued by the community and visitors who appreciate its tranquillity, wildlife and spectacular views. Reedham parish falls into three different character areas – Halvergate Marshes<sup>14</sup>, Marshes Fringe and Plateau Farmland<sup>15</sup>. Halvergate Marshes falls within the Broads Authority Executive Area and is also a designated Conservation Area.
84. There are some specific views and vistas within the Reedham Neighbourhood Plan area that are of particular importance to the local community. Building on national and local planning policy, Reedham Neighbourhood Plan identifies these, provides justification for their significance, and seeks to protect them for future enjoyment.
85. Residents were asked to identify particularly special views as part the neighbourhood plan consultation in 2021. Respondents listed views which are summarised in the consultation analysis document. The views included but are not limited to:
- The church
  - Riverside
  - Ferry bridge
  - Swing bridge
  - 360-degree views into and out of Reedham across the marshes
  - Maypole Hill
  - Church Dam
  - Ferry Dam
86. All views were reviewed by the working group, further evidence and photos gathered to determine whether they should be included. Some views were not included due to:
- Having limited view of these from the areas suggested,
  - These views may have only been viewed from certain individuals' properties in the parish so would not benefit the overall importance of public local views
87. Overall, the Neighbourhood Plan seeks to protect 10 public views, many of which include local features of the landscape, key buildings, and landmarks in the Parish. Justification for each of the views is provided in **Reedham Neighbourhood Plan Views Assessment** document. The intention is not to stop development within these views, but to ensure that their distinct character is retained. Development within the views listed in **Policy 7** that is overly intrusive or prominent will not be supported. Any proposals within these views will need to demonstrate that they are sited, designed and of a scale that does not significantly harm them.

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<sup>14</sup> [https://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0004/1037164/LCA\\_Part-3\\_Areas-16-23.pdf](https://www.broads-authority.gov.uk/_data/assets/pdf_file/0004/1037164/LCA_Part-3_Areas-16-23.pdf)  
Broads Authority, Character Area 19.

<sup>15</sup> Broadland District Council Landscape Character Assessment, September 2013

## *Policy 7: Protection of important local views*

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*The following eleven views (shown in Figure 20 and described in Reedham's Neighbourhood Plan Views Assessment) are identified as important public local views:*

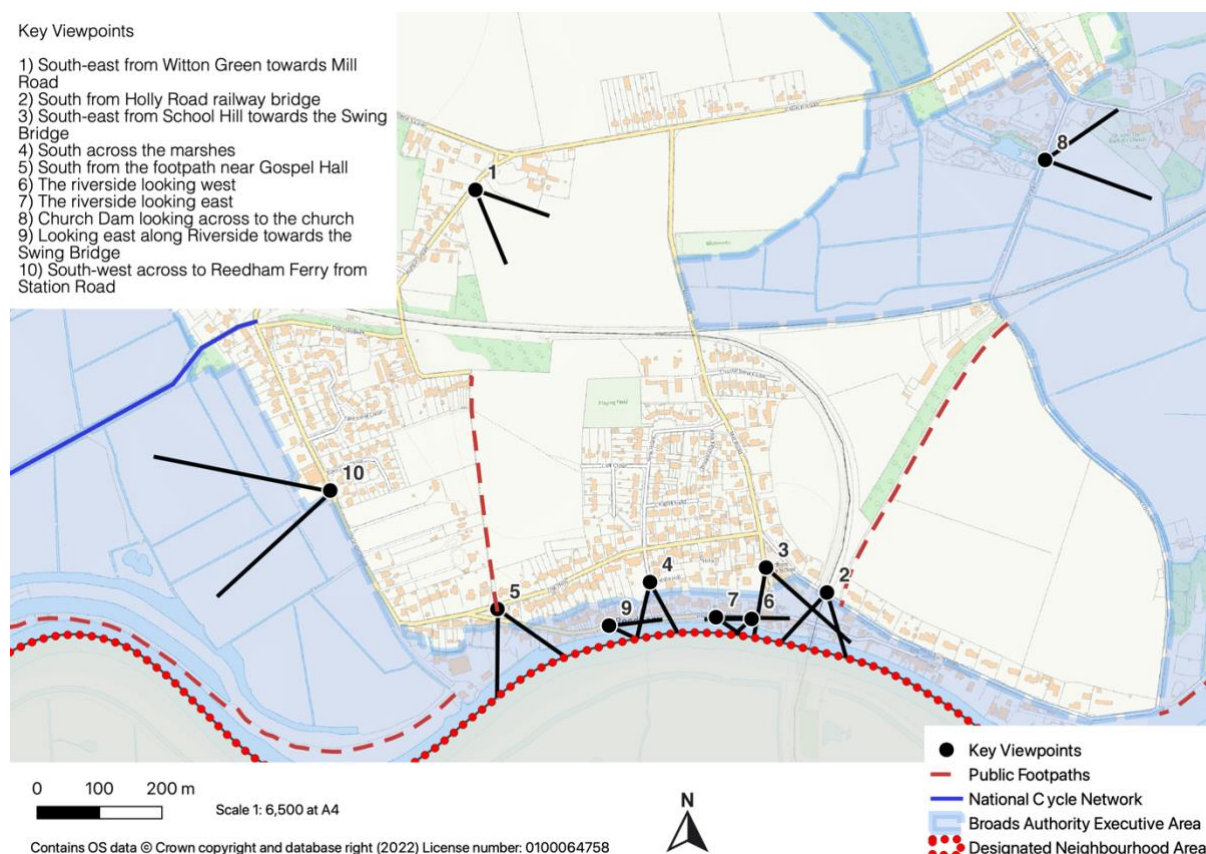
- 1. Southeast from Witton Green towards Mill Road and beyond*
- 2. South from Holly Farm Road railway bridge - view above swing-bridge and beyond*
- 3. Southeast from School Hill - swing-bridge, signal box and marsh beyond railway*
- 4. South across marsh coming down Middle Hill*
- 5. South from end of footpath near Gospel Hall onto Memorial Hill*
- 6. Riverside looking west*
- 7. Riverside from slipway looking East towards swing-bridge, including private grass area*
- 8. Church Dam across to the Church*
- 9. Looking East along Riverside to the swing-bridge*
- 10. South-west across to the Ferry from Station Road*

*Development proposals that would adversely affect these key views will not be supported. Proposals are expected to demonstrate that they are sited, and designed to be of a form and scale, that avoids or mitigates any harm to the key views.*

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**Figure 13- Important Local Views**



## Dark Skies

88. The National Planning Policy Framework notes how planning policies should ensure that new development is appropriate for its location considering effects of pollution (including light pollution) that could arise from the development on site and with its wider surroundings. In Para 185 Clause C planning policies and decisions should: “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”<sup>16</sup>. The Local Plan for the Broads, policy DM22 also protects the tranquillity and dark sky experience of the Broads.
89. Guidelines have been created around planning for good exterior lighting which will be relevant for the Dark Skies policy. Outdoor lighting should be carefully designed to ensure appropriate placement, duration, colour, and timing. The quote “more light is not necessarily better light”<sup>17</sup> is discussed in some detail in the GOV Light Pollution Guidance and Dark Sky Society (2020) paper in relation to promoting safety. Where light fixtures give off an unsafe glare it can result in reduced visibility and accidents on the road and streets, especially when vision is readapting to darker areas<sup>18</sup>. Examples of fixture types that can be used to reduce glare and light trespassing in the night sky include:

<sup>16</sup> [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/)

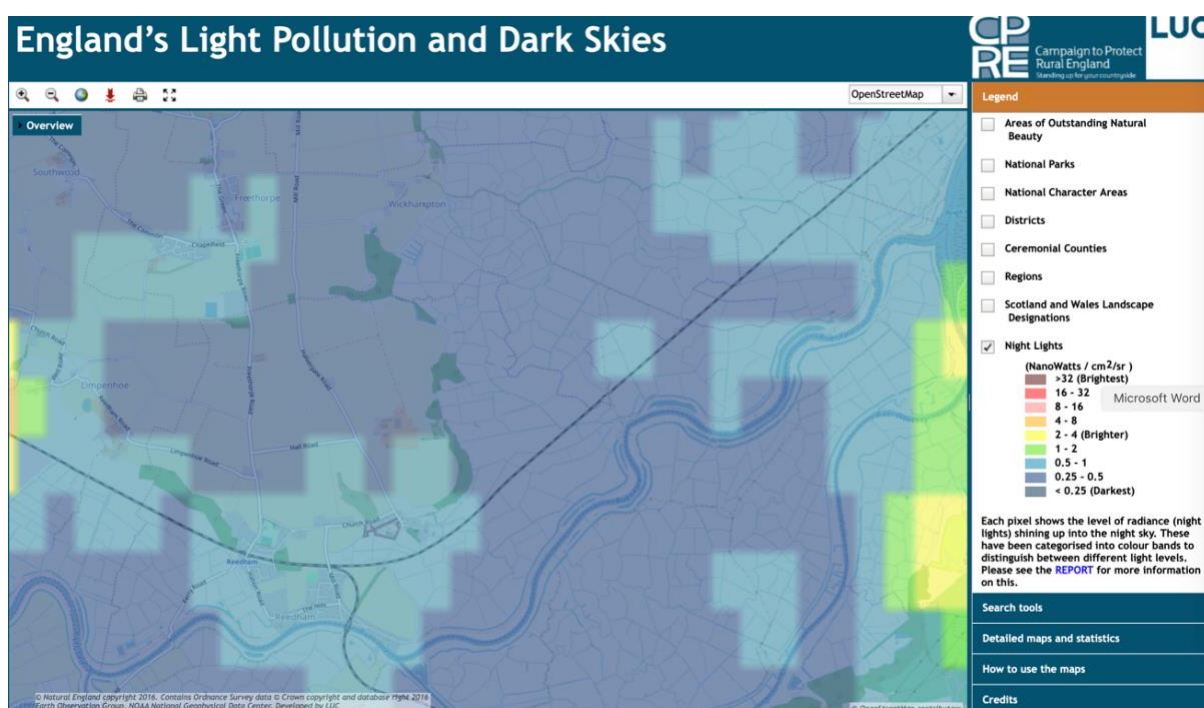
<sup>17</sup> [Light pollution - GOV.UK \(www.gov.uk\)](https://www.gov.uk/)

<sup>18</sup> [LightingPlanGuidelines.pdf \(darkskysociety.org\)](https://darkskysociety.org/)



- Fully shielded fixtures (enclosed in full cut off or canopy fixtures);
- Lighting which is directed downwards;
- Using energy efficient bulbs/low light levels such as white LED, metal halide or fluorescent sources;
- Controlled lighting on timers, motion detectors when needed including no dusk to dawn lights<sup>19</sup> and;
- Using warmer colour lights such as yellow where possible avoiding blue, or ultraviolet content since these are generally more disruptive to humans and wildlife.

90. The CPRE Dark Skies Mapping<sup>20</sup> shows that much of the Parish, apart from the built-up village centre falls into the darkest categories. These night lights ranged between <0.25 (Darkest) to 1 (Dark category). This suggests that as a whole the Parish itself has relatively dark skies and there is very little light pollution.
91. Additional intrusive external or internal lights associated with new development would be detrimental to the character of the village. It is noted that in many cases external and internal lights fall into permitted development, however, it is possible to influence lighting associated with new development and the evidence and national guidance of the benefits of sensitive lighting may encourage better design choices by others.
92. In the consultation survey, there was strong support for maintaining Reedham's dark skies, 93% of respondents agreed or strongly agreed that these should be retained.



**Figure 14: Dark Skies**

<sup>19</sup> [Towards-A-Dark-Sky-Standard-V1.1.pdf \(southdowns.gov.uk\)](https://southdowns.gov.uk/Towards-A-Dark-Sky-Standard-V1.1.pdf)

<sup>20</sup> [England's Light Pollution and Dark Skies \(cpre.org.uk\)](https://cpre.org.uk/England's-Light-Pollution-and-Dark-Skies)

## Policy 8: Dark Skies

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*Proposals including external lighting in locations that are likely to be visible from the surrounding landscape will not normally be supported except where a requirement can be demonstrated in the interests of safety/security on public footways.*

*To minimise light pollution all planning consents must respect the following criteria in relation to external lighting:*

- *Fully shielded (enclosed in full cut-off flat glass fitments)*
- *Directed downwards (mounted horizontally to the ground and not tilted upwards)*
- *Avoid dusk to dawn lighting introducing timed motion detectors; and*
- *Use low-energy lamps such as LED, metal halide or fluorescent sources.*

*Where internal lighting is likely to cause disturbance to humans or wildlife, proposals will be sought for mitigating pollution from internal light sources. Large windows and roof lights are particularly relevant in this context.*

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## Flood and Surface Water Management

93. Flooding can cause serious damage and have significant impacts for homeowners. By thinking about flood risk early, it may be possible to avoid it, manage it more efficiently or in a way that adds value to biodiversity and the natural environment more widely. The watercourse which covers Reedham is the River Yare. The built-up area of Reedham is constrained to the south, east and west by flood risk, with land falling into Flood Zone 3 (**Figure 22**). This means there's a 1 in 100 or greater annual probability of river flooding. A small area to the south falls within Flood Zone 2, which means there's a probability of 1 in 1000 of flooding. The depths of flood water in high-risk areas suggest that this is predominantly below 300mm but in some isolated areas it can be up to 900mm such as on some plots in Mill Road, Cliff Close and Church View Close<sup>21</sup>.
94. As stated in the Greater Norwich Area Strategic Flood Risk Assessment Final Report Level 1 (2017)<sup>22</sup>, Reedham stems from the River Yare that flows to the south of the village, with additional risk associated with its tributaries. The combined flood extents surround the village to the south, east and west and inundate properties on all three sides. The greatest risk of flooding is in the region of Ferry Road/Station Road, Riverside and Church Dam. High levels in the River Yare prevent the tributaries in the vicinity of Reedham from discharging, causing it to back up and exacerbate flooding in the village.

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<sup>21</sup> <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

<sup>22</sup> The Greater Norwich Area Strategic Flood Risk Assessment Final Report Level 1 (2017). Accessed: 08/06/2022 [JBA Consulting Report Template 2015 \(oc2.uk\)](#)

The majority of defences in the Broads BESL 2 Area formed of embankments and flood walls are located in Reedham and close to the Rockland Broad.

95. Environment Agency mapping indicates that surface water flooding is an issue in the built-up area of Reedham. This consists mainly of pockets of water ponding on roads and in gardens or other open spaces throughout the village. It identifies areas of medium and high risk from flooding for some properties on Cliff Close, New Road, Mill Road, and School Hill and to a lesser extent off Witton Green and Station Road.
96. Chapter 14 of the NPPF, *'meeting the challenge of climate change, flooding and coastal change'*, seeks, amongst other things, to ensure that development addresses flooding and flood risk. This includes a focus on use of Sustainable Drainage Systems (SuDS). In line with national policy, Local Plan policy DM2 of the Broads Local Plan requires development to demonstrate there is adequate sewage treatment provision and proposals seek to incorporate SuDS. The local plans also require that new development is located to minimise flood risk.
97. Drainage systems can contribute towards sustainable development and improve places where people live and work. Approaches to manage surface water that take account of water quantity, quality, biodiversity, and amenity are collectively known as SuDS. Traditionally piped drainage networks convey water much more quickly than natural processes. Flooding can occur when housing and other development such as paving increases the volume and speed of run-off. SuDS seek to manage rainfall in a similar way to natural processes, by using the landscape to control the flow and volume of surface water, prevent or reduce pollution downstream of development and promote recharging of groundwater. Natural vegetation, including trees, in SuDS helps attenuate flows, traps silts and pollutants and promotes infiltration.
98. **Policy 9** focuses on maximising the use of natural SuDS features which manage flood risk but also provide benefits such as enhancing public open space, contributing to the character of an area, and providing wildlife habitat. SuDS schemes that consist of underground plastic/concrete boxes to store rainwater, although recognised to reduce flood risk by releasing rainwater more slowly will not deliver the additional benefits.

### *Policy 9: Surface Water Management*

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***Proposals should incorporate Sustainable Drainage Systems that are designed to be an integral part of the green infrastructure. These may include:***

- ***Attenuation ponds;***
  - ***Planting;***
  - ***Introduction of permeable driveways or parking areas;***
  - ***Rainwater harvesting and storage features;***
  - ***Green roofs.***
-

## *Community Action 2: Maintenance of drainage ditches*

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*The Parish Council will work proactively with riparian owners, landowners, and statutory agencies, such as the Lead Local Flood Authority, to ensure that watercourses are properly maintained with a view to ensuring that they continue to play their role in the management of water and flood risk. This will ensure that issues such as blocked ditches can be kept to a bare minimum.*

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## Local Services, Infrastructure and Facilities

99. Reedham has a good range of local services, with both residents and tourists bringing business to local traders. Local service provision includes:

- Reedham Primary School
- Post Office, which incorporates a tearoom
- Reedham stores
- Fish and chip shop
- Village hall and social club
- Church of St John the Baptist
- Pettitts Animal Adventure Park
- A number of pubs – The Ship, The Lord Nelson & Reedham Ferry Inn
- Reedham Ferry Touring and Camping Park
- Humpty Dumpty Brewery

100. There is also a marina and boatyard from where river cruisers can be hired. Reedham chain ferry operates a crossing point over the River Yare, which in itself is a tourist attraction and the only crossing point of the Yare between the A47 at Norwich and Great Yarmouth. It has been in operation since the 17<sup>th</sup> Century. Reedham Primary School currently has 43 children on roll (2019 figures), with a capacity for 77. Further development in the village could attract young families to support the school.

101. The main area of public open space in the village is the Searchlight Field. This is the site of the village hall and offers various facilities including tennis courts, football pitches, a children's play area, a small community orchard and areas of landscape planting. There are also two small areas of open access land in the village – Reedham Village Staithe; and an area of greenspace that links 7 Mile House to Polkey's Mill. The school playing field provides a further area of greenspace, but this is not open to the general public and is indeed located some distance from the school itself.

### Add pictures

102. The consultation survey showed that existing infrastructure in Reedham is seen to be under significant strain – with sewers/drainage as one of the most cited issues. Residents want to see the current infrastructure improved to support the existing population. This includes improvements to broadband and mobile phone coverage in the village.

103. Regarding the economy, 73% of respondents to the consultation survey wanted to include policies for supporting local business. Ideas included encouraging more retail, hospitality, boat and home working businesses

104. NPPF para 92 supports the protection of existing village services and the delivery of new ones to maintain the vitality of rural communities. 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. Policies SP16 and DM7 resist loss of existing community facilities and services including sport, recreational, allotment or amenity open space as identified on their policies maps. The JCS promotes improved telecommunications and communication infrastructure such as broadband, though much of this is permitted

development. Mobile phone masts over a certain height are not permitted development but need community support.

105. The emerging GNLP Policy 4 covers strategic infrastructure such as energy and water supply, sewerage, healthcare, and education. It sets out that development proposals will need to provide on-site services and facilities and support local infrastructure capacity improvements.

### *Policy 10: Protection of community facilities*

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***The following community facilities and services will be designated as community facilities for the protection provided by Policy DM7 and SP16 of the Local Plan.***

1. Any in particular?
  2. Primary School and Nursery
  3. Doctors Surgery
  4. Post office
  5. Village Hall
- 

Check these are the correct facilities & map them

### *Policy 11: Provision of new recreational facilities*

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***Development proposals to support the provision of new or existing community services and facilities in Reedham will be supported in principle. This includes the provision of local businesses which could provide appropriate hospitality, retail, or home working opportunities in the area.***

***Particular support is given for the appropriate development of facilities which will provide new recreational and social opportunities to residents and visitors. Examples include:***

- a. ***Public open space such as a playing field/playground for the use of all***
  - b. ***Providing open space for the use of Reedham Primary School either on site or in close proximity to the school within residential development proposals.***
- 

Text on the support and inclusion of a recreational playing field? More info - Map of the site allocation, supportive landowner?



84. In Q11, most respondents (71%) felt there needed to be a central playing field in the village, which was more beneficial to younger children for whom the current village hall field is too far away for safely access alone. People supported the importance of space to play sports and enjoy outdoor hobbies for all ages.

***Policy x: Site Allocation X: Site for a recreational playing field***

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***Allocation details on a playing field in Reedham?***

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106. For a relatively small village Reedham has a thriving business community. Tourism in particular is important to the economy and help support local service provision. **Add more info here.**
107. Generally, extensions to a rural building as part of its conversion are unacceptable and proposals to convert buildings should be contained within the confines of the existing building shell. To support rural enterprise and encourage jobs locally this neighbourhood plan supports enlargement where it will have a commercial or community use, subject to the conditions of **Policy 12**.

***Policy 12: Conversion of Rural Farm Buildings***

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***Enlargement of redundant farm buildings for certain types of commercial use of community use will be viewed favourably. In this case commercial use means those in Planning Use Class E such as offices or a nursery. It does not include storage facilities or industrial processes in Planning use Class B.***

***Extensions should enhance the character and appearance of their immediate surroundings. Where an extension is acceptable it should be subordinate in scale to the existing building and respectful in its design detailing to the parent building.***

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108. Residents identified a range of issues that cannot be implemented through planning policies. The Parish Council plans to address such matters where possible through community action 3. This is where the parish will monitor and work with different statutory bodies and the community to try and address current issues and work to a solution on resolving infrastructure issues and further education and understanding for visitor protection of wildlife in recreational areas.

### *Community Action 3: Community services and infrastructure*

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- A. The parish council will work with the community, appropriate stakeholders, and local businesses on promoting importance of visitors and residents understanding and respecting local wildlife. This education can be planned through the use of interpretation boards, benches, and other advertisement throughout the village.*
  - B. The parish council will work with Anglian Water to improve the maintenance of the sewage system in Reedham.*
  - C. The parish council will be proactive and work with local broadband providers to understand if there is possibility for improvements for mobile phone coverage in Reedham.*
-

## Transport and accessibility

109. Reedham is situated on the north bank of the River Yare, approximately 20km east of Norwich and 12km west of Great Yarmouth and Lowestoft. It takes around 30mins to travel by car into Norwich city centre, or 20mins by train. The main road to Reedham is via Freethorpe Road and Station Road and is on Norfolk County Council's gritting route. Many residents, and those visiting and using SatNav, may travel the shortest route to Reedham, via the back roads. These are narrow in places and have passing bays, some of which are informal on verge.
110. Reedham has a limited bus service which runs between Cantley and Acle leaving only once a day in each direction, in the morning towards Acle and in the afternoon towards Cantley<sup>23</sup>. Reedham railway station was one of the first to be built in Norfolk and has been operating since 1844. Due to its historical significance in railway infrastructure a small part of the station today has been converted into a railway heritage centre by volunteers<sup>24</sup>. The village also has one of the last operating railway swing bridges in the country. The rail station is accessible by walking or bike to a good proportion of the village. The Wherry Lines railway between Norwich and Lowestoft crosses the river at Reedham and provides connections to Norwich, Lowestoft, and Great Yarmouth, with a train running approximately every 1 to 2 hours<sup>25</sup>. The majority of services run between Norwich and Lowestoft, but three trains a day run to Great Yarmouth via Reedham and the Berney Arms station on the edge of the marshes. Berney Arms is a remote request stop, which typically sees around four stops a day. This area is not accessible by public road, only via rail.



**Figure 15- Pictures of Reedham Railway Station (Source, Wherry Line Services Greater Anglia, 2018)**

111. Since the early 17<sup>th</sup> century there has been a crossing at Reedham for a ferry. The current Reedham Ferry built in 1984, a chain ferry, provides a crossing point over the

<sup>23</sup> [73A - Cantley - Reedham - Acle – Our Bus – bustimes.org](https://www.bustimes.org/route/73A-Cantley-Reedham-Acle)

<sup>24</sup> [Reedham | Ride the Wherry Lines](https://www.wherryline.co.uk/reedham)

<sup>25</sup> [Reedham \(Norfolk\) Train Station Information | Greater Anglia](https://www.greateranglia.co.uk/reedham)

River Yare to the south – providing a quicker link to the A146. It is the only crossing point on the River Yare between Norwich and Great Yarmouth and can carry up to 3 cars at a time of a maximum weight of 12 tonnes. The ferry is operational seven days a week between 6.30am to 10pm Monday to Friday and 8am to 10pm Saturday and Sunday.



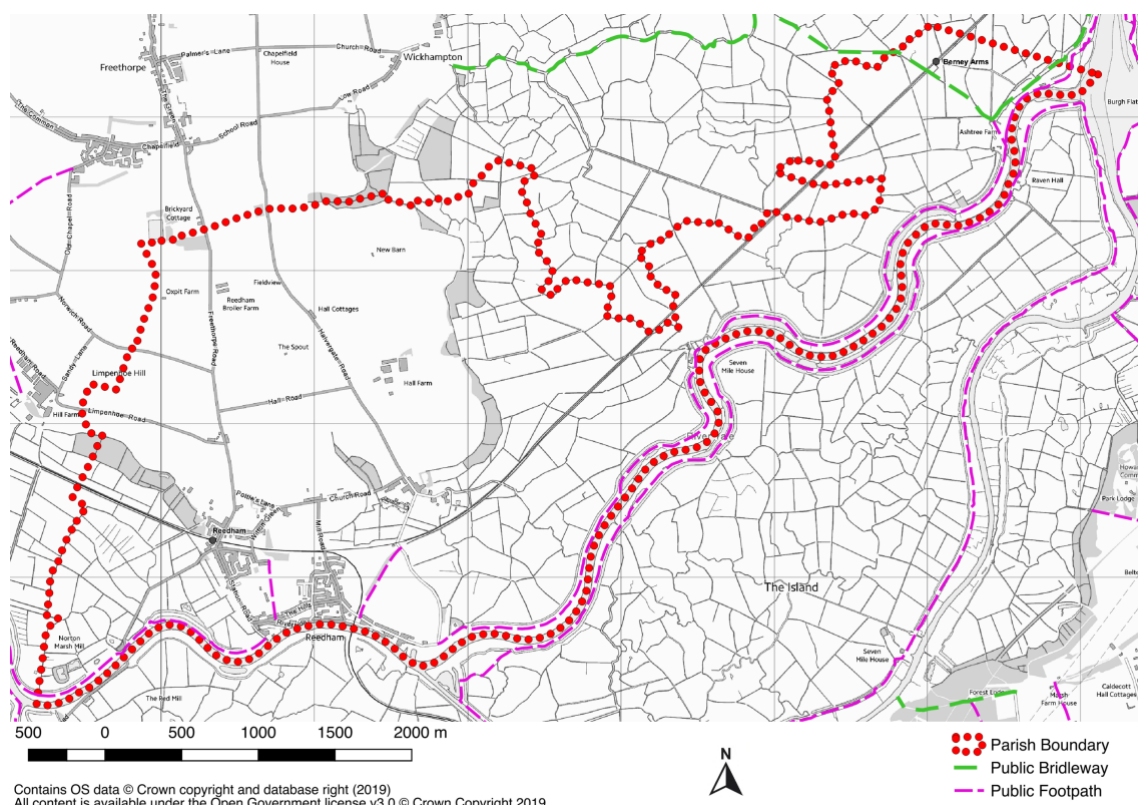
**Figure 16- Pictures of the Reedham Ferry Past/Present (Source, Reedham Ferry Complex Ltd, 2019)**

112. As shown in the previous section, Reedham is a fairly sustainable location, with a good range of local services and facilities. Many people can walk or cycle to the local facilities because of the short distances involved. Better facilities for public transport, walking and cycling, alongside a reduction in car traffic can create many benefits. This includes improved health, air quality and nicer public spaces. Alongside this these measures will help to meet environmental commitments.
113. Figures from the evidence base indicate that the car is the most popular mode of travel to work by far with 80% of people in work either driving or travelling as a passenger. This is higher than the national figure (70%) but slightly lower than the average for the district which is 82%. In part this is because of higher than usual numbers of people travelling to work by train due to the central location of the rail station and regular trains to Norwich/Great Yarmouth/Lowestoft. Travel to work by train sits at 6% compared to just 1% across the district and for Norfolk. A good proportion of people also walk to work – 8% compared to 7% across the district, and 9% of people who are in employment work mainly at or from home, which is also above district or Norfolk-wide averages (6%).
114. Achieving improved sustainable travel infrastructure and promoting its use are important measures to support improved health outcomes for the community. As highlighted in the consultation survey (2021) a few respondents felt there needed to be an improvement to public transport infrastructure including bus and train services.
115. The NPPF Chapter 9 supports walking and cycling being integral to design considerations. Also, it requires development to maximise opportunities to promote walking and cycling and use of sustainable transport. Local Plan 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.

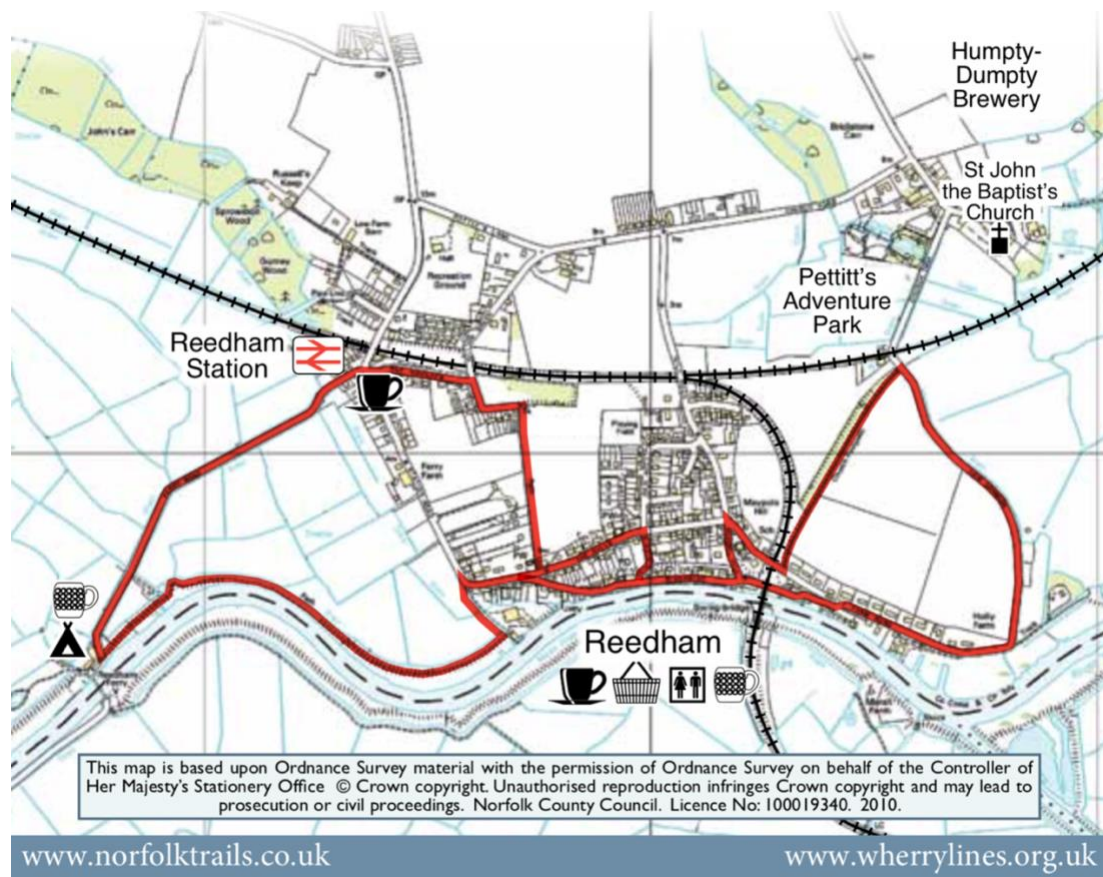


116. Plans that improve walking support a low carbon economy and the health and wellbeing of residents by removing barriers to sustainable travel. The importance of walking for recreation is also recognised. Reedham has several public footpaths, including the 37.5-mile walking trail, the Wherryman's Way<sup>26</sup>. This runs through the heart of the Broads, winding along the banks of the River Yare, through open marshes, reedbeds, grazing meadows and riverside villages, between Norwich and Great Yarmouth. The Wherryman's Way is an important and well-known walking route which brings a significant number of visitors through the centre of Reedham. There are also a number of Higher Level Environmental Stewardship scheme footpaths. These are well used by local people (do they still exist?), but may be lost as the scheme no longer funds public access initiatives. Other permissive paths include one which links Station Road to Wherryman's Way and another through the Woodland Walk.

85. Do the parish wish to add a policy on creating or protecting any circular routes?



<sup>26</sup> [About Wherryman's Way - Norfolk County Council](#)



**Figure 17- Sustainable Travel Modes in Reedham (Walking/Cycling routes)**

## Parking issues at the Primary School

117. In Reedham, issues around parked cars are a common theme within the village, with parking outside the primary school at drop off and pick up a real challenge. Whilst there is guidance on the Norfolk County Council website on parking safely to avoid issues on school runs<sup>27</sup> this is a common issue which has been identified in the initial community consultation survey (2021); Q17 saw 71 people answer that parking at the school is an issue that needs addressing with comments suggesting the number of children who walk and cycle to school should be encouraged and restrictions put into place for traffic and parking in the immediate vicinity of the primary school.
118. In the current Norfolk County Council Parking Standards for Norfolk (2007), which is currently under review, Schools fall under Use Class D1- Non- Residential Institutions (F1), Primary Schools car parking should be: 1 space/ 1 full time equivalent staff **plus** 1 space/classroom **plus** provision for public/school's transport. For cycle parking, there is 1 space for every 5 staff, but none allocated for children in primary schools. There is no mention of allocating spaces for school drop off by parents/guardians. However, the standards have no effect on parking arrangements attached to existing uses and there is currently no mention to the requirement of a school travel plan either.
119. As this is a prominent issue in Reedham, the parish wish to have a supportive policy for development proposals which will add additional car parking facilities to deal with

<sup>27</sup> [Parking safely on the school run - Norfolk County Council](#)



issues of the school and take forward the school car parking issue as a community action. Whereby communications will tackle different options of reducing parking pressure in the village and hopefully creating a behavioural change amongst pupils and parents by encouraging more sustainable ways of travelling through walking and cycling.

### *Policy 13: Reedham Primary School Parking Provision*

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*Development proposals coming forward that will improve or expand parking provision for Reedham Primary School and aid car parking issues faced by the village will be supported.*

*Any development proposals should proactively work with the Parish Council and community on understanding current safety issues and how to overcome this with the appropriate size/addition of spaces particularly for drop off at the school.*

*Any development of Reedham Primary School will need to include a parking management plan and school travel plan to tackle current and potential future parking risks.*

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### *Community Action 5: Improving the School Parking Facilities*

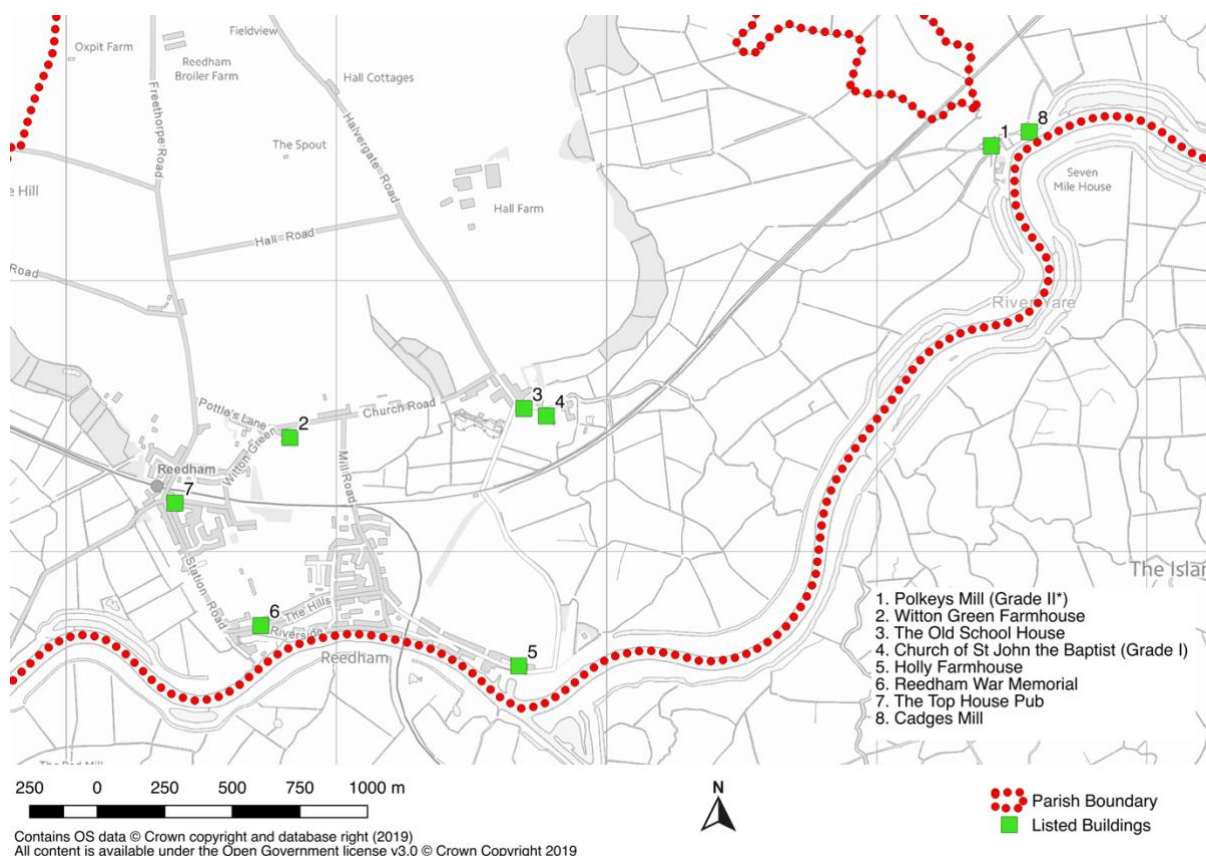
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*The parish council will proactively work with Reedham Primary School, School Governors, and relevant statutory bodies to improve current parking issues around the school. This will include promoting car sharing and walking for parents and pupils within the village.*

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## Historic Environment

120. There are eight listed buildings (see **Figure 23**) including the Church of St John the Baptist which is Grade I and Polkey's Mill which is Grade II\* indicating that it is more than of special interest. Polkey's Mill (and Reedham Marsh Steam Engine House) is managed and restored by Norfolk Windmills Trust, with public access via Wherryman's Way. These historic assets are fairly spread out across the parish.
121. Norfolk Heritage Explorer identifies there to be 102 sites or finds of heritage importance within Reedham parish, see Figure 26. This is a mix of buildings of local importance, monuments, find sites, old field boundaries and assets such as the railway line.



**Figure 18- Reedham Listed Buildings**

122. There is also a Conservation Area for Halvergate Marshes which was designated in 1995 for its local distinctiveness and historic interest to the area as a whole. The Marshes extend beyond the parish boundary into neighbouring parishes of Haddiscoe, Freethorpe, Belton and Fritton. Halvergate Marshes and Haddiscoe Island contain the largest area of grazing marshes in the east of England and epitomise the marshland landscape of the Broads area – vast panoramic grazing marshes, winding waterways, wide open skies, openness and a high level of visibility within a wide valley floodplain. The area is unique, sparsely populated, a vast panoramic expanse of grazing marshes dotted with mills and often teeming with birdlife. There are few buildings within the Conservation Area boundary, a few marshman's cottages survive, and some isolated farm buildings.

123. The Halvergate Marshes Conservation Area is one of the distinctive Broads landscape. The panoramic grazing marshes give a sense of openness and remoteness. Big skies, simple skylines, meandering rivers and important nature conservation interest all contribute to the special and unique character of the area.
124. Chapter 16 of the National Planning Policy Framework, 'Conserving and enhancing the historic environment', recognizes that the nation's heritage assets comprise an irreplaceable resource. Paragraph 189 of the Framework requires all heritage assets to: *"...be conserved in a manner appropriate to their significance..."*. It goes on to set out a detailed and carefully nuanced approach to the conservation of heritage assets. The current 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. The emerging Greater Norwich Local Plan (GNLP) Policy 3 also protects non-designated heritage assets.
125. The Government's Planning Practice Guidance recognises that there are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas local authorities keep a local list of non-designated heritage assets, incorporating those identified by neighbourhood planning bodies. Paragraph 197 of the National Planning Policy Framework determines that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application.
126. Non-designated heritage assets should be identified against a clear set of consistent criteria. A comprehensive review by the working group of designated heritage assets, the Conservation Area appraisal and the Historic Environment Record was undertaken prior to considering whether there were other assets of heritage value worth identifying in the neighbourhood plan. Local knowledge and the Historic Environment Record was used to find out more about their history. These were subsequently assessed in accordance with Historic England's guidance on Local Heritage Listing<sup>28</sup>, using the commonly applied selection criteria. Those
127. The assets determined to have historic significance are identified as non-designated heritage assets **Figure 31** and on the **Policies Map in Appendix A**. Further details of how each of the assets meets the criteria for identification is set out in **Reedham Neighbourhood Plan Non-Designated Heritage Assets Assessment Document**. They will receive protection in accordance with **Policy 14: Non-Designated Heritage Assets**. Owners of these assets had an opportunity to respond to the Regulation 14 consultation on the draft plan. Should an owner wish for their asset to be removed from the list subsequently they should contact the Parish Council for consideration. It should be noted that these are not the only non-designated heritage assets in Reedham, just those considered of local importance when developing this plan.

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<sup>28</sup> <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

128. In relation to archaeology, Norfolk County Council, acting as advisors to the local planning authority, will advise on suitable mitigation measures (if required on all new developments within the parish) if they potentially affect buried archaeological remains.
129. In the consultation survey (2021), Q14 asked respondents if they wished to identify any buildings or structures of heritage value in the parish. Suggestions included the Parish church, Village Hall, The Ship Inn, The Lord Nelson, The ferry, The Ferry Inn, Reedham station and signal box and Reedham primary school.
130. After further investigation some of these options were included into Policy 14.

#### *Policy 14: Non-Designated Heritage Assets*

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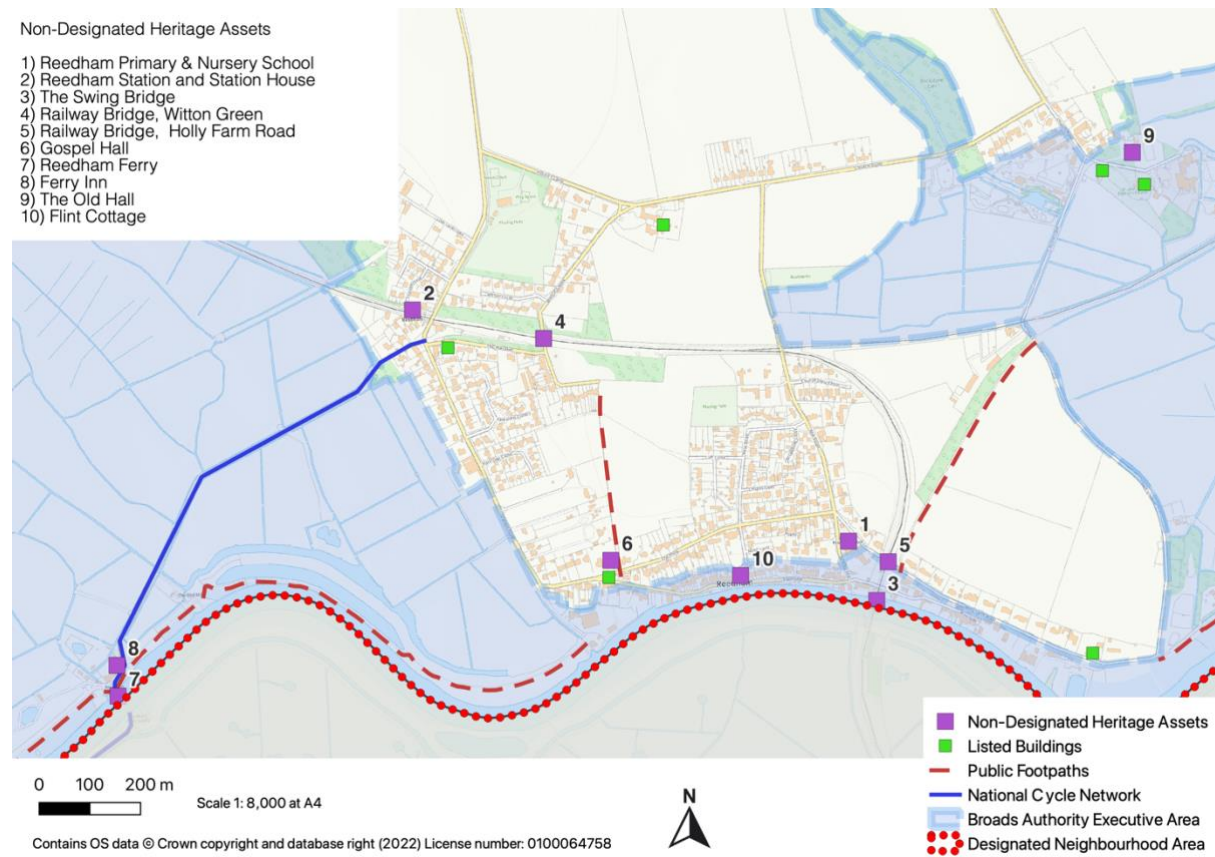
***All heritage assets will be conserved in a manner appropriate to their significance, including the following non-designated heritage assets (shown in Figure 31 and on the Policies Map in Appendix A):***

- A. Reedham Primary & Nursery School***
- B. Reedham Station and Station House***
- C. The Swing Bridge***
- D. Railway Bridge, Witton Green***
- E. Railway Bridge, Holly Farm Road***
- F. Gospel Hall, Memorial Hall***
- G. American War Memorial***
- H. The Ferry***
- I. Ferry Inn***
- J. The Old Hall***
- K. Flint Cottage***

***Proposals that are adjacent non-designated assets should demonstrate that consideration has been given to preserving the heritage asset and its distinctive historic features.***

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**Figure 19: Non Designated Heritage Assets**



## Monitoring – need to add something here to discuss

How will the NP group monitor their policies? Progress?

Will they do an annual monitoring report following a checklist every year? To review if the policies are effective?

Will there be any particular policies which will spark an early review if they are not effective e.g housing/design policies? Allocations?

How will the NP want monitor CIL if applicable? Do they aspire to have CIL spent on particular projects?

86. A monitoring spreadsheet could be recorded by the parish council every month, or when appropriate, on how the neighbourhood plan is being addressed in planning applications coming forward. This could be followed in a similar way as advised by Locality (201) in the below examples.<sup>29</sup>

Month of the year				
Policy Number	Usage in planning applications/ decisions	Issues addressed	Issues not addressed satisfactorily	Comments
Policy 1	Twice	Affordable provision within the development	Housing mix does not meet aspirations	Policy too vague on housing mix

87. A checklist of questions can be followed and addressed every year, or when the parish considers appropriate, to review if the policies being monitored are effective and serving their initial purpose. By doing this the parish council can then decide if they feel the neighbourhood development plan should go through a review.

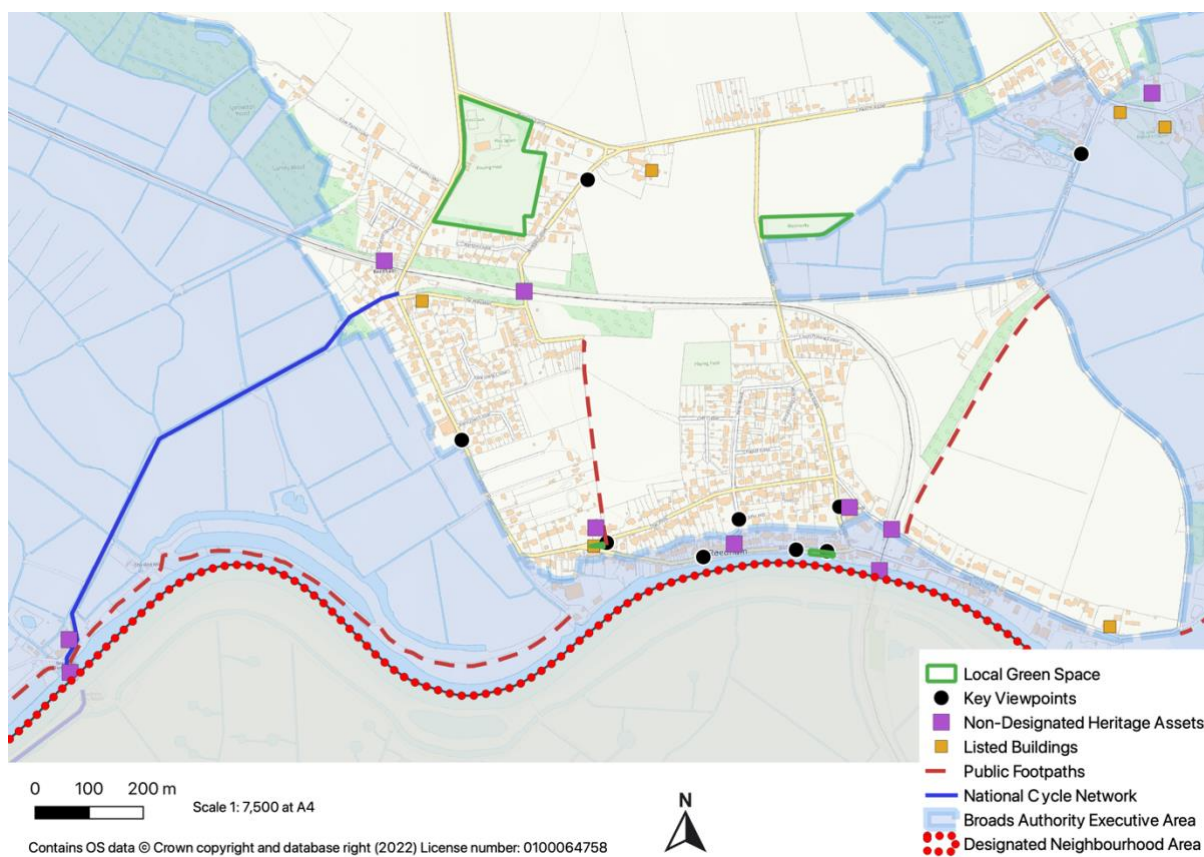
Checklist Factors	Checklist Questions:	Comments
<b>Policy compliance:</b>	<i>Are planning applications being determined in accordance with neighbourhood plan policies?</i>	
<b>Reasons for departing from policies:</b>	<i>If decisions depart from neighbourhood plan policies, are clear and valid reasons for doing so being given in officer reports?</i>	

<sup>29</sup> [How to implement, monitor, and review your made neighbourhood plan - Locality Neighbourhood Planning](#)



<b>Effectiveness</b>	<i>Are policies proving to be effective in shaping local authority decisions and appeal decisions?</i>	
<b>Ineffectiveness</b>	<i>If policies are proving to be ineffective, then why?</i>	
<b>Matters not addressed by policies</b>	<i>Are there any significant issues arising that are not covered by neighbourhood plan policies?</i>	

## Appendix A: Policies Map



## Appendix B: Justification for the Local Green Space Policy wording

1. This Neighbourhood Plan designates **4** Local Green Spaces (LGS) for protection across the plan area, these are identified in **Figure xx**. They are important not only for the wildlife they support, but provide significant quality of life benefits to residents, for example through encouraging recreation.
2. Many of these contribute to the distinctiveness of their local community, making it an attractive place to live. Justification for each of the Local Green Spaces is found in **Reedham: Local Green Space Assessment Document**.
3. The LGS policy is important, as is the precise wording. Paragraph 103 of the National Planning Policy Framework sets out that, *“Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”*
4. This at least implies that LGS designations require a policy for managing development, rather than just a list of those designations. This seems likely as:
  - First, it refers to LGS ‘policy’ for managing development. Policy should set out how decisions should be made when determining a planning application. A list of LGSs does not do this as it does not guide the decision maker, simply informing them of which sites are LGSs.
  - Second, Para 103 implies that LGS policy is a separate entity to national green belt policy.
  - Third, development affecting a LGS cannot be determined using green belt policy; green belt policy applies only to green belt, not to LGSs. An attempt to use green belt policy is likely to be unlawful and challengeable.
5. Regarding *Lochailort Investments Limited v. Mendip District Council and Norton St Philip Parish Council*, [2020] EWCA Civ 1259, this found that LGS policy need to be consistent with Green Belt policy and that any departure needs to be explained in a reasoned way. According to that judgement, *“The ordinary meaning of “consistent” is “agreeing or according in substance or form; congruous, compatible”. What this means, in my judgment, is that national planning policy provides that policies for managing land within an LGS should be substantially the same as policies for managing development within the Green Belt.”*
6. The Neighbourhood Plan needs to have ‘due regard’ to this requirement. ‘Due regard’ does not mean LGS policy has to conform to the requirement in every respect, but any departure will nevertheless need to be fully justified and explained. The judgements support this, explaining that, *“provided the departure from the NPPF is explained, there may be divergence between LGS policies in a neighbourhood plan and national Green Belt policy.”*

7. It is therefore necessary to assess green belt policy in the NPPF to identify its features and requirements.
8. National Green Belt policy at para 148 explains that openness and permanence are essential characteristics of Green Belt and that it why it is designated - to preserve its openness and permanence. This is the purpose. The designation of LGS aims to protect smaller parcels of land for a variety of purposes that are in addition to their openness, such as its ecology, recreational value or history as set out as examples in the NPPF.
9. These must (NPPF para. 101) be capable of enduring beyond the plan period; this is a lower bar than needing to be permanent. It can endure beyond the plan period as long as there is not undue pressure for needed housing on those parcels of land, either by virtue of allocations for meeting local housing need being provided in the Neighbourhood Plan, or there being other land available to meet any unmet need. Another threat to the capability to endure would be a long list of different types of development that could be appropriate or acceptable.
10. The judgement in the case of R (Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council [2020] UKSC 3, found that openness is not just a spatial or volumetric concept, but a visual one such that visual impact is a key matter. This is likely to be a particular matter of relevance for Local Green Spaces given that they tend to be small and so any development will have a visual impact.
11. The NPPF sets out that local planning authorities should plan positively to enhance their beneficial use.
12. Green Belt policy sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It goes on to say that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
13. New buildings are considered to be inappropriate in Green Belt. There are some exceptions to this. Green Belt policy sets out a list of development that is not inappropriate, such as in-fill in villages, and affordable housing. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes mineral extraction and local transport infrastructure. These examples might still not be permitted if they would result in harm as para 148 says, *"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt."*
14. There are many exceptions listed at paras. 149 and 150 of the NPPF. As Green Belt areas are large, it is plausible that many such developments could take place within the Green Belt without undermining its overall openness and permanence, or resulting in only

minor harm. This is not the case for LGSs, which cannot be extensive tracts of land. This means that even small-scale development risks undermining the purpose of designation and having an immediate and harmful visual impact. A LGS policy that would simply refer to the list of Green Belt exceptions in the NPPF could undermine the designation process as this large number of exceptions would suggest that the designation is not capable of enduring beyond the plan period. LGS policy therefore needs to consider each in turn, and with the aim of limiting the number.

15. The table below reviews each element of the Reedham LGS policy and provides justification for the diversion from Green Belt policy. In particular, the table justifies diversion from Green Belt policy with respect to what is considered an exception to inappropriate development, for example infill or minerals extraction.

**Figure 20: Justification for LGS Policy Deviations from Green Belt Policy**

LGS Policy	Justification for deviation from Green Belt Policy
<p>New buildings are inappropriate development with the only exceptions to this:</p> <ul style="list-style-type: none"> <li>a) Buildings for forestry or agriculture where the Local Green Space is used for commercial woodland or farmland.</li> <li>b) The provision of appropriate facilities in connection with the existing use of land where the facilities preserve the openness of the Local Green Space and do not conflict with the reasons for designation that make it special to the community, such as for recreation or ecology;</li> <li>c) The extension or alteration of a building if it does not impact on the openness or the reasons for designation that make the Local Green Space special to the community; or</li> <li>d) The replacement of a building provided the new building is in the same use</li> </ul>	<p>Para 149 (of the NPPF) sets out that the construction of new buildings is inappropriate apart from identified exceptions (listed a-g below). A number of these exceptions could undermine the openness of LGS or impact upon their reasons for designation -</p> <ul style="list-style-type: none"> <li>a) Buildings for agriculture or forestry; <b>this is a reasonable exception</b> for LGS policy where land is commercial woodland or farmland as it may otherwise hinder someone's business.</li> <li>b) Provision of appropriate facilities; <b>this is a reasonable exception</b> for LGS if such development could support the ongoing use and help to make the LGS capable of enduring.</li> <li>c) Extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building; <b>this is a reasonable exception</b> for LGS where it does not impact upon its openness or reasons for designation;</li> <li>d) Replacement of a building, provided it is the same use and not materially larger; <b>this is a reasonable exception</b> for LGS;</li> <li>e) Limited infill in villages; <b>This is not a reasonable exception</b> for LGS. Openness is not just a spatial concept, it is also visual, as determined by the Supreme Court. Any infill on small LGS designations will seriously undermine their openness and their reasons for designation.</li> <li>f) Limited affordable housing for local community needs; <b>This is not a reasonable exception</b> for LGS. Any affordable housing on small LGS designations</li> </ul>

LGS Policy	Justification for deviation from Green Belt Policy
<p>and not materially larger than the one it replaces.</p>	<p>will seriously undermine their openness and their reasons for designation.</p> <p>g) Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use; <b>this is not a reasonable exception</b> for LGS. It is unlikely that LGS will be brownfield when identified in accordance with Para 101, and infilling and complete redevelopment is likely to fully undermine the designation of the LGS.</p>
<p>Other appropriate development includes:</p> <p>a) Engineering operations that are temporary, small-scale and result in full restoration; or</p> <p>b) The re-use of buildings provided that the buildings are of permanent and substantial construction; or</p> <p>c) Material changes in the use of land where it would not undermine the reasons for designation that make it special to the community.</p>	<p>Para 150 sets out that certain other forms of development are also not inappropriate provided they preserve the openness of Green Belt and do not conflict with the purpose (listed a-f). A number of these exceptions could undermine the openness of LGS or impact upon their reasons for designation -</p> <p>a) Mineral extraction; <b>This is not a reasonable exception</b>. Though highly unlikely to apply in any LGS, but nevertheless the quarry would be so large and the operations so long term that it would not enable the LGS to endure beyond the plan period.</p> <p>b) Engineering operations; <b>This is a reasonable exception</b>. LGS policy could allow for this if temporary, small-scale and restored fully</p> <p>c) Local transport infrastructure; <b>This is not applicable</b> as it specifically requires a Green Belt location</p> <p>d) Re-use of buildings; <b>This is a reasonable exception</b>.</p> <p>e) Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); <b>This is a reasonable exception</b>. LGSs are designated for reasons related to their specific use or quality, such as recreation or ecology. Change of use could be supported in LGS policy as long as the new use would not undermine the reason for designation that makes it special to the community.</p> <p>f) Development, including buildings, brought forward under Community Right to Buy or Neighborhood Development Order; <b>this would not apply</b> as the community is designating the land as LGS so as to keep it open and protect its special qualities.</p>
<p>Proposals that are on land adjacent to Local Green Space are required to set out how any impacts on the special qualities of the green space, as identified by</p>	<p>There is no requirement in Green Belt policy that relates to adjacent land. However, the setting of LGS or adjacent land use may be part of or impact upon what makes it demonstrably special, particularly where LGS are very small.</p>



LGS Policy	Justification for deviation from Green Belt Policy
its reason for designation, will be mitigated.	

## Appendix C: Design Checklist Questions from the AECOM Design Guidance & Codes Document

*(Planning applications are to answer all which are applicable to their proposal to help provide as much detail as possible to the application at hand and to show how the proposal has had due regard to the Reedham Design Guidance & Codes Document)*

Street grid and layout:	Answers
<ol style="list-style-type: none"> <li>1. Does it favour accessibility and connectivity? If not, why?</li> <li>2. Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities?</li> <li>3. What are the essential characteristics of the existing street pattern; are these reflected in the proposal?</li> <li>4. How will the new design or extension integrate with the existing street arrangement?</li> <li>5. Are the new points of access appropriate in terms of patterns of movement?</li> <li>6. Do the points of access conform to the statutory technical requirements?</li> </ol>	
Local green spaces, views & character:	
<ol style="list-style-type: none"> <li>7. What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?</li> <li>8. Does the proposal maintain or enhance any identified views or views in general?</li> <li>9. How does the proposal affect the trees on or adjacent to the site?</li> <li>10. Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.</li> <li>11. Has the proposal been considered within its wider physical context?</li> <li>12. Has the impact on the landscape quality of the area been taken into account?</li> <li>13. In rural locations, has the impact of the development on the tranquillity of the area been fully considered?</li> <li>14. How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?</li> <li>15. How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?</li> <li>16. Can any new views be created?</li> <li>17. Is there adequate amenity space for the development?</li> <li>18. Does the new development respect and enhance existing amenity space?</li> <li>19. Have opportunities for enhancing existing amenity spaces been explored?</li> <li>20. Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?</li> </ol>	

21. Is there opportunity to increase the local area biodiversity? 22. Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.? 23. Can water bodies be used to provide evaporative cooling? 24. Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?	
<b>Gateway and access features</b>	
25. What is the arrival point, how is it designed? 26. Does the proposal maintain or enhance the existing gaps between settlements? 27. Does the proposal affect or change the setting of a listed building or listed landscape? 28. Is the landscaping to be hard or soft?	
<b>Buildings layout and grouping</b>	
29. What are the typical groupings of buildings? 30. How have the existing groupings been reflected in the proposal? 31. Are proposed groups of buildings offering variety and texture to the townscape? 32. What effect would the proposal have on the streetscape? 33. Does the proposal maintain the character of dwelling clusters stemming from the main road? 34. Does the proposal overlook any adjacent properties or gardens? How is this mitigated? 35. Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles? 36. If any of the buildings were to be heated by an individual air source heat pump (ASHP), is there space to site it within the property boundary without infringing on noise and visual requirements? 37. Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night to reduce peak loads? And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?	
<b>Building line and boundary treatment</b>	
38. What are the characteristics of the building line? 39. How has the building line been respected in the proposals? 40. Has the appropriateness of the boundary treatments been considered in the context of the site?	
<b>Buildings heights and roofline</b>	
41. What are the characteristics of the roofline? 42. Have the proposals paid careful attention to height, form, massing and scale? 43. If a higher-than-average building(s) is proposed, what would be the reason for making the development higher? 44. Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?	

45. Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?	
<b>Household extensions</b>	
46. Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact? 47. Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)? 48. Do the proposed materials match those of the existing dwelling? 49. In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'? 50. Are there any proposed dormer roof extensions set within the roof slope? 51. Does the proposed extension respond to the existing pattern of window and door openings? 52. Is the side extension set back from the front of the house? 53. Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building? 54. Can any materials be re-used on site to reduce waste and embodied carbon?	
<b>Building materials &amp; surface treatment</b>	
55. What is the distinctive material in the area? 56. Does the proposed material harmonise with the local materials? 57. Does the proposal use high-quality materials? 58. Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design? 59. Does the new proposed materials respect or enhance the existing area or adversely change its character? 60. Are recycled materials, or those with high recycled content proposed? 61. Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives. 62. Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?	
<b>Car parking</b>	
63. What parking solutions have been considered? 64. Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place? 65. Has planting been considered to soften the presence of cars? 66. Does the proposed car parking compromise the amenity of adjoining properties? 67. Have the needs of wheelchair users been considered? 68. Can electric vehicle charging points be provided? 69. Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?	

70. If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?	
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