

Settlement Name:	Reedham
Settlement Hierarchy:	Reedham forms a cluster in its own right in the emerging Greater Norwich Local Plan. The Towards a Strategy document identifies that 2,000 dwellings in total should be provided between all the village clusters. Services in Reedham include a primary school, village hall, food shop, pub and train station. Reedham has a neighbourhood area designated and the parish council is working on an emerging neighbourhood plan (at time of writing). Any applications that are submitted for development within the parish should take into account the emerging neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework). The current capacity at Reedham Primary school is classified as green, and it is recorded as needing more children. Therefore, a development of around 50-60 dwellings would be considered suitable depending on the quality of sites put forward and other service/facilities in the settlement. At the base date of the plan there are no carried forward residential allocations but there is a total of 28 additional dwellings with planning permission on small sites.

STAGE 1 – LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Reedham			
Land to East of Station Road	GNLP1001	1.10	18 dwellings
Mill Road	GNLP3003	2.27	Approx. 50 dwellings
Total area of land		3.37	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
Reedham			
North of Church Road	GNLP2151	0.36	6 dwellings
East of Witton Green	GNLP2175	0.20	5-6 dwellings

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
None			

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference														
Reedham														
GNLP1001	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP3003	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Reedham	
GNLP1001	Parish Council comments The parish council wants to see new developments to include affordable housing, bungalows, staffed housing, an upgrade to the sewerage system and other infrastructure systems.
GNLP3003	No comments as site submitted during stage B consultation.

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence

The main part of the village is next to the River Yare, with the properties fronting the river being within the Broads Authority area. The second major part of the village is located around the railway station. In environmental terms, any development here will be within 3,000 metres of the SAC, SPA, and Ramsar designations found in the Broads. There is one existing allocation (reference RED1 / 20151061) for 24 dwellings off Station Road that is under construction.

GNLP1001 is east of allocation RED1 and could be accessed via the existing permission 20151061. A Public Right of Way (PROW) goes southwards of the site to the Hills. Alternatively, the primary school could be reached via Station Road. The distance to the school is approximately 900 metres via Station Road and Riverside. Whilst concerns exist over access to the primary school the site is considered to be a reasonable alternative for further assessment.

The most recently submitted site GNLP3003 is less than 100 metres from the primary school on Mill Road. Difficulties of the site relate mainly to the narrow approximately 10 metre wide access onto Mill Road. A further factor is the narrowness of Mill Road itself and the absence of a footpath. The site is shortlisted as a reasonable alternative subject to further Highways Authority advice.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Reedham			
Land to East of Station Road	GNLP1001	1.10	18 dwellings
Mill Road	GNLP3003	2.27	50 dwellings
Total area of land		3.37	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP1001
Address:	Land to the east of Station Road
Proposal:	18 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Site access, Utilities capacity, Transport & Roads
HELAA Conclusion The site is adjacent to existing allocation RED1, where access (vehicular and pedestrian) will be off Yare View Close and/or Station Road. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, that the local road network is considered to have significant constraints. The Broads Authority is in close proximity and therefore, landscaping screening may be required. However, there are no concerns on flood risk, heritage or ecological impacts. Subject to identifying suitable mitigation for the constraints, the site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways Not feasible to provide an off-carriageway pedestrian facility to enable safe journeys to school.
Development Management Further consideration of access to school required. The lack of complete pedestrian footpaths is unlikely to be resolved but this has been accepted previously for adjacent 20151061 where enhancements to rights of way and permissive paths were deemed sufficient. Site also too small to deliver scale of development envisaged.
Minerals & Waste No safeguarded mineral resources
Lead Local Flood Authority No comments

PLANNING HISTORY:
No history on site 20151061 relevant which granted permission for 24 dwellings on adjacent site (allocation RED1) in SA DPD 2016. Access through this development would need to be secured to provide access to proposed site.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
No additional documents submitted to support this proposal.

Site Reference:	GNLP3003
Address:	Mill Road
Proposal:	Approx. 50 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Site access, utilities capacity, flood risk, biodiversity, transport and roads
HELAA Conclusion This is a 2.27 ha site promoted for around 50 dwellings, accessed directly from Mill Road to the east of Reedham. There appears to be a single point of access that is relatively narrow at less than 10 metres so further guidance from the Highway Authority is likely to be required. Whilst development could be acceptable, mitigations may be required, and the overall scale of development could be limited. The site is next to the existing edge of the village and is bounded by the Wherry Railway Line to the east. Although there is no footpath Mill Road is relatively lightly trafficked and the site is just 120 metres from Reedham Primary School. Whilst not an absolute constraint to development, the site is adjacent to the Broads Authority administrative area and within the 3,000 metre buffer distance to a SAC, SPA (Special Protection Area), SSSI, Ramsar and National Nature Reserve designations. In conclusion, the site is considered suitable for the land availability assessment.

FURTHER COMMENTS
Highways Not feasible to provide a safe access, carriageway narrower than required for 2-way traffic & no footway to enable safe journeys to school. No scope for improvements within highway. Development Management Consideration of access arrangements to be undertaken as the ability to achieve a safe access would appear compromised given limited site frontage to highway. This could prove to be a decisive constraint unless 3rd party land acquired. Consideration of setting of non-designated heritage asset. Minerals & Waste The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

Lead Local Flood Authority No comments
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PLANNING HISTORY:

No history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE).

Only two sites were promoted in the Reedham cluster, both of which are considered to be reasonable alternatives at stage five. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude allocation. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children's Services in order to identify preferred sites for allocation and their comments are recorded under stage six above. As part of this further discussion it was agreed that both sites are appropriate for allocation to meet the capacity identified in the cluster, albeit that both sites have highway issues that may need further investigation.

In conclusion, two sites are identified as preferred options, providing for between 40-60 new homes in the cluster. There are no carried forward residential allocations but there is a total of 28 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 68-88 homes between 2018 – 2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
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.

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
				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.

Reasonable Alternative Sites:

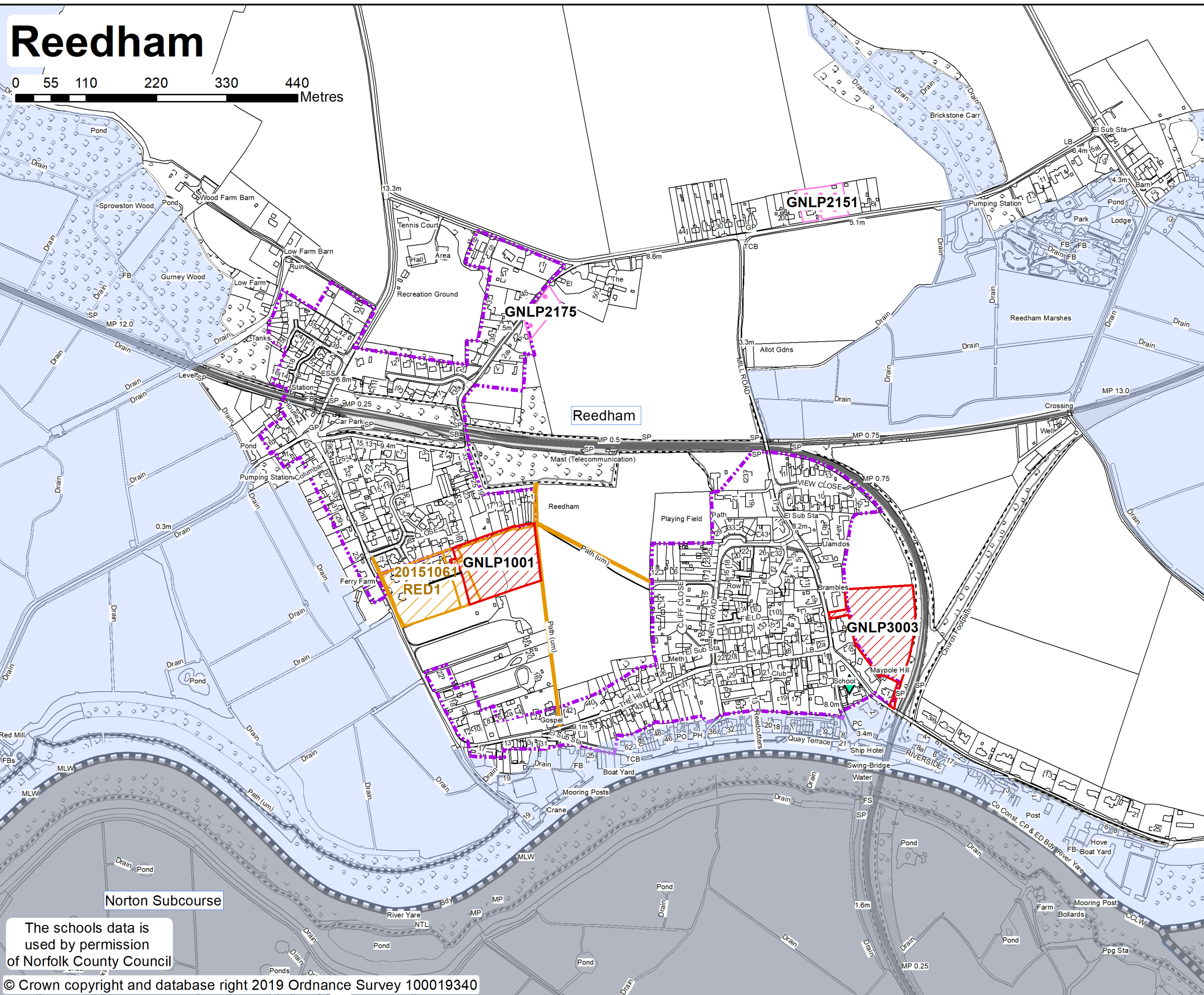
Address	Site Reference	Area (ha)	Promoted for	Comments
Reedham				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Reedham				
NO UNREASONABLE SITES				

Reedham

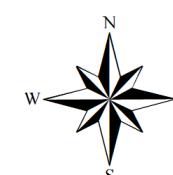
0 55 110 220 330 440 Metres



Greater Norwich Local Plan

Promoted Sites by School Catchment Areas

- Primary School
- Primary School Catchment
- Preferred Housing Allocation
- Small Site
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Existing Settlement Boundary
- Parish Boundary
- Broads Authority



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