

Reedham Neighbourhood Plan Important Viewpoints Assessment 2022



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Introduction

The village of Reedham sits along the northern bank of the River Yare and benefits from magnificent big sky views across the marshes and beyond. Open countryside around the village is valued by the community and visitors who appreciate its tranquillity, wildlife, and spectacular views. Reedham parish falls into three different character areas – Halvergate Marshes¹, Marshes Fringe and Plateau Farmland². Halvergate Marshes falls within the Broads Authority Executive Area.

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

A set of criteria was used to identify such views:

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

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

Assessment of Key Viewpoints

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

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

² Broadland District Council Landscape Character Assessment, September 2013

Key Viewpoints

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

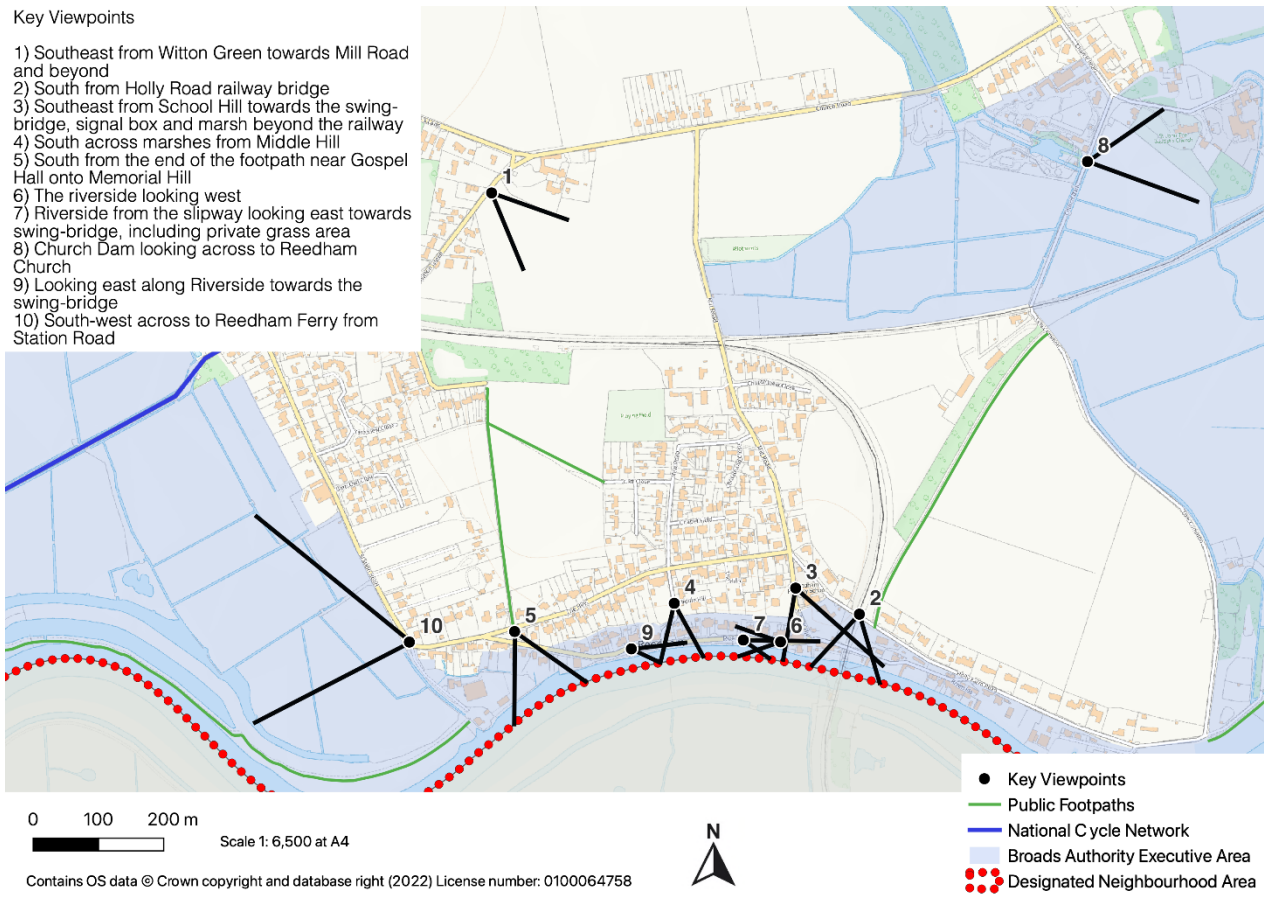


Figure 1- Important Local Views



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



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

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



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

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



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

View 4 - South across marsh coming down Middle Hill



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

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



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

View 6 - Riverside looking West



Photo i

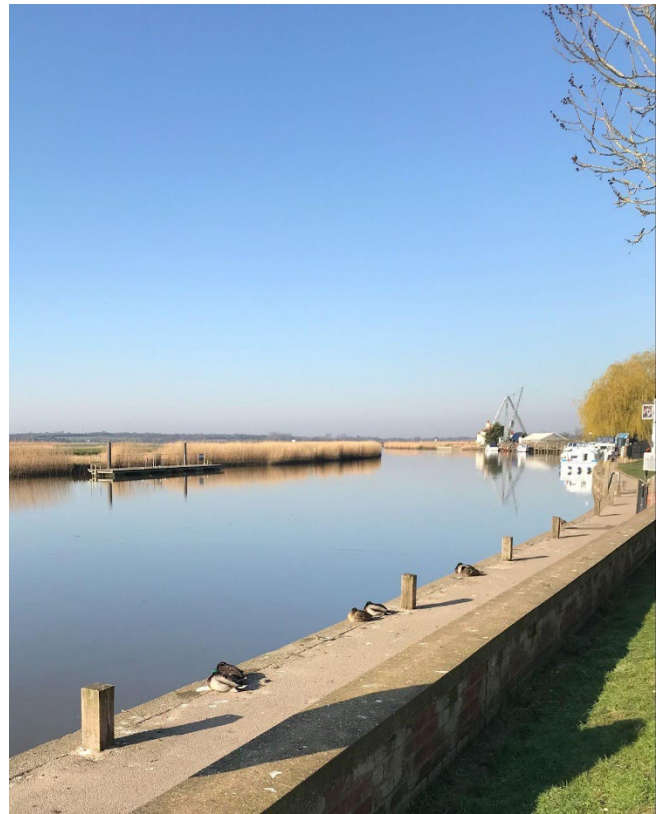


Photo ii

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

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



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

View 8 - Church Dam across marsh to Reedham Church



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

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



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

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



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