

Reedham Neighbourhood Plan Important Viewpoints Assessment 2022



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Introduction

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 Marshes¹, Marshes Fringe and Plateau Farmland². Halvergate Marshes falls within the Broads Authority Executive Area.

It is proposed that 10 of these special views are afforded protection within the Neighbourhood Plan. During 2021, the community identified the most important views and the reasons why these are special. This document provides the evidence to support these views being included within the neighbourhood plan.

A set of criteria was used to identify such views:

- a. Accessible from a public space;
A good reason for its inclusion within the Neighbourhood Plan which may relate to its recreational value, conservation interest, scenic quality, rarity or planning history; and
- b. Have a specific reason for being important to the community.

A map of the 10 views is below (Figure 1), followed by details in relation to each of them.

Assessment of Key Viewpoints

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

¹ https://www.broads-authority.gov.uk/_data/assets/pdf_file/0004/1037164/LCA_Part-3_Areas-16-23.pdf Broads Authority, Character Area 19.

² Broadland District Council Landscape Character Assessment, September 2013

Key Viewpoints

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

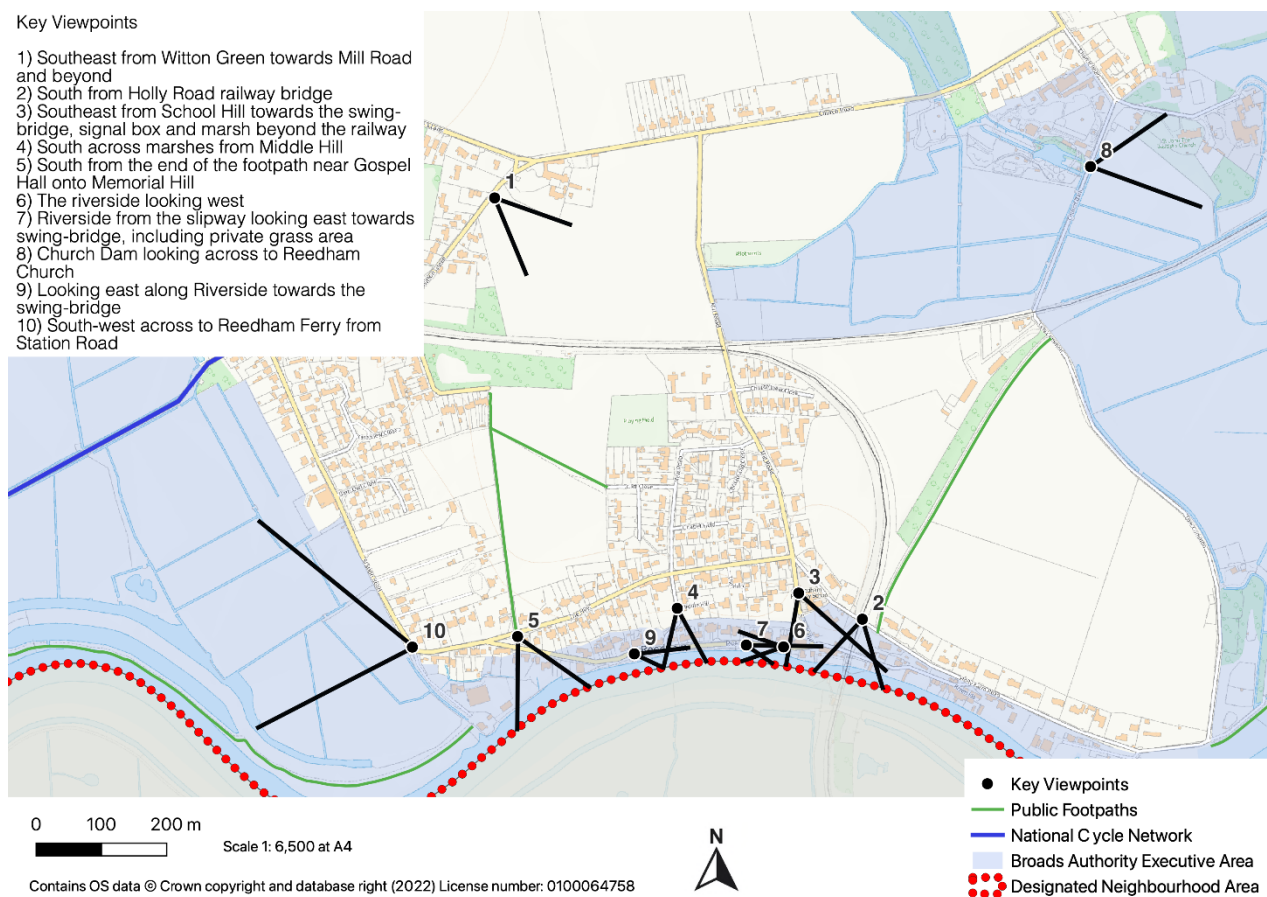


Figure 1- Important Local Views



View 1 - Southeast from Witton Green towards Mill Road and beyond



Descriptor	Comment
Description and purpose	South East from Witton Green towards Mill Road and beyond
Is the view publicly accessible?	Yes
Quality of the view – condition	Long distance view across the valley.
Planning history	N/A
Scenic quality of the view	A beautiful rural view, South-East aspect
Conservation interest	N/A
Recreational value	Walkers, cyclists.
Rarity	N/A

View 2 - South from Holly Farm Road railway bridge - view above swing-bridge and beyond



Descriptor	Comment
Description and purpose	View South from Holly Farm Road railway bridge - view above swing-bridge and beyond
Is the view publicly accessible?	Yes from Holly Farm Road bridge.
Quality of the view – condition	Elevated view of the railway swing bridge giving a panoramic marshland vista.
Planning history	Not known
Scenic quality of the view	Exceptional view of industrial structure in a rural setting.
Conservation interest	Swing-bridge built in 1904.
Recreational value	Walkers on Wherryman's Way
Rarity	Yes

View 3 - Southeast from School Hill - swing-bridge, signal box and marsh beyond railway



Descriptor	Comment
Description and purpose	South East from School Hill - swing-bridge, signal box and marsh beyond railway line
It the view publicly accessible?	Yes
Quality of the view – condition	Semi-elevated view of the swing-bridge, railway line and marsh.
Planning history	N/A
Scenic quality of the view	Interesting
Conservation interest	Swing-bridge built in 1904 - an important structure serving the Wherry railway line.
Recreational value	Railway line, boating, pub, walkers, holiday-makers.
Rarity	The only working swing-bridge on the River Yare.

View 4 - South across marsh coming down Middle Hill



Descriptor	Comment
Description and purpose	South across marsh coming down Middle Hill
It the view publicly accessible?	Yes
Quality of the view – condition	Long distance views over marshes, important to the village setting.
Planning history	N/A
Scenic quality of the view	Semi-elevated view of the river and marsh beyond.
Conservation interest	Wildlife on the marsh.
Recreational value	Holidaymakers and villagers enjoy this view.
Rarity	N/A

View 5 - South from the end of the footpath near Gospel Hall onto Memorial Hill



Descriptor	Comment
Description and purpose	View South from end of footpath near Gospel Hall onto Memorial Hill
Is the view publicly accessible?	Yes
Quality of the view – condition	Elevated view of the river, reedbed and marsh beyond.
Planning history	N/A
Scenic quality of the view	A beautiful view at all times of the year.
Conservation interest	Deer on marsh.
Recreational value	River users and walkers.
Rarity	A typical view from higher ground in the village.

View 6 - Riverside looking West



Photo i

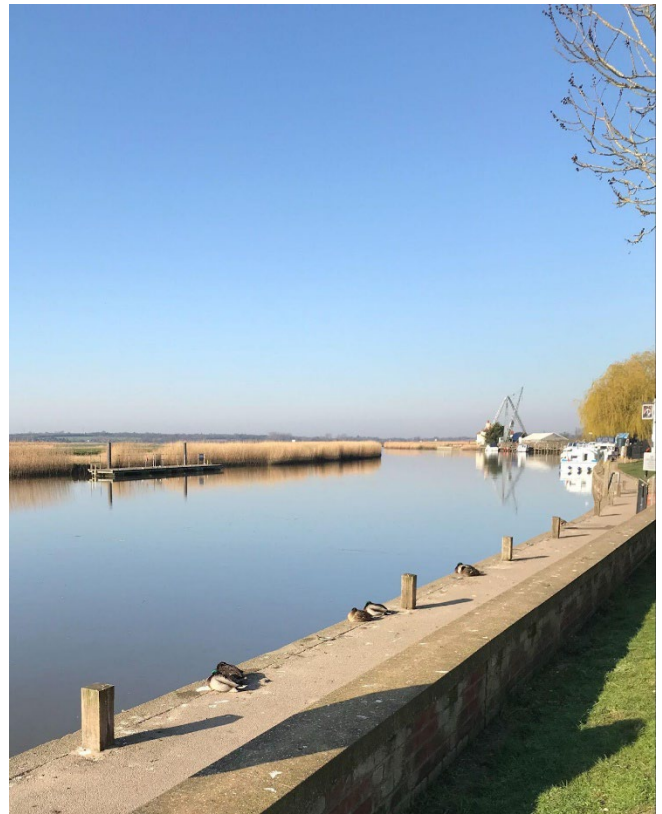


Photo ii

Descriptor	Comment
Description and purpose	Riverside looking West Photo i - From private grass area. Photo ii - From Lord Nelson quay
Is the view publicly accessible?	Yes, both are accessible.
Quality of the view – condition	Unobstructed views up-river and across the marsh beyond.
Planning history	N/A
Scenic quality of the view	Beautiful daytime views and spectacular views of Broadland sunsets.
Conservation interest	Marsh, wildlife.
Recreational value	Boating, feeding swans, ducks, walkers, cyclists, cafe culture.
Rarity	Car-parking alongside the river.

View 7 - Riverside from the slipway looking East towards swing-bridge, including private garden



Descriptor	Comment
Description and purpose	Riverside from the slipway, East towards swing-bridge, including private grass area
Is the view publicly accessible?	Yes
Quality of the view – condition	Clear views of the swing-bridge and trains going over the bridge.
Planning history	N/A
Scenic quality of the view	Far-reaching views down-river featuring the swing-bridge and across the marsh. Beautiful view, especially at sunrise.
Conservation interest	The swing-bridge is a historic engineering structure serving the Wherry Railway line.
Recreational value	Holiday-makers, walkers, cyclists and boating.
Rarity	One of few swing-bridges in Broadland

View 8 - Church Dam across marsh to Reedham Church



Descriptor	Comment
Description and purpose	View from Church Dam across to Reedham church
Is the view publicly accessible?	YES
Quality of the view – condition	A clear view of the church and its idyllic setting.
Planning history	N/A
Scenic quality of the view	A very tranquil rural setting.
Conservation interest	A wide variety of wildlife.
Recreational value	Walkers and cyclists.
Rarity	

View 9 -Looking East along Riverside towards the swing-bridge



Descriptor	Comment
Description and purpose	Down-river along Riverside to the swing-bridge
Is the view publicly accessible?	YES
Quality of the view – condition	Heart of the village valued by residents and visitors throughout the year.
Planning history	N/A
Scenic quality of the view	A wide vista focussing on the river, the railway and the quay.
Conservation interest	The river and railway were instrumental in the growth of Reedham through the era of the Norfolk Wherries and the coming of the railway.
Recreational value	Holiday cottages, boating, cyclists, walkers, picnics, cafe culture creating income for the village.
Rarity	One of the few places in Broadland where less able visitors are able to park with clear views of the river and beyond.

View 10 - South-west across to Reedham Ferry from Station Road



Descriptor	Comment
Description and purpose	South-west to Reedham Ferry from Station Road
Is the view publicly accessible?	YES
Quality of the view – condition	Distant views of the Reedham Ferry Inn with its historic chain ferry, much valued by residents and visitors.
Planning history	N/A
Scenic quality of the view	Beautiful marshland view and glorious sunsets.
Conservation interest	Wildlife and important reed beds.
Recreational value	Wherryman's Way footpath.
Rarity	Far-reaching view in a very peaceful setting.