



Chet Neighbourhood
Plan Evidence Base
Update September 2023



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Key Issues

Theme	Issues
Population characteristics	The parish has an increasing population which may indicate a future need for more housing to meet the needs of all age groups. There has been a particular increase in 25 years upwards meaning over the development period the ageing population could increase further if people stay within the area past retirement. This may indicate that with the already increasing age group of 75years + that the area would need smaller unit housing or a need for specialist housing for older people.
Housing growth	- Loddon and Chedgrave are designated a Key Service Centre in the local plan, and so suitable for quite high levels of growth. - The planned housing growth is significant, with the change likely to be around a 25% increase in dwellings between 2018 and 2038 compared to the number of dwellings in 2011. - Over the last few years, most housing growth has come about as part of planned growth, being mainly on the allocated site at George Lane. Windfall development has accounted for only a small amount of housing growth. However, a number of speculative applications for large housing schemes have been submitted, suggesting that it is an attractive place for developers.
Economic development	- The level of employment deprivation could indicate the need for more jobs would and so an allocation for economic development could be welcome - Specific sectors with the potential to grow could be supported, such as tourism - The decline in manufacturing jobs is a concern
Availability of local services and accessibility	- It is a fairly sustainable location, with a good range of local services, activities and facilities, which, being accessible by walking, helps to create a feeling of vitality and adds to community spirit, as well as providing health benefits by keeping people active. - It will be important to retain key community facilities to retain local accessibility. - Additional new housing could support the ongoing viability of some local services, such as local shops and pubs, as could tourism. - The bus service enables sustainable access to Norwich and Beccles, which could be important for work and other opportunities, especially those without a car.

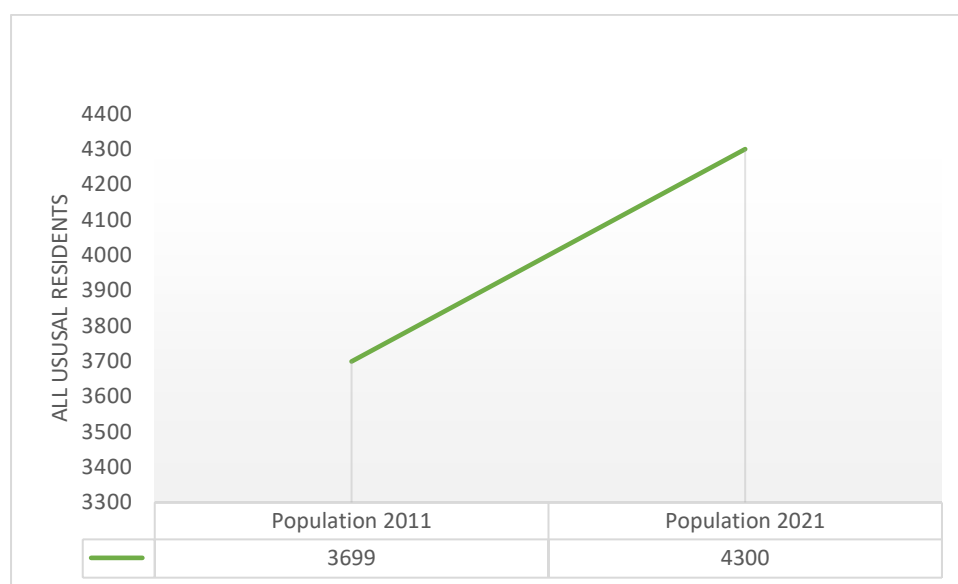
Theme	Issues
	Access into the countryside and open spaces for recreational reasons is good, this bringing benefits for physical and mental well-being. However, improvements could add to the attraction for people.
Carbon emissions	Per household carbon emissions are higher than elsewhere, with housing and transport playing a significant part in this. The neighbourhood plan could support a reduction in emissions through policies that reduce the need to travel or encourage a modal shift.
Natural Environment	- Although there are no designated wildlife sites within the plan area, The Broads network, which has multiple designations, is adjacent. It is possible that wildlife from The Broads is present within the neighbourhood area, and it could be important to protect habitat networks that link to this. - Additional housing growth in Loddon and Chedgrave could lead to increased recreational pressure on The Broads. - There are three county wildlife sites within the plan area, which have been identified for their wildlife value. These will be considered in the planning process, but will not receive the same level of protection as national or internationally designated sites. - There are areas of priority habitat and opportunity to improve habitat connectivity / networks within the plan area. - There is a diversity of habitat that is particularly sensitive to development, fragmentation and change in water quality / level.
Flood Risk	- Parts of the neighbourhood area fall within Flood Zone 2 and 3, which will constrain growth near to the River Chet and The Broads - Surface water flooding is an issue in parts of the parish and it will be important to ensure this is not worsened through new development.
Local Landscape	- Changes of land use close to the settled area on the edges of the marshes could impact upon the landscape character of the Broads, if they are not designed appropriately. - Further development could impact upon the peaceful, rural character of the area.
Historic Environment	The neighbourhood area has a rich history, there is a substantial Conservation Area, 100 listed buildings and a historic 'deer park'. Conservation area status affords some protection to heritage assets and their setting, though there is potential for development, especially that adjacent to or just outside, to impact the historic nature of the settlement. The design of new development is particularly important with respect to this.

Theme	Issues
	• The special character of the conservation area could be eroded by minor changes, such as removal of a front garden for parking or installation of UPVC windows.

Population Characteristics

According to data sets by the Census in 2011 there were 3699 people living in the Loddon and Chedgrave parishes. This was made up of 2648 people in Loddon and Chedgrave 1051¹. In the Census 2021 build a profile this gives an approximate population estimate to the nearest 100. This number states that the population has now increased by 601 people to 4300 showing an upward trend in **Figure 1**. This represents a percentage increase of 16.2% over the last 10 years.

Figure 1: Total Population in Loddon and Chedgrave in 2011 and 2021

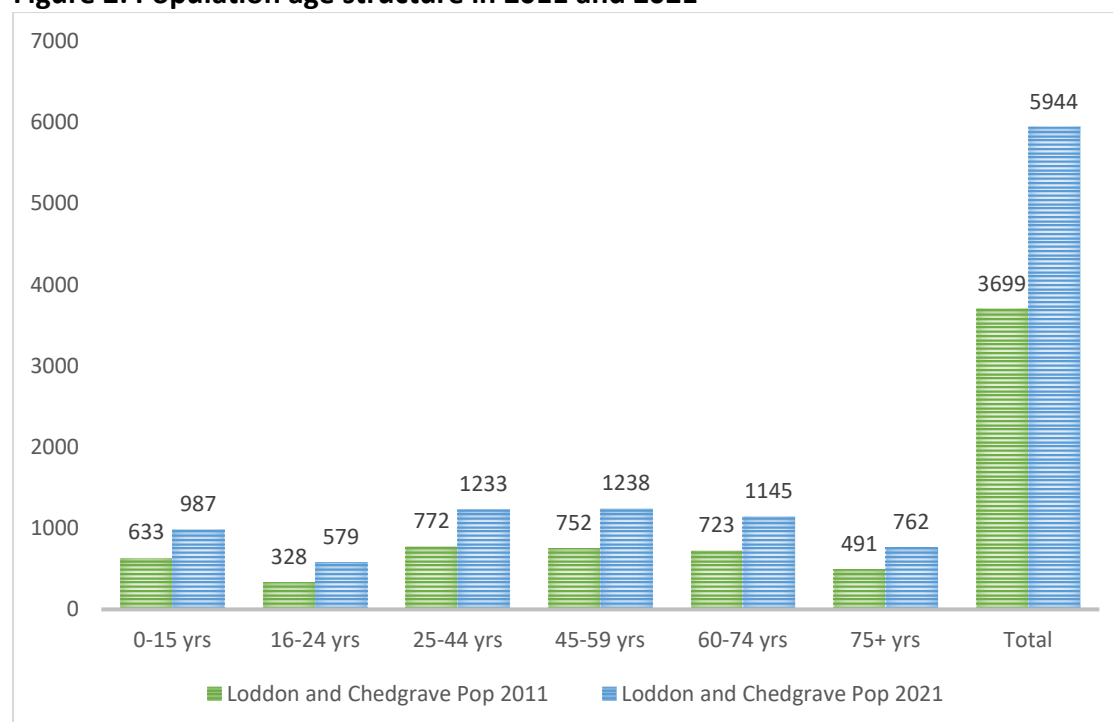


Source: Census 2011; Census 2021

The age structure in 2011 compared to the 2021 observations is provided in **Figure 2**. However, one must be cautious that the age by year estimates coming out of the Census 2021 data differs a lot from the population estimates. Overall, the population structure has shown a large increase in all age groups and particularly for adults 25+ year and above. The population is particularly high in working age groups 25yrs to 74 years when people will retire. This may mean over the development period if these age groups stay within the area the increase in elderly populations will be higher by the next Census. It is also worth noting that there is a slightly higher proportion of females than males in the ward areas in both 2011 and 2021 (**Figure 3**).

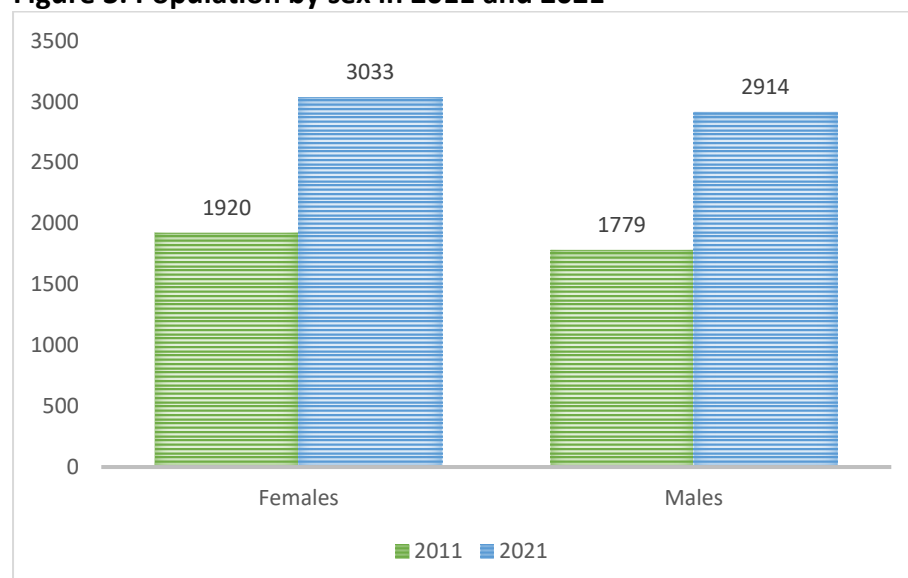
¹ Chedgrave 2011 E04006530 and Loddon 2011 E04006571- [KS102EW \(Age structure\) - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](#)

Figure 2: Population age structure in 2011 and 2021



Source: Census 2011 data² and Census 2021 data³

Figure 3: Population by sex in 2011 and 2021



Source: Census 2011 data⁴ and Census 2021 data⁵

² Chedgrave 2011 E04006530 and Loddon 2011 E04006571- - [KS102EW \(Age structure\) - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/census/2011/ks102ew)

³ Census 2021 Chedgrave 2011 E04006530 and Loddon 2011 E04006571- - [KS102EW \(Age structure\) - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/census/2021/ks102ew) and Census 2021. Age by single day estimates for Loddon and Chedgrave- E05011880

Source: [Age by single year - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/ageandsex/datasets/agebyyear)

⁴ Chedgrave 2011 E04006530 and Loddon 2011 E04006571- [KS101EW \(Usual resident population\) - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/census/2011/ks101ew)

⁵ Loddon & Chedgrave E05011880 in Census 2021 data- [Sex - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/ageandsex/datasets/sex)

Issues:

- The parish has an increasing population which may indicate a future need for more housing to meet the needs of all age groups. There has been a particular increase in 25 years upwards meaning over the development period the ageing population could increase further if people stay within the area past retirement. This may indicate that with the already increasing age group of 75years + that the area would need smaller unit housing or a need for specialist housing for older people.

Housing Profile

Detailed evidence with respect to this will be provided by the Housing Needs Assessment which will be supplied by AECOM.

Housing Growth

In the 2011 Census, Loddon and Chedgrave had a combined number of dwellings of 1,721. Over 95% of these had at least one usual resident, meaning that there is not an especially significant problem with second home ownership, unlike some of the coastal communities.

Loddon / Chedgrave is identified as a Key Service Centre in the existing Joint Core Strategy, suitable for housing growth of 100-200 new dwellings. In the 2016 South Norfolk Local Plan, land north of George Lane was allocated (allocation LOD 1) for new housing development of around 200 dwellings and outline planning permission was granted in February 2014 (Reference 2013/1647). Reserved matters were approved in 2016 (2016/0853). This has now largely been built-out.

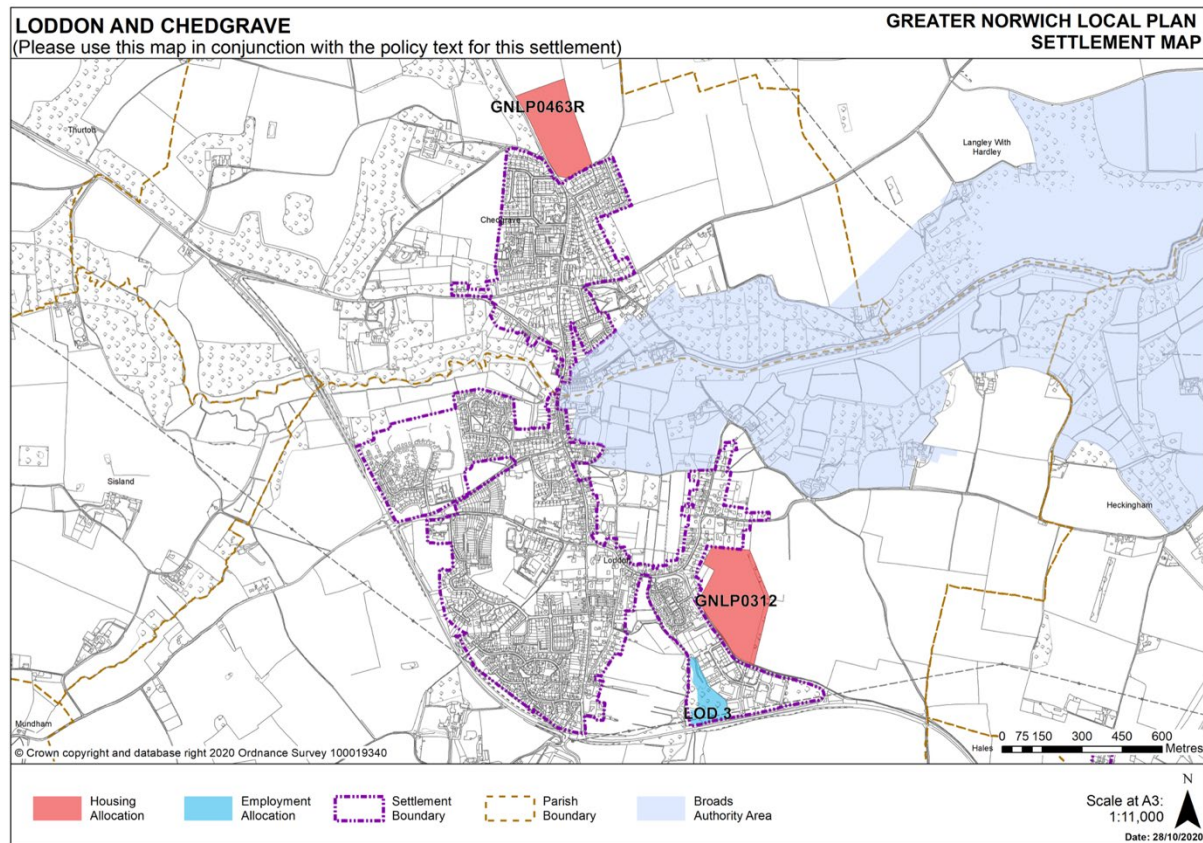
Loddon / Chedgrave is again identified as a Key Service Centre in the emerging Greater Norwich Local Plan (GNLP) under policy 7.3. Two sites are being allocated (see **Figure 5**), providing for at least 240 new homes (one for 180 homes east of Beccles Road in Loddon, and one for 60 homes off Langley Road in Chedgrave). There are no carried forward residential allocations but there is a total of 206 additional dwellings with planning permission - the development of 200 homes north of George Lane is currently being progressed and there are other small developments such as on the Norwich Road and also Hardley Road Pits Lane in Chedgrave. This gives a total deliverable housing commitment for Loddon and Chedgrave of 446 homes between 2018 – 2038, see **Figure 4**.

The Broads Local Plan has a couple of policies for small-scale residential moorings; up to 10 at Loddon Marina, and up to five at Greenway (Policies LOD 1 and CHE 1).

Figure 4: Housing Commitment for Loddon/Chedgrave in the emerging GNLP

Existing Deliverable Commitment	New Allocations	Total Deliverable Housing Commitment (2018 – 2038)
206	240	446

Figure 5: GNLP allocations for Loddon/Chedgrave



The housing growth planned is therefore significant. The 446 new dwellings between 2018 and 2038 would be an increase in the number of houses of around 25% compared to the number of dwellings in the 2011 census. Whilst a large increase, other nearby settlements have experienced more significant growth. In 2011, Poringland had 1,686 dwellings. In the five years from 2013 to 2017 inclusive, this increased by 537, or 32%, which is a very large proportional increase in a very short space of time. Other places will have had considerably less of course.

It is an attractive area for speculative, unplanned planning applications for new housing developments. Application 2021/1569 in July 2021 is for 130 new homes off Norton Road, whilst Application 2021/2437 submitted in October 2021 on the land East off Beccles Road is for 180 dwellings (this is the site being allocated in GNLP). Applications have been submitted (and refused or withdrawn) in recent years for large scale housing developments off Bungay High Road (e.g., 2019/1503 for over 50 entry-level homes). There have been other applications for minor development, some of which have gained approval, but the numbers have been quite small in recent years. Most of the growth in recent years has been as part of planned development rather than windfall.

In 2022, housing data was requested from South Norfolk Council and the Broads Authority to understand the amount of planning permissions and completions which have taken place in the last 10 years.

There have been two full housing permissions within the Broads Authority Executive Area within the last 10 years. These include:

- BA/2017/0474/FUL- 2 new dwellings and associated hard & soft landscaping (Chedgrave)
- BA/2012/0344/FUL- Conversion of redundant barn to 2no. self-catering holiday-lets (Loddon)

For South Norfolk, in-between 2010- 2022, there has been 280 completions in Loddon and 9 completions in Chedgrave. Full details are displayed in **Appendix A**.

Looking at the affordable housing stock the following information was made available in **Figure 6**. This showed that there has been a number of affordable rented stock made available in the area particularly of 1 to 3 bedrooms. Combining the results from 2013 and beyond gives a good approximation of current stock for affordable rent. The data shows that completions are higher in Loddon than Chedgrave. Although as commented on by the local authority when sharing the data, a small number might have been lost through the Right to Buy scheme, but no evidence is given on this.

Figure 6: Affordable Housing for Rent Stock 2013- Current

2013			Completions since 2013		Approximate current stock of affordable housing for rent
	Loddon	Chedgrave	Loddon	Chedgrave	Total
Sheltered	65	0	0	0	65
1 bedroom	21	17	16	0	54
2 bedrooms	89	19	28	0	136
3 bedrooms	41	42	16	0	99
4+ bedrooms	3	3	0	0	6

Also, for the affordable ownership stock (2022) the latest data shows that shared equity has the highest number in the NP area (**Figure 7**).

Figure 7: Affordable Ownership Stock 2022

	Loddon	Chedgrave	Total in the NP Area
Shared Ownership (part buy / part rent)	1	9	10
Shared Equity (75% or 85% of market value)	19	0	19
Total	20	9	29

Looking at the data provided on the housing register for South Norfolk (**Figure 8**), the current position shows that there are a number of people on the waiting list for a number of

different bedroom sizes, 1-2 bedrooms were two of the highest needs on the waiting list in the area.

Figure 8: Housing Register Data

	Loddon	Chedgrave
Sheltered	4	2
1 bedroom	10	5
2 bedrooms	8	1
3 bedrooms	1	1
4+ bedrooms	2	0

Issues:

- Loddon and Chedgrave are designated a Key Service Centre in the local plan, and so suitable for quite high levels of growth.
- The planned housing growth is significant, with the change likely to be around a 25% increase in dwellings between 2018 and 2038 compared to the number of dwellings in 2011.
- Over the last few years, most housing growth has come about as part of planned growth, being mainly on the allocated site at George Lane. Windfall development has accounted for only a small amount of housing growth. However, a number of speculative applications for large housing schemes have been submitted, suggesting that it is an attractive place for developers.

Economic Growth

While the JCS does not quantify a specific employment land requirement for Loddon and Chedgrave, the text to JCS policy 14 does provide for the promotion of local employment opportunities to serve the planned housing growth. Furthermore, the settlements are well located between Norwich and Lowestoft to benefit from employment growth, including in the offshore energy sector. Loddon and Chedgrave have good public transport links via the X2 service, providing access to work in Norwich in particular. All of these factors and more would suggest it is a good place for economic development.

There is an existing industrial estate at Little Money Road which covers some 6.0 hectares and provides for a range of local employment opportunities in a location with good access, especially road access onto the A146. The 2016 South Norfolk Local Plan included two employment allocations in Loddon at the industrial estate (LOD 2 for use classes B1 and B2 and LOD 3 for use classes, B1, B2 and B8— see **Figure 9**). These are described, respectively, as the land at the Beccles Road/A146 junction, and the land to the west of the existing Industrial Estate at Little Money Road.

Allocation LOD 2 has been developed but LOD 3 remains undeveloped. LOD 3 is being carried forward into the emerging GNLP as it is still available. Loddon/Chedgrave will have no new employment allocations beyond this in the emerging GNLP.

Loddon and Chedgrave is an attractive area for visitors and tourism, especially in light of the Broads. There have been a small number of planning permissions for holiday lets in recent years.

Figure 9: Employment allocations in the 2016 local plan

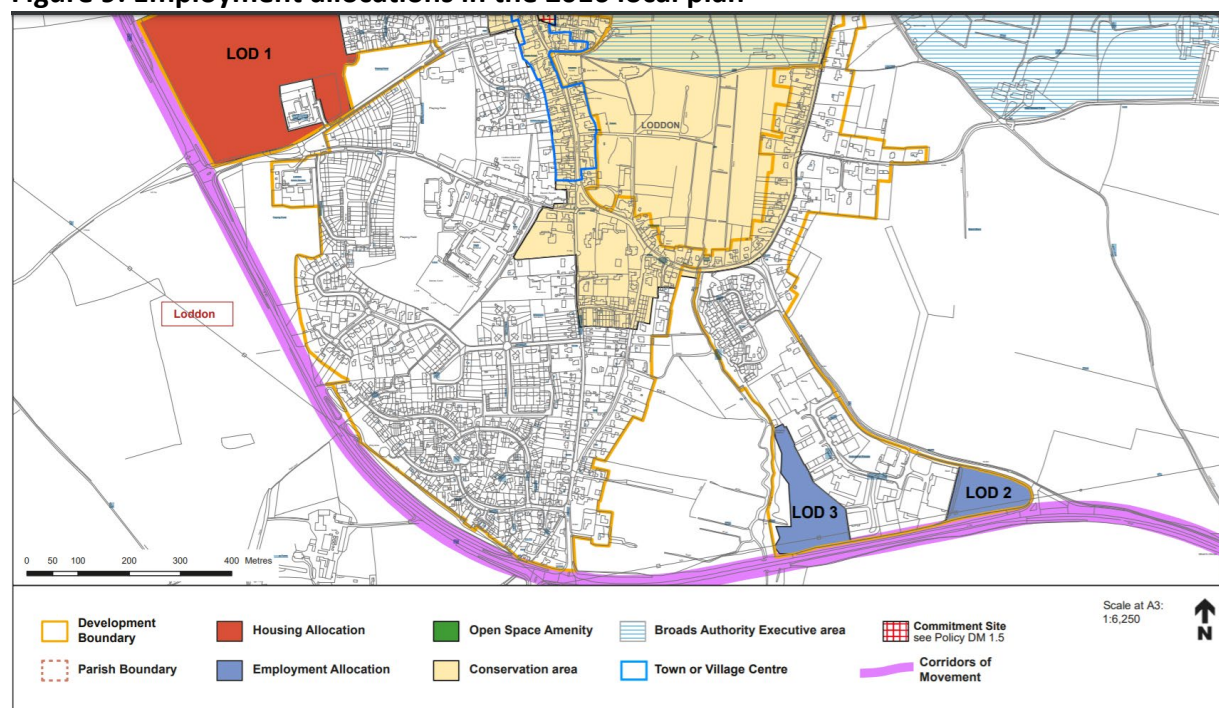


Figure 10 below is based on a regular annual employer survey of the number and types of jobs held by employees, so it does not show the employment of residents per se, but the

jobs available in Loddon and Chedgrave (the electoral ward) compared to South Norfolk. Those sectors with less than 5% have been excluded from the table.

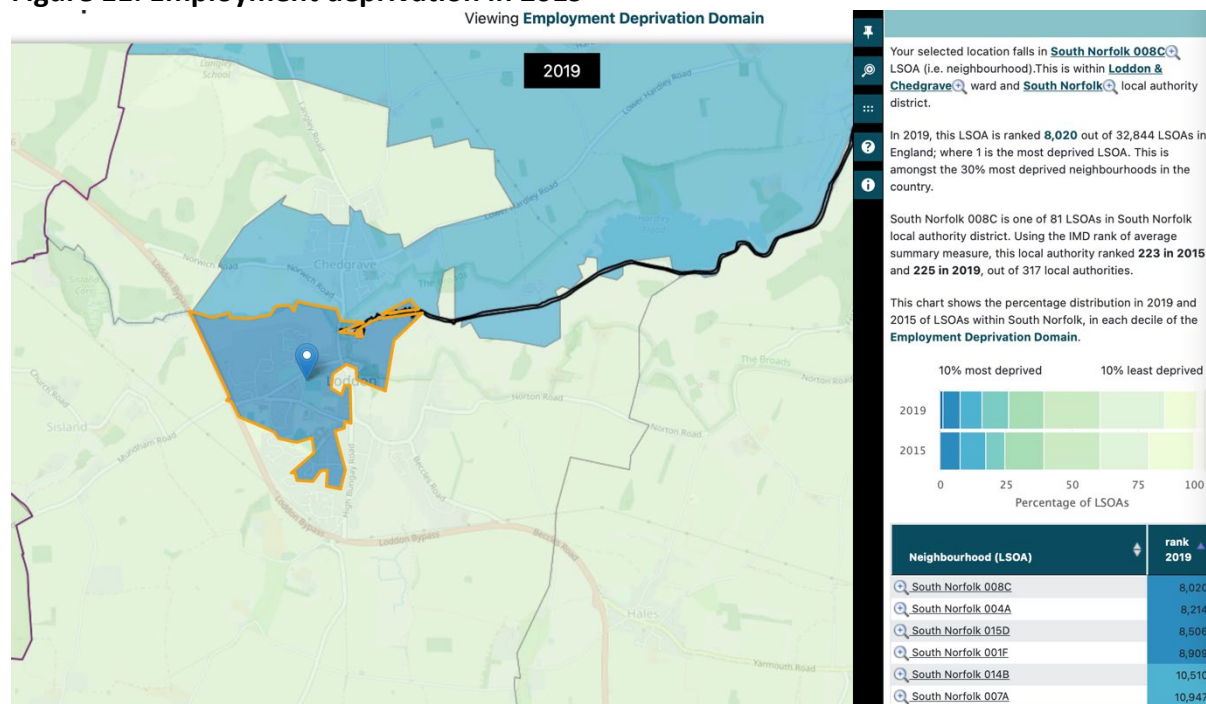
Figure 10: Percentage of employees in each industry (red indicates a noticeable declining % and green an increasing %)

Industry	2016 South Norfolk	2016 Loddon and Chedgrave	2018 South Norfolk	2018 Loddon and Chedgrave	2020 South Norfolk	2020 Loddon and Chedgrave
Manufacturing (C)	7.7	14.3	7.4	13.3	7.3	8.3
Construction (F)	5.8	5.7	5.6	5.0	6.4	6.7
Wholesale (Part G)	3.4	4.3	3.7	10.0	3.2	6.7
Retail (Part G)	8.7	2.9	8.3	5.0	9.1	5.0
Transport & storage (inc postal) (H)	2.9	5.7	2.8	6.7	2.3	6.7
Accommodation & food services (I)	5.8	4.3	6.5	5.0	6.4	6.7
Professional, scientific & technical (M)	6.7	4.3	7.4	3.3	7.3	5.0
Education (P)	7.7	22.9	7.4	26.7	7.3	23.3
Health (Q)	26.9	14.3	27.8	15.0	29.1	15.0
Arts, entertainment, recreation & other	3.8	5.7	3.7	3.0	3.2	2.7

The data shows that Loddon and Chedgrave has a high proportion of jobs in education, no doubt because of the schools. There used to be a high proportion in manufacturing, but this has declined to the district proportion. There is a relatively low percentage in health in Loddon and Chedgrave, most likely because of the NNUH being elsewhere in South Norfolk. The percentage in retail, wholesale, and accommodation/ food are all quite small but have all increased significantly in Loddon and Chedgrave. The latter could be related to visitors and tourism. The proportion involved in arts and entertainment has fallen significantly.

Figure 11 below show the Indices of Deprivation for 2019 for the Employment domain. It shows that Loddon and Chedgrave are relatively more deprived in terms of employment compared to the surrounding rural area, and this is especially the case for Loddon which sits within the most deprived 30% in the country. Loddon and Chedgrave appear, however, to be similar to Bungay and Beccles in this measure.

Figure 11: Employment deprivation in 2019



Issues:

- The level of employment deprivation could indicate the need for more jobs would and so an allocation for economic development could be welcome.
- Specific sectors with the potential to grow could be supported, such as tourism.
- The decline in manufacturing jobs is a concern.

Availability of Local Services and accessibility

Loddon and Chedgrave are situated between Norwich and Beccles, with Lowestoft/ Great Yarmouth further on, being around 11 miles south-east of Norwich, 8 miles from Beccles and 17 miles from Lowestoft. Road connections using the A146 are reasonable; Norwich should take 20 minutes or so by car, though the journey times are unpredictable.

Although the bypass has taken a majority of through traffic away from Loddon and Chedgrave, the main high street continues to be a busy thoroughfare. Road improvements have eased the congestion and Church Plain car park is well-used. Parking along the west side of the High Street opposite Church Plain as far as the fire station to the south does reduce the width of the road to one lane, holding up traffic at busy times.

There is a good range of services and facilities including:

- Shops and places to eat-out
- Infant, junior, and high schools
- Places of worship
- Medical centre, pharmacy, and dental practice
- Library
- Public houses
- The industrial estate and other businesses

These meet many everyday needs and provide not only for the residents of the built-up-area, but residents in the more rural surrounding areas by serving a small local catchment, including outside of the Neighbourhood Plan area.

It is a thriving community with organised social/sports clubs and leisure activities on offer to residents. Actual places of activity include the allotments, skate park, play areas, playing field, tennis courts, and hockey pitch. There are a number of community venues for people to meet such as the Loddon and Chedgrave Jubilee Hall, the Library Annexe, and the Brian Clarke Room.

There are also other recreational activities such as the marina/ boatyards/ boat, camping facilities and public open spaces. Access into open countryside using Public Rights of Way is also good, though a little fragmented with no obvious circular walks that do not involve using roads. The National cycle Network goes through the Neighbourhood Plan area, providing wider recreational access.

Local services and facilities are within walking distance for residents. These are all accessible by walking on footways, although many of the footways are narrow, with breaks or just on one side of the road. Cycling around the built-up area should be reasonably attractive with 30mph and 20mph speed limits in place. However local people need to travel to larger towns for some services.

Public transport links are reasonable as well. A number of bus services pass through the area including the X21 and X22 Coastlink bus service which runs between Norwich and Lowestoft passes through Chedgrave and Loddon along Hardley Road down towards the High Street. The X22 bus service runs twice an hour and the X21 shows to be less frequent⁶. There is a bus shelter on the corner of Norwich Road and a bus stop opposite outside of the White Horse pub. Further south into Loddon the community there are more bus stops within the marketplace on Church Plain Road and High Bungay Rd. The main bus stop as shown on the bus timetable is at Church Plain, Loddon. Buses run between 6:45am and 22:27pm Monday to Fridays making this a reasonable service for people commuting to work, going to educational facilities or for leisurely purposes.

Norwich in particular has a wide range of services and jobs, and the bus service will be seen as a vital connection for many, especially those without a car. **Figure 13** shows the percentage of households without a car or van, this being from the 2011 census.

⁶ [Coastlink - X1|X11 & X2|X21|X22 - Norwich to Great Yarmouth & Lowestoft | First Bus](#)

Figure 12: Public Footpath and National Cycle Route in Loddon & Chedgrave

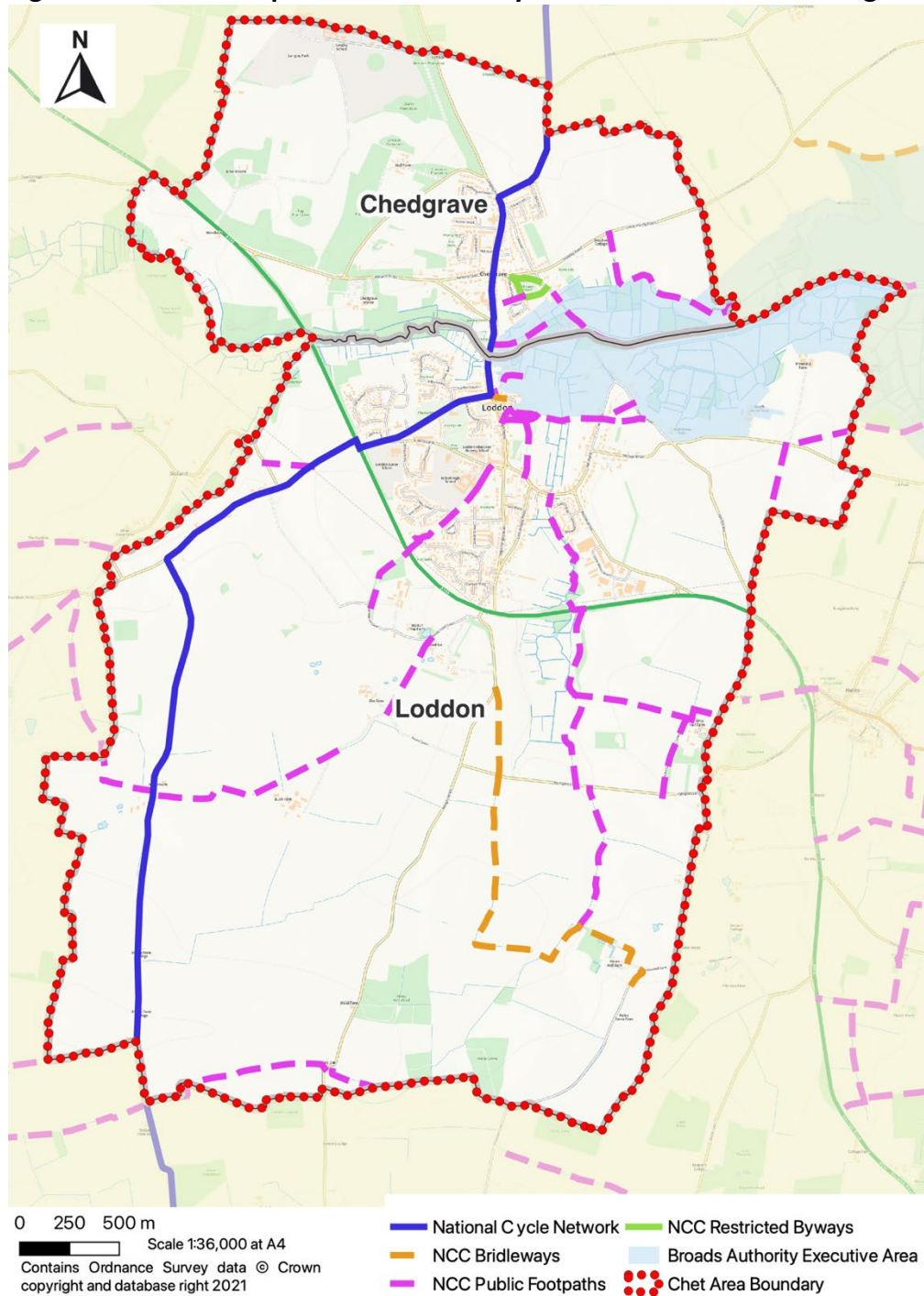


Figure 13: Household car ownership

Cars	Loddon	Chedgrave	South Norfolk
<i>No cars or vans in household</i>	<i>18.1</i>	<i>13.7</i>	<i>11.7</i>
1 car or van in household	43.9	46.6	42.4
2 cars or vans in household	29.9	29.4	34.3
3 cars or vans in household	5.9	7.3	8.4
4 or more cars or vans in household	2.2	3.0	3.3

It can be seen that the percentage of households with no car or van is higher than in South Norfolk as a whole and is a particular issue in Loddon. In addition, almost half of households have one car or van. For some members of these households, they will not have use of the vehicle for large chunks of the day if other household members are using it. Local services will be very important for these households, as will the bus service.

Community transport is also available for bespoke journeys, such as medical. This is provided locally by BACT which is based in Bungay.

Issues

- **It is a fairly sustainable location, with a good range of local services, activities and facilities, which, being accessible by walking, helps to create a feeling of vitality and adds to community spirit, as well as providing health benefits by keeping people active.**
- **It will be important to retain key community facilities to retain local accessibility.**
- **Additional new housing could support the ongoing viability of some local services, such as local shops and pubs, as could tourism.**
- **The bus service enables sustainable access to Norwich and Beccles, which could be important for work and other opportunities, especially those without a car.**
- **Access into the countryside and open spaces for recreational reasons is good, this bringing benefits for physical and mental well-being. However, improvements could add to the attraction for people.**

Carbon Emissions

The University of Exeter's tool [Impact](#) provides communities with data on their carbon emissions, helping to determine the sources of carbon emissions and areas where focused action can make the biggest contribution to cutting local emissions. Impact was developed by the Centre for Sustainable Energy and the University of Exeter's Centre for Energy and the Environment.

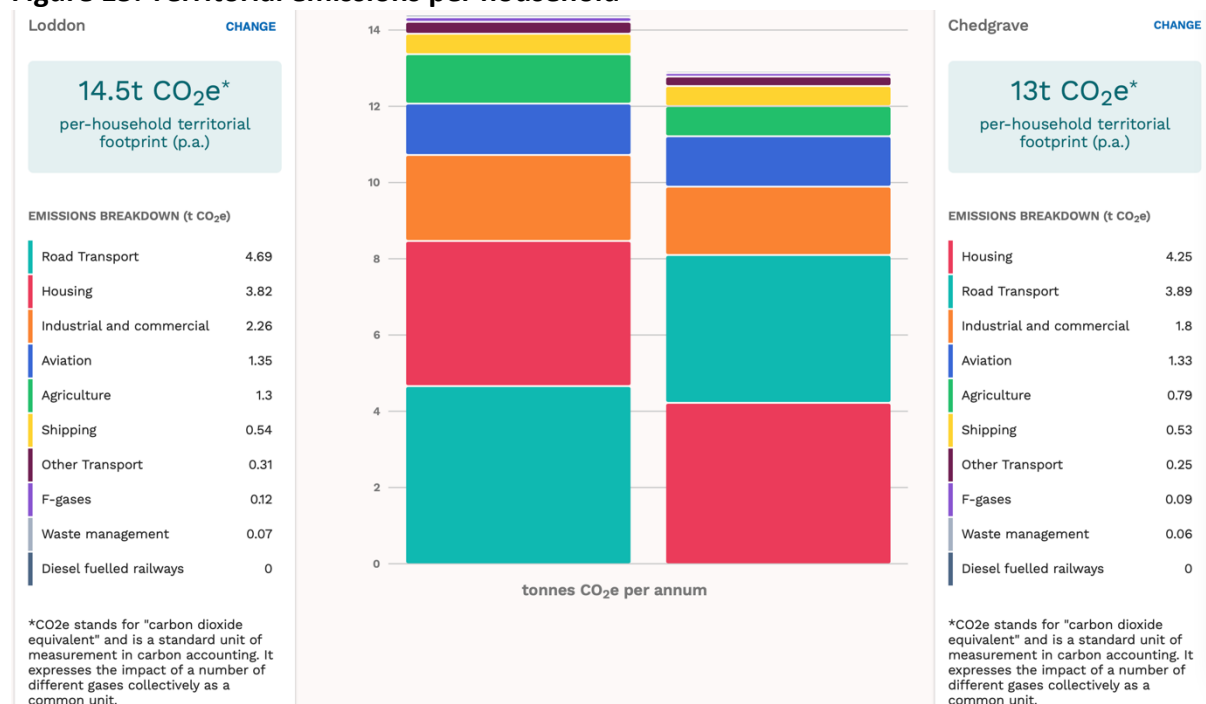
Figure 14 provides a breakdown of consumption emissions per household, which largely relates to what households in the parish emit. It includes things that people choose to consume, such as goods, food and appliances. The transport element calculates miles driven/flown and not the presence of a road in the area. The largest impact area is the consumption of goods and services, which makes up around a third of the total footprint in both parishes. Of this, the purchase of goods is the most significant element. Housing makes up 25% of the total footprint in Chedgrave, 22% in Loddon. For both communities, the use of mains gas contributes 12% of the total footprint and is the most significant element of the housing contribution. The per capita consumption footprint is higher for both Loddon and Chedgrave than the national average. The comparison included between Loddon and England shows that emissions per household for travel is almost double the national average, likely due to Loddon being a rural community.

Figure 14: Consumption emissions per household



Figure 15 shows territorial emissions per household, this includes emissions from activities within the parish boundary, covering road transport, industrial and commercial emissions, agriculture, and household energy use. In Loddon, road transport is the greatest emitter (32%), followed by housing (26%), whilst in Chedgrave it's housing (33%) followed by road transport (30%). Overall, the per-household territorial footprint is higher for both Loddon and Chedgrave than the national average.

Figure 15: Territorial emissions per household



Issues

- **Per household carbon emissions are higher than elsewhere, with housing and transport playing a significant part in this. The neighbourhood plan could support a reduction in emissions through policies that reduce the need to travel or encourage a modal shift.**

Natural Environment

There are no Natural England statutory designated sites in the neighbourhood area, though there are several important designations adjacent, this includes:

- The Broads Special Area of Conservation
- Broadland Ramsar and Special Protection Area
- Hardley Flood Site of Special Scientific Interest

The Broads/Broadland 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 UK.

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 brittanica 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 centre⁷." 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 below⁸:

- A021 *Botaurus stellaris*; Great bittern (Breeding)
- A037 *Cygnus columbianus bewickii*; Bewick's swan (non-breeding)
- A038 *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)

The Broads (SAC) are a series of flooded medieval peat cuttings. They lie within the floodplains of five principal river systems, known as Broadland.. 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 UK. 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 UK⁹. 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 below¹⁰:

- 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

⁷ [Broadland | Ramsar Sites Information Service](#)

⁸ [European Site Conservation Objectives for Broadland SPA - UK9009253 \(naturalengland.org.uk\)](#)

⁹ [the-broads-sac-documents.pdf \(publishing.service.gov.uk\)](#)

¹⁰ [European Site Conservation Objectives for The Broads SAC - UK0013577 \(naturalengland.org.uk\)](#)

- 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

Hardley Flood (SSSI)¹¹ had an area size of 48.1ha and is an area of "*shallow lagoons and reedbeds that act as a spillway for the River Chet. Breaches in the river-bank allow tidal waters to move freely between the river and the marsh. Soft muds are exposed at low tide and these attract a range of wading birds in spring and autumn while the undisturbed reedbeds support nesting wildfowl and other fenland birds, including nationally important breeding populations of Shoveler, Pochard and Gadwall.*

*The tidal lagoons are shallow and because of fluctuating levels do not contain any water plants. Swamp vegetation surrounds the lagoons, dominated by dense strands of Common Reed *Phragmites australis* with some Reed Sweet-grass *Glyceria maxima* and Great Reedmace *Typha latifolia*. Tall fen vegetation occurs on drier ground and this too is dominated by Common Reed with a variety of fen species present including Greater Tussock Sedge *Carex paniculata*, Purple Small-reed *Calamagrostis canescens*, Angelica *Angelica sylvestris* and Marsh Thistle *Cirsium palustre*. The locally uncommon Marsh Sow-thistle *Sonchus palustris* is frequent by the river-bank. The site also includes areas of Alder carr woodland, broad-leaved plantation and grassland.*

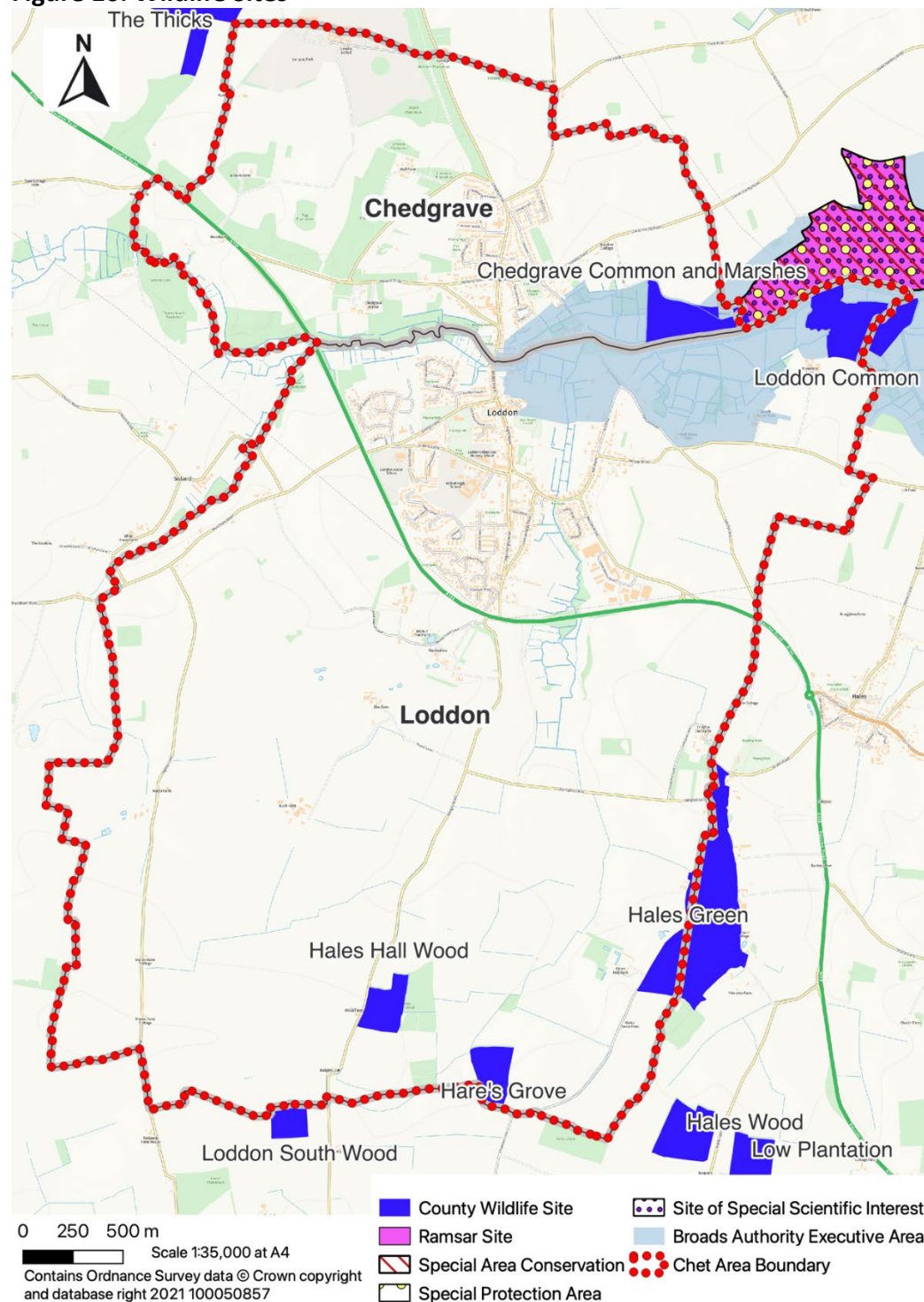
*Many species of duck nest in the reedbeds including Mallard, Teal, Gadwall, Shoveler, Tufted Duck, Pochard and Shelduck. Shoveler, Pochard and Gadwall are of national importance with 1% or over of the British population nesting on the site. Other breeding birds include Common Tern, Grasshopper Warbler and Reed Warbler, with Cetti's Warbler also known to nest on occasion. Many birds are attracted to the site in the winter months and Hen Harrier, Bittern, Jack Snipe, Water Rail and Bearded Tit are regular visitors. Small flocks of Bean Geese and White-fronted Geese have wintered on the flood in recent years. Three rare flies have been recorded *Elachiptera uniseta*, *E. scrobiculata* and *Lonchoptera scutellata* and these insects are associated with tussocks of the Greater Tussock Sedge. Otters occasionally visit."*

Within a 2km radius there is also Poplar Farm Meadows SSSI, Tindal Wood SSSI, Ducan's Marsh, Leet Hill, Kirby Lane SSSI.

¹¹ Hardley Flood SSSI. Source: Natural England [1000432 \(naturalengland.org.uk\)](https://www.naturalengland.org.uk)

There are five County Wildlife Sites within the neighbourhood area including Chedgrave Common and Marshes, Loddon Common, part of Hales Green, Hales Hall Wood and Hare's Grove. There are also a few adjacent or within close proximity of the neighbourhood area. These wildlife sites are not designated on a statutory basis, though they do receive a degree of protection through the planning process and are often recognised in district local plans. In this context, site protection relies on the commitment of local authorities and public bodies. Wildlife sites within or near to the neighbourhood area are marked on **Figure 16**.

Figure 16: Wildlife Sites

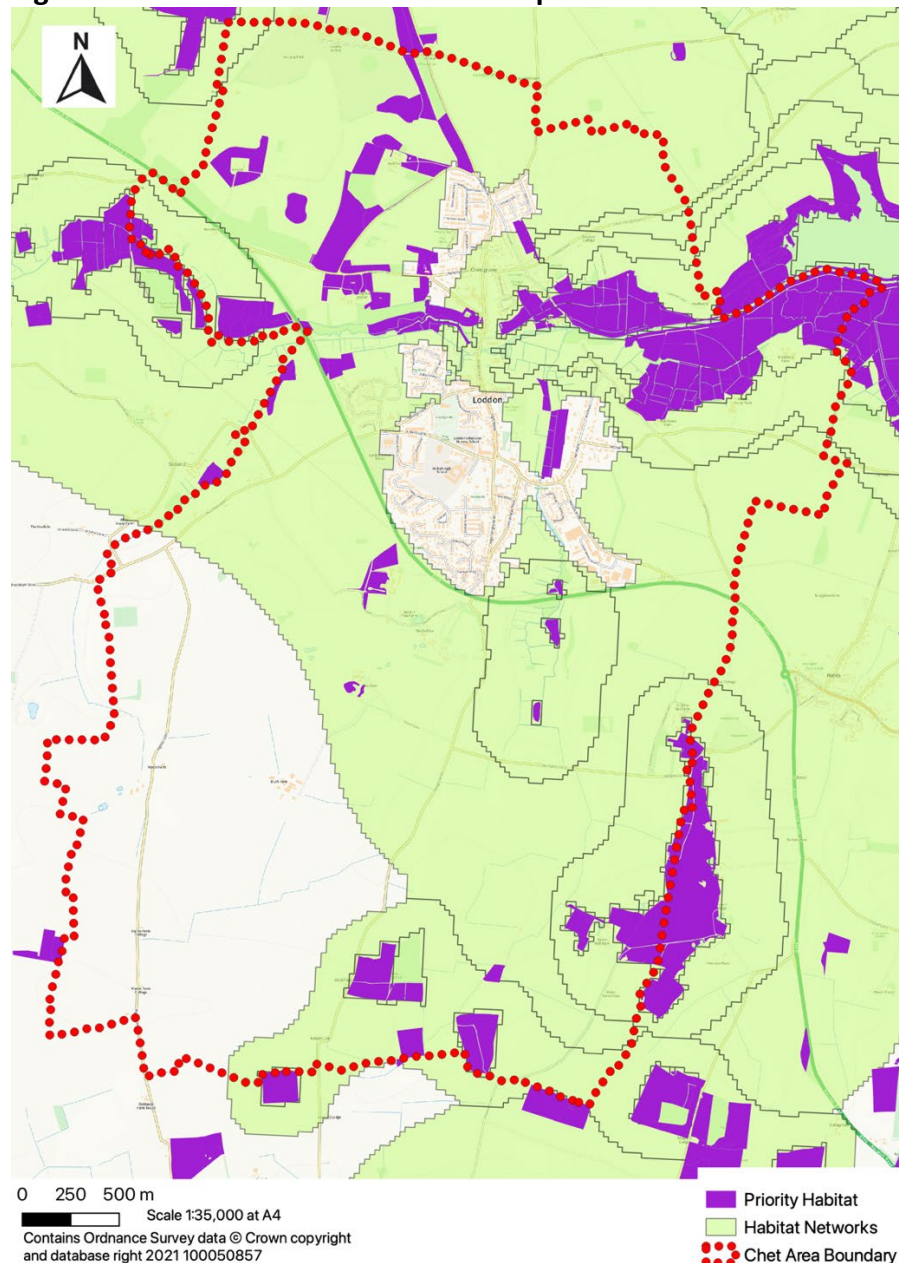


Natural England identifies that there are or is potential for important **habitat networks** within the neighbourhood area, these are shown in **Figure 17**. Parts of the parish contain **Habitats of Principle Importance** for biodiversity conservation, those which are most threatened, in greatest decline or where the UK holds a significant proportion of the world's total population. This includes:

- Deciduous woodland in parts of Chedgrave and the southern part of Loddon parish
- Lowland meadows to the south-east of the plan area
- A small area of good quality semi-improved grassland close to the lowland meadows
- Coastal and floodplain grazing marsh within the Broads area
- Purple moor and grass pastures, also within the vicinity of the Broads
- Traditional orchards.

Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

Figure 17: Habitat Networks within the plan area



Issues

- Although there are no designated wildlife sites within the plan area, The Broads network, which has multiple designations, is adjacent. It is possible that wildlife from The Broads is present within the neighbourhood area, and it could be important to protect habitat networks that link to this.
- Additional housing growth in Loddon and Chedgrave could lead to increased recreational pressure on The Broads.
- There are three county wildlife sites within the plan area, which have been identified for their wildlife value. These will be considered in the planning process, but will not receive the same level of protection as national or internationally designated sites.
- There are areas of priority habitat and opportunity to improve habitat connectivity / networks within the plan area.
- There is a diversity of habitat that is particularly sensitive to development, fragmentation and change in water quality / level.

Flood Risk

According to Environment Agency and the Greater Norwich Area Strategic Flood Risk Assessment, fluvial flood risk is an issue in parts of Loddon and Chedgrave close to the River Chet and the Broads. This can be seen on **Figure 18**, where the blue shading indicates Flood Zone 2 and 3 (medium and high risk). These flood zones have been defined following a national modelling project and are regularly updated using recorded flood extents and local modelling. The flood zones are based on the likelihood of an area flooding, with Flood Zone 1 areas least likely to flood and flood zone 3 areas more likely to. The rest of the neighbourhood area falls within Flood Zone 1 (the white areas in **Figure 18**). This means there is a less than 0.1% chance of flooding from rivers or the sea in any given year.

National policy is to locate development in areas least likely to flood. Based on current mapping, flooding from rivers or sea will be a constraint on development through the middle of the plan area.

Environment Agency future flood risk modelling shows that there are large areas of high and medium risk from surface water flooding, particularly surrounding the Chet and its river networks, see **Figures 19 and 20**. This clearly impacts part of the highway network, but also private gardens in some areas. Environment Agency modelling does not account for blocked drains or very heavy rainfall, so sites in a low-risk flood zone may still experience flooding.

According to flood investigation reports from the Lead Local Flood Authority there are 3 reports of internal flooding which have been investigated in Loddon, on Kittens Lane and Beccles Road. This was during 2017. There have been no reports of internal flooding in Chedgrave. In the preliminary flood risk assessment, updated in 2017, Loddon was ranked in the 5th at risk banding (out of 6) for surface water flooding, with just over 150 properties at risk from flooding in a 1 in 100 year rainfall event.

Figure 18: Fluvial Flood Risk

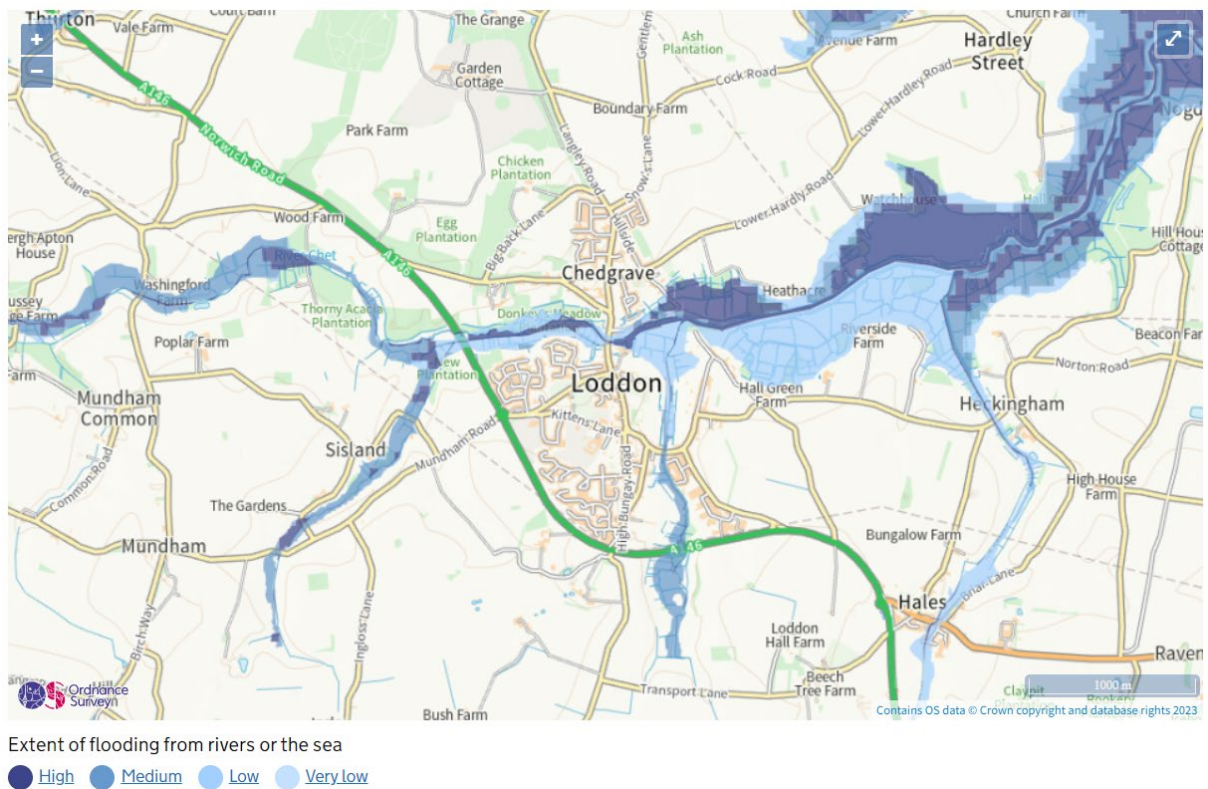
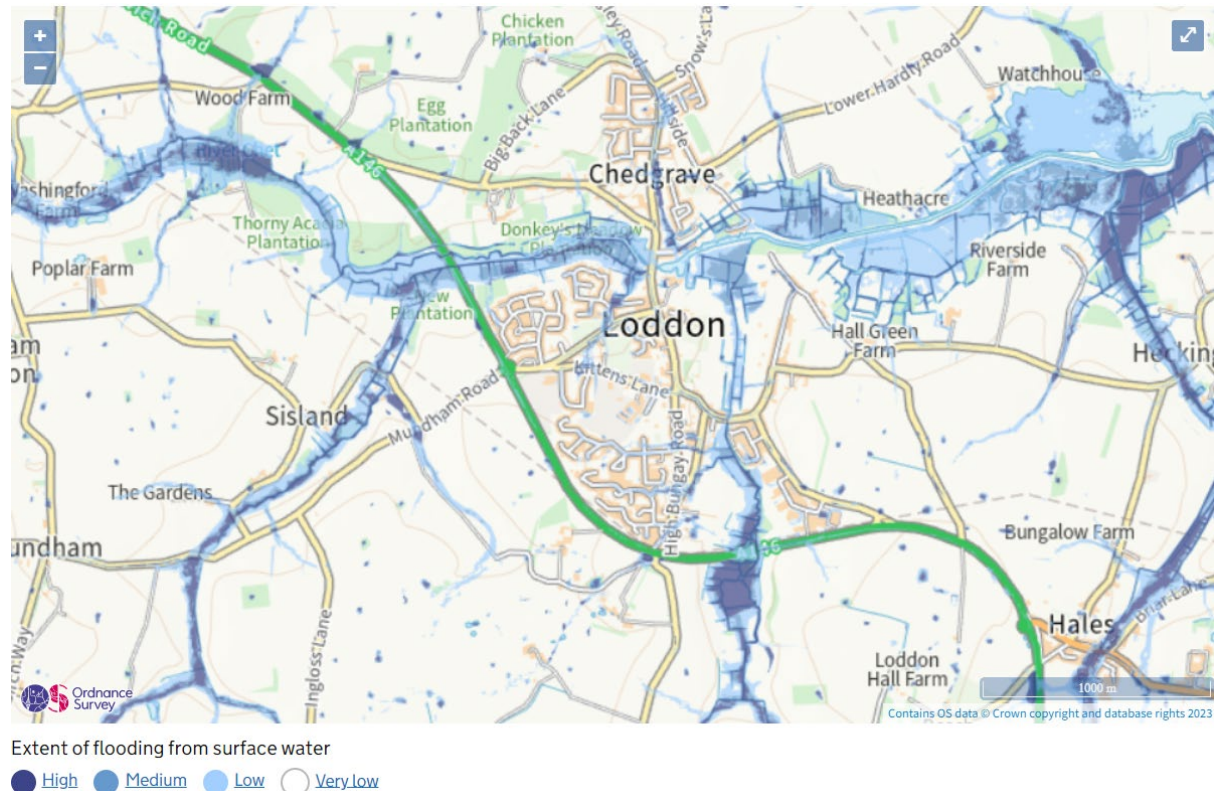


Figure 19: Surface Water Flood risk, Chedgrave



¹² [Learn more about flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

Figure 20: Surface Water Flood Risk, Loddon



Issues:

- Parts of the neighbourhood area fall within Flood Zone 2 and 3, which will constrain growth near to the River Chet and The Broads
- Surface water flooding is an issue in parts of the parish and it will be important to ensure this is not worsened through new development.

Local Landscape

The Broads Authority area extends into the town centre, along the valley of the River Chet. The A146 bypass defines the extent of the settlement to the south and west, with the river valley that separates Low and High Bungay Road from the development off Beccles Road providing a noticeable green break. Both Loddon and Chedgrave have large areas of river meadows that reinforce the rural character.

The Broads Authority Landscape Character Assessment¹³ identifies the area around the Broads to fall within the **Chet Valley Landscape Area**. The assessment notes that a large proportion of this character area has a remote, isolated feel, but towards Loddon and Chedgrave the river and the adjacent area becomes much busier. Businesses here catering for the leisure / recreation industry and boating have tended to expand out into the adjacent grazing marsh area. The Character Assessment identifies that care needs to be taken when landscape change occurs, to ensure that the positive characteristics that contribute to the area's unique sense of place are conserved and enhanced.

¹³ https://www.broads-authority.gov.uk/data/assets/pdf_file/0016/244402/LCA_Part-3_Areas-16-23.pdf

17 Chet Valley

The Chet Valley is the location of the very recent, significant archaeological find of an oak boat constructed by skilled craftsmen between 1020-1155 AD.

0 500 1,000 1,500 2,000 Metres

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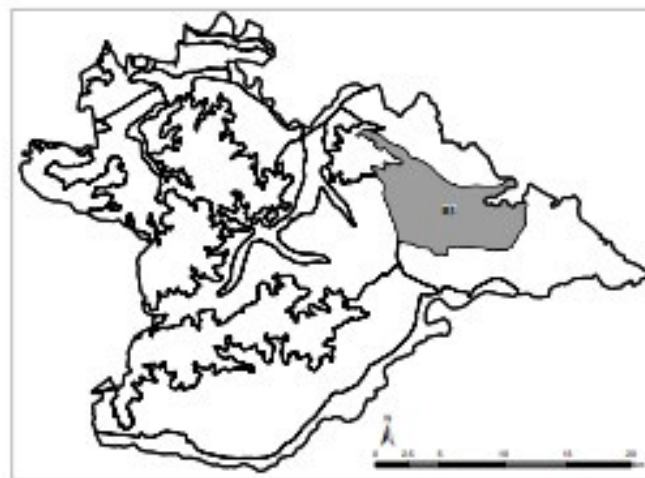
- Conserving locally distinctive vegetation, such as willows
- Conserving the character of Loddon / Chedgrave with their compact form clustered around a historic form

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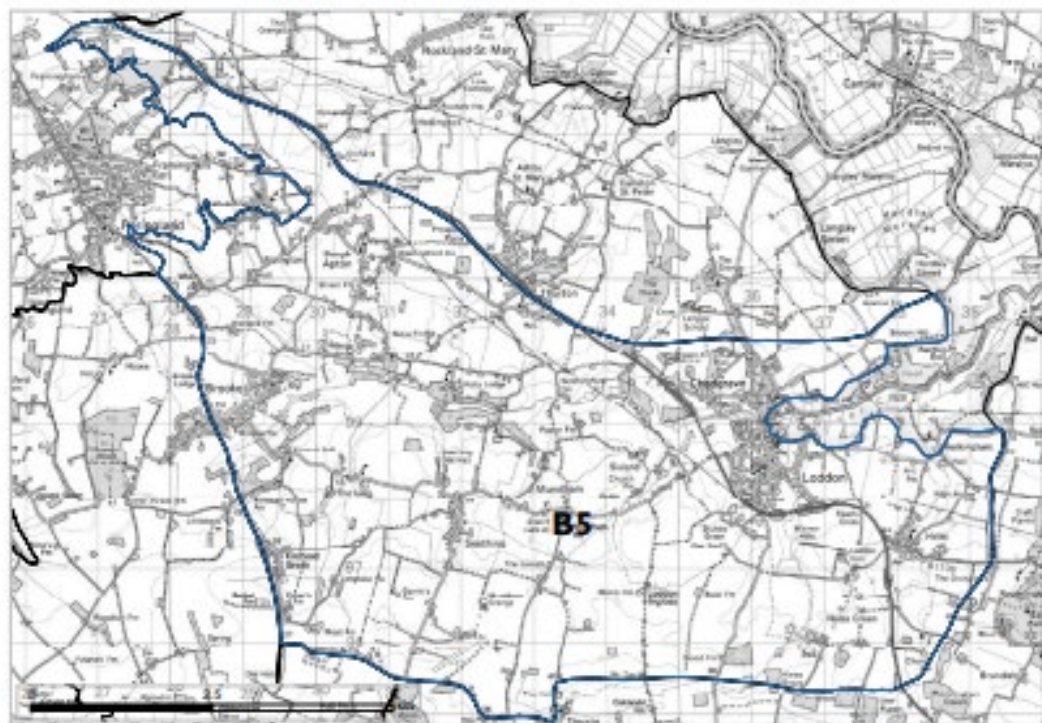
- Seeking to avoid further linear development along roads and suburban development along edges which can create the perception of a much larger developed area
- Conserving visual links to The Broads
- Conserving local vernacular features
- Protecting views to and setting of churches which form distinctive landmark features
- Avoiding linear development associated with the A146 that would impinge on the rural setting.

Figure 22: Chet Tributary Farmland Character area

Character Area: B5
Chet Tributary Farmland



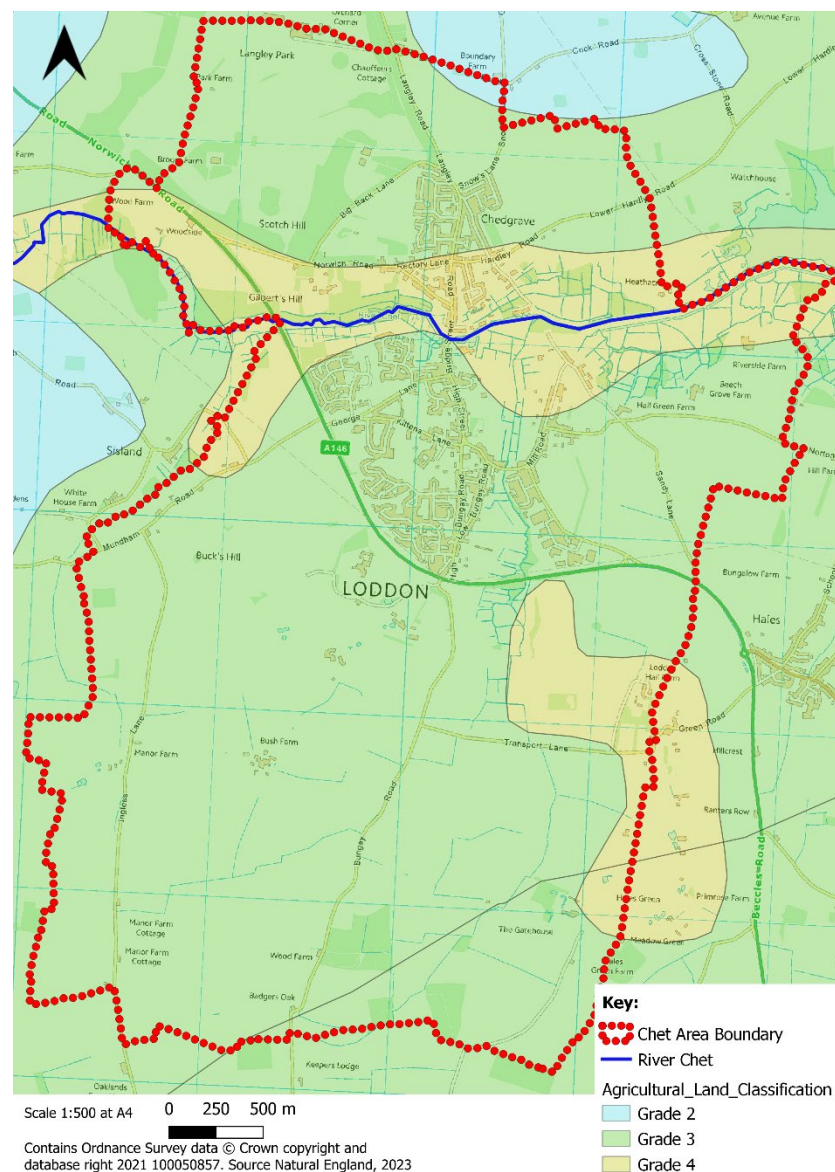
Location within South Norfolk District



Extent of the Chet Tributary Farmland Character Area

The parish has a long history of farming in some parts, and areas of the parish continue to be valuable for their agricultural land, with a large majority falling into Grade 3 and a small part to the north falling into Grade 2 on the Agricultural Land Classification Scale (**Figure 23**). Parts of the area also fall into Grade 4 which is of a less valuable status. 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 23-Agricultural Land Classification. Source: Natural England, 2023



Issues

- Changes of land use close to the settled area on the edges of the marshes could impact upon the landscape character of the Broads, if they are not designed appropriately.
- Further development could impact upon the peaceful, rural character of the area.

Historic Environment

Loddon has many characteristics of a typical market town, with its historic streets and focal point at Church Plain. There is a substantial Conservation Area covering the town centre of Loddon and extending into Chedgrave, plus a separate Conservation Area around the Church of All Saints. The town centre is characterised by closely built-up streets, interspersed with important open spaces, such as Church Plain.

From early times, there appears to have been two focal points in Loddon; the ford and the Medieval road by Pye's Watering. Originally, the River Chet (formerly called the River Loddon) was only navigable to Pye's Mill and, consequently this area was a larger settlement than today. The River Chet was an important trading spur off the main river system. Although outside conservation area, the discovery in 2013 of substantial remains of a Medieval boat is evidence of the importance of this part of the river system during that period. The river crossing was unreliable and regularly flooded until the construction of the mill, road and bridge in the 18th century. At the end of the 19th century a channel was dug to extend the navigable water to The Staithe.

It is likely that there has been a settlement at Chedgrave on the north of the River Chet since Saxon times, although an ancient burial ground discovered during the building of houses in Hillside has been dated from around 1800BC. The village grew in the 17th Century at a time when the weavers were leaving Norwich and seeking new settlements on rivers suitable for transport. By the middle of the 19th Century the village had a population of 348 yet was still distinct from Loddon. The opening of Woods, Sadd, Moore and Co. yards for wherries in 1884 and the seed merchants Cannell's & Sons in 1906, brought prosperity and employment to the village.

The Conservation Area Appraisal¹⁵ identifies a set of management guidelines / recommendations which includes:

- Traditional materials should be used for any further street works.
- Sympathetically designed traditional units should be used for window replacement.
- Consider withdrawing permitted development rights for prominent buildings in the Conservation Area that are not listed, such as 27-29 Mill Road.
- Unpainted buildings should not be painted unless there is a reasoned argument that painting might be beneficial, paint colours should be chosen to be in keeping with the existing character of the building / streetscene.
- Incorporate more sympathetic streetlighting to improve views of streets.
- Improve the areas to the north and east side of the Staithe and enhance the community garden area including changing the boundary fencing.
- Reinstate front garden boundaries at Victorian houses in High Bungay Road.

Norfolk Heritage Explorer¹⁶ contains a detailed account of the area's history, from prehistoric occupation, the Roman and Saxon periods, findings of 20 medieval settlement sites, to

¹⁵ <https://www.southnorfolkandbroadland.gov.uk/downloads/file/1183/loddon-character-appraisal-sml>

¹⁶ [https://www.heritage.norfolk.gov.uk/record-details?TNF414-Parish-Summary-Loddon-\(Parish-Summary\)](https://www.heritage.norfolk.gov.uk/record-details?TNF414-Parish-Summary-Loddon-(Parish-Summary)) and [https://www.heritage.norfolk.gov.uk/record-details?TNF240-Parish-Summary-Chedgrave-\(Parish-Summary\)](https://www.heritage.norfolk.gov.uk/record-details?TNF240-Parish-Summary-Chedgrave-(Parish-Summary))

notable historic buildings that still exist today. The area has 100 listed buildings, shown on **Figure 17**. This includes the Church of All Saints, Hales Hall, a barn south of Hales Hall and The Church of Holy Trinity, all of which are grade I listed.

The **Holy Trinity Church** in Loddon is a large church dating mainly to the 15th century with 19th century restoration. The church contains a 15th century 'Seven Sacrament' font, a 16th century screen with painted panels depicting St William of Norwich and several medieval brasses.

Hales Hall was built by Sir James Hobart from 1478 onwards on the site of an earlier hall. The gatehouse range and the impressive brick barn are the only upstanding remains of the house. They stand to the east of the moated site where the main house was constructed.

The **Church of All Saints** in Chedgrave is a 12th century cruciform church with a tower in the north transept. The church was significantly altered in the 13th and 15th centuries. The south transept was later demolished and the chancel ruined, perhaps in the 16th century. The ruins of the chancel stood until around 1820. Excavations at the church in 1985 and 1992 recorded the foundations of an earlier round tower that is contemporary with parts of the nave. Late Saxon human skeletons were also uncovered and a piece of Bronze Age pottery was also found.

Within the town centre today, a large number of buildings date from the late 18th and 19th centuries, the majority being red brick, although larger more elegant town houses together with more elaborately designed public buildings provide a variety of architectural styles. A small number of shop fronts in the town centre also provide interest to the streetscene.

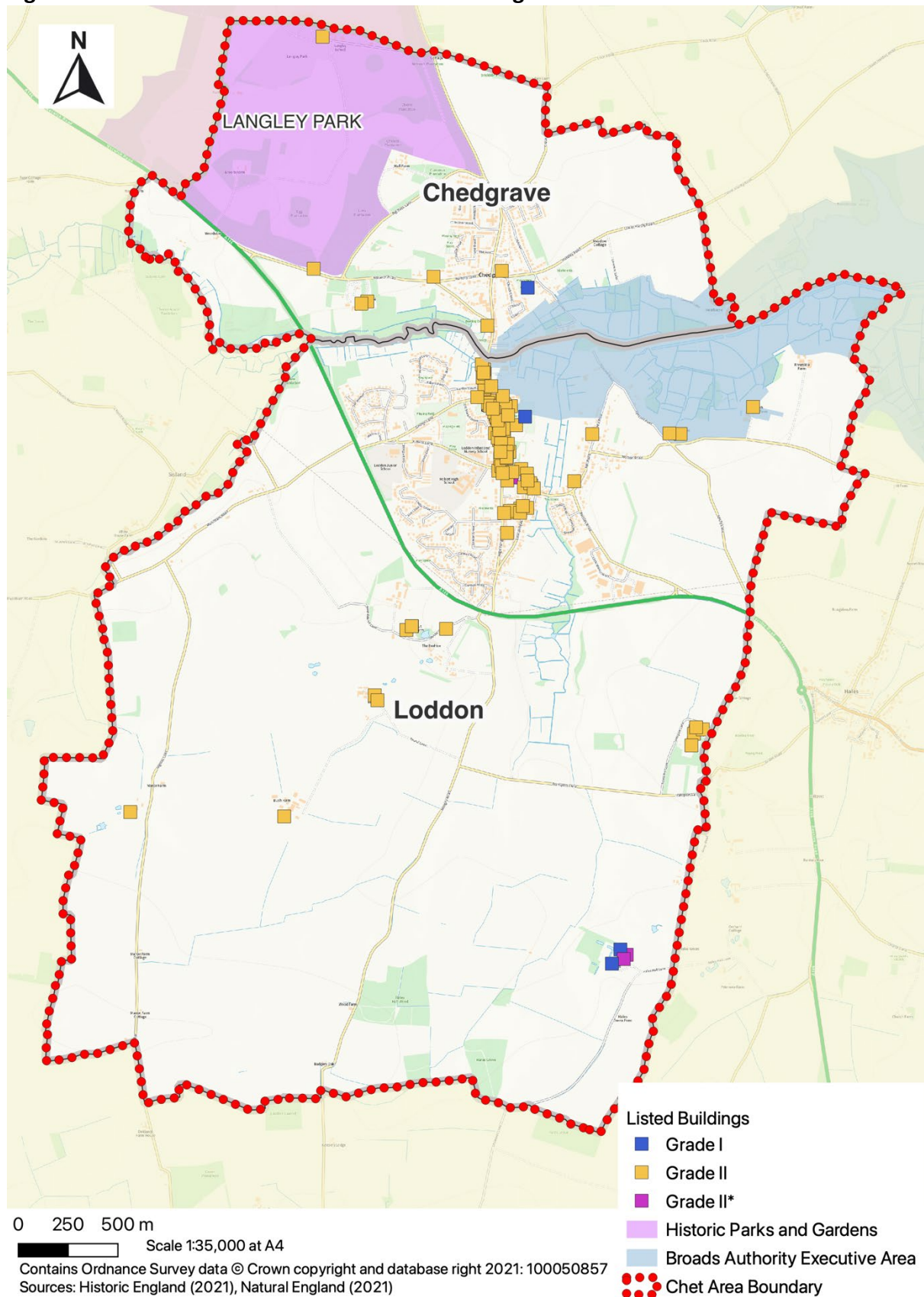
There is also a Historic England designated Park, Langley Park. This is an 18th century park and woodland created by Capability Brown, with central grounds around the house. The official listing¹⁷ states there is 'some evidence of ancient deer park'.

Issues

- **The neighbourhood area has a rich history, there is a substantial Conservation Area, 100 listed buildings and a historic 'deer park'. Conservation area status affords some protection to heritage assets and their setting, though there is potential for development, especially that adjacent to or just outside, to impact the historic nature of the settlement. The design of new development is particularly important with respect to this.**
- **The special character of the conservation area could be eroded by minor changes, such as removal of a front garden for parking or installation of UPVC windows.**

¹⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1125028>

Figure 24: Historic environment in Loddon & Chedgrave:



Appendix A: South Norfolk Council Housing Data 2010-2022

LODDON	Completions	1 bed	2 bed	3 bed	4+ bed	Unknown	References
04/2010 - 03/11	1		1				2006/1784/D
04/2011 - 03/12	1		1				2009/1389/F
04/2012 - 03/13	1			1			2010/0868/F
04/2013 - 03/14	3		2		1		2011/0249/F; 2012/1141/F
04/2014 - 03/15	77		2	2	1	72	2009/1633/F; 2011/0886/F; 2013/2082/F
04/2015 - 03/16	17			1	1	15	2011/0886/F; 2013/0242/F
04/2016 - 03/17	6		5	1			2010/2222/F; 2013/0735/F
04/2017 - 03/18	21				1	20	2016/0549F
04/2018 - 03/19	56	2				54	2014/2200/F
04/2019 - 03/20	21	1				20	2015/1325/F
04/2020 - 03/21	50					50	2020/1310/LE
04/2021 - 03/22	26		2			24	2018/1395/F; 2018/1429/F; 2020/0132/F
TOTAL	280	3	13	5	4	255	
CHEDGRAVE							
	Completions	1 bed	2 bed	3 bed	4+ bed	Unknown	References
04/2010 - 03/11	1		1				2005/1445/D
04/2011 - 03/12							
04/2012 - 03/13							
04/2013 - 03/14							
04/2014 - 03/15							
04/2015 - 03/16							
04/2016 - 03/17							
04/2017 - 03/18							
04/2018 - 03/19							
04/2019 - 03/20	1				1		2016/2535/F
04/2020 - 03/21							
04/2021 - 03/22	7			6	1		2019/0484/D; 2019/1950/D; 2019/0059/F
TOTAL	9	0	1	6	2	0	
Permission 2011/1184 provided the following 87 units in Loddon from 2014-16:							
Market housing: 25x3b, 40x4b							

Social rented: 2x2b, 4x3b							
Intermediate: 6x1b flats, 6x2b flats, 4x3b							
Permission 2016/0853 has provided the following 200 units in Loddon from 2017 to present:							
Market housing: 134 unknown							
Social rented: 56 unknown							
Intermediate: 10 unknown							