

Reedham Neighbourhood Plan 2022-2038



Evidence Base 2023

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Summary of Key Issues

Topic	Key issues
Population characteristics	The parish has an older age profile than other neighbouring settlements and over a fifth of residents are aged 65 or over. Analysis doesn't suggest an ageing population however.
Accommodation profile	A comparatively high proportion of Reedham's homes are owned outright or available for rent and the number of smaller homes (2 or 3 bed) is in line with other communities across the district. Having smaller homes available in the parish should provide opportunity for younger people to move into / stay in the village or for older people to downsize when households become available on the market.
Housing Development	- Reedham is identified as a Cluster Village in the emerging Local Plan, which will need to accommodate an additional 60-80 new homes up to 2038. This, together with existing permissions, is growth of around 16% in the size of the settlement over 25 years. - In addition, further windfall development is likely within the parish, and allowable as part of Policy 7.5 in the emerging local plan. - Ensuring that the growth is delivered in the right place and reflects local need for housing is important, current plans are for housing development to be delivered on Mill Road and east of Station Road. There is opportunity for the Neighbourhood Plan to allocate sites preferred by the community.
Affordable Housing	- There is a lack of current data on the number of affordable homes within the village. Eight new affordable homes were recently built at Station Road as part of a larger 24 home estate. - The demand for affordable housing likely outstrips its current supply, with 42 applications on the housing list indicating a preference for Reedham.
Natural Environment	- The parish is extremely rich in wildlife and has a number of national and internationally important wildlife designations, which could be sensitive to impacts from future development. - In addition to wildlife designations, priority habitats exist which could be affected by new development. - Its proximity to the Broads and lack of street lighting means there are dark expansive skies at night. These could be eroded through new development with external lighting that is not dark sky sensitive. - Water quality is an issue for sensitive wetland habitats, an increase in visitor numbers as a result of new housing growth may have potentially negative impacts on some sites. - The location of new development will be constrained by flood risk as much of the area surrounding the existing settlement falls within Flood Zone 3 due to its proximity to the Broads.

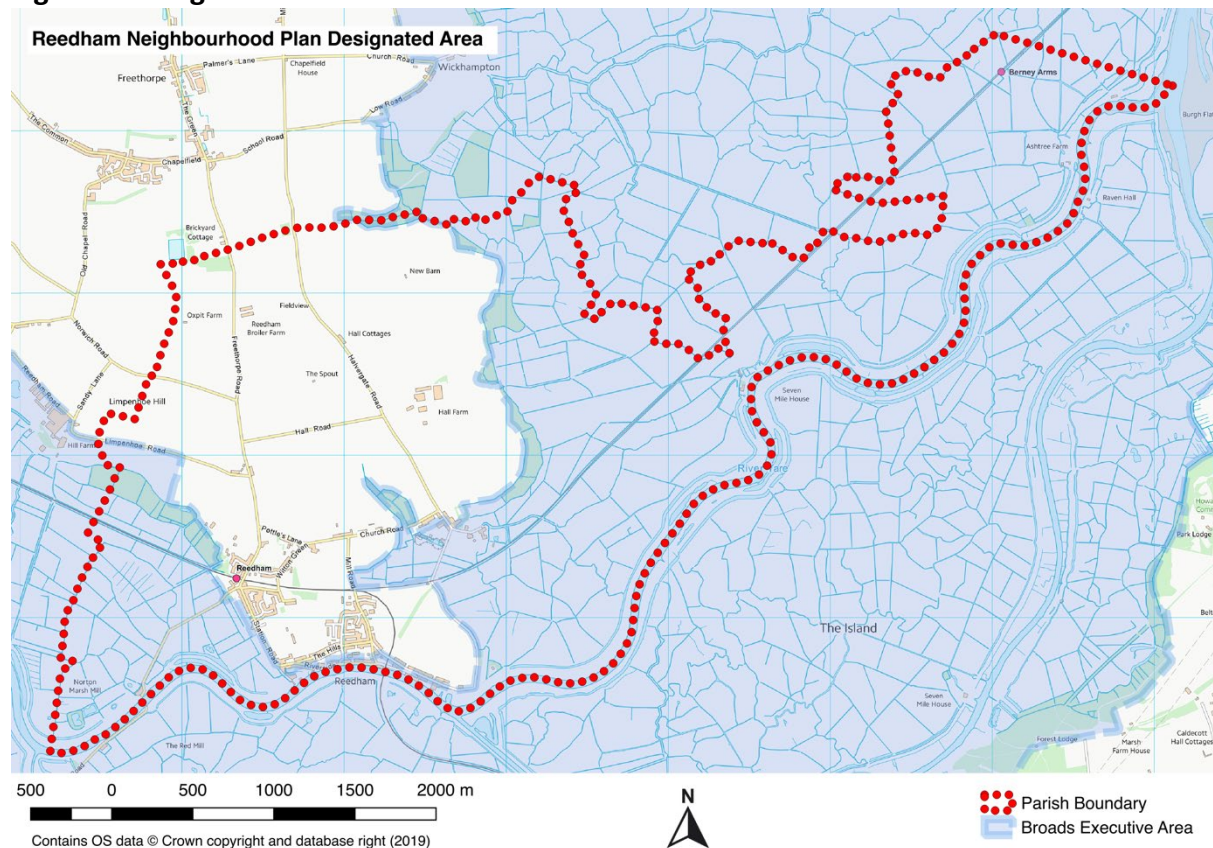
Topic	Key issues
	• Surface water flooding is an issue in some parts of the settlement, with high risk of flooding in some areas, and it will be important to ensure this is not worsened through new development.
Landscape Character	• The landscape is defined by openness, with some significant views of largely flat landscapes, churches and big skies. Conserving this character and integrating new development so that it is consistent with the local landscape, particularly at settlement edges will be important. • Protecting views of open farmland and landscape features such as churches could be important. • The local vernacular includes red brick and pantiles, new development should look to complement or fit in with this so it does not look out of place. • The surrounding agricultural land continues to be productive and is considered some of the highest grade, this could be lost to new development depending on where it is located.
Transport Infrastructure	• Regular train services to Norwich, Lowestoft and Great Yarmouth will make Reedham an attractive place to live for people of working age. • The rail station is accessible by walking and bike for much of the village settlement. • The Wherryman's Way runs through the centre of Reedham, bringing significant visitor numbers to the village, though signage and access could be better. • There is good access into open countryside from the village, providing residents with good recreational walking opportunities.
Travel to work and car ownership	• 9.5% of households have no car so rely on public transport and local services, making their ongoing provision vital to the community. • As car use remains a dominant mode of travel, home-based parking will be an important consideration for any new development particularly since the Covid-19 pandemic when people have started to work from home at a large rate. • A relatively high proportion of people work from home now (27.6%), so could be more likely to use local services and rely on good technological infrastructure.
Local service availability	• There is a good primary school within the village, though this is under capacity which suggests that there is an insufficient number of local families with young children or they choose to send their children elsewhere. • Further housing development could support the viability of local service provision, including the primary school, especially if it was designed to meet the needs of young families.
The built environment	• Reedham has a number of buildings of heritage value, including two mills, and a Conservation Area for Halvergate Marshes. Effort should be made to retain both the character of these and their

Topic	Key issues
	setting, ensuring that it is not diluted through new development with inappropriate profiling or materials. This includes renewable energy development. The Neighbourhood Plan is also an opportunity to identify and protect non-designated heritage assets.

Introduction

Reedham is situated on the north bank of the River Yare, some 20km east of Norwich and 12km west of Great Yarmouth and Lowestoft. The parish extends over 12km², including an area of marshland to the east, Halvergate Marshes, which includes the famously remote Berney Arms. The parish falls on the boundary between Broadland District Council and the Broads Authority. **Figure 1** shows the parish boundary and designated area for the Neighbourhood Plan.

Figure 1: Designated Area



The village itself has two main areas of settlement. The first around Riverside and The Hills, 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, around the station from the mid-19th Century, which centres around the Havaker and along the northern part of Station Road. Later infilling and ribbon development has seen both these areas extend outwards.

The community has a population of around 1,200 (Census, 2021) and comprises 550 dwellings and several businesses. Tourism is important to Reedham's economy and helps to support local service provision.

The village is well connected by public transport, with rail services from a centrally located station to Norwich, Lowestoft, and Great Yarmouth on the Wherry Lines Railway. There is also a limited bus service to Acle operated by Our Bus. Rail services are an attractive mode of travel to work, with 6% of commuters travelling by train.

The Reedham Ferry provides a crossing over the River Yare, the only chain ferry still in existence over the Yare, making it the only crossing point between Norwich and Great Yarmouth.

The Wherryman's Way, a 35-mile-long distance path between Norwich and Great Yarmouth, follows the river and runs along Reedham Riverside. This connects with other footpaths, providing good access into the surrounding countryside.

Set in an area of natural beauty on the edge of the Broads the parish is extremely rich in wildlife and has a number of national and international wildlife designations including the Broads Special Area of Conservation, Halvergate Marshes Site of Special Scientific Interest and Breydon Water Special Protection Area. The marshes are a significant landscape feature, a vast panoramic expanse dotted with mills.

This document makes use Reedham's Community Led Plan (2013) and work previously commissioned by the parish council in 2017, undertaken by Ingham Pinnock Associates. Some of the figures are taken from materials presented to the parish as a result of this work.

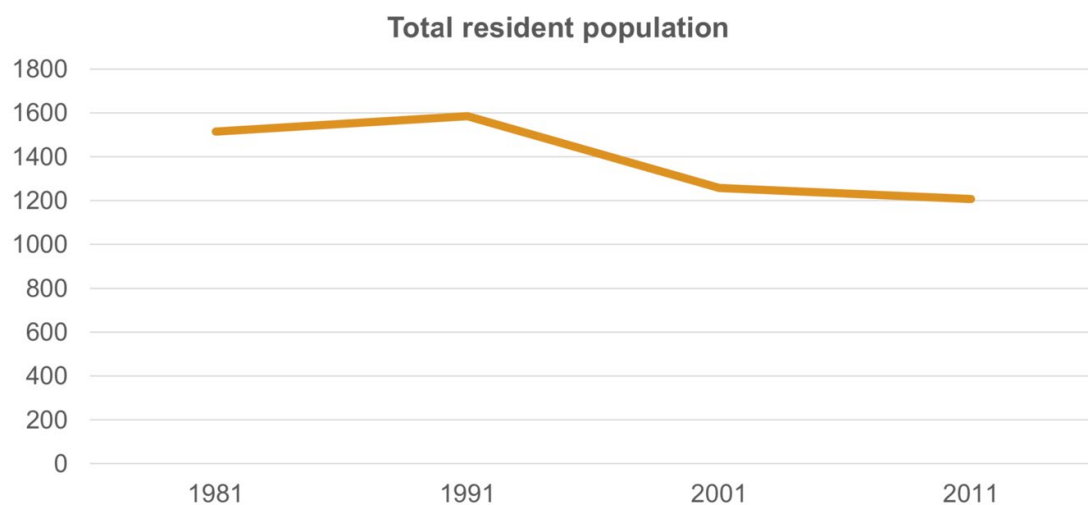
Population Characteristics

According to the Census (2011) the population of Reedham was 1,207 which shows a declining trend since 1991 for the area (**Figure 2**). However, recent mid population estimates suggest that in 2020 the population was 1,192, 15 less than 2011, and this has fluctuated over the years (**Figure 3**). As well as this in the Census 2021 the population was stated to be 1,200 people out of 56,40,000 in England showing that over the last 20 years there has not been a real change in the figures for population growth¹.

Looking at the age profile % for Reedham, Broadland District and England the data shows in **Figure 4** that the parish has a higher percentage of elderly population compared to the district and nation. As well as this the population % for younger people is lower than district and the nation % too.

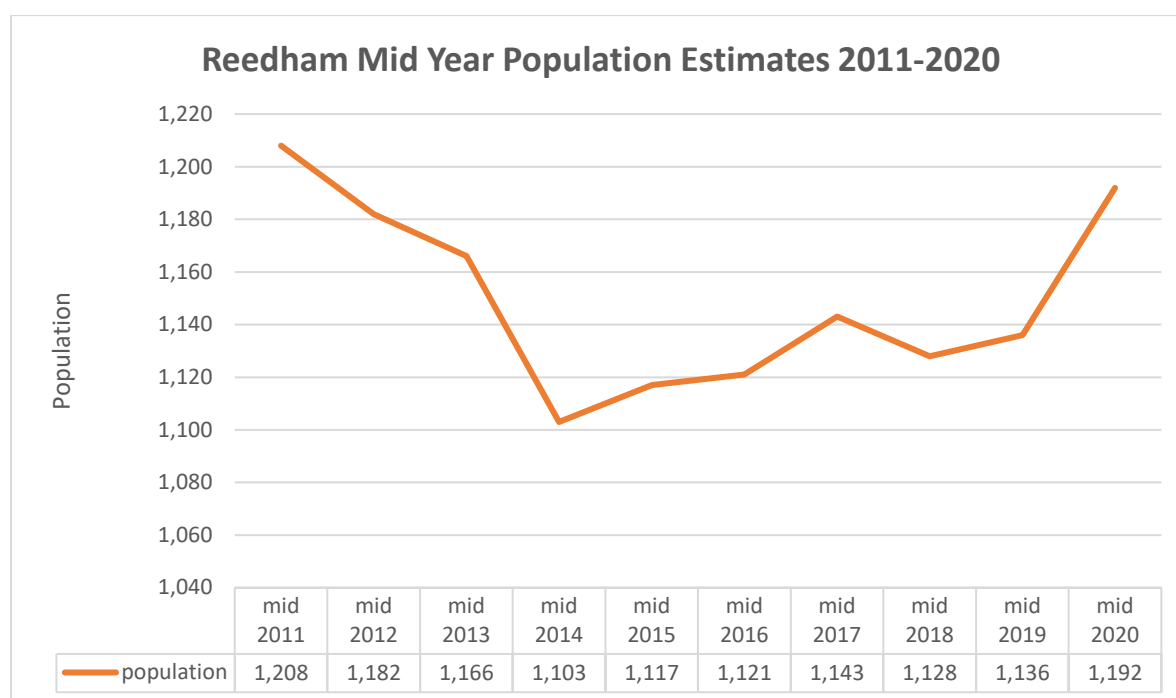
¹ Census 2021. Source: [Build a custom area profile - Census 2021, ONS](#)

Figure 2: Resident population from 1981 to 2011



Source: Census, 2011

Figure 3: Reedham Mid-Year Population Estimates 2011-2020



Source: ONS, mid-year population estimates (2021)

Figure 4: Age Profile (%) (Census,2021)

Age	Reedham	Broadland	England
0-14	13.6%	15.1%	17.3%
15-24	7.1%	9%	11.7%
25-64	51%	49.9%	52.4%
65-75	16.5%	13.2%	9.9%
75+	11.7%	12.7%	8.5%

Source: Census 2021

Issues:

- The parish has an older age profile than other neighbouring settlements and over a fifth of residents are aged 65 or over. Analysis doesn't suggest an ageing population however.

Accommodation Profile

A review of the 2011 Census indicates that Reedham's housing profile is broadly similar to that of the district, with almost half of properties detached houses or bungalows and just over 40% semi-detached. There were 550 households, with 505 of these occupied / responded to the Census 2011. Council Tax records do not appear to indicate that second home ownership is a particular problem in the parish.

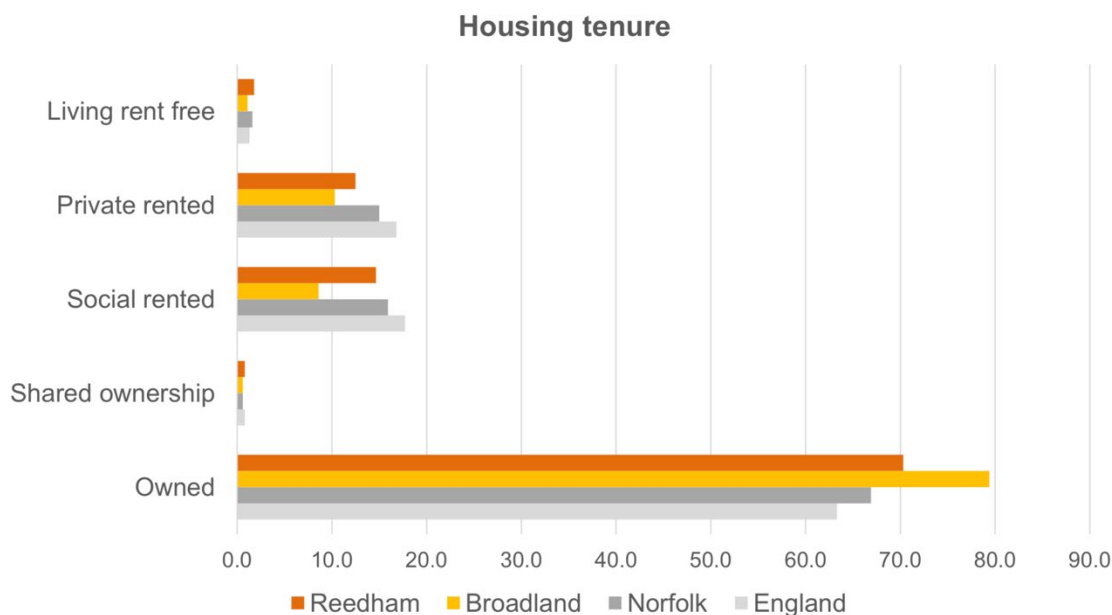
Figure 4: Accommodation Profile (Census, 2011)

Dwelling Type	Reedham	Broadland District
Detached	255 (46.4%)	25,710 (46.8%)
Semi-Detached	230 (41.8%)	20,816 (37.9%)
Terrace	52 (9.5%)	5,606 (10.2%)
Flat or Apartment	10 (1.8%)	2,441 (4.4%)
(Caravan / Temporary Structure	3 (0.5%)	312 (0.6%)
Total	550	54,860

Comparing this to the Census 2021 data available, there are now 540 households in the parish dropping slightly from 2011 and 98.3% of the accommodation type available in the parish is a whole house or bungalow followed by 1.1% flat/apartment/maisonette and 0.6% being a caravan or temporary structure. Of the households available 44.9% are owned outright followed by 27.3% owned with a mortgage/shared ownership, 15.3% social rented and 12.5% private rented. Rental properties (social and private) in the parish (27.8%) are of a higher rate than the district (22%) but lower than the nation (37.7%) and properties owned outright are of a lower percentage than the district (45.8%) but higher than the nation (32.5%)².

² Census 2021. Accommodation type and Tenure of household. Source: [Build a custom area profile - Census 2021, ONS](#)

Figure 5: Housing Tenure (2011)



Whilst the Census 2021 summary data does not show the breakdown of dwelling type currently for parish data, information at present, shows that the parish has a particularly higher percentage of wealth than elsewhere for people being able to own houses than elsewhere. However, it lacks flats/apartments and availability of rental properties compared to elsewhere which could be an issue for people on lower wages.

Comparing the current average house value in Reedham over the last few years, in January 2020 the average was £298,547 (*Zoopla, Jan 20*) with the average price paid over the last 12 months £266,710. This was a 1.14% increase in 12 months from 2019 and average values in Norfolk in 2020 were £268,196. Looking at Zoopla in June 2023³, the average sold price for a property in the last 12 months is £323,280 showing there has been a significant rise in Norfolk. For Reedham in the last 12 months only 4 properties have sold which were all detached and 3 bungalows. The average price between these was £378,750 again showing that the house prices have increased significantly in the area.

Data from the Census 2011 on dwelling size, in relation to number of bedrooms, is based on those homes with at least one usual resident. As with most other communities, homes with 3 bedrooms were most common, making up almost half of the properties (47%) in Reedham. There was a smaller proportion of large homes that were 4 or 5 bedroom (22%) when compared to the district profile (25%). There is a very small number of 1-bedroom homes, just 22 or 4%. From the Census 2021 the number of bedrooms for Reedham was of a similar % to 2011. However, the Census 2021 rounded up 4 and 5+ bedrooms together making this 22.5% which was higher than the nation (21.1%) but below the district (26.5%). Again 3

³ [House prices in Reedham - sold prices and estimates - Zoopla](#)

bedrooms were the most common in Reedham making up 47.1% and 1 bedrooms being the lowest option of 4.1%.

Figure 6: Dwelling Size (2011)

Number of bedrooms	Reedham	Broadland	National
1 Bed	4%	5%	12%
2 Bed	26%	25%	28%
3 Bed	47%	45%	41%
4 Bed	18%	20%	14%
5+ Bed	4%	5%	5%

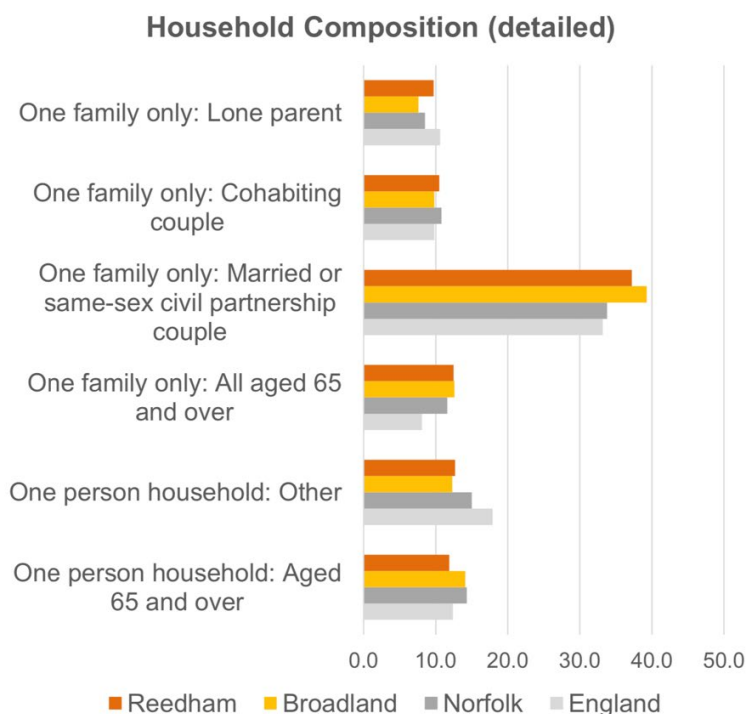
Data Source: Nomis Web, Census 2011

However, as around a quarter of properties are 2-bed, there should be enough smaller properties for older people to downsize should they wish, freeing up larger family-sized homes. Overall, in 2021 there are around 31.9% of households which are single occupancy which has increased from 23% in 2011. Single family households in 2011 and 2021 are most common making up currently 64.8% of the parish. The 2021 summary data does not show a breakdown as of yet of the household composition but **Figure 7** shows this from 2011.

Figure 7: Household Composition (2011)

2. Further socio-economics

- Reconfirms predominance of family units



Data Source: Census 2011

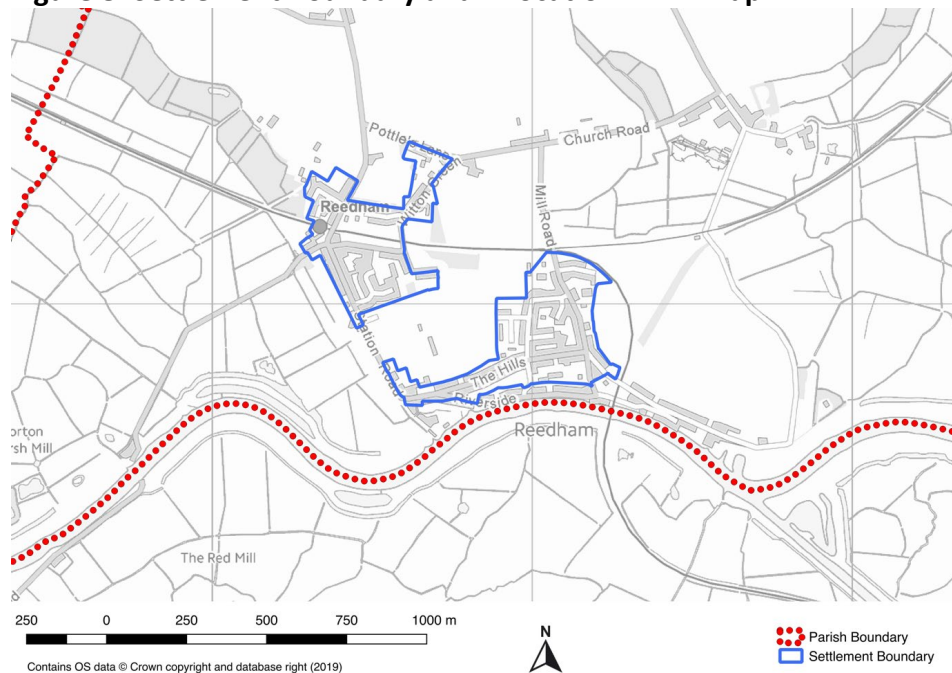
Issues

- A comparatively high proportion of Reedham's homes are owned outright or available for rent and the number of smaller homes (2 or 3 bed) is in line with other communities across the district. Having smaller homes available in the parish should provide opportunity for younger people to move into / stay in the village or for older people to downsize when households become available on the market.

Housing Development

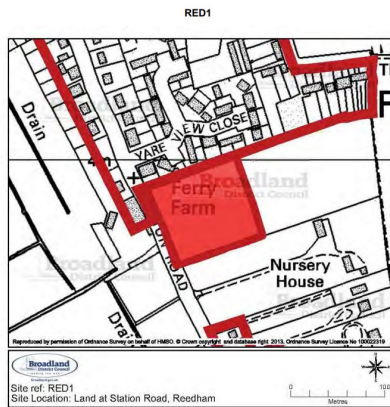
Reedham is identified as a Service Village in the current Local Plan, with an existing housing allocation (15-20 homes) and settlement boundary (see **Figure 8**). Between 2015 and 2020 30 new homes will have received permission or been built in the village⁴. Land at Station Road currently has planning permission for 24 new homes on former agricultural land. Eight of these were built out in 2018/19, a further 16 were anticipated in 2019/20⁵. The eight built in 2018/19 were affordable homes.

Figure 8: Settlement Boundary and Allocation RED1 Map



⁴ Broadland District Council, January 2020

⁵ Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2017-18 (2019)



Source: Broadland District Council (2015)⁶, Open-Source Data (2019)

Reedham is identified as a Village Cluster in the emerging Greater Norwich Local Plan which is currently at its examination stage⁷. 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 villages. The school currently has spare capacity.

It is considered that as well as delivering existing permissions and windfall development, approximately 60 new homes can be accommodated in Reedham. In the emerging Local Plan two sites (GNLP1001 and GNLP3003) are identified as preferred options to deliver the growth, providing for 40-60 new homes⁸. There are no carried forward residential allocations but there is a total of 28 additional dwellings with planning permission on small sites within the village. This gives a total deliverable housing commitment for the parish of 68-88 homes between 2018 and 2038. This represents a 16% increase in the size of the settlement over 25 years from the 2011 Census.

Figure 9 describes the two preferred sites for additional development in Reedham, as identified in the Regulation 18 Consultation Document. No reasonable (or unreasonable) alternative sites were identified through the District Council planning processes.

⁶ [Broadland District Council Site Allocations DPD \(2016\) \(southnorfolkandbroadland.gov.uk\)](https://southnorfolkandbroadland.gov.uk/)

⁷ Greater Norwich Local Plan Examination Evidence Library. Source: [B. Evidence library | GNLP](https://gnlp.org.uk/)

⁸ Emerging GNLP Reedham Booklet on assessment of sites in the Regulation 18 Document. Source: [Reedham Booklet 0.pdf \(gnlp.org.uk\)](https://gnlp.org.uk/)

Figure 9: Preferred Sites for Residential Development – Emerging Local Plan (Reg 18 Consultation and Proposed Map)

Reedham				
Land to East of Station Road	GNLP1001	1.10	20 - 30 dwellings	This site is preferred for allocation as it has minimal constraints. However, it is accepted that it is not possible to provide an off-carriageway pedestrian footway for the whole route to Reedham Primary School. The site can be allocated subject to vehicular access via adjacent existing Broadland Local Plan site allocation RED1 and footpath connection with Public Rights of Way at the north and east boundaries of the site.
Mill Road	GNLP3003 (part of a larger site)	1.30	20 - 30 dwellings	Part of this site is preferred for allocation due to its immediate proximity to Reedham Primary School and minimal other constraints, however, it is accepted that it is not possible to provide an off-carriageway pedestrian footway to the school. The site can be allocated subject to vehicular access via Mill Road and pedestrian only access at Holly Farm Road. The vehicular access point at Mill Road will require visibility over the frontage of 'The Brambles' to the north which may require 3 rd party land.

REEDHAM

GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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- Primary School
- Parish Boundary
- Primary School Catchment (2018-19)
- Broads Authority Area
- Housing Allocation
- Settlement Boundary
- Not Allocated

*new and extant permissions at 1st April 2020 (10 or more dwellings)

N
1:5,251
at A3

Date: 03/12/2020

In addition, Policy 7.5 of the emerging local plan allows for further limited windfall development on small sites up to 3 dwellings in each parish during the plan period. These may be permitted adjacent the development boundary.

Issues

- **Reedham is identified as a Cluster Village in the emerging Local Plan, which will need to accommodate an additional 60-80 new homes up to 2038. This, together with existing permissions, is growth of around 16% in the size of the settlement over 25 years.**
- **In addition, further windfall development is likely within the parish, and allowable as part of Policy 7.5 in the emerging local plan.**
- **Ensuring that the growth is delivered in the right place and reflects local need for housing is important, current plans are for housing development to be delivered on Mill Road and east of Station Road. There is opportunity for the Neighbourhood Plan to allocate sites preferred by the community.**

Affordable Housing

Affordable housing comprises:

- Affordable housing to rent from a registered provider
- Starter homes
- Discounted market sales housing
- Other affordable routes to home ownership – such as rent to buy

All of these types are available as entry-level homes, so restricted to people whose first house it will be.

The government's definition of affordable rental homes is that they should cost no more than 80% of the average local market rent. In terms of home ownership, it must be provided at a level at which the mortgage payments on the property should be more than would be paid on council housing, but below market levels. It must also remain affordable for eligible future occupants, although there is a Right to Buy scheme.

Data from the district's Housing List, December 2019, identified that there were 2,044 applications for affordable housing across Broadland⁹. Within this, 42 applications were made with Reedham listed as a parish of preference:

- 1 Bedroom: 11 applications
- 2 Bedrooms: 11 applications
- 3 Bedrooms: 8 applications
- More than 3 bedrooms: 12 applications

The most recently available data (2013) indicates that the affordable housing stock in Reedham is 82 properties, made up of a mixture of rent and shared ownership. However, this was updated by the Registered Providers some years ago, and it is possible that it has reduced

⁹ Broadland District Council Housing Officer.

significantly if properties have been sold under Right to Buy or Staircased out for those which are shared ownership.

Section 4 identifies that 30 new homes have received planning permission over the last five years. Fifteen have been built to date and 8 of these were affordable dwellings.

Issues:

- **There is a lack of current data on the number of affordable homes within the village. Eight new affordable homes were recently built at Station Road as part of a larger 24 home estate.**
- **The demand for affordable housing likely outstrips its current supply, with 42 applications on the housing list indicating a preference for Reedham.**

Natural Environment

Wildlife Designations

The parish is extremely rich in wildlife and in recognition has a number of national and international environmental designations, see **Figure 10**. This includes:

- Broadland SPA/Ramsar
- Breydon Water SPA/Ramsar
- The Broads SAC
- Halvergate Marshes SSSI

In summary:

- There is the largest expanse of traditionally managed grazing/grass marshes in Broadland
- A well-developed band of woodland occurs along the upland marsh margin and small areas of unimproved pasture, wet fen meadow, reedbed and alder carr add to the diversity of the habitat
- The ditches are of outstanding importance for nature conservation and show a transition from fresh to brackish conditions
- The ditch systems are of outstanding invertebrate interest. The nationally rare species include the Norfolk hawker dragonfly, the great silver water-beetle and a large hoverfly of brackish dykes
- Marshes support internationally important numbers of wintering Bewick's swan and nationally important populations of breeding and wintering ruff, gadwall and shoveler and wintering bean goose, European white-fronted goose and wigeon.¹⁰

Broadland (SPA/Ramsar/SSSI/NNR) is a low-lying wetland complex straddling the boundaries between east Norfolk and northern Suffolk in eastern England. As stated in the Ramsar overview, it is an area of *"low-lying wetland complex composed of the Bure, Yare, Thurne, and Waveney river systems of the Norfolk Broads. The mosaic of wetland habitats includes open water, reedbeds, carr woodland, grazing marsh, and fen meadow, with an extensive complex of flooded medieval peat diggings. Outstanding assemblages of rare plants and invertebrates occur at the site -- amongst a rich insect fauna are nationally rare dragonflies, spiders, moths, and butterflies, and the area is a stronghold for the butterfly Papilio machaon britannica as well as a number of nationally rare breeding birds, including Botaurus stellaris and Circus aeruginosus. Several species of waterbirds winter there and include internationally important numbers of Bewick's swan, Cygnus columbianus bewickii. The region is important for recreation, tourism, agriculture, and wildlife, and there is a large conservation education centre¹¹."* For this site Natural England also set out a number of conservation objectives regarding maintaining or restoring the achievement of Wild Birds Directive for the qualifying features listed below¹²:

- A021 Botaurus stellaris; Great bittern (Breeding)

¹⁰ Summary taken from Ingham Pinnock Associates Presentation to the Parish, 2017

¹¹ [Broadland | Ramsar Sites Information Service](#)

¹² [European Site Conservation Objectives for Broadland SPA - UK9009253 \(naturalengland.org.uk\)](#)

- A037 *Cygnus columbianus bewickii*; Bewick's swan (Non-breeding)
- A038 *Cygnus cygnus*; Whooper swan (Non-breeding)
- A050 *Anas penelope*; Eurasian wigeon (Non-breeding)
- A051 *Anas strepera*; Gadwall (Non-breeding)
- A056 *Anas clypeata*; Northern shoveler (Non-breeding)
- A081 *Circus aeruginosus*; Eurasian marsh harrier (Breeding)
- A082 *Circus cyaneus*; Hen harrier (Non-breeding)
- A151 *Philomachus pugnax*; Ruff (Non-breeding)

Breydon Water (SAC/SPA/Ramsar/SSSI) is a designated European marine site and was classified as an SPA and Ramsar Site on 29/03/1996 and an extended area was classified on 02/02/2000¹³. As stated in the Ramsar overview, *"it is an inland tidal estuary with extensive areas of mudflats exposed at low tide. The site is internationally important for wintering waterbirds, notably Bewick's Swan, *Cygnus columbianus bewickii*, and it supports important numbers of passage birds. Human activities include recreation, hunting, and agriculture"*¹⁴. The waters sit within and along the southern boundary of the parish and opens to the sea through Great Yarmouth Port connecting with River Yare, Bure and Waveney¹⁵.

The Broads (SAC) are a series of flooded medieval peat cuttings. They lie within the floodplains of five principal river systems, known as Broadland. Regarding Reedham, The Broads predominantly sits central to the east of the parish. The area includes the river valley systems of the Bure, Yare and Waveney and their major tributaries. The distinctive open landscape comprises a complex and interlinked mosaic of wetland habitats including open water, reedbeds, carr woodland, grazing marsh, tall herb fen, transition mire and fen meadow, forming one of the finest marshland complexes in the UK¹⁶. The differing types of management of the vegetation for reed, sedge, and marsh hay, coupled with variations in hydrology and substrate, support an extremely diverse range of plant communities. The area is of international importance for a variety of wintering and breeding raptors and waterbirds associated with extensive lowland marshes.

The Broads contain several examples of naturally nutrient-rich lakes. Although artificial, having been created by peat digging in medieval times, these lakes and the ditches in areas of fen and drained marshlands support relict vegetation of the original Fenland flora, and collectively this site contains one of the richest assemblages of rare and local aquatic species in the UK¹⁷. For this site Natural England also set out a number of conservation objectives regarding maintaining or restoring the achievement of the Favourable Conservation Status for the qualifying features listed below¹⁸:

¹³ [Breydon Water SPA - UK9009181A \(naturalengland.org.uk\)](https://naturalengland.org.uk/breydon-water-spa-uk9009181a)

¹⁴ [Breydon Water | Ramsar Sites Information Service](#)

¹⁵ [Breydon Water \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/breydon-water)

¹⁶ JNCC.2008. Information Sheet on Ramsar Wetlands mentioned Broadland and The Broads. Source: [untitled \(jncc.gov.uk\)](https://jncc.gov.uk)

¹⁷ Natural England. 2014. EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora Citation for Special Area of Conservation (SAC). Source [the-broads-sac-documents.pdf \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/the-broads-sac-documents.pdf)

¹⁸ Natural England. 2018. European Site Conservation Objectives. Source [European Site Conservation Objectives for The Broads SAC - UK0013577 \(naturalengland.org.uk\)](https://naturalengland.org.uk/european-site-conservation-objectives-for-the-broads-sac-uk0013577)

- H3140. Hard oligo-mesotrophic waters with benthic vegetation of Chara spp.; Calcium-rich nutrient-poor lakes, lochs and pools
- H3150. Natural eutrophic lakes with Magnopotamion or Hydrocharition-type vegetation; Naturally nutrient-rich lakes or lochs which are often dominated by pondweed
- H6410. Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae); Purple moor-grass meadows
- H7140. Transition mires and quaking bogs; Very wet mires often identified by an unstable 'quaking' surface
- H7210. Calcareous fens with Cladium mariscus and species of the Caricion davallianae; Calcium-rich fen dominated by great fen sedge (saw sedge)*
- H7230. Alkaline fens; Calcium-rich springwater-fed fens
- H91E0. Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae); Alder woodland on floodplains*
- S1016. Vertigo moulinsiana; Desmoulin's whorl snail
- S1355. Lutra lutra; Otter
- S1903. Liparis loeselii; Fen orchid
- S4056. Anisus vorticulus; Little whorlpool ram's-horn snail

The EU designated sites could be vulnerable to increase recreational pressure as a result of housing growth within the parish, and impacts would need to be fully considered and mitigated as part of a Habitats Regulations Assessment.

Halvergate Marshes SSSI- This site overlaps with the designations listed above (Breydon Water, Broadland, and The Broads). The site was designated for biological interest on 20/12/1995 and falls within the Broadland District¹⁹. As stated in part of the site citation, "*The area forms the largest expanse of traditionally managed grazing/grass marshes with their intersecting system of drainage ditches, in Broadland. The soils are peaty along the upland margin and grade into clay alluvial soils nearer the Breydon estuary. A well-developed band of woodland occurs along the upland marsh margin and small areas of unimproved pasture, wet fen meadow, reedbed and alder carr add to the diversity of the habitat. The ditches are of outstanding importance for nature conservation and show a transition from fresh to brackish conditions.*

The ditch systems are of outstanding invertebrate interest. The range of habitat from acidic to base rich and fresh to brackish adds extra diversity to the species and communities present. In addition to the many notable species present, many are rare in a national context. The nationally rare species include the Norfolk hawker dragonfly Aeshna isosceles now found widely distributed throughout the ditch system, the great silver water-beetle Hydrophilus piceus and a large hoverfly of brackish dykes, Lejops vittata. Halvergate Marshes support internationally important numbers of wintering Bewick's swan and nationally important populations of breeding and wintering ruff, gadwall and shoveler and wintering bean goose, European white-fronted goose and wigeon. Other species breeding on the Halvergate Marshes include pochard, redshank, snipe, oystercatcher, yellow wagtail, ringed plover, mute

¹⁹ Halvergate Marshes. Source: [SSSI detail \(naturalengland.org.uk\)](https://www.naturalengland.org.uk)

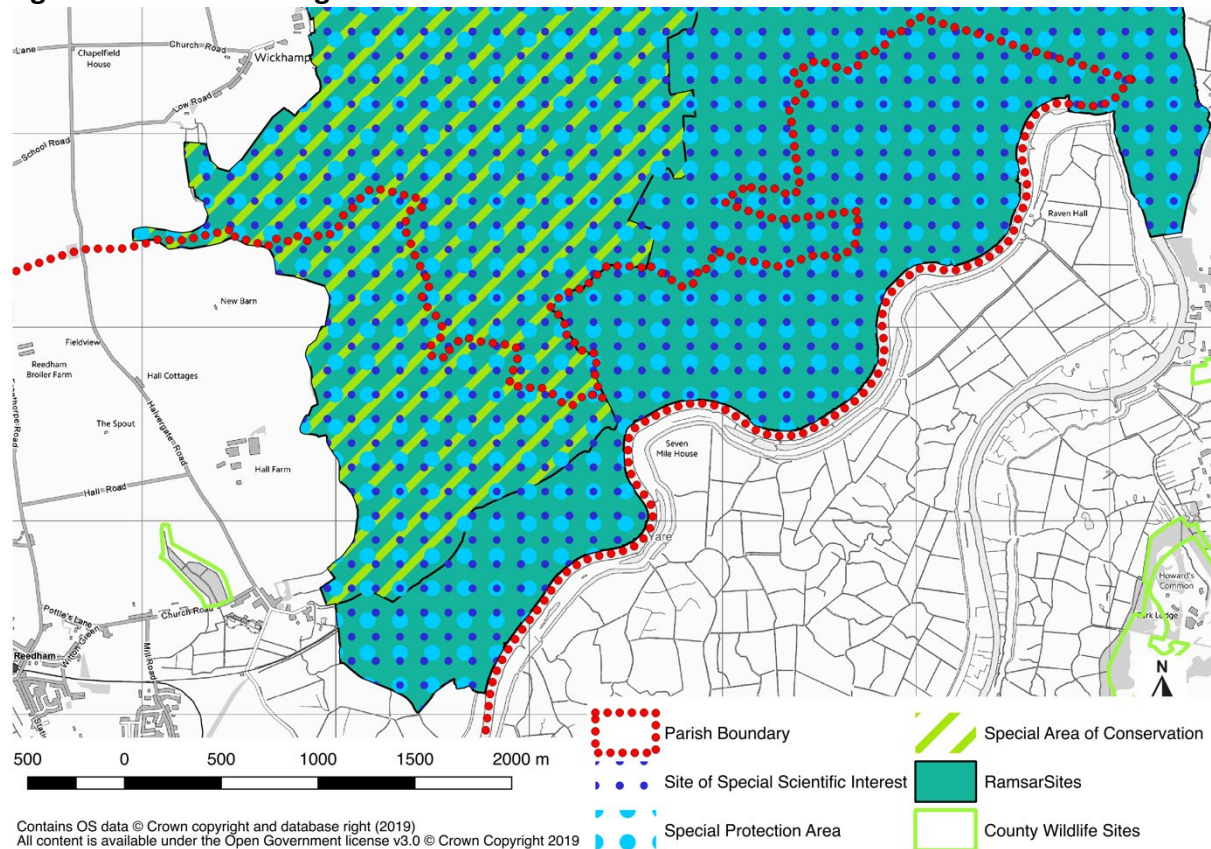
*swan, shelduck, bearded tit and grey partridge. Wintering species include golden plover, lapwing, teal, pochard, short-eared owl, snipe, dunlin, brent goose, mute swan, pintail, shelduck and barn owl*²⁰. Regarding Reedham, **Halvergate Marshes** predominantly sits central to the east of the parish.

The vegetation of the marshes is important both economically – for the survival of the grazing cattle and sheep – and also in terms of biodiversity, for both flora and fauna. The narrow bands of woodland and unimproved pasture on the poorly drained peaty margins give way to the expanse of better-quality pasture on the better-drained main marsh. The marshes themselves provide important habitat for a wide range of birds. Carr woodland in damp peaty areas exists on the marsh fringes, notably on peat islands between Reedham and Wickhampton, consisting of sallow, willow, alder and some hawthorn. Nesting birds are found on the sides of dykes or in grassy tussocks on the marshes in summer, including mute swan, shoveller, oyster catcher and lapwing.

Water quality is a major issue for the sensitive wetland habitats and dealing with pollution brings particular challenges. Increased pressure from housing growth combined with an increase in visitor numbers may also have potentially negative impacts on some sites.

²⁰ [1002542 \(naturalengland.org.uk\)](https://naturalengland.org.uk/1002542)

Figure 10: Wildlife Designations



In addition, there is one locally protected site, a County Wildlife Site, Brickstone Carr.

Figure 11: County Wildlife Site

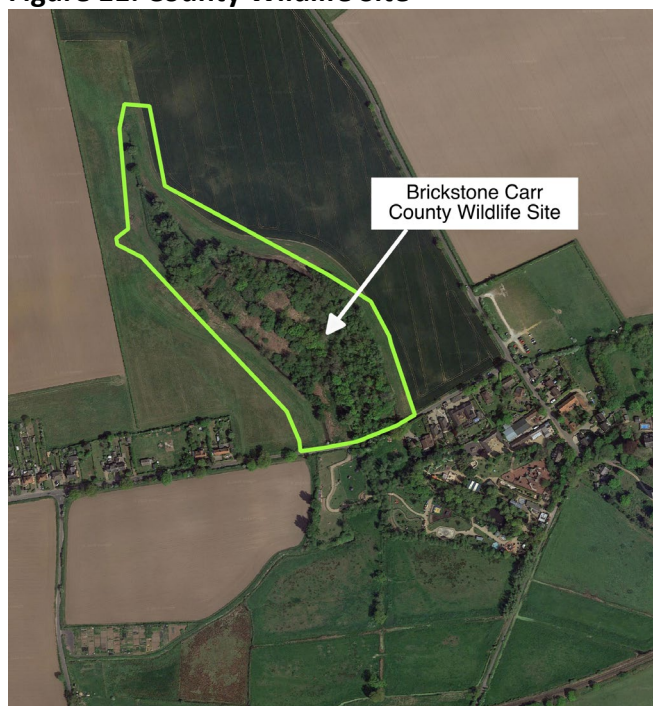
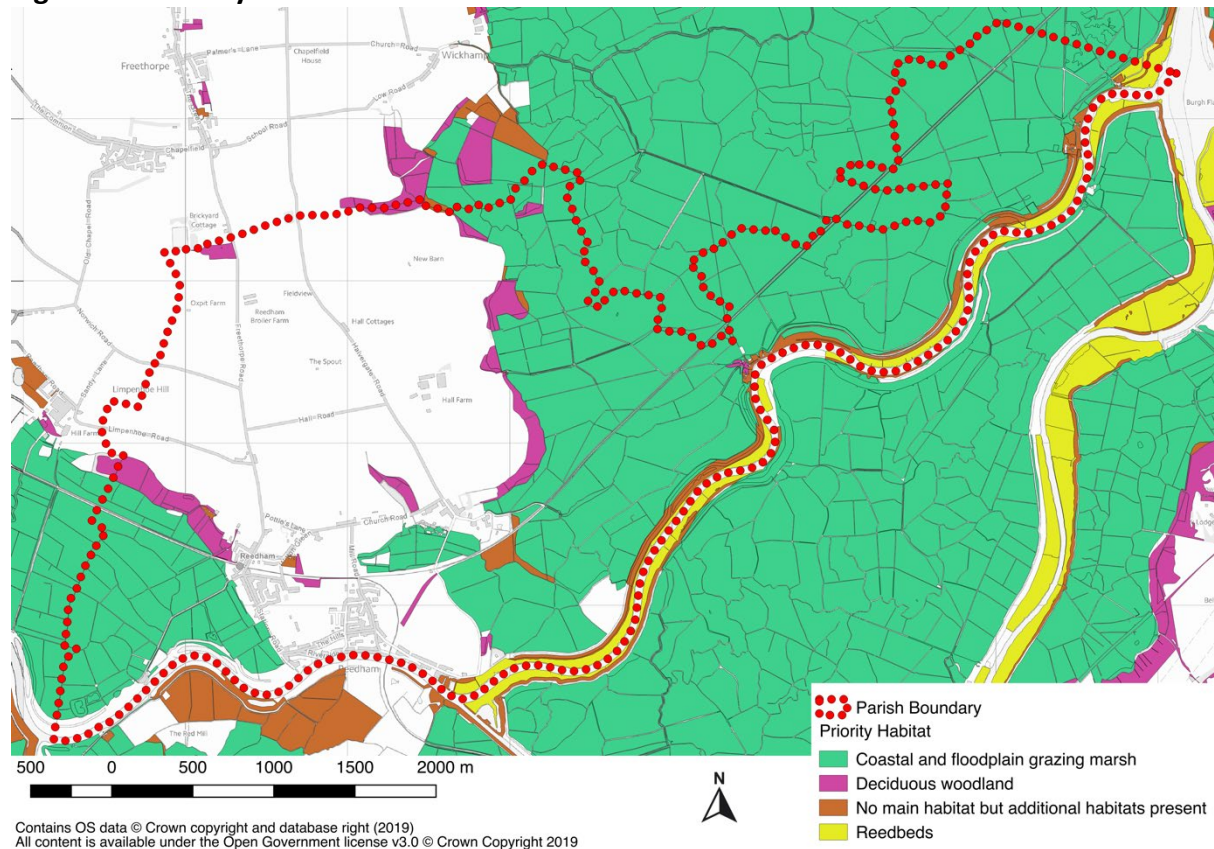


Figure 12: Priority Habitat

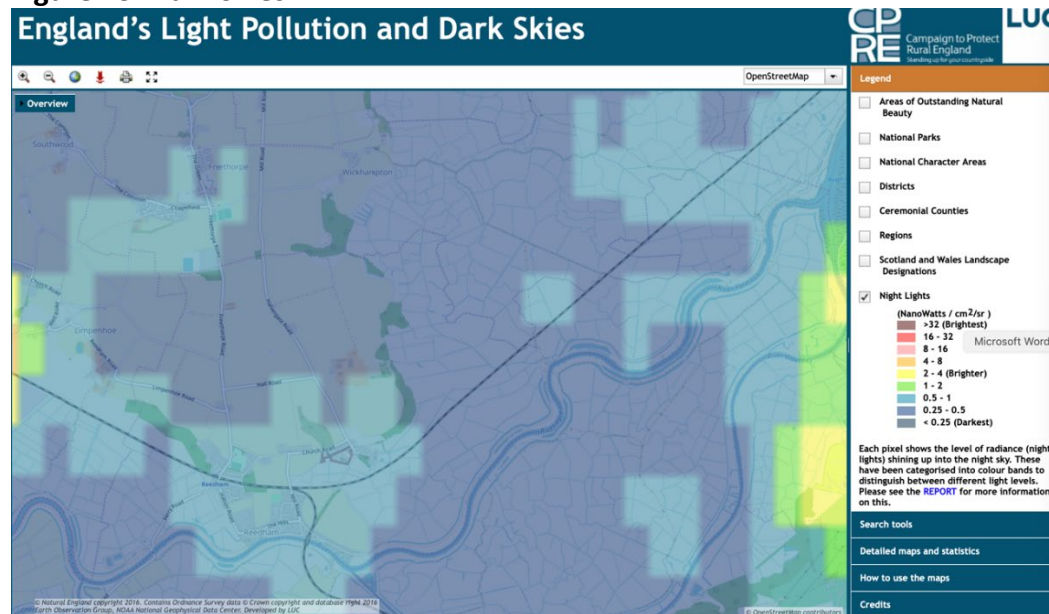


A significant area of the parish contains priority habitat – those which have been identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (BAP). There are three main types of priority habitat (see **Figure 12**), coastal and floodplain grazing marsh; deciduous woodland; and reedbeds. Not all of these will be protected under national designation, though they can be sensitive to development and should be considered when growth is being planned to avoid negative impacts.

Dark Skies

Reedham is valued by residents for its tranquillity. Its proximity to the Broads and marshes and a lack of street lighting means there are currently dark expansive skies at night. The Campaign to Protect Rural England's Light Pollution and Dark Skies indicates that Reedham parish is one of the darkest areas in England²¹.

Figure 13: Dark Skies



Flood and Water Management

The built-up area of Reedham is constrained to the south, east and west by flood risk, with land falling into Flood Zone 3. 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 probably of 1 in 1000 of flooding. Strategic policy contained in the Local Plan and NPPF will seek to ensure that development is sited away from areas at risk of flood.

The Greater Norwich Area Strategic Flood Risk Assessment Level 1 (2017²²) explains how the watercourse through Reedham is the River Yare and the Flood Warning Name is the Riverside properties along the tidal River Yare including Cantley, Brundall and Reedham. It further explains how *"Flood Zone mapping shows fluvial flood risk to the settlement of 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."*

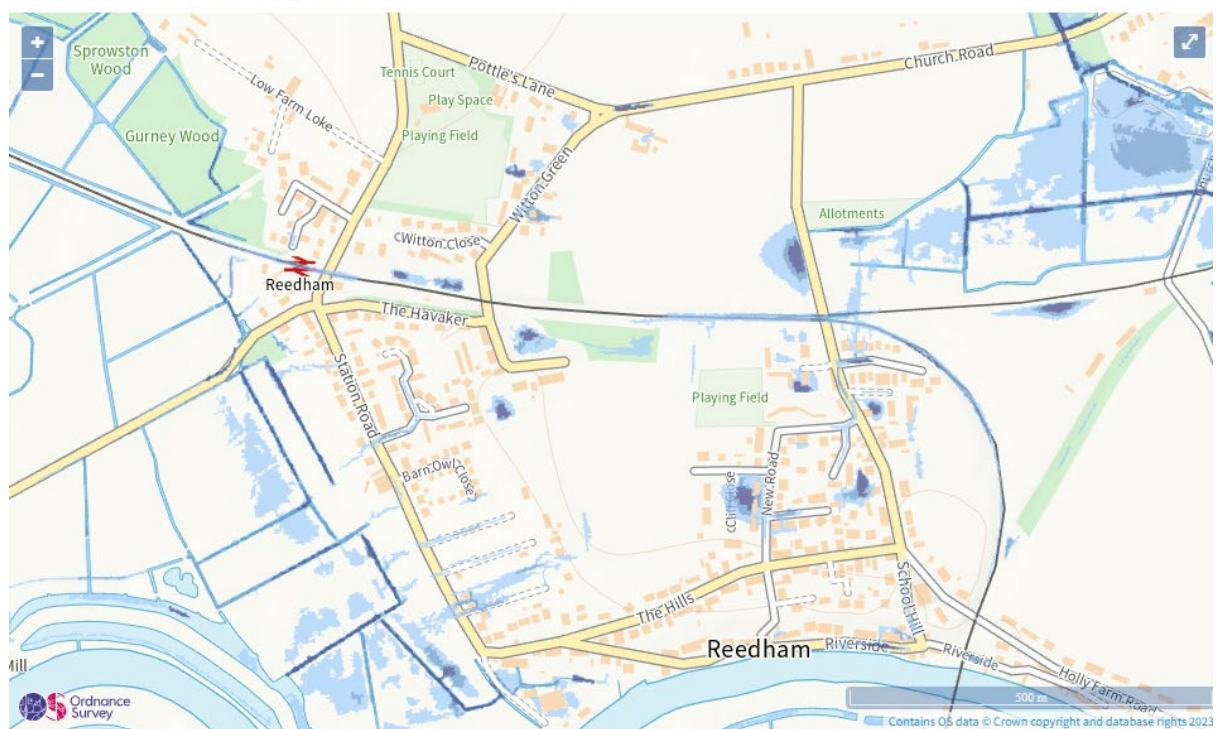
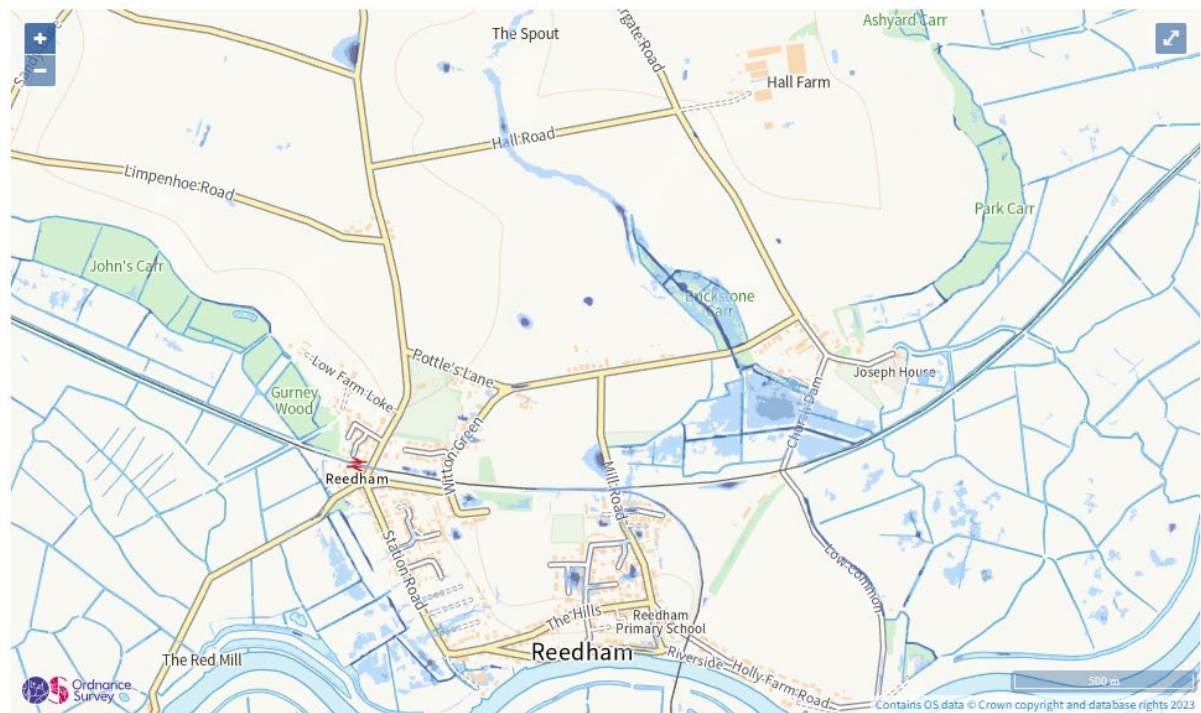
²¹ <https://www.nightblight.cpre.org.uk/maps/>

²² The Greater Norwich Area Strategic Flood Risk Assessment Level 1 (2017) Source: [JBA Consulting Report Template 2015 \(oc2.uk\)](#)

Figure 14: Flood Risk from Rivers (Environment Agency Dataset, 2019)



Figure 16: Surface Water Flooding in Reedham



Source: Environment Agency (June, 2023)

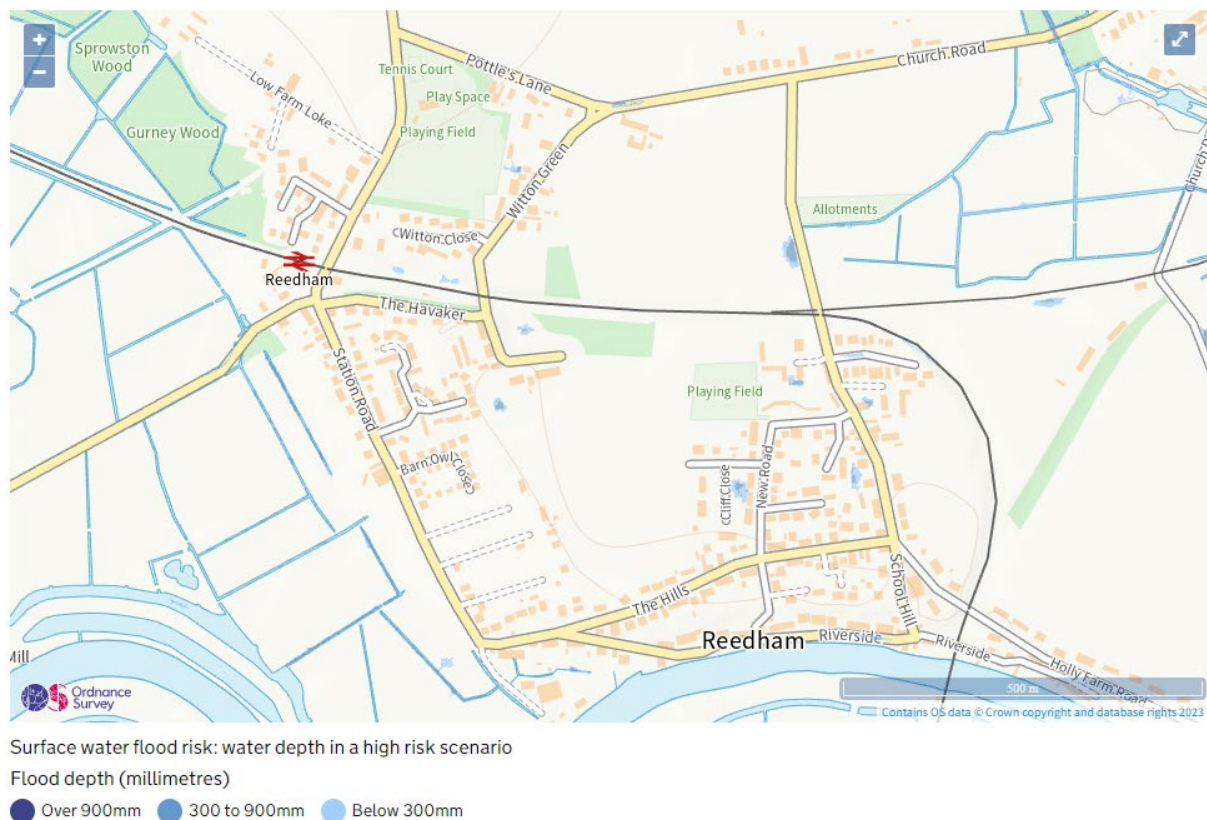
<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Surface water flooding is an issue in the built-up area of Reedham. **Figure 16** 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.

- High risk: each year, the area has a chance of flooding of greater than 1 in 30 (3.3%)
- Medium risk: each year, the area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%)
- Low risk: each year, the area has a chance of flooding of between 1 in 1,000 (0.1%) and a 1 in 100 (1%)
- Very low risk: each year, the area has a chance of flooding of less than 1 in 1,000 (<0.1%)

Figure 17 considers the depth of flood water in high risk areas. This is predominantly below 300mm, but in some isolated areas up to 900mm. The built-up areas which have been identified above as having a high risk from flooding such as properties on Cliff Close risk having a water depth of 300 to 900m.

Figure 17: Depth of flooding in high-risk areas (Environment Agency, 2019 and June 2023)



Source: Environment Agency (June, 2023)

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

Issues:

- The parish is extremely rich in wildlife and has a number of national and internationally important wildlife designations, which could be sensitive to impacts from future development.

- In addition to wildlife designations, priority habitats exist which could be affected by new development.
- Its proximity to the Broads and lack of street lighting means there are dark expansive skies at night. These could be eroded through new development with external lighting that is not dark sky sensitive.
- Water quality is an issue for sensitive wetland habitats, an increase in visitor numbers as a result of new housing growth may have potentially negative impacts on some sites.
- The location of new development will be constrained by flood risk as much of the area surrounding the existing settlement falls within Flood Zone 3 due to its proximity to the Broads.
- Surface water flooding is an issue in some parts of the settlement, with high risk of flooding in some areas, and it will be important to ensure this is not worsened through new development.

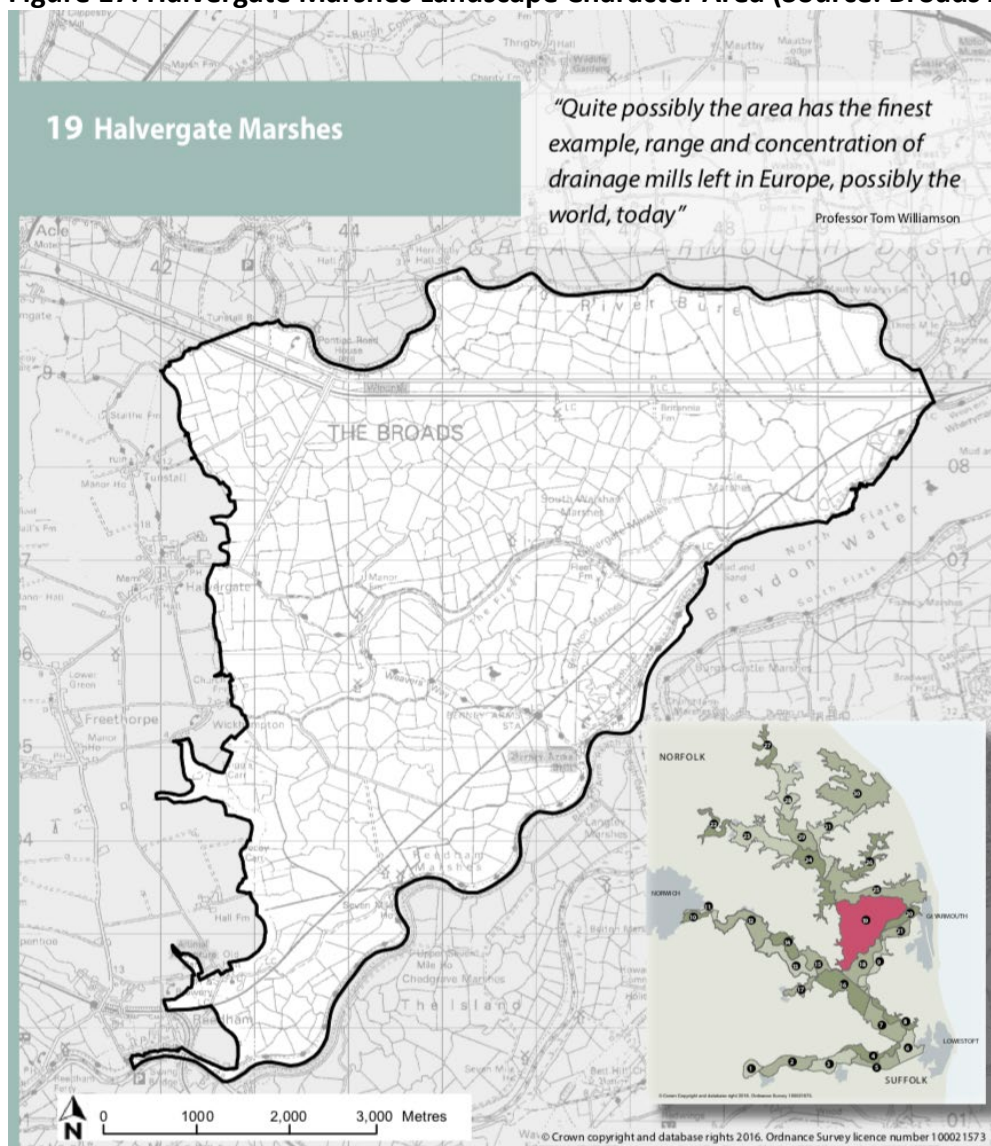
Landscape Character

Character Areas

Reedham parish falls into three different character areas – Halvergate Marshes²⁴, Marshes Fringe and Plateau Farmland²⁵. Halvergate Marshes falls within the Broads Authority Executive Area. Key points from each are identified below.

Halvergate Marshes

Figure 17: Halvergate Marshes Landscape Character Area (Source: Broads Authority, 2019)



²⁴ Broads Authority. 2016. Character Area 19. Source: [Landscape Character Assessment \(broads-authority.gov.uk\)](https://www.broads-authority.gov.uk)

²⁵ Broadland District Council Landscape Character Assessment, September 2013

Halvergate Marshes is also 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.

It is a level landscape, but not a smooth one, consisting of land reclaimed from the former estuary and requiring constant drainage. The drainage mills provide the only significant vertical elements, but otherwise the landscape appears to be almost without human intervention, in contrast with the patter of churches, cottages and farm buildings scattered along the edge of the adjoining landscape areas. The scale of Halvergate Marshes is such that from within the marshes, views are available over long distances of up to 8km.

Care needs to be taken when landscape change occurs to ensure the positive characteristics that contribute to the areas unique sense of place are conserved and enhanced:

- Changes to land use on the settlement fringe and farm buildings need to be appropriate and well designed to enhance the landscape character.
- Ensuring that development outside the area does not impact adversely on the special character of the area.

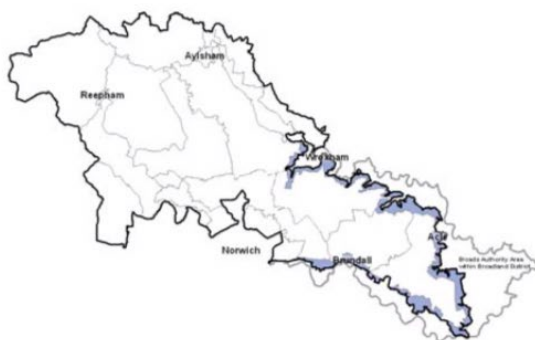
Marshes Fringe

These gentle flocs form a 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.

Figure 18: Marshes Fringe Landscape Character Area (Source: Broadland District, 2013)

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3.9 F: MARSHES FRINGE



Landscape planning guidelines include:

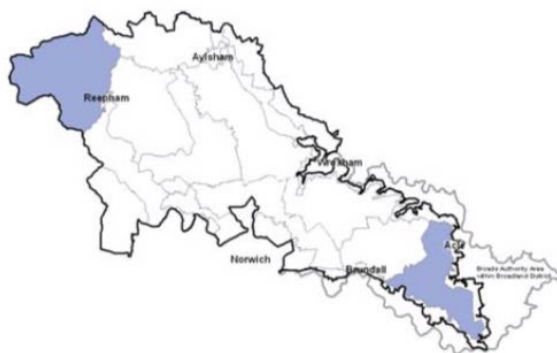
- Seeking to conserve the diverse and interesting landscape character and wildlife habitats
- Ensure new development responds to the historic settlement pattern and is well integrated into the surrounding landscape;
- Seek to ensure the sensitive location of development involving tall structures in relation to the prominent skyline;
- Ensure consistency with the existing settlement pattern
- Seek to screen harsh settlement edges
- Promote the use of local vernacular building materials, including red brick and pantiles
- Conserve blocks of Carr woodland at the edge of Halvergate Marshes.

Plateau Farmland

Landform within this 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 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.

Figure 19: Plateau Farmland Landscape Character Area (Source: Broadland District, 2013)

3.6. C: PLATEAU FARMLAND



Landscape planning guidelines include:

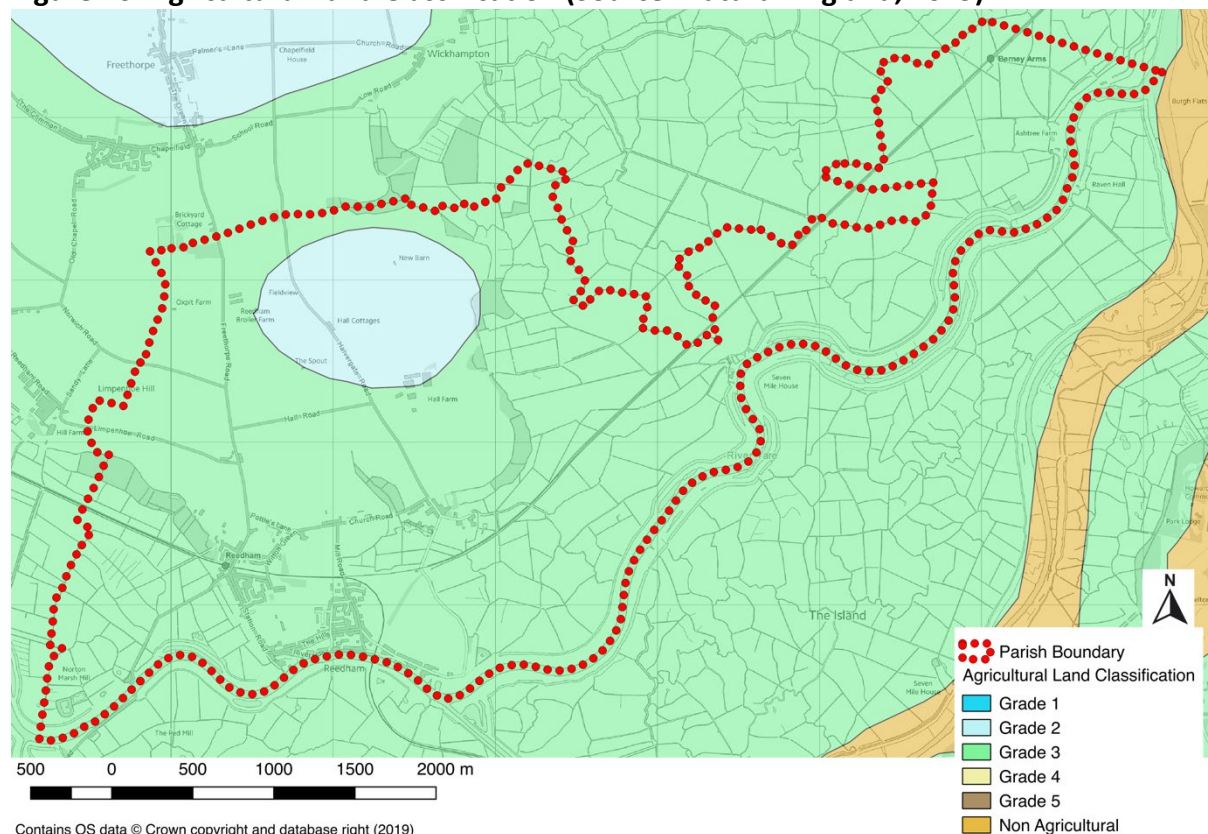
- Conserving the open, rural character of the area;
- Resisting new development that would result in diminution of the sparsely settled nature of the area;

- Conserve the subtle features of the historic landscape including hedgerows and tracks;
- Maintain key views towards churches;
- Ensure new development does not disrupt the smooth, predominantly uninterrupted skyline within the area;
- Conserve views across open farmland;
- Ensure new developments comprise fully integrated landscapes which is consistent with the local landscape character and screen potential harsh settlement edges.

Agricultural Land

The parish has a long history of farming, and areas of the parish continue to be valuable for their agricultural land, with it all considered high quality (Grades 2-3) on the Agricultural Land Classification Scale (**Figure 20**). Protecting high quality soils remains important both for supporting agriculture and shaping the rural landscape character. National policy is to retain high value land such as this for its economic and other benefits. Where land of this quality is in active farming use, it could constrain future growth within the parish.

Figure 20: Agricultural Land Classification (Source: Natural England, 2019)



Issues

- The landscape is defined by openness, with some significant views of largely flat landscapes, churches and big skies. Conserving this character and integrating new development so that it is consistent with the local landscape, particularly at settlement edges will be important.

- **Protecting views of open farmland and landscape features such as churches could be important.**
- **The local vernacular includes red brick and pantiles, new development should look to complement or fit in with this so it does not look out of place.**
- **The surrounding agricultural land continues to be productive and is considered some of the highest grade, this could be lost to new development depending on where it is located.**

Transport Infrastructure

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.

From the latest data available, there have been two slight road traffic casualties between 2017 and 2021²⁶, one on the Riverside and one on Mill Road, which suggests that road safety is not a particular issue through the village. The village has a speed sensor, and in November 2019 it was situated on Station Road/Drive, measuring 85th percentile speeds at around 33mph, which is consistent with previous readings for that location.

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 Cantley²⁷. 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 volunteers²⁸. 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 hours²⁹. 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.

Reedham Ferry, a chain ferry, provides a crossing point over the 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

²⁶ Source: www.crashmap.co.uk – last five years is 2017-2021. Accessed: 09/06/2023

²⁷ Timetable in 2023. Accessed June 2023. Source: [73A - Cantley - Reedham - Acle – Our Bus – bustimes.org](https://www.bustimes.org/73A-Cantley-Reedham-Acle-Our-Bus)

²⁸ Timetable in 2023. Accessed June 2023. Source: [Reedham | Ride the Wherry Lines](https://www.wherry.co.uk/reedham)

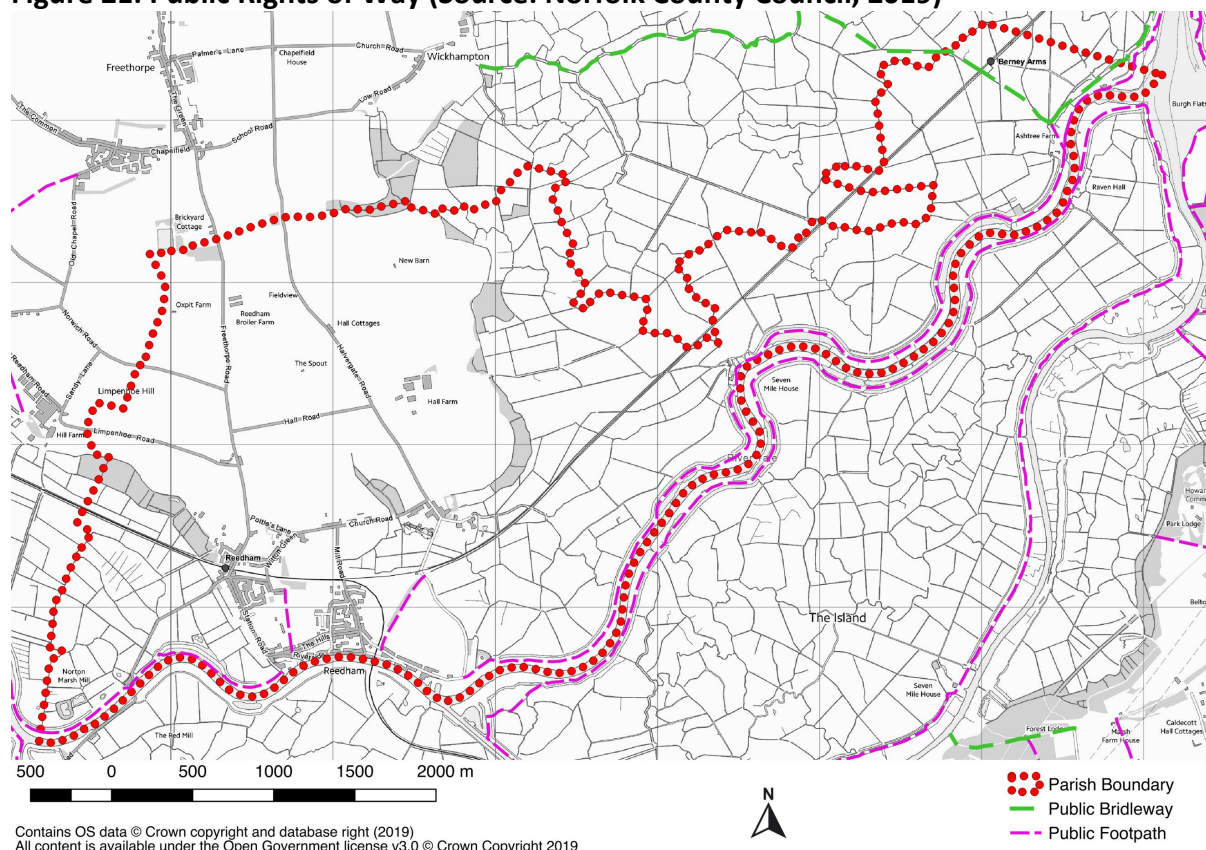
²⁹ Timetable in 2023. Accessed June 2023. Source: [Reedham \(Norfolk\) Train Station Information | Greater Anglia](https://www.greateranglia.co.uk/reedham)

tonnes. The ferry is operational seven days a week between 6.30am to 10pm Monday to Friday and 8am to 10pm Saturday and Sunday³⁰.

Reedham has several public footpaths, including the 35mile long-distance path, the Wherryman's Way. 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. Analysis undertaken by Ingham Pinnock Associates in 2017 identified issues with signage, access, and condition of the route through Reedham.

Figure 21 illustrates the designated Public Rights of Way³¹, though there are a number of other permissive paths through the parish, including one which links Station Road to Wherryman's Way and a path through the Woodland Walk. A number of circular walks are also promoted, see **Figure 22**, as an example which is a 4-mile walk.

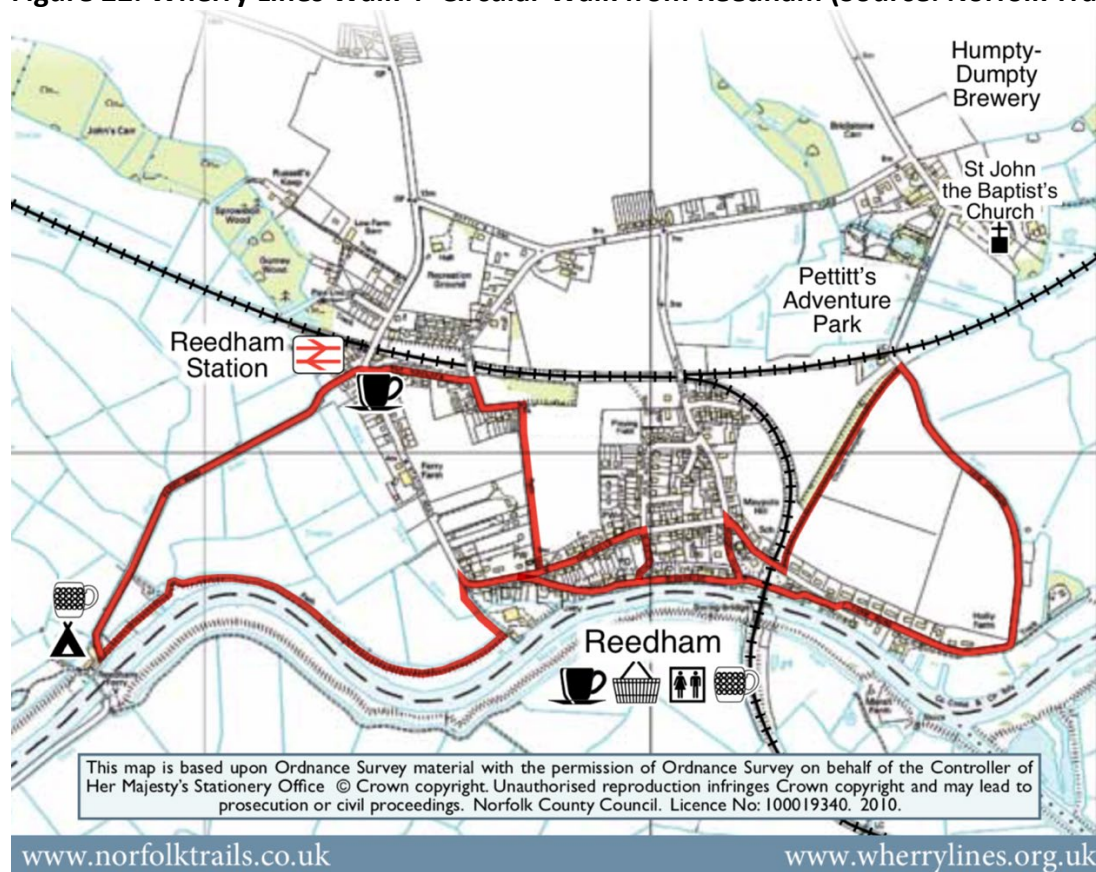
Figure 21: Public Rights of Way (Source: Norfolk County Council, 2019)



³⁰ Timetable in 2023. Accessed June 2023. Source: [Reedham Ferry Complex](#)

³¹ Norfolk County Council, 2013 data (most recent available)

Figure 22: Wherry Lines Walk 4- Circular Walk from Reedham (Source: Norfolk Trails³²)



Issues:

- Regular train services to Norwich, Lowestoft and Great Yarmouth will make Reedham an attractive place to live for people of working age. The rail station is accessible by walking and bike for much of the village settlement.
- The Wherryman's Way runs through the centre of Reedham, bringing significant visitor numbers to the village, though signage and access could be better.
- There is good access into open countryside from the village, providing residents with good recreational walking opportunities.

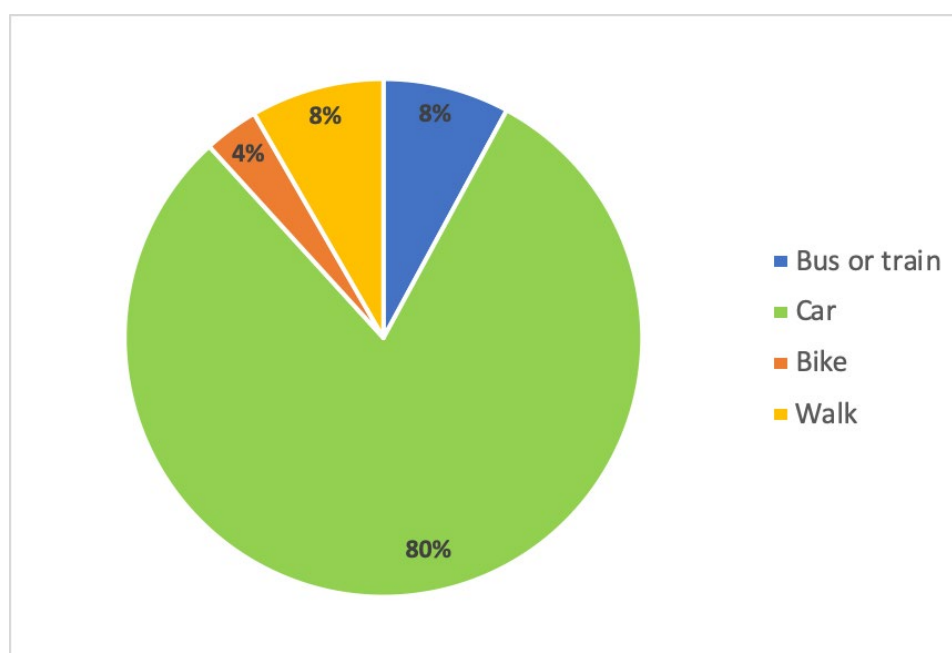
Travel to Work and Car Ownership

In 2011, the car was the most popular mode of travel to work by far with 80% of people in work either driving or travelling as a passenger. This was higher than the national figure (70%) but slightly lower than the average for the district which was 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 walked to work – 8% compared to 7% across the district as a whole, and 9% of people who are in employment work mainly at or from home, which is also above district or Norfolk-wide averages (6%).

³² [Wherry-Lines-Walk-4-Reedham-map-and-information.pdf \(watermillsandmarshes.org.uk\)](#)

However, the Census 2021 data indicated this shift in movement to work had changed. The results could have affected this variable due to it was undertaken through the Covid-19 pandemic where restrictions were in place to encourage people to work from home if possible. At this point 58.9% of people said they drove to work in a car/van and 27.6% of people mainly worked from home. Travelling to work via train also dropped from 6% to 2.1%, walking to work dropped from 8% to 5.5% and bicycle was 1.7%.

Figure 23: Mode of Travel to Work (Census, 2011)



Source: Census 2011

Figure 24: Car Ownership (Census, 2021)

	Reedham	Broadland
No Cars or vans	9.5%	11%
1 Car or van	45.6%	41.5%
2 Cars or vans	33.5%	34.3%
3 Cars or vans	11.4%	13.3%

Source: Census 2021

The figures on car ownership from the Census 2011 showed that the parish was broadly similar to that of Broadland as a whole. Although overall the figures indicated a need for households to have use of a car, availability of public transport and services locally means that a fairly high proportion of households did not own one - 12% or 60 households. On average there are 1.5 cars per house across the parish. In 2021 the data changed slightly with the number of households not owning a car dropping to 9.5% and 1 car or van increasing slightly from 44% to 45.6% whereas the other figures stayed similar with 2 cars being the next popular option (33.5%).

Issues:

- **9.5% of households have no car so rely on public transport and local services, making their ongoing provision vital to the community.**
- **As car use remains a dominant mode of travel, home based parking will be an important consideration for any new development particularly since the Covid-19 pandemic where people have started to work from home at a large rate.**
- **A relatively high proportion of people work from home now (27.6%), so could be more likely to use local services and rely on good technological infrastructure.**

Local Service Availability

Reedham has a good range of local services and relies on both residents and tourists who bring business to local traders.

Local service provision includes:

- Reedham Primary School (rated Good, last inspection: June 2019)
- 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

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 17th Century.

According to the government website (April, 2023³³), Reedham Primary School currently has 84 pupils with a capacity of 87. Whereas 2019 figures had 43 children on roll with a capacity for 77. Further development in the village could attract young families to support the school and this may have been the case in the last few years.

Issues

- **There is a good primary school within the village, though this is under capacity which suggests that there is an insufficient number of local families with young children or they choose to send their children elsewhere.**

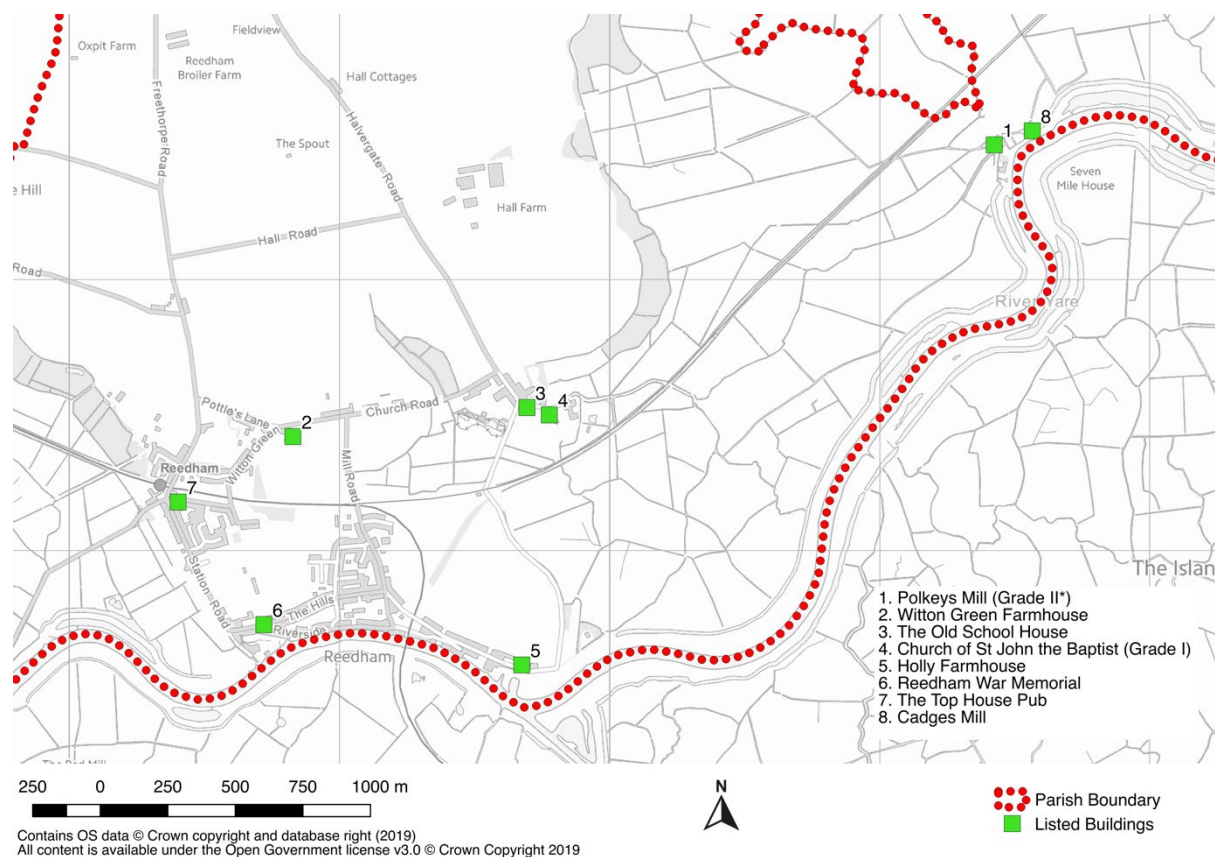
³³ [Reedham Primary School - GOV.UK \(get-information-schools.service.gov.uk\)](https://www.gov.uk/get-information-schools/service.gov.uk)

- Further housing development could support the viability of local service provision, including the primary school, especially if it was designed to meet the needs of young families.

The Built Environment

There are eight listed buildings (see **Figure 25**) 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. Accessing the Historic England website in June 2023 confirms that there are still only 8 listed buildings within Reedham³⁴.

Figure 25: Listed buildings (Source: Historic England, 2019)

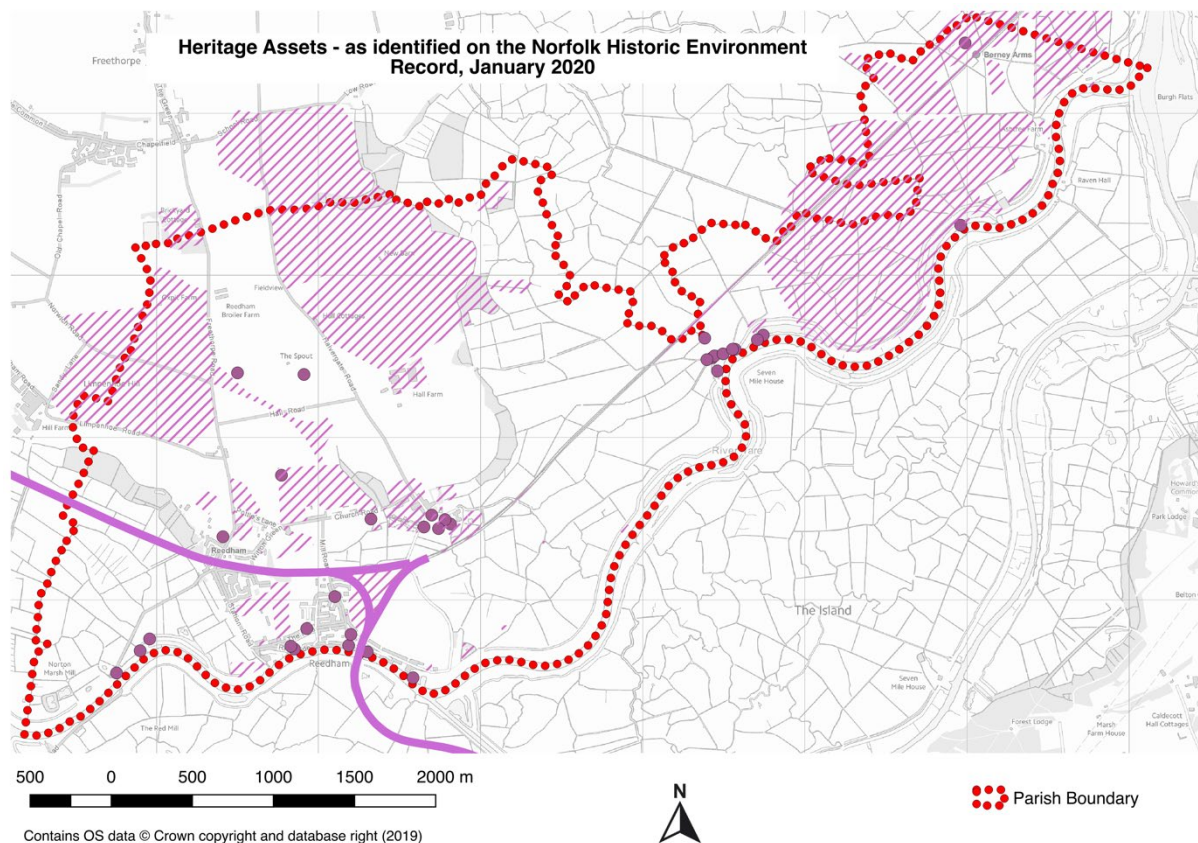


Norfolk Heritage Explorer identifies there to be 101 sites or finds of heritage importance within Reedham parish³⁵, see **Figure 26**. This is a mix of buildings of local importance, monuments, find sites, old field boundaries and assets such as the railway line.

³⁴ Historic England. Reedham Parish Map Search. Source: [Search the List: Map Search | Historic England](#)
Accessed: 09/06/2023

³⁵ Norfolk Heritage Explorer. Source: [Your Search Results - Norfolk Heritage Explorer](#) Accessed to check data:
09/06/2023

Figure 26: Heritage Assets (Source: Norfolk County Council, 2020)



Source: Norfolk Historic Environment Record, Norfolk County Council, January 2020

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.

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.

The character of the area (also see **Section 7**) could easily be diluted through the introduction of modern construction and materials for access roads, roofs, gates, and stock-proofing and through the use of non-indigenous planting. The wide-open nature of the landscape also means that some of the buildings and settlements outside the area can clearly be seen from within it, thus having an effect on the character. Care should be taken to avoid large scale development and the use of materials of inappropriate colours on the fringes of the area. The

Conservation Area is identified on Historic England's *At Risk* register, considered to be in very bad condition, its vulnerability is low, but the trend is but improving³⁶.

Issues:

- **Reedham has a number of buildings of heritage value, including two mills, and a Conservation Area for Halvergate Marshes. Effort should be made to retain both the character of these and their setting, ensuring that it is not diluted through new development with inappropriate profiling or materials. This includes renewable energy development. The Neighbourhood Plan is also an opportunity to identify and protect non-designated heritage assets.**

³⁶ Historic England. Heritage at Risk List Register- Halvergate Marshes. Source: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/3390> (Accessed 24/08/2022)