

Reedham Neighbourhood Plan

SEA and HRA Screening Report Update June 2023



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1 INTRODUCTION

1. Reedham Parish Council is preparing a Neighbourhood Plan for Reedham parish, known as RNP throughout this document. The planning period will be 2022-2036. The designated area (**See Figure 1**) is located within Broadland District Council and the Broads Authority area. [Collective Community Planning](#) has been appointed by the parish council to consider whether there is a need for a Strategic Environmental Assessment (SEA) to be undertaken on RNP. This is required under European Directive 2001/42/EC (the SEA Directive), transposed into UK law through the SEA Regulations¹.
2. SEA may be required for a Neighbourhood Plan if it is likely to have significant environmental effects. A Sustainability Appraisal (SA) is like an SEA but includes assessment of the likely significant effects of a plan or programme on economic and social factors, as well as environmental factors. Planning Practice Guidance (PPG) clarifies that there is no legal requirement for a Neighbourhood Plan to be subject to a SA, but that SA can be used to demonstrate how the plan will contribute to sustainable development.
3. This report will also determine whether or not the contents of the Neighbourhood Plan require a Habitats Regulations Assessment (HRA) in accordance with Article 6 (3) of the EU Habitats Directive² and with Regulation 105 of the Conservation of Habitats and Species Regulations 2017³. A HRA would be required when the implementation of the contents of the Neighbourhood Plan are likely to cause significant negative effects on a designated protected European Site (Natura 2000 sites).

¹ The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by the Environmental Assessment and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232). It should be noted that the purpose of the amendments to the SEA Regulations is to ensure that the law functions correctly after the UK has left the European Union. No substantive changes are made to the way the SEA regime operates.

² [EUR-Lex - 31992L0043 - EN - EUR-Lex \(europa.eu\)](#)

³ [The Conservation of Habitats and Species Regulations 2017 \(legislation.gov.uk\)](#)

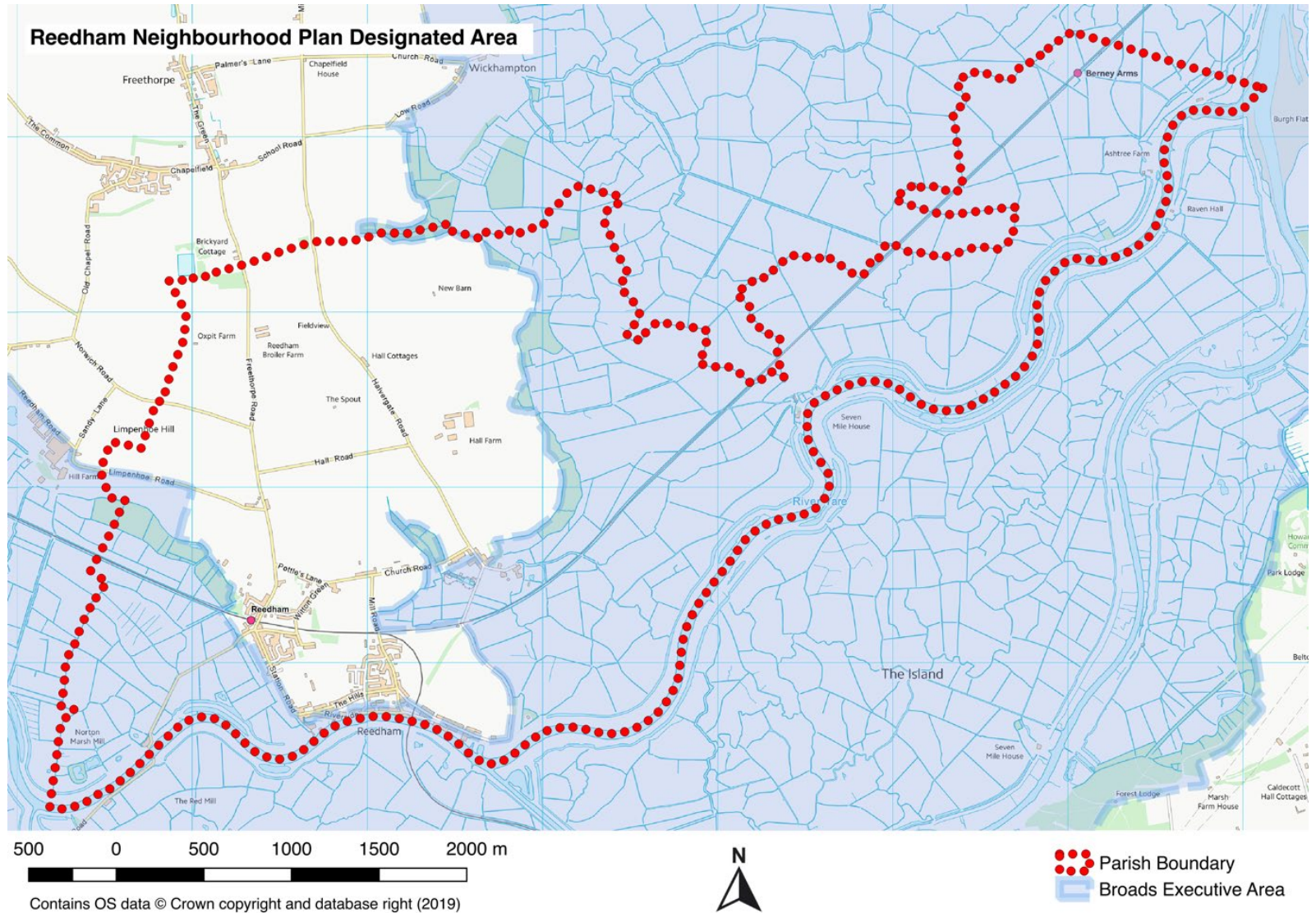


Figure 1: Designated Neighbourhood Area

2 SEA SCREENING

2.1 SCOPE OF THE REEDHAM NEIGHBOURHOOD PLAN

4. A draft (Regulation 14) version of RNP is currently being prepared. It is intended that this is subject to public consultation in 2022.
5. RNP includes a vision for the long-term future of Reedham, along with aims to support delivery of this vision. The current draft vision is:

Reedham is a vibrant community that retains its rural identity which is cherished by local people and tourists. Any future development will be sensitive to the rural nature of the settlement as well as the beauty and tranquillity Reedham has to offer. Development will be of a high-quality design and tailored to meet the needs of the local community.

6. The draft plan currently includes eight specific aims to deliver this vision:
 - A. *Ensure future housing development meets the needs of local people.*
 - B. *Protect and enhance Reedham's natural environment, its green spaces, trees, hedgerows, waterways, and marshland that are important for wildlife.*
 - C. *Protecting the open landscape and the spectacular views, tranquillity, and dark skies the parish has to offer.*
 - D. *Support regeneration of the riverside in a way that protects its special environmental qualities.*
 - E. *Encourage local jobs, services and facilities that provide employment opportunities to local residents and attract visitors to the village.*
 - F. *Protect and enhance important community facilities including recreational opportunities that are accessible to all ages.*
 - G. *Reduce the impact of on-street car parking and ensure sufficient off-street parking is provided with new development.*
 - H. *Reduce the impact of flooding and ensure that surface water flood risk is not worsened through new development.*
7. RNP will have a range of non-strategic planning policies to realise and deliver the above vision and aims. This includes policies:
 - To ensure the housing mix on new development sites meets local need;
 - To achieve high quality design with the input of Reedham design codes/guide, that reinforces and complements local distinctiveness;
 - Tackling the issue of residential and non-residential parking by setting parking standards for new developments;
 - A focus for protection on biodiversity enhancement;
 - To protect local green spaces within the plan area for future enjoyment;
 - Identifying important local views in Reedham to protect;

- Tackling light pollution through an appropriate dark skies policy;
- Ensuring proposals will have due regard to surface water flooding and the incorporation of SuDS ;
- Supporting the improvement or expansion of parking provision for Reedham primary school;
- To protect important non listed buildings which hold heritage value to the local community by having non-designated heritage assets.

8. The plan does not allocate land for development.

3 BASELINE INFORMATION

9. This section summarises baseline information for the RNP area, drawing on the Evidence Base, 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. This will accompany the Neighbourhood Plan.

3.1 CONTEXT

10. 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. 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.
11. The community has an estimated population of around 1,192 (ONS,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.
12. 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.
13. 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.

3.2 BIODIVERSITY, FLORA AND FAUNA

14. The parish is extremely rich in wildlife and in recognition has a number of national and international environmental designations, see **Figure 2**. This includes:

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

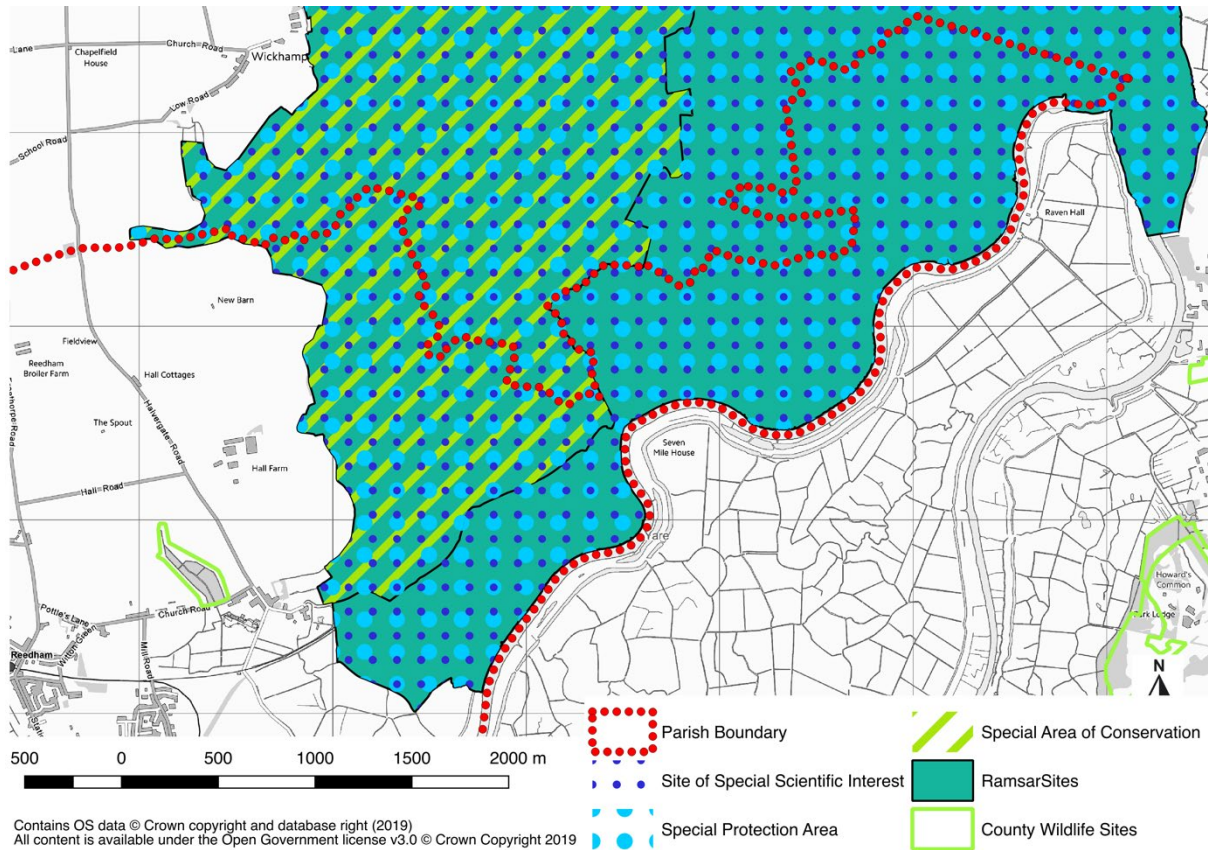


Figure 2- Wildlife Designations and Habitats. Source: Natural England, 2019; Norfolk County Council, 2019

15. **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 centre⁴.” 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 below⁵:

- 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)

16. **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 02/02/2000⁶. 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”*⁷. 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 Waveney⁸.

17. **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 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.

18. **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

⁴ [Broadland | Ramsar Sites Information Service](#)

⁵ [European Site Conservation Objectives for Broadland SPA - UK9009253 \(naturalengland.org.uk\)](#)

⁶ [Breydon Water SPA - UK9009181A \(naturalengland.org.uk\)](#)

⁷ [Breydon Water | Ramsar Sites Information Service](#)

⁸ [Breydon Water \(broads-authority.gov.uk\)](#)

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
- 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

19. 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.

20. **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 District¹¹. 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.*

21. *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*

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

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

¹¹ Halvergate Marshes. Source: [SSSI detail \(naturalengland.org.uk\)](#)

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 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 owl¹².

22. There is one locally protected site, a County Wildlife Site, Brickstone Carr (**Figure 3**).

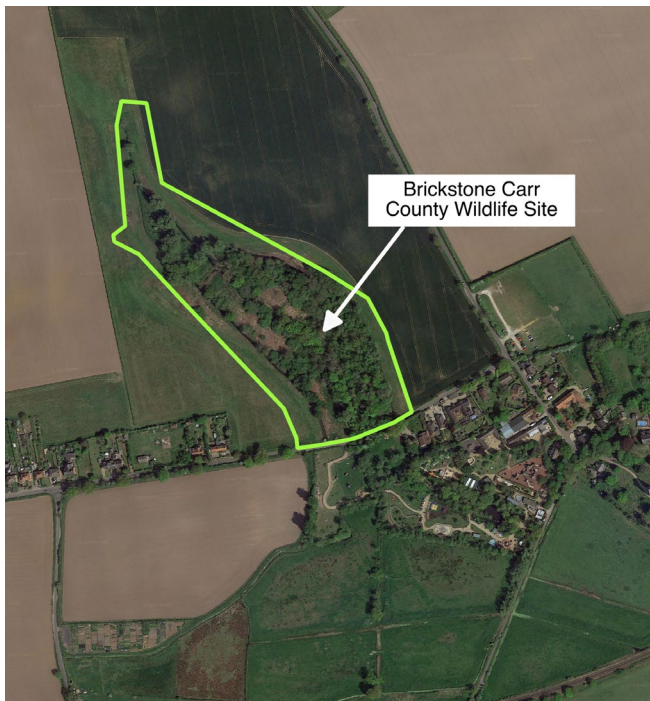


Figure 3-County Wildlife Site. Source: Norfolk County Council, 2019

23. 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 4**), 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.

¹² [1002542 \(naturalengland.org.uk\)](https://naturalengland.org.uk)

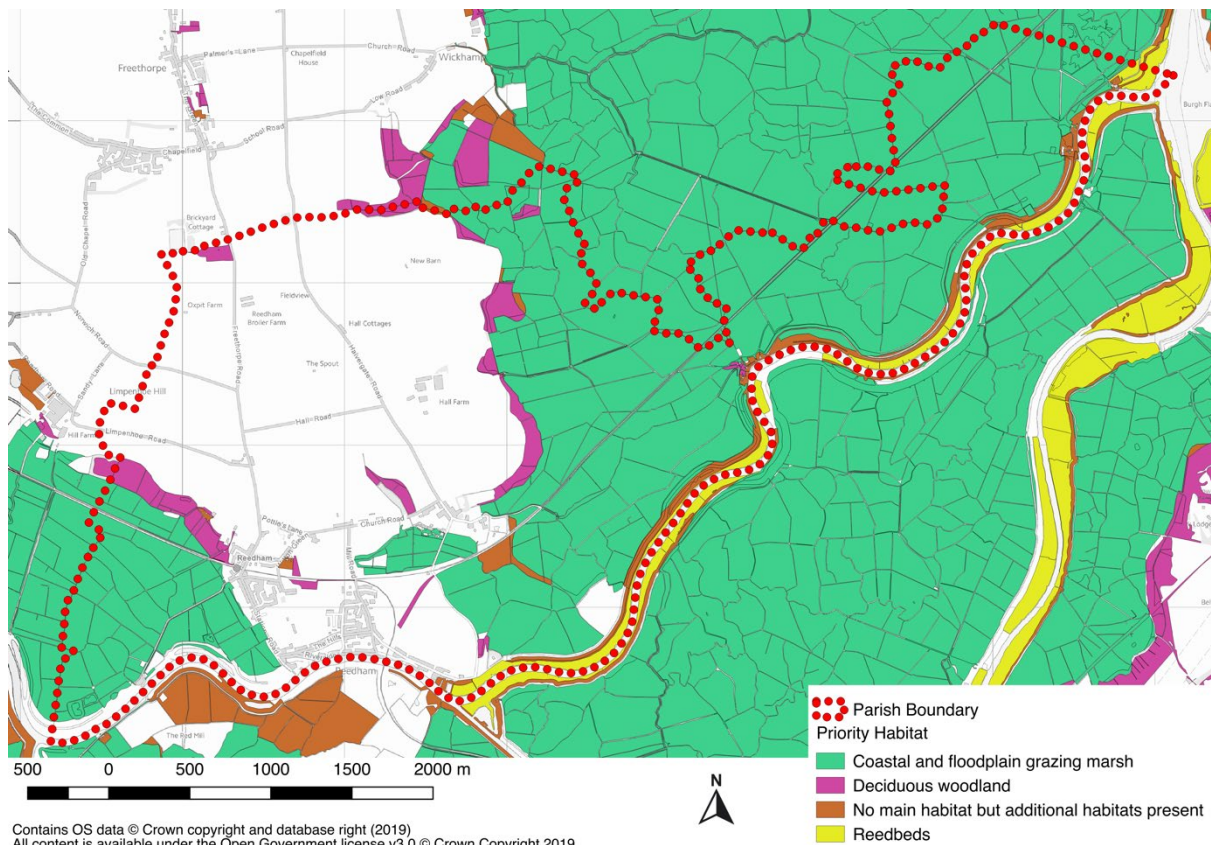


Figure 4-Habitat Networks in Reedham. Source: Natural England, 2019

3.3 POPULATION

24. According to the Census (2011) the population of Reedham was 1,207 which shows a declining trend since 1991 for the area (**Figure 5**). 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 6**). 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 growth¹³.

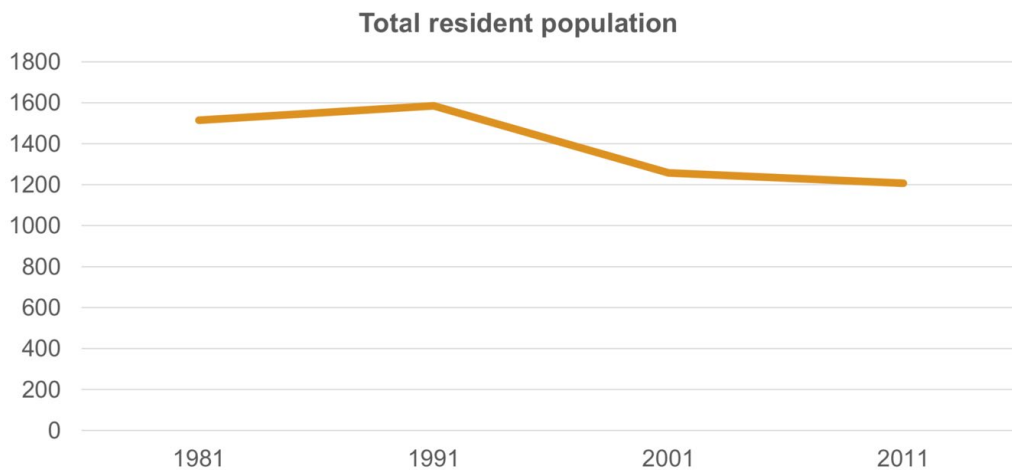


Figure 5-Resident population from 1981 to 2011 (Census, 2011)

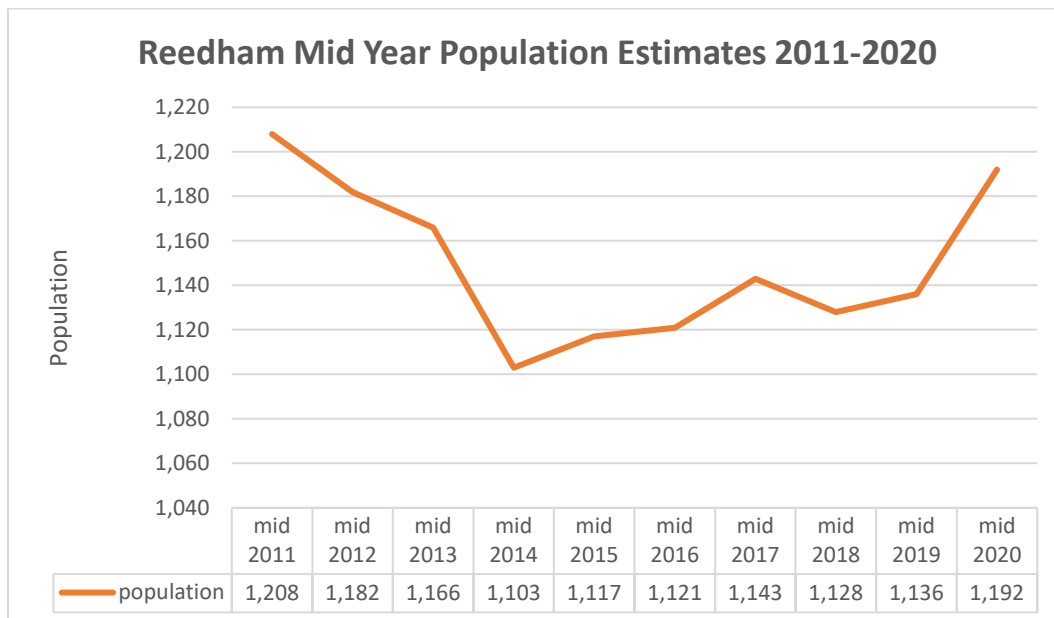


Figure 6-Mid Year Population Estimates 2011-2020. Source: ONS, 2021

25. The parish in 2011 had an older age profile than other local parishes, see **Figure 7**, where the mean age was 44.6 which sits above the Broadland average of 43.9 and the

¹³ Census 2021. Source: [Build a custom area profile - Census 2021, ONS](#)

national average of 39.6. Overall, 22% of residents are aged 65 and over. In 2020, the highest age bracket was 45-64 years averaging at 28% of residents. Census data (2011) and midyear estimates (2020) do suggest the population is ageing since the population of 65-84yr olds increased from 19.7% to 27% within the last 9 years (**Figure 8**).

2. Socio-economics

Key points

- Higher proportions of residents in 45-59 and 60-64 cohorts
- Consistently lower proportions in cohorts from 20-44

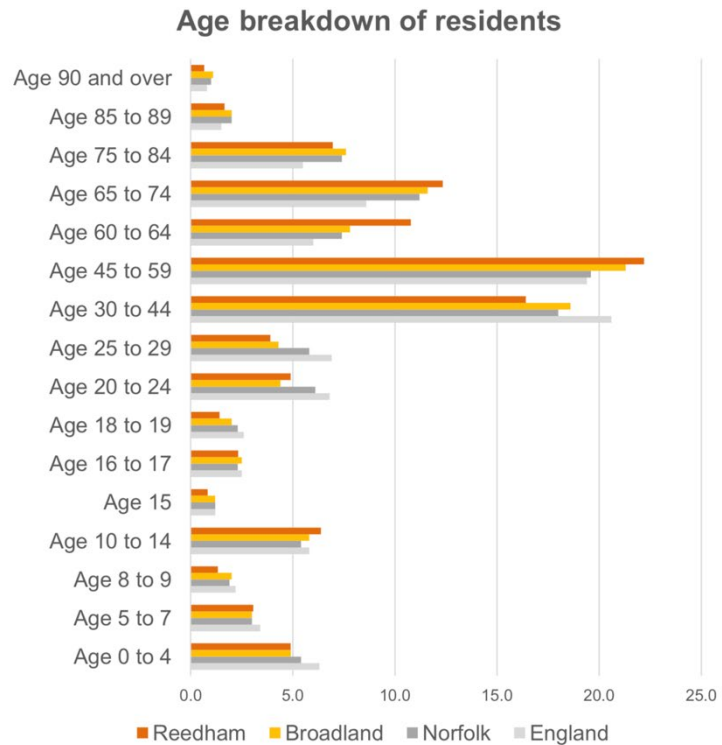


Figure 7- Age breakdown in 2011. Source: Census, 2011

All usual residents in mid-2011 and 2020	Total Population 2011: 1208	(%)	Total Population 2020: 1192	(%)
0-15	199	16.53%	178	14.93%
16-24	105	8.72%	87	7.30%
25-44	241	20.02%	240	20.13%
45-64	393	32.64%	338	28.36%
65-84	238	19.77%	322	27.01%
85+	28	2.33%	27	2.27%

Figure 8- Population comparison between 2011 and 2020. Source: ONS, 2021

26. As shown in **Figure 9** in 2011 and 2020 there is a slightly higher proportion of females than males within the parish, with females on the increase and males on the decrease. The highest age bracket for females and males are 45-64yrs followed by 65-84yrs and then 25-44yrs. Data which has now been released in the Census 2021 shows 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. Summary percentages are shown in **Figure 10** and show similar % ratings to **Figure 7**.

Age	Male pop in 2011	(%)	Female pop in 2011	(%)	Age	Male pop in 2020	(%)	Female pop in 2020	(%)
0-15	94	16.10%	105	16.94%	0-15	81	14.65%	97	15.18%
16-24	51	8.73%	54	8.71%	16-24	39	7.05%	48	7.51%
25-44	118	20.21%	123	19.84%	25-44	102	18.44%	138	21.60%
45-64	191	32.71%	202	32.58%	45-64	160	28.93%	178	27.86%
65-84	119	20.38%	119	19.19%	65-84	163	29.48%	159	24.88%
85+	11	1.88%	17	2.74%	85+	8	1.45%	19	2.97%
Total	584		620			553		639	

Figure 9- Female and Male Population Comparison 2011 and 2020. Source: Census 2011, ONS, 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%

Figure 10-Age Profile (%) (Census,2021)

3.4 HUMAN HEALTH

27. Provision of age-related services is likely to become an increasing consideration for the neighbourhood plan area over time as the proportion of over 65s is growing.

3.5 SOIL

28. 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 11**). 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.

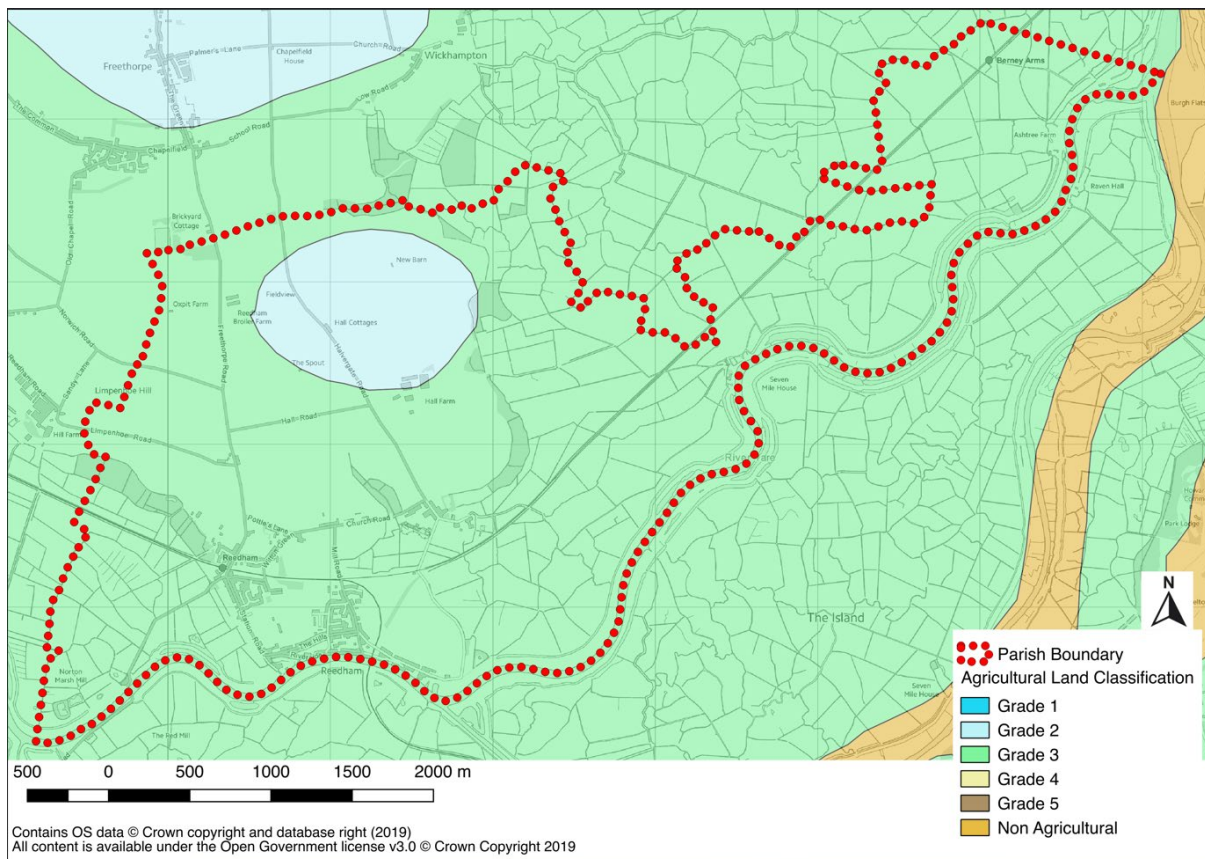


Figure 11-Agricultural Land Classification. Source: Natural England, 2019

3.6 WATER

29. The built-up area of Reedham is constrained to the south, east and west by flood risk, with land falling into Flood Zone 3 and at a high risk (Figure 12 and 13). 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.

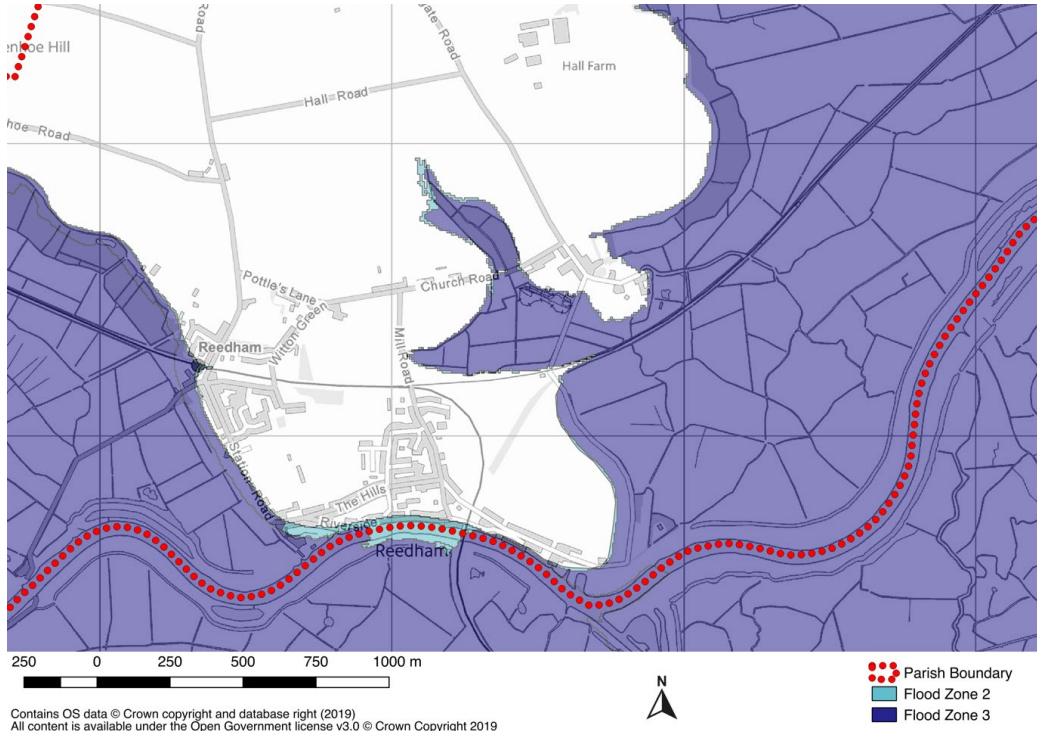


Figure 12- Flood Risk from Rivers. Source: Environment Agency, 2019

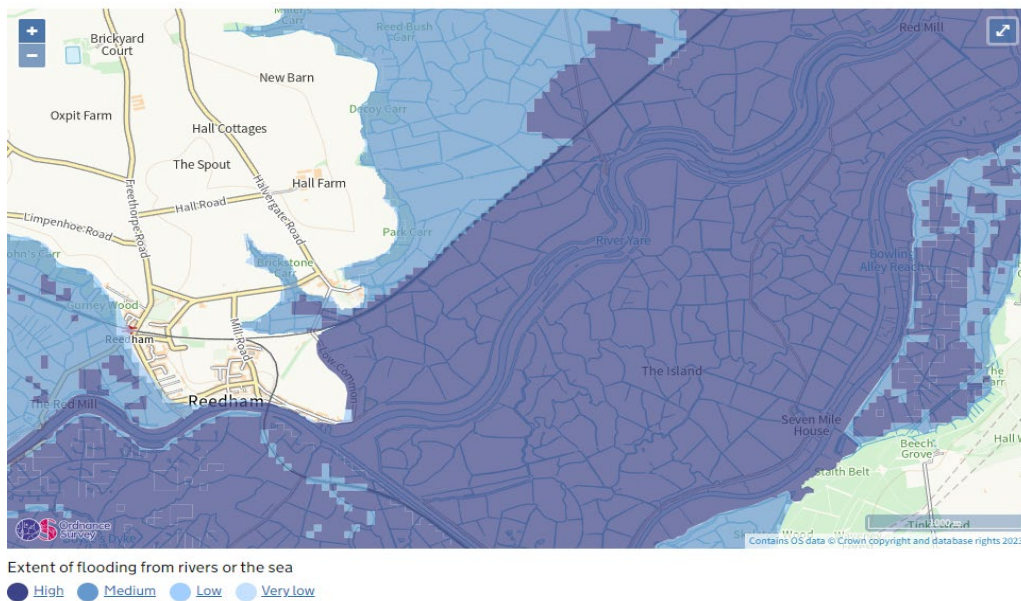
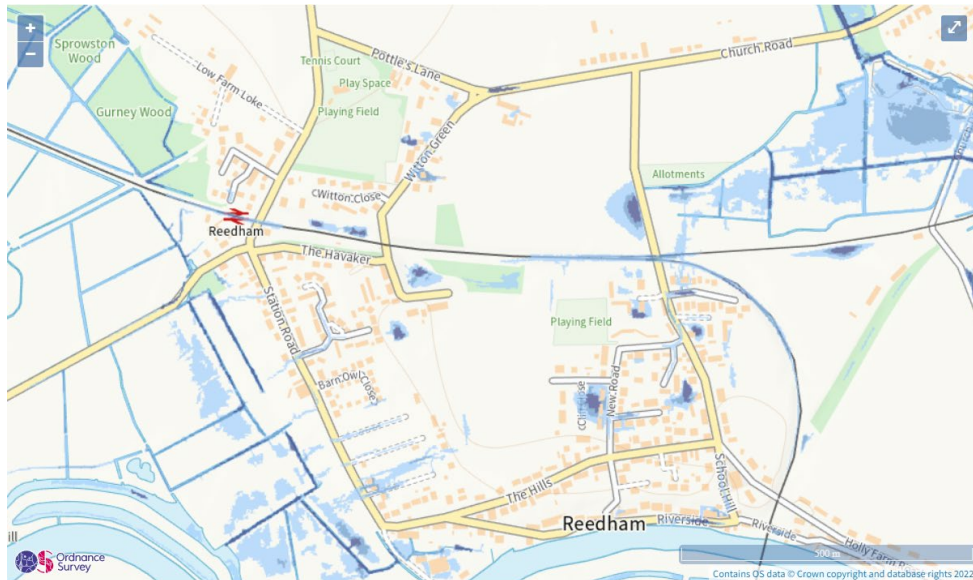


Figure 13-Extent of flooding from rivers or the sea. Source: Environment Agency, 2023¹⁴

¹⁴ [Learn more about flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

30. Surface water flooding is an issue in the built-up area of Reedham. **Figure 14** 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. **Figure 15** 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.



Extent of flooding from surface water

● High ● Medium ● Low ○ Very Low ⊕ Location you selected

Figure 14- Surface Water Flood Risk Source: Environment Agency, June 2023¹⁵



Surface water flood risk: water depth in a high risk scenario
Flood depth (millimetres)

● Over 900mm ● 300 to 900mm ● Below 300mm ⊕ Location you selected

Figure 15- High-risk water depth in a surface water flood risk scenario. Source: Environment Agency, June 2023

¹⁵ [Learn more about this area's flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk)

31. The Greater Norwich Area Strategic Flood Risk Assessment Level 1 (2017¹⁶) 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.”*
32. It is stated that there are no flood defences in the parish, nevertheless, further explained that flood walls are located in Reedham and close to the Rockland Broad regarding the Broads BESL (Broadland Environmental Services Ltd) 2 area. Surface water flood risk consists mainly of pockets of water ponding on roads and in gardens and other open spaces throughout the village. Even in the 0.1% AEP event flooding is generally shown not to be affecting properties beyond a few isolated cases. Properties in Reedham are not shown to be located within reservoir inundation extents. However, certain roads (e.g., Ferry Road) and the train line to the west of Reedham is shown to be location within the inundation extent of North Lake Cantley Reservoir.

3.7 AIR AND CLIMATIC FACTORS

33. As part of the National Air Quality Strategy all local authorities are obliged to establish air quality levels in their area that meet national air quality objectives. If an area does not meet these objectives Air Quality Management Areas (AQMAS) are declared. The Joint Broadland and South Norfolk District Councils Air Quality Annual Status Report (2020) confirms that there are no Air Quality Management Areas in either districts¹⁷. This would suggest that air quality is generally not of a concern in the RNP area, and indeed the report confirms that air quality could be improved but a number of measures have been put in place to improve local air quality.

¹⁶ The Greater Norwich Area Strategic Flood Risk Assessment Level 1 (2017) Source: [JBA Consulting Report Template 2015 \(oc2.uk\)](#)

¹⁷Joint Broadland and South Norfolk District Councils Air Quality Annual Status Report (2020). Source: [Executive summary \(southnorfolkandbroadland.gov.uk\)](#)

3.8 MATERIAL ASSETS

34. There is reasonable access to a range of services and facilities as measured by distance, many within walking distance. The availability of local services provides good accessibility for people and provides the opportunity for many residents, and visitors, to walk or cycle.
35. 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, 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
36. There is also a marina and boatyard. 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. Reedham Primary School currently has 67 children on roll to start in September 2022 (August 2022 figures) with a capacity for over 80 if needed. Further development in the village could attract young families to support the school.
37. 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. There have been two slight road traffic casualties over the last five years (2017-2022)¹⁸, 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.
38. 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 Cantley¹⁹. 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

¹⁸ www.crashmap.co.uk – last five years is 2017-2022

¹⁹ [73A - Cantley - Reedham - Acle – Our Bus – bustimes.org](http://73A-Cantley-Reedham-Acle-Our-Bus-bustimes.org)

small part of the station today has been converted into a railway heritage centre by volunteers²⁰. 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 hours²¹. 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.

39. 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 tonnes. The ferry is operational seven days a week between 6.30am to 10pm Monday to Friday and 8am to 10pm Saturday and Sunday²².
40. 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. **Figure 16** illustrates the designated Public Rights of Way²³, 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.

²⁰ [Reedham | Ride the Wherry Lines](#)

²¹ [Reedham \(Norfolk\) Train Station Information | Greater Anglia](#)

²² [Reedham Ferry Complex](#)

²³ Norfolk County Council, 2013 data (most recent available)

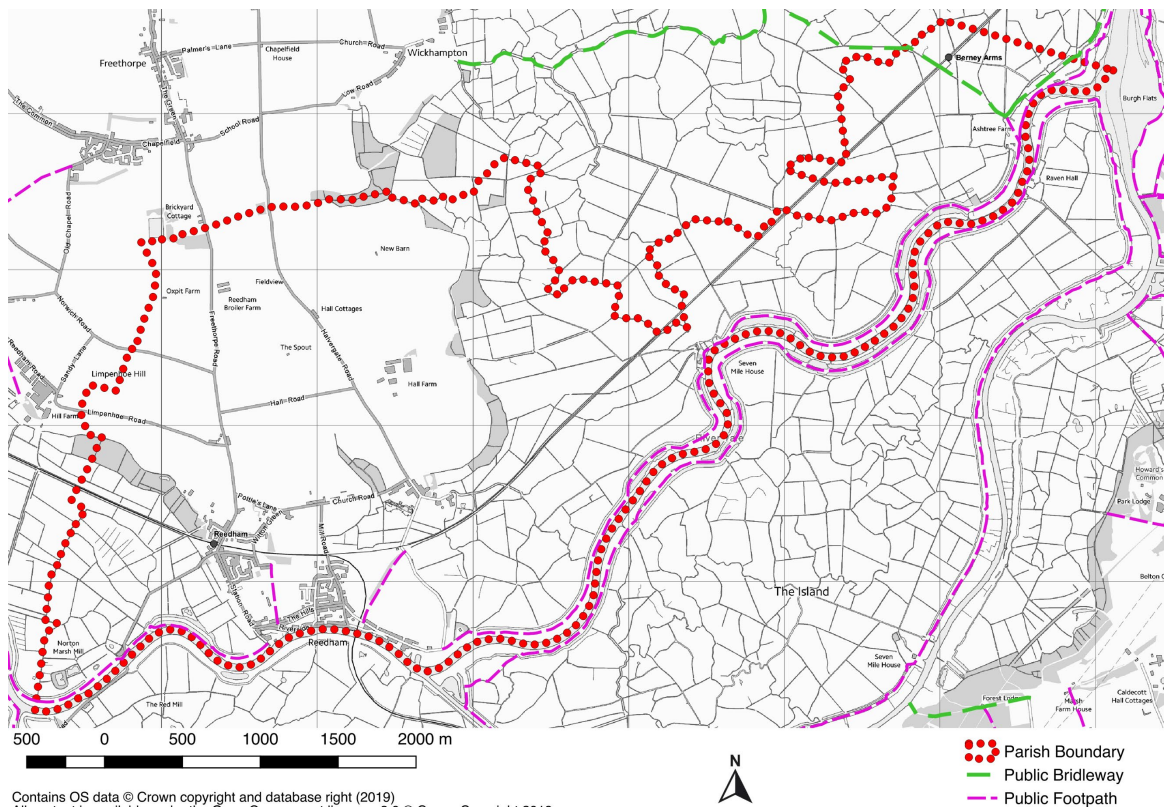


Figure 16- Public Rights of Way within Reedham. Source: Norfolk County Council, 2019

41. A number of circular walks are also promoted, see **Figure 17**, as an example of a 4-mile walk.

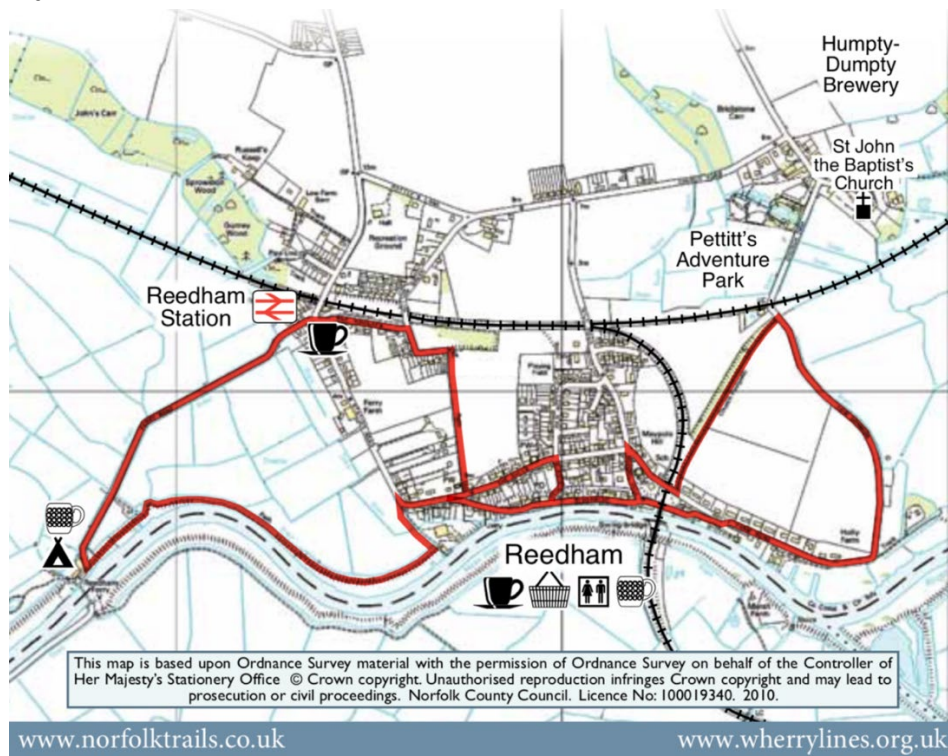


Figure 17- Circular walk from Reedham. Source: Norrfolktrails.co.uk²⁴

²⁴ Wherry-Lines-Walk-4-Reedham-map-and-information.pdf (watermillsandmarshes.org.uk)

3.9 CULTURAL HERITAGE

42. There are eight listed buildings (see **Figure 18**) 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 Reedham.²⁵

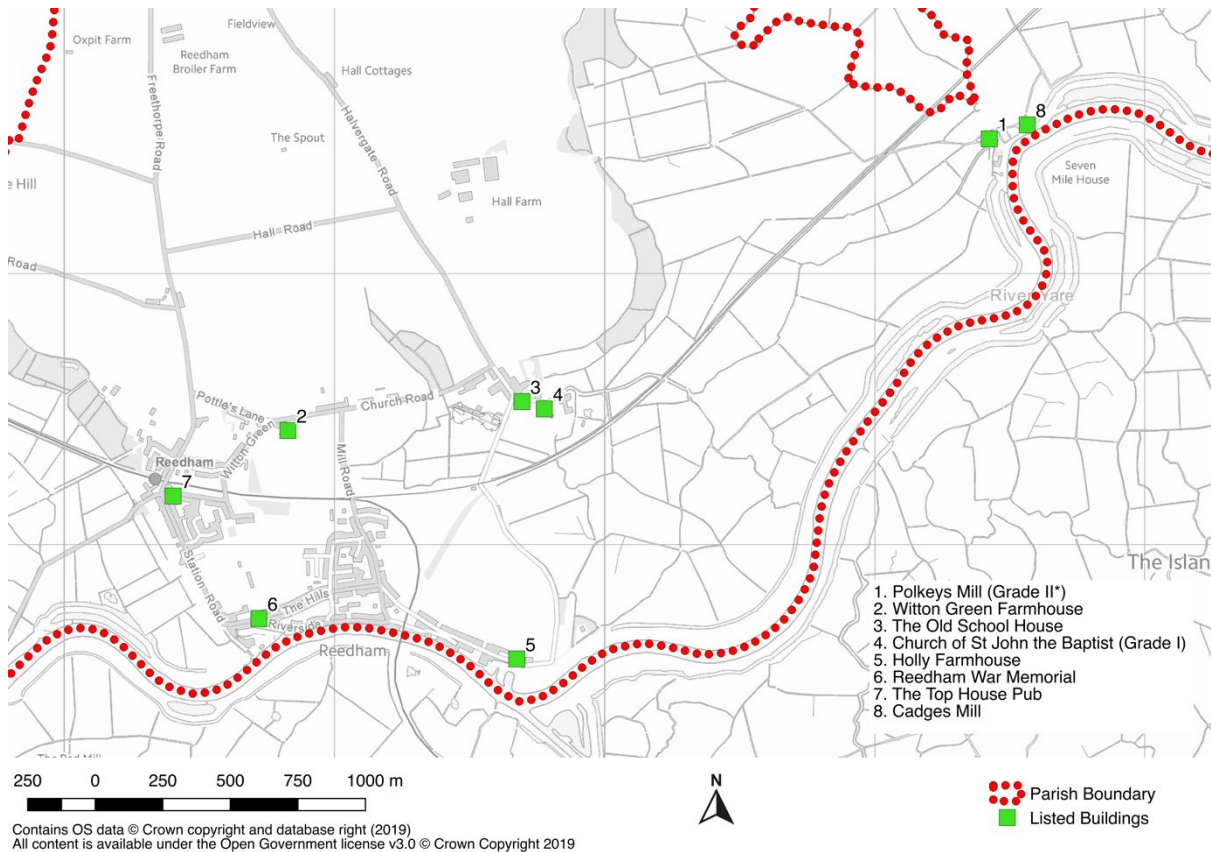


Figure 18-Historic Environment. Source: Historic England, 2019

43. Norfolk Heritage Explorer identifies there to be 102 sites or finds of heritage importance within Reedham parish, see **Figure 19**. This is a mix of buildings of local importance, monuments, find sites, old field boundaries and assets such as the railway line. However, checking this in June 2023 there was now 101 sites with heritage importance²⁶.

44. 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,

²⁵ Historic England. Reedham Parish Map Search. Source: [Search the List: Map Search | Historic England](#) Accessed: 09/06/2023

²⁶ Norfolk Heritage Explorer. Source: [Your Search Results - Norfolk Heritage Explorer](#) Accessed to check data: 09/06/2023

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.

- 45. **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.
- 46. The character of the area (also see **Section 4**) 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. 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 improving²⁷.

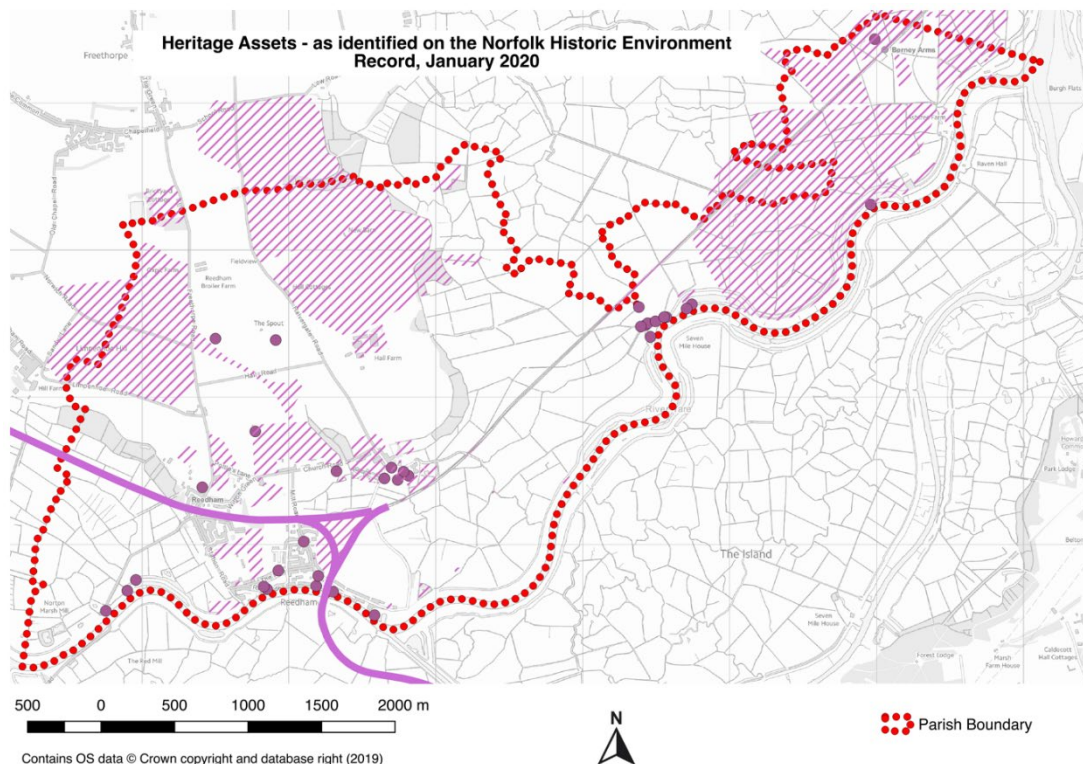


Figure 19-Heritage Assets in Reedham. Source: Norfolk Historic Environment Record, 2020

²⁷ 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)

4. LANDSCAPE

47. Reedham parish falls into three different character areas:

- **Halvergate Marshes**²⁸ (falls within the Broads Authority Executive Area)
- **Marshes Fringe**
- **Plateau Farmland**²⁹

48. **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.

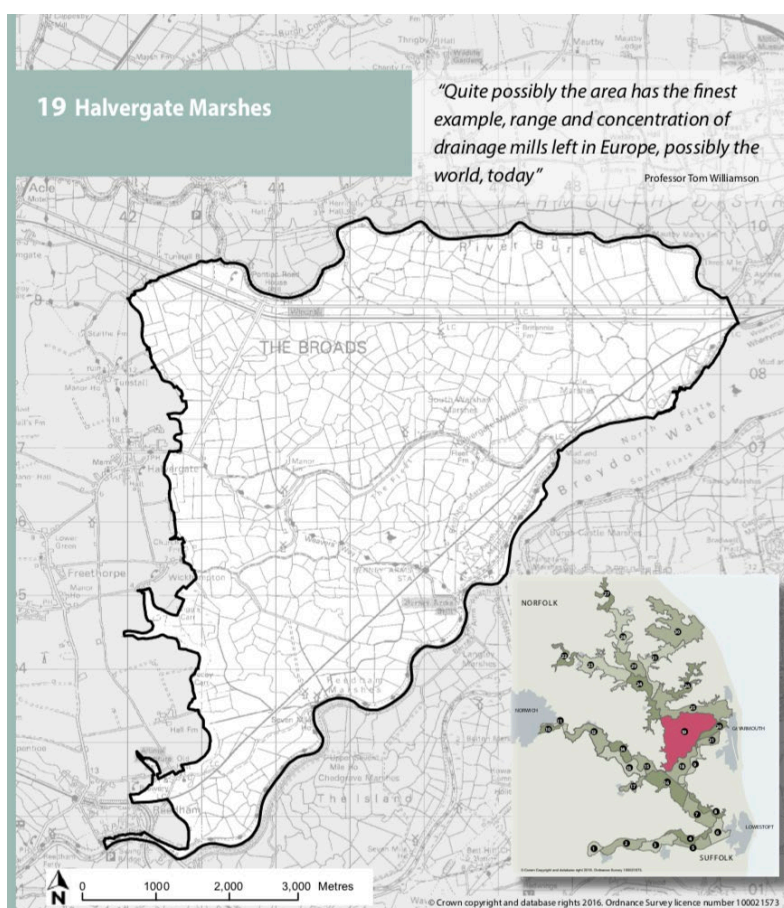


Figure 20-Halvergate Marshes Landscape Character Area. Source: Broads Authority, 2016.

²⁸ Broads Authority. 2016. Character Area 19. Source: [Landscape Character Assessment \(broads-authority.gov.uk\)](https://www.broads-authority.gov.uk)

²⁹ Broadland District Council. 2013. Landscape Character Assessment.

49. **Marshes Fringe**- These gentle slopes 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.

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3.9 F: MARSHES FRINGE

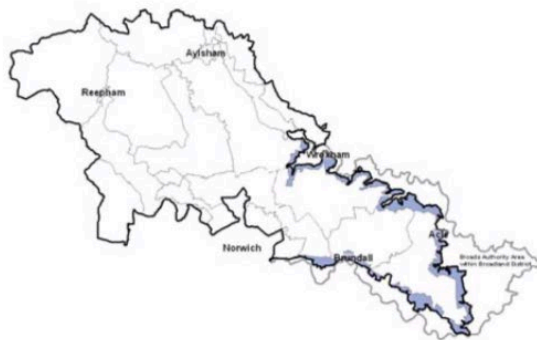


Figure 21-Marshes Fringe Landscape Character Area. Source: Broadland District Council, 2013.

50. **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.

3.6. C: PLATEAU FARMLAND

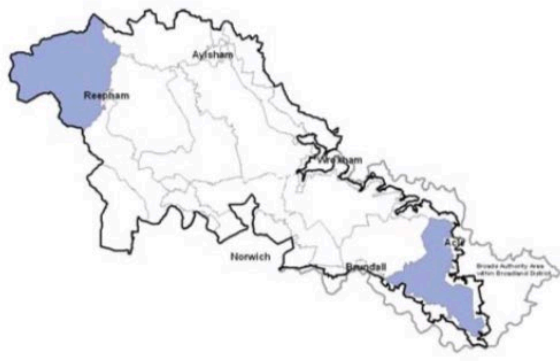


Figure 22-Plateau Farmland Landscape Character Area. Source: Broadland District Council, 2013.

4 SEA SCREENING

Legislative Background

Strategic Environmental Assessment (SEA)

51. The European Directive 2001/42/EC³⁰ is the basis for Strategic Environmental Assessments and Sustainability Appraisal legislation, which was transposed into English secondary legislation by the Environmental Assessment of Plans and Programmes Regulations 2004 otherwise known as the SEA Regulations. A SEA would be required if the implementation of the contents of the Reedham Neighbourhood Plan are likely to cause significant environmental effects.
52. The assessment undertaken will follow and answer specific questions using criteria drawn from the European SEA Directive and Schedule 1 of the UK Environmental Assessment of Plans and Programmes Regulations 2004 when determining the likely significance of effects as shown in **Figure 23**³¹.
53. **Figure 24** presents the flow diagram entitled Application of the SEA Directive to plans and programmes which is taken from the Practical Guide to the Strategic Environmental Assessment Directive, published in September 2005³². **Figure 25** below assesses whether RNP will require a full SEA. The questions in the first column are drawn from **Figure 23** which sets out how the SEA Directive should be applied.

Habitat Regulation Assessment (HRA)

54. It is required by Article 6 (3) of the EU Habitats Directive and by regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended 2017) that an appropriate assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans and projects to identify if any significant effect is likely for any European Site.
55. To fulfil the legal requirements if likely significant effects will occur with the implementation of a neighbourhood plan upon the European Sites (Natura 2000 sites) a screening assessment has been undertaken.
56. An assessment has been undertaken to determine whether the draft RNP requires an SEA or HRA in accordance with the above regulations. The results can be viewed below.

³⁰ [EUR-Lex - 32001L0042 - EN - EUR-Lex \(europa.eu\)](#)

³¹ [The Environmental Assessment of Plans and Programmes Regulations 2004 \(legislation.gov.uk\)](#)

³²

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguides_ea.pdf

Figure 23- Schedule 1 Criteria for determining the likely significance of effects. Source: UK Environmental Assessment of Plans and Programmes Regulations 2004

SCHEDULE 1- CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

1. The characteristics of plans and programmes, having regard, in particular, to:
 - a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
 - b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
 - c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
 - d) environmental problems relevant to the plan or programme; and
 - e) the relevance of the plan or programme for the implementation of [F1retained EU law] on the environment (for example, plans and programmes linked to waste management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
 - a) the probability, duration, frequency and reversibility of the effects;
 - b) the cumulative nature of the effects;
 - c) the transboundary nature of the effects;
 - d) the risks to human health or the environment (for example, due to accidents);
 - e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
 - f) the value and vulnerability of the area likely to be affected due to—
 - (i) special natural characteristics or cultural heritage;
 - (ii) exceeded environmental quality standards or limit values; or
 - (iii) intensive land-use; and
 - g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

Figure 24- Application of the SEA Directive to plans and programmes. Source: Practical Guide to the Strategic Environmental Assessment Directive, published in September 2005

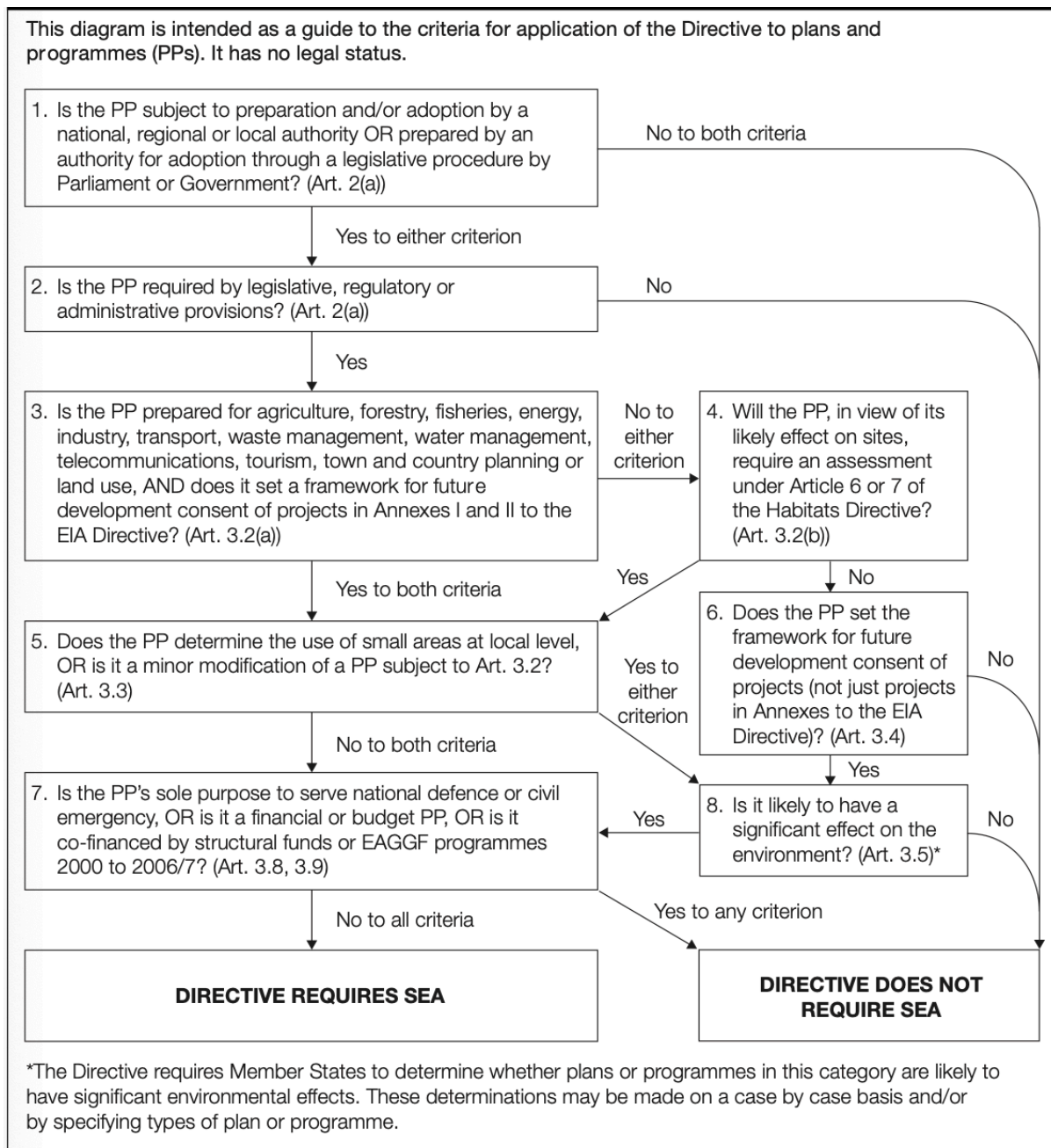


Figure 25- Application of SEA Directive to RNP. Source: UK Environmental Assessment of Plans and Programmes Regulations 2004

**PP in this instance refers to Neighbourhood Plan*

	Stage	Y/N	Justification
1	Is the Neighbourhood Plan (PP) subject to preparation and/or adoption by a national, regional, or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government (Art. 2(a))	Y	<p>The NP is being prepared by the parish council (as the “relevant qualifying body”) and will be made by Broadland District Council and the Broads Authority, subject to the plan passing an independent examination and local community referendum.</p> <p>Preparation of Reedham Neighbourhood Plan is allowed under primary legislation: The Town and Country Planning Act (1990) as amended by the Localism Act (2011).</p> <p>The preparation of NP’s are subject to several relevant regulations as shown below (not intend to be a complete list):</p> <ul style="list-style-type: none"> • The Neighbourhood Planning (General) Regulations 2012, • the Neighbourhood Planning (referendums) Regulations 2012 • the Neighbourhood Planning (General)(Amendment) Regulations 2015 • the Neighbourhood Planning (General)and Development Management Procedure (Amendment) Regulations 2016 • the Neighbourhood Planning (General)and Development Management Procedure (Amendment) Regulations 2017 <p>GO TO STAGE 2</p>
2	Is the Neighbourhood Plan (PP) required by legislative, regulatory, or administrative provisions? (Art. 2(a))	Y	<p>Whilst it is not a requirement for a parish to create a Neighbourhood Plan under the Town and Country Planning Act (1990) and Localism Act (2011), the NP will eventually be “made” and form part of the Development Plan for Broadland District Council and the Broads Authority. This authority is directed by legislative processes, and it is important that the screening process considers whether it is likely to have significant environmental effects and hence whether an SEA is required under the Directive.</p>

	Stage	Y/N	Justification
			GO TO STAGE 3
3	Is the Neighbourhood Plan (PP) prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	Y/N	<p>Developments that fall within Annex I are 'excluded' development for Neighbourhood Plans (as set out in Section 61(k) of the Town and Country Planning Act 1990 (as subsequently amended)³³ and the Localism Act 2011 Schedule 9 Part 2 Para 7 Section 38 B (1)(b), (6)³⁴.</p> <p>A Neighbourhood Plan is prepared for Town and Country Planning and Land use. The Reedham Neighbourhood Plan can include at a neighbourhood level, through different policy areas, the framework for development that would fall within Annex II of the EIA Directive. This neighbourhood plan has not set out a framework to manage for future development of the scale and nature envisaged by Annex II of the EIA Directive.</p> <p>The Neighbourhood Plan is being prepared to set out a framework for town and country planning and land use within the Parish of Reedham. Its intention is to complement the higher order strategic framework that already exists for land use planning across the Broadland District and the Broads Authority. The Neighbourhood Plan seeks to align and be in general conformity with the strategic framework.</p> <p>The Neighbourhood Plan is not allocating any development itself but anticipates being one of the key tools to manage future development of Reedham.</p> <p>GO TO STAGE 4</p>
4	Will the Neighbourhood Plan (PP), in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.3)	N	<p>A Neighbourhood Plan could potentially have impacts on sites covered by the Habitats Directive. The Neighbourhood Plan is not proposing to make site allocations for residential housing or business purposes. Please see chapter 5 of this report for further detail.</p>

³³ [Town and Country Planning Act 1990 \(legislation.gov.uk\)](http://legislation.gov.uk)

³⁴ [Localism Act 2011 \(legislation.gov.uk\)](http://legislation.gov.uk)

	Stage	Y/N	Justification
			GO TO STAGE 6
5	Does the Neighbourhood Plan (PP) determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	A Neighbourhood Plan can determine the use of small areas at a local level. The Reedham Neighbourhood Plan does not allocate any sites for development. However, proposes to include a variety of policies to create sustainable development through location, design, and environmental protections such as designating Local Green Spaces.
6	Does the Neighbourhood Plan (PP) set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	Y	Once a Neighbourhood Plan is adopted this forms part of the statutory Development Plan and will be used by Broadland District Council and the Broads Authority in the determination of planning applications. The intention is that the Neighbourhood Plan will provide a land use policy framework for future development at a local level.
7	Is the Neighbourhood Plan (PP)'s sole purpose to serve national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)		Does not apply to a Neighbourhood Plan. SKIPPED AS PER FIGURE 9
8	Is it likely to have a significant effect on the environment? (Art. 3.5)	N	SEE FIGURE 10 – PLAN DOES NOT REQUIRE SEA

57. Schedule 1 of the SEA Regulations sets out the criteria for determining the likely significance of effects. These are listed in **Figure 24** below along with comments on the extent to which the RNP meets these criteria.

Figure 26-Likely Significant Effects³⁵

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
<p>1. Characteristics of the plan and programmes, having regard in particular, to:</p>		
<p>a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources</p>	<p>Once made, RNP will become part of the statutory development plan and will guide the delivery of development within the designated plan area.</p> <p>The parish of Reedham falls within the district of Broadland and the Broads Authority. The Joint Core Strategy for Broadland, Norwich, and South Norfolk (2011) sets to accommodate at least 690-1080 new allocations to 2026 within Broadland outside of the Norwich Urban Area. Reedham, being designated a Service Village allocated a small scale housing development (range of 10-20 dwellings) this has since been built out and completed.</p> <p>Reedham is identified as a Village Cluster in the emerging Greater Norwich Local Plan which is proposing two preferred sites (GNLP1001 and GNLP3003) accommodating up to 60 dwellings as set out in the Reedham Booklet³⁶ for the examination stage (which is ongoing). 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.</p>	<p>N</p>

³⁵ . Source: Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment. Accessed: [EUR-Lex - 32001L0042 - EN - EUR-Lex \(europa.eu\)](#)

³⁶ [Reedham Booklet 0.pdf \(gnlp.org.uk\)](#)

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
	<p>In the Broadland Local Plan Development Management DPD (2015) one site was allocated for development (RED1- Land at Station Road, 0.9ha, for approximately 15-20 homes). Land at Station Road gained planning permission for 24 new homes on former agricultural land. Eight of these were built out in 2018/19, a further 16 anticipated for 2019/20³⁷. The eight built in 2018/19 were affordable homes. This has now been built out.</p> <p>The local authority has indicated that Reedham can allocate in addition to this, but they have chosen not to after exploring this as an option in June/July 2022. In terms of the degree to which RNP sets a framework, it does not allocate land for development.</p>	
<p>b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy</p>	<p>The Reedham Neighbourhood Plan will be adopted alongside the higher order adopted Local Plans and National Planning Policy Framework and form part of the District Council's Development Plan and the Broads Authority Local Development Plan. The Neighbourhood Plan must be in general conformity to the strategic framework and will expand upon some of the Local Plan policies, providing supplementary information on a local scale.</p> <p>It does not have influence over other plans. However, once made RNP will form part of the statutory development plans for Reedham and will be used in conjunction with the current development plans to determine planning applications.</p>	<p>N</p>
<p>c) The relevance of the plan or programme for</p>	<p>One of the Basic Conditions which RNP must meet is to contribute towards sustainable development. Several policies within the plan</p>	<p>N</p>

³⁷ Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2017-18 (2019)

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
the integration of environmental considerations in particular with a view to promoting sustainable development	will focus on environmental protection and mitigation, including the designation of Local Green Spaces. These aim to ensure effects on the environment are minimised within the plan area and promote positive action. Given the non-strategic nature of the RNP this does not have the potential to restrict the delivery of other plans or programmes.	
d) Environmental problems relevant to the plan or programme	<p>Baseline information relating to RNP was described earlier in this Screening Document. There are four statutory designated sites in the neighbourhood area including:</p> <ul style="list-style-type: none"> • Broadland SPA/Ramsar • Breydon Water SPA/Ramsar • The Broads SAC • Halvergate Marshes SSSI <p>The plan seeks to provide protection and achieve improvement by strengthening ecological connectivity to these areas and beyond in the parish through the establishment of a biodiversity policy and designating Local Green Spaces. The biodiversity policy (Policy 6) will be the focus of conservation and biodiversity improvement.</p> <p>The plan itself will not specifically allocate land for development and will not exacerbate any significant known environmental problems.</p>	N
e) The relevance of the plan or programme for the implementation of community legislation on the environment (eg plans and programmes)	The implementation of community legislation is unlikely to be significantly compromised by the Neighbourhood Plan.	N

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
linked to waste management or water protection)		
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to		
a) The probability, duration, frequency, and reversibility of the effects	RNP does not contain any site-specific development proposals that will result in complex, widespread, long lasting, or serious environmental effects.	N
b) The cumulative nature of the effects	As it will not allocate land for development RNP will not lead to any cumulative effects in combination with existing or emerging plans.	N
c) Transboundary nature of effects	The emerging RNP area provide supplementary policy areas on a local scale. The impacts for transboundary effects beyond the parish are unlikely to be significant.	N
d) The risks to human health or the environment (for example, due to accidents)	RNP is unlikely to produce any significant effects to human health or the environment.	N
e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The RNP area has a total population of around 1,192 according to the mid-year population estimates for 2020 (ONS, 2021). This sits within the context of an estimated total population in 2020 doe Broadland District of 131,931 (ONS, June 2021 ³⁸). RNP remains a non-strategic plan and the principle of development that will take place has already been established within the	N

³⁸ [Estimates of the population for the UK, England and Wales, Scotland and Northern Ireland - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/population-demography/population/population-estimates)

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
	Broadland District and Broads Authority Local Plans.	
<p>f) The value and vulnerability of the area likely to be affected due to –</p> <ul style="list-style-type: none"> i. Special natural characteristics or cultural heritage; ii. Exceeded environmental quality standards or limit values; or iii. Intensive land-use 	<p>i) There are four statutory natural designations which fall within Reedham. As the plan does not allocate land for development it is not anticipated to have likely significant effects on the natural characteristics of the area. In addition, RNP has put forward environmental policies such as the biodiversity policy to recognize and protect wildlife areas.</p> <p>The area has many historic features, including 8 Listed Buildings, including Polkey’s Mill (Grade II* Listed) and the Church of St John the Baptist (Grade I Listed). The plan intends to identify non-designated heritage assets to protect further assets and important non listed buildings which have been identified by the community within Policy 16, including buildings and structures of local significance. It is not anticipated to have likely significant effects on heritage.</p> <p>ii) RNP is unlikely to result in exceedance of environmental quality standards, such as those relating to air, water, and soil quality.</p> <p>iii) RNP is unlikely to bring forward development of an extent that would result in a significant intensification of Local land Use</p> <p>The emerging RNP does not include site allocations and therefore are not anticipated to have likely significant effects on the parish.</p>	N
g) The effects on areas of landscapes which	The Neighbourhood Plan Area includes 8 listings which reflect the cultural and heritage value of	N

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
<p>have a recognised national, Community or international protection status</p>	<p>the area such as listed buildings. The environmental effects on areas of biodiversity designations have been considered through the relevant Local Plans and the emerging Greater Norwich Local Plan which is at examination.</p> <p>There are three sites in Reedham which have a recognised international status including Broadland SAC/SPA/Ramsar, Breydon Water SPA/Ramsar and The Broads SAC. The policies in this plan do not have an adverse effect on this landscape.</p> <p>RNP is not anticipated to have likely significant environmental effects on these areas given the plan will not allocate land for development and it contains various protective policies, including green corridors.</p> <p>This emerging policy aims to ensure that: <i>The importance of the area for wildlife will be safeguarded, retained and habitats enhanced through positive action as part of the development process. All development proposals will need to demonstrate at least a 10% net gain in biodiversity, which should be achieved in consultation with the local planning authority and with set clauses.</i></p> <p>Clauses including biodiversity net gain, planning obligations, contribute towards enhancing or maintaining existing GI infrastructure, supporting native species and through high quality design.</p>	

5 HRA SCREENING ASSESSMENT

58. It is required by Article 6 (3) of the EU Habitats Directive and by regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended 2017) that an appropriate assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans and projects to identify if any significant effect is likely for any European Site.
59. To fulfil the legal requirements if likely significant effects will occur with the implementation of a neighbourhood plan upon the European Sites (Natura 2000 sites) a screening assessment has been undertaken.
60. An assessment has been undertaken to determine whether the draft RNP requires an SEA or HRA in accordance with the above regulations.
61. **There are three designated European wildlife sites in the RNP area. These are Broadland SPA/Ramsar, Breydon Water SPA/Ramsar and The Broads SAC.**
62. This screening assessment has also considered the impact on European Sites within 20km of the plan area, as an in-combination assessment area (**Figure 27**). These include:

Special Areas of Conservation	Special Protection Areas	Ramsar Sites
The Broads	Broadland	Broadland
Haisborough, Hammond and Winterton	Breydon Water	Breydon Water
Winterton-Horsey Dunes	Outer Thames Estuary	
Benacre to Eastern Bavents Lagoons	Greater Wash	

Figure 27- European Sites within 20km of Reedham. Source: Natural England, 2022.

63. Each European site has a set of interest features which are the ecological features for which the site is designated or classified, and the features for which Member States should ensure the site is maintained or where necessary restored. Each site also has a set of conservation objectives.
64. European sites are at risk if there are possible means by which any aspect of a plan can, when being taken forward for implementation, pose a potential threat to the wildlife interest of the sites. This is often referred to as the 'impact pathway'.
65. Potential impact pathways considered for this assessment include:
- Increased recreational pressure
 - Air quality impacts

- Water issues
- Urban effects

66. RNP does not allocate land for development and therefore will not directly result in an increase in the number of new dwellings within the vicinity of European Sites. An assessment of potential impacts of draft policy contained within RNP is provided in **Figure 28**.

Figure 28-HRA Screening Assessment

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation at Screening Stage
Policy 1: Housing Mix	Requirements that ensure future housing development meets the needs of local people.	No LSE – does not promote development but relates to qualitative criteria for development	N/A	None
Policy 2: Affordable Housing	Sets a tenure split for affordable housing and the discount required for First Homes	No LSE – policy does not promote land for development	N/A	None
Policy 3: Design	Requiring high quality design that accords with the Reedham Design Codes/Guide	No LSE – policy is qualitative and does not promote development	N/A	None
Policy 4: Design of the Mill Road Site (GNLP3003)	Requiring the emerging site allocation within the GNLP to follow set design considerations.	No LSE – policy is qualitative and does not promote development	N/A	None
Policy 5: Residential Parking Standards	Policy setting requirements for parking for new residential development	No LSE – policy does not promote development	N/A	None
Policy 6: Biodiversity	Requirement to deliver at least a 10% net gain in ecological value and conservation of existing natural features.	No LSE – mitigation policy for growth	N/A	None

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation at Screening Stage
Policy 7: Local Green Spaces	Protection of green spaces of local importance from future development.	No LSE – supports retention of green open spaces, conserving the natural environment	N/A	None
Policy 8: Protection of important local views	To conserve the current landscape setting through the protection of important local views	No LSE – mitigation policy for growth.	N/A	None
Policy 9: Dark Skies	Policy to protect unnecessary light pollution from new developments	No LSE – does not promote development	N/A	None
Policy 10: Surface Water Management	Protective policy requiring appropriate flood risk and ecological assessment	No LSE – protective policy	N/A	None
Policy 11: Protection of Community Facilities	Policy protects the use of the listed community facilities	No LSE – does not promote development	N/A	None
Policy 12: Provision of New Recreational Facilities	Policy supports the provision of new or existing community services in Reedham to come forward which will support local businesses and the community.	No LSE – the NP does not promote development on an allocation itself.	N/A	None
Policy 13: Conversion of Rural Farm Buildings	Policy looks favorably on proposals coming forward to enlarge or improve redundant farm buildings for certain community use. Whilst respecting the design, character, and	No LSE – policy is qualitative and does not promote development	N/A	None

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation at Screening Stage
	appearance of the immediate surroundings.			
Policy 14: Reedham Primary School Parking Provision	Policy is supportive on the improvement or expansion of parking provision at the school to aid parking issues.	No LSE – policy is qualitative and does not promote development	N/A	None
Policy 15: Non-designated heritage assets	Development to conserve the historic character, appearance and setting of non-designated heritages assets which are important to the community.	No LSE – mitigation policy for growth that seeks to protect local heritage assets	N/A	None

6 HRA SCREENING CONCLUSION

67. The HRA Screening Assessment concludes that no significant effects are likely to occur with regards to the integrity of European Wildlife Sites within 20km of the RNP area. Statutory bodies were consulted by the Local Planning Authority between the dates 23rd November 2022 and 6th January 2023. Natural England and Historic England responded stating that the need for a Strategic Environmental Assessment or Habitats Regulation Assessment is not required in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004. The Environment Agency did not respond at this stage.

68. For this reason, a full HRA and Appropriate Assessment is not required at this point and is **screened out**.

6.1 STATUTORY CONSULTEE RESPONSES

Historic England

From: [James Edward](#)
To: [Neighbourhood Plans](#)
Subject: RE: PL00791853 - Reedham Neighbourhood Plan - SEA & HRA Screening Report
Date: 06 January 2023 11:44:17
Attachments:

Dear Richard,

Thank you for inviting Historic England to comment on this consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore we welcome this opportunity to review the Screening Report for this plan. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Reedham Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied with the Screening Opinion.

The Screening Report indicates that the Council considers that the plan will not have any significant effects on the historic environment. We note that the plan does not propose to allocate any sites for development.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

We should like to stress that this opinion is based on the information provided by you with your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Please do contact me, either via email or the number below, if you have any queries.

Kind regards,

Edward

Edward James
Historic Places Adviser - East of England
Historic England



Historic England

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www.historicengland.org.uk

Twitter: @HE_EoE

Are you an organisation that has used or considered using our Enhanced Advisory Services (EAS)?

Click the following link: [SmartSurvey](#) to take part in a short 10 minute review of our services if you'd like to have your say.

We'd welcome your views.

Natural England

Date: 12 December 2022
Our ref: 413938
Your ref: Reedham Neighbourhood Plan



Mr R Squires
South Norfolk and Broadland District Council
Neighbourhood.plans@southnorfolkandbroadland.gov.uk

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T 0300 060 3900

BY EMAIL ONLY

Dear Mr Squires

Reedham Neighbourhood Plan - SEA & HRA Screening Report

Thank you for your consultation on the above dated and received by Natural England on 23 November 2022

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

HRA Screening Opinion

Natural England has no detailed comments to make on the HRA

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Joanne Widger
Consultations Team