



Reydon Neighbourhood Plan 2019-2036

Submission Draft, February 2020

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*Above: Bluebells in Reydon Wood
Cover: Reydon Corner*

1. PURPOSE OF OUR NEIGHBOURHOOD PLAN

1.1 Our Neighbourhood Plan will allow the community of Reydon to influence:

- the shape and nature of future building development in the village
- the way the countryside around the village is protected
- how the character of the village is maintained and improved
- planning to ensure the village can deal with issues such as flood risks
- the provision of infrastructure (such as sewerage, drainage, roads, public rights of way and parking) so that it meets the needs of the village

1.2 Once our Neighbourhood Plan is made, it becomes part of the Development Plan and will be a statutory consideration in determining planning applications in the Neighbourhood Area.

1.3 In addition, a Neighbourhood Plan allows the Parish Council to retain 25% of the Community Infrastructure Levy charged to developers instead of 15% allocated to parishes without a Neighbourhood Plan. This will give the Parish Council more funding to ensure that resources in the village are adequate to meet its needs.

1.4 Our Neighbourhood Plan is supplementary to the National Planning Policy Framework (NPPF) and the East Suffolk Council – Waveney Local Plan (WLP) and all the requirements of the NPPF and the policies of the WLP will continue to apply to development in Reydon. For this reason, we have aligned the duration of our plan with that of WLP: it will run from 2019 until 2036.

2. VISION

2.1 Our vision is that:

Reydon should be a village which:

- **Is attractive and sustainable**
- **Enjoys its surroundings in outstanding countryside**
- **Meets the needs of local people**
- **Contributes to the local economy, including tourism**
- **Is prepared for risks from flooding, erosion, traffic and pollution.**

2.2 We have created our Neighbourhood Plan to help realise this vision, based around six key issues which we have tested in detail with our community. We are confident that our residents share our vision and agree with the key issues for action.

2.3 Our Neighbourhood Plan covers an area slightly larger than the Parish of Reydon so that it includes the whole of two highly valued local wildlife sites: Reydon Wood and the Hen Reedbeds. **The Reydon Neighbourhood Plan Area is set out on the attached Policy Map (RNP Map 1).**

2.4 The Plan provides a summary of the context of and key facts about the village and its needs. It then presents a short introduction to each key issue and sets out:

Either

an **Action** which will be carried out as far as possible by the Parish Council in support of the Plan (***Shown in Bold Italics and numbered RPC Action...***)

Or

a Planning Policy which will become part of the Planning rules for development in Reydon and is set out in a box with text in bold, and numbered Policy RNP ...

3. CONTEXT

3.1 HISTORY OF REYDON

Reydon was probably given its name by the Danes. Literally it means ‘the uplands on which the rye grows’. It was mentioned in Domesday as having a population of 300. It was principally a collection of farms with no obvious centre. This may explain why the Church of St. Margaret of Antioch, which dates from the 14th century, is geographically at the centre of the parish, but well apart from the modern settlement.

The landscape surrounding the modern settlement, all of which is included in the Suffolk Coasts and heaths Area of Outstanding Natural Beauty (AONB), is rich in biodiversity and geodiversity and contains many features of historic, geographic and environmental importance, such as the Blyth Estuary valley landscape, the fresh water reedbeds, ancient heathland and ancient woodland. The countryside west of Quay Lane to the parish boundary and that between the northern and southern marshes have been identified as areas of “very high landscape value (Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study, 2016).

The Suffolk Directory of 1900 gives the population as 352. Since then the population has grown substantially. The first stage was prompted by the sale of Southwold Town farm which owned significant land in Reydon. The land was divided into plots and sold at auction on 19th August 1899. This led to development up the Halesworth, Wangford, and Covert roads. Gradually, development moved further West and consolidated in the 1960s and 70s when the large development associated with the Drive took place.

The agricultural background is reflected by the fact that the whole of the village is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). This has restricted development to within the existing settlement. Waveney District Council, as the then Local Planning Authority (LPA), has

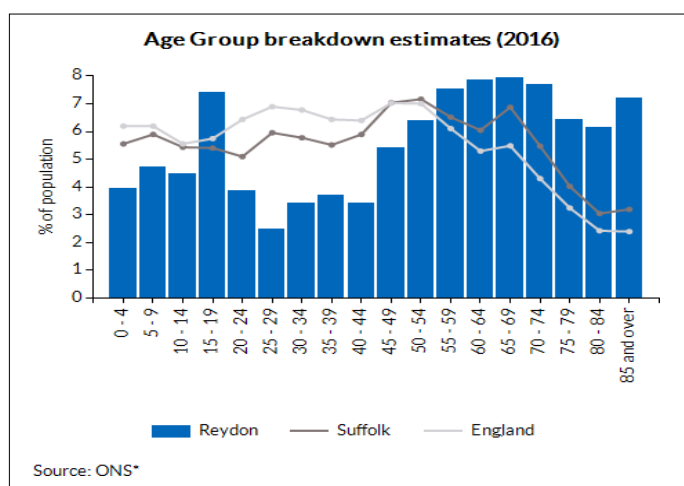
resisted attempts to breach the boundaries, successfully defending part of Reydon Smere on appeal by a local chair component manufacturer seeking to extend the business park into open countryside. In 2019, the current LPA, East Suffolk District Council has challenged the justification for a proposed new gravel pit at Lime Kiln Farm in Reydon.

Reydon is only separated from Southwold by Mights Bridge and so its development has been influenced by its neighbour. Whilst the population of Southwold has shrunk from about 3500 in the 1950s to about 800 in 2018, Reydon has grown consistently to its present 2699. The explanation is tourism and the popularity of the area for retirement. Southwold’s housing stock has been taken over by holiday lets and second homes – estimated to be 60%, and young families have been priced out. This problem is now affecting Reydon. It is estimated that up to 25% (365) of homes in Reydon out of a total of 1460 are holiday lets or second homes (see below, Section 3.3).

The Reydon Neighbourhood Area includes Easton Bavents. This was a small coastal settlement to the North of Reydon. Coastal erosion has destroyed all but a handful of dwellings and they have the benefit of a special policy in WLP (WLP8.26).

3.2 POPULATION PROFILE

The 2016 census estimates the population of Reydon at 2699. The male estimated population is 1,245, the female estimated population is 1,454. The age profile is shown in the following chart:



This chart shows a significantly lower number in the age group 0-14 compared to the Suffolk and National average and an even greater difference in the age group 20 to 49. In contrast the age group from 55-84, i.e the retirees, is increasingly much greater than the Suffolk and National averages. These figures reflect the difficulty Reydon has in retaining its young couples.

3.3 HOUSING STOCK

In 2018 there were 1460 dwellings of which 1432 were chargeable for council tax as follows:

Band							
A	B	C	D	E	F	G	H
83	353	300	467	163	45	18	3

Of these 151 have been identified by the LPA as second homes/holiday lets. However, it is not possible to easily obtain figures for the numbers of homes used as second homes, since there is no longer an incentive to declare this to gain a Council Tax discount. In 2012, the Southwold and Reydon Society used a Freedom of Information request to obtain the numbers of dwellings where this discount was claimed as well as those dwellings registered for business rates as holiday lets. This showed that 159 houses were paying reduced Council Tax as second homes and 29 were classified as self-catering holiday lets paying business rates. This total of 188 dwellings represented 14% of the housing stock in Reydon and had risen from 8% when the same calculation was made in 2002. It is clear that this trend has continued in the six years since and a reasonable estimate for the proportion of second homes and holiday lets in Reydon in 2019 is up to 25%.

92 homes are owned by the Council. Additional homes owned and rented at affordable rents (up to 80% of market rent) by Housing Associations (Registered Providers, RP) bring this total to 110.

The need and demand for affordable rented housing is informed by the numbers on the housing register. A snapshot taken on 21st February 2018 revealed 37 applicants who

were either living in Reydon or who stated they had a local connection to the area. Further evidence of the need and demand for affordable housing is the significant oversubscription of the new 20 units of affordable housing at Duncan’s Yard in Southwold by people with a local connection.

Houses for sale are expensive. In the 9 months to 14th September 2018, 40 properties were sold at an average of £352,619. Of these only five were sold for under £200,000. In the five-year period, January 2014 to December 2018, the average house sale price in Reydon rose from £255,622 to £343,203, an increase of 34.26%, compared with an increase from £258,000 to £339,000 or 31.30% for the East of England region. Reydon prices are therefore increasing faster than in our region and are now above the region average. Both Reydon and the East of England average house prices are above the UK average which was around £315,000 in 2018.



3.4 WORKING PROFILE

60% of the population are retired. Approximately 20% are of school age. The remaining 20% are of working age.

The places for work within Reydon include The Business Park, Adnams Distribution Centre, the two Care Homes, Barbrooks and Boydens Stores, the Reydon Pharmacy, the Randolph Public House, the Health Centre and Reydon Primary and St. Felix Schools. In practice Reydon exports its labour force, especially to Southwold. Southwold has to import its labour from a wide hinterland including Lowestoft, Ipswich, Halesworth and Framlingham, as well as Reydon.

3.3 COMMUNITY ASSETS

Reydon is well endowed with community assets. It has a thriving primary school, a large modern surgery, a dentist, a large pub/hotel, two general stores, Barbrooks and Boydens and a Pharmacy. It also has a modern village hall, owned by the Parish Council, and a new Sports Pavilion on its recently extended playing fields.

3.4 THE NEED FOR A NEIGHBOURHOOD PLAN

The popularity of Southwold as a holiday and retirement destination has put pressure on Reydon. Southwold, because of its location and geography, cannot expand. But the proximity of Reydon to Southwold encourages tourists and retirees to look to Reydon to satisfy their need for holiday lets and second homes. This is pricing local residents out of the market and putting at risk the current vibrant community. A neighbourhood plan is needed to control these pressures and to plan for sustainable growth.



Rainbow over Reydon Smere

4. KEY ISSUE 1: HOUSING FOR LOCAL PEOPLE

4.1 All our consultations, from the work to produce our Village (Community) Plan in 2014, our Housing Needs Survey in 2016 and our wide range of consultation for this Neighbourhood Plan have confirmed that this is a central issue for our community. Given the pattern of local employment in sectors such as hospitality, retail, fishing, boatbuilding, building, horticulture and agriculture, there is great concern that those brought up in our community or working locally cannot access housing in our village. The influence of the second home and holiday let market on housing in Southwold and increasingly in our village, pushes up prices and reduces the pool of housing available for the local market. It is reliably estimated that 60% of housing in Southwold is second homes or holiday lets. The proportion in Reydon rose from around 8% in 2001 to 14% in 2012 (SRS Housing report, included as Appendix 10) and is now estimated as up to 25% (see Context Section 3.3).

4.2 As detailed above (Context, Section 3.3) Reydon prices are increasing faster than in our region and now are more expensive. In 2018, only five houses in Reydon (out of 40) were sold for under £200,000. The commercial housing market, therefore, is increasingly beyond the reach of many with a strong local connection but with only a modest income.

4.3 To restore a sustainable age profile of the population of the village we must allow the children of current Reydon residents to stay in the village and accommodate those who work here and in Southwold but who cannot access local housing. To help achieve this, our Neighbourhood Plan seeks to address the following issues.

4.4 There must be a good supply of affordable rented housing and a supply of houses to buy, including through shared ownership, that are priced within reach of those on modest family incomes. This has been addressed by East Suffolk District Council in two important ways:

- A local lettings policy is now in place for Southwold and Reydon which gives priority, irrespective of the level of housing need, to people with a local connection in the allocation of affordable rented accommodation. It is worth noting that this is a specific policy for Southwold and Reydon within the East Suffolk Council District. It was developed and justified on the basis of the impact on house prices of the second home and holiday let market in our area and the evidence of the consequent local unmet housing need.



- WLP proposes a 40% proportion of affordable housing (50% of which must be for affordable rent) in developments of over 11 houses in Southwold and Reydon. This policy is justified by the LPA on the basis of its rigorous assessment of the economic viability of a 40% affordable housing proportion in the local housing market in Southwold and Reydon which was not found elsewhere in the district. [Policy WLP8.2]

4.5 This Neighbourhood Plan strongly supports these policies and the Parish Council will work with the East Suffolk District Council to ensure that these policies are implemented fully. But, to meet local need, we need to go further to ensure a good supply of the types of tenure most suited to those in our community unable to access housing in the village. These are houses for affordable rent and shared ownership.

4.6 The former brings good local housing within the reach of many currently priced out of the market, whilst the latter creates a valuable stepping stone into home ownership for others still unable to meet full market costs.

4.7 Unlike discounted sale tenure, however, shared ownership housing can be retained in that form of tenure at the point the occupier leaves that house. This is critical in our community to ensure that the pool of affordable housing remains for future generations. By contrast, other forms of intermediate affordable housing which the purchaser can buy outright frequently are repurchased as second homes. The evidence of the rising proportion of second homes and of faster than average increases in house prices set out in the Context Section of this Plan reflects the pressures from the second home market. These trends price a considerable section of the local community out of the open housing market. They are a major contributory factor driving the unsustainable age profile of the community (see Context).

4.8 There is no evidence of likely changes in socio-economic circumstances which create unmet housing need among those with a local connection to our area. In the interests of contributing to the sustainability of our community and to mitigate the lack of resident adults of working age in our community (see Context), we wish to restrict the affordable housing element of new developments these two forms of tenure.

4.9 Policy RNP 1: Tenure Mix of Affordable Housing:

Any development providing Affordable Housing must contain at least 50% of Affordable Housing for affordable rent and the remainder to be Shared Ownership housing; the exact proportion shall be agreed at the time of the planning application to reflect the current assessment of housing need.

It is recognised that this policy may be varied where it can be demonstrated through a viability assessment that a lower percentage of affordable housing and/or a different tenure mix is required to ensure the site remains economically viable. In these circumstances, the provisions of Policy WLP8.2 and Appendix 5 of WLP would apply.

4.10 But, to continue to meet local housing need over time, it is necessary to do everything possible to ensure that affordable rented housing and shared ownership housing remains available on the same basis for the future.

4.11 In the case of shared ownership housing in Reydon, this is secured by the fact that Reydon is a 'Designated Protected Area' as detailed in the Housing (Right to Enfranchisement (Designated Protected Areas England) Order 2009 (Statutory Instrument 2009/2098). In essence, Designated Protected Areas allow for either a cap of 80% on the proportion of the property that the occupier can buy (known as a limit on staircasing), or a repurchase provision for the landlord when the property comes to be sold.

4.12 In the case of affordable rented housing, the Designated Protected Area status also secures this form of tenure for houses owned and let by Housing Associations. These are not subject to the "Right to Acquire". However, Council Housing in our area will continue to be available for purchase under the "Right to Buy" scheme. Nonetheless, we would support new Council Housing as part of the affordable housing mix since, although its future status is not protected, it will be let at lower rents and thus be accessible to a wider range of those in housing need.

4.13 RPC Action 1: Protecting the Future Status of Affordable Housing

This Neighbourhood Plan strongly supports the restrictions on staircasing and/or repurchase conditions set on Shared Ownership housing in our Designated Protected Area and the exemption from the "Right to Acquire" of any affordable rented housing provided by RPs. The Parish Council will work with the Housing Department of East Suffolk District Council and the developers of new affordable housing in Reydon to ensure these measures are maintained effectively and thus contribute to the long-term sustainability of our community.

4.14 Our consultation confirmed that a wide variety of housing types are needed in the village, including a good proportion of smaller houses to meet the needs of younger people, new families and older people, including bungalows and

adapted houses for elderly or disabled residents. This housing mix is included in WLP but it is important that this is applied evenly across the whole of any large development so that the full range of the mix is present in both the market and affordable housing elements of the development.

4.15 RPC Action 2: Maintaining A Balanced Housing Mix:

This Neighbourhood Plan strongly supports WLP Housing Mix policy [Policy WLP8.1] and the Parish Council will work with East Suffolk District Council to ensure that this policy is implemented fully and applied evenly to market and affordable elements of any development.

4.16 Our plan is for the period from 2019 until 2036, in alignment with WLP. WLP Policy WLP 6.1 (Land West of Copperwheat Avenue) and other permitted or likely developments will see a considerable increase in the provision of affordable housing in Reydon, up to 154 new affordable dwellings, including at least 77 affordable rented, by around 2025. We are concerned that this welcome increase in the pool of affordable housing may not, however, meet the needs of future younger adults and families in the second decade of this plan.

4.17 Clearly, local access to adequate education provision is one of the key needs of young families. To ensure that this is available and that the village’s educational establishments can be expanded as appropriate, we have included the following policy.

4.18 Policy RNP 2: Development Next to Educational Establishments

Any development other than householder development adjacent to the site of an existing educational establishment should not compromise the ability of that establishment to expand to an appropriate size in the future.

Such development will only be supported where it is satisfactorily demonstrated, including adequate and appropriate engagement with the Education Authority, that there is no need for the educational establishment to expand on to the site.

4.19 To ensure that future need for affordable housing can be addressed we asked our community if they would support future small-scale developments of affordable housing on the edge of the village if and when there was evidence of unmet housing need. There was clear support for such a policy but only where there was no suitable and appropriate development land available within the settlement boundary. In addition, full evidence of unmet housing need and a rigorous process of site selection and appraisal should take place before any use of the following policy.

4.20 Policy RNP 3: Affordable Housing on the Boundary of the Settlement

Where affordable housing comes forward but no available, suitable and viable site can be found within the settlement, modest development of affordable housing (up to around 25 dwellings) will be permitted adjacent to the Settlement Boundary of Reydon as defined in WLP and set out on the attached Settlement Boundary Policy Map (RNP Map 2).

Any such scheme must incorporate a range of dwelling types and mix of affordable rented and shared ownership accommodation appropriate to the identified need. The location, scale and design standard of the scheme must retain or enhance the character and setting of the village.

4.21 These policies will help ensure that the housing needs of local people are addressed. However, they do not tackle one of the main causes of the pressures that are pricing local people out of the housing market. We therefore asked the community if we should include a requirement in our Neighbourhood Plan that any new housing should be the main or only residence of the occupiers. Such an approach received overwhelming support. The evidence shows a strong local need for new housing for single persons, families, couples, the retired, and the disabled.

4.22 Given the existing housing stock – 1432 dwellings, there is ample opportunity from this stock for those looking for a second home in Reydon.

4.23 We, therefore, have developed a policy to address this issue based on that which has already been upheld in St Ives, a town which suffers from the same pressures on the local housing market from the second home and holiday let market.

4.24 As stated above, these second home market pressures exacerbate the unbalanced age profile of our community as set out in the Context (Section 3.3). A lack of working adults in the community will render the community unsustainable and, over time, also reduce the proportion of children living locally. The older members of the community depend on the work and economic contribution of those of working age. A lack of inter-generational balance materially affects the quality of life in the community.

4.25 This policy, therefore, strongly reflects two key aspects of our vision for this Neighbourhood Plan: that our village should be attractive and sustainable and meet the needs of local people.



Above: Senior Citizen Bungalows in Rye Terrace

Below: Affordable Housing in Mount Pleasant



4.26 Policy RNP 4: Principal Residence Requirement:

Due to the impact on the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing, excluding replacement dwellings, will be supported only where there is a restriction to ensure its occupancy as a Principal Residence. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time.

Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home. The condition on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition and be obliged to provide this proof if/when East Suffolk District Council requests this information.

Proof of Principal residence is via verifiable evidence which could include, for example (but not limited to), residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).

4.27 Neither this Neighbourhood Plan, nor WLP, allocate new land in or around the village for business or employment use. This reflects the fact that land continues to be available at Reydon Business Park and this, together with current and planned development of new business premises in Southwold, is regarded as sufficient.

5. KEY ISSUE 2: PROTECTING THE COUNTRYSIDE AROUND THE VILLAGE

5.1 Almost all new development in Reydon, whether for housing or other uses, will be in the countryside at the edge of the built area of the village. This countryside is already protected by its status as an Area of Outstanding Natural Beauty (AONB). However, recent experience has shown that exceptions can be made to allow development in the AONB.

5.2 Reydon includes and is surrounded by habitats sites designated for their international wildlife value. To the north, there is Benacre to Easton Bavents Special Protection Area (SPA), Benacre to Easton Bavents Lagoons Special Area of Conservation (SAC) and to the south the Minsmere-Walberswick SPA and the Minsmere-Walberswick Ramsar site.

5.3 We, therefore, asked our community for its views about what are the most valued elements of the countryside around the village – which should have the strongest possible protection and also in what circumstances they thought development could be allowed on some of the less sensitive areas.

5.4 They identified Reydon Wood, The Hen Reedbeds, Pottersbridge Marshes, Reydon Smere, Smere Marshes, Reydon Common Marsh, the St Felix County Wildlife Site and the Riverside Grazing Meadows and Marshes as the most valuable areas of the surrounding countryside on which development should never be permitted. Many of these areas comprise or include sites which have formal designations as natural areas of special importance. These are shown on the map on P19. In addition, the countryside west of Quay Lane to the parish boundary and that between the northern and southern marshes have been identified as areas of “very high landscape value” (Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study, 2016).

5.5 For all other areas of the countryside in and around the parish, they agreed strongly that

development should only be allowed where there is clear evidence that it is required to meet local need and help maintain a sustainable community. We believe the housing policies set out above, together with the proposed development of 220 houses on land west of Copperwheat Avenue included in WLP (Policy 6.1), reflect this balance.

5.6 Nonetheless, the large increase in housebuilding in Reydon over the next few years (at least 312 currently planned and possibly up to 331) compared with the modest growth of the last ten years (109 new houses in the years 2008 to 2018) will be a significant pressure on the environment of the village and its surrounding countryside. Our consultation showed that the community regards this quantity of development to be at the absolute limit of what can be managed.

5.7 East Suffolk Council have developed the Recreational Avoidance and Mitigation Strategy (RAMS) to mitigate recreational disturbance impacts on habitats sites. The approach set out in the RAMS document will apply across the Neighbourhood Plan area.

5.8 Policy RNP 5: Maintaining Protection of the Countryside Around the Village:

The following areas as shown on the Policy Map RNP Map 3 are the most valued parts of the countryside as identified by the local community: Reydon Wood; The Hen Reedbeds; Pottersbridge Marshes; Reydon Smere; Smere Marshes; Reydon Common Marsh; St Felix County Wildlife Site; Riverside Grazing Meadows and Marshes.

Within the most valued parts of the countryside identified above, proposals for development will not be permitted unless:

- a. the development is needed to preserve them;**
- b. a demonstrable need for the development to take place in the location has been satisfactorily evidenced;**
- c. there are no suitable and available alternative sites outside of these areas;**
- d. the impact on the landscape is mitigated through sensitive design and a detailed landscaping scheme.**

In the remaining countryside in our Neighbourhood Area, which is protected as part of the AONB, development will only be permitted in exceptional circumstances and where it can be demonstrated that it is in the public interest, eg to support a sustainable community as in Policy RNP 3.



Footpath off School Lane



Smere Marshes

6. KEY ISSUE 3: PROTECTING COMMUNITY ASSETS AND GREEN SPACES IN THE VILLAGE

6.1 We asked the community for its views on how we can improve access to the countryside so that all our residents can easily enjoy its benefits.

There was strong support for improving access through new footpaths (eg between Reydon Wood and the Hen Reedbeds and extending existing footpaths from Reydon Church towards Frostenden to provide footpath access from the village to Reydon Wood). Residents also support integrating the built area of the settlement into the countryside by the provision of wildlife corridors.

6.2 RPC Action 3: Extending Public Rights of Way Access to the Countryside:

In support of this Neighbourhood Plan the Parish Council will seek to give priority in its use of Community Infrastructure Levy Funding to support the provision of new or extended Public Rights of Way to improve access to the countryside from the village. (See also RPC Action 7 set out under Key Issue 5)

6.3 Policy RNP 6: Improving Public Rights of Way and access to the Countryside from new Developments:

New developments should protect and, where appropriate, enhance the Public Rights of Way network through the provision of new connections to the Public Rights of Way network, new or extended routes, or other improvements. Any new or extended routes must be planned to avoid disturbance to protected habitats.

6.4 We asked our community for its views about the key green spaces in the Village that we should seek to identify as Local Green Spaces in the Neighbourhood Plan which will help ensure that they remain open green spaces. They identified Reydon Recreation Ground, Reydon Playing Fields, Jubilee Green, Reydon Corner, Reydon Wood, the Hen Reedbeds, Reydon Churchyard and Reydon Common Marsh.

6.5 These green spaces all meet the requirements for designation as Local Green Spaces. They:

- are all in reasonably close proximity to the community they serve and can be easily accessed by walking/cycling as well as by car;
- have all been shown by our consultation to be demonstrably special to a local community
- are not extensive tracts of land and are of particular local significance, because of:
 - ◇ their beauty, historic significance, richness of wildlife, recreational value and tranquillity (Reydon Wood, Hen Reedbeds, Reydon Churchyard, Reydon Common Marsh)
 - ◇ their beauty, recreational value and community use (Reydon Corner, Jubilee Green, Reydon Recreation Ground and Reydon Playing Fields)

6.6 Policy RNP 7: Local Green Spaces:

The following open spaces should be given the status of Local Green Space:

Reydon Recreation Ground, Reydon Playing Fields, Jubilee Green, Reydon Corner, Reydon Wood, the Hen Reedbeds and Reydon Churchyard and Reydon Common Marsh. (See Policy Map RNP Map 4)

6.7 We also asked which buildings and services in the village are community assets which should be protected as far as possible and remain in use for the benefit of the community. The community identified Boydens and Barbrooks Stores, Reydon Pharmacy, the Sole Bay Health Centre and the Reydon Playing Fields Pavilion as assets which should be protected, along with the Village Hall which is already protected by virtue of its ownership by the Parish Council.

6.8 RPC Action 4: Registration of Community Assets:

In support of this Neighbourhood Plan, the Parish Council will seek to register Boydens and Barbrook Stores, Reydon Pharmacy, the Sole Bay health Centre and Reydon Playing Fields Pavilion as assets of community value and thus prevent their immediate sale for other uses.



Above: New Sports Pavilion. Below: Recreation Ground



7. KEY ISSUE 4: FLOOD RISKS AND EROSION

7.1 Key areas of Reydon are at risk from the sea (farmland and property at Easton Bavents and, in the longer term, property around Bridge Road) and from storm surge flooding along the Blyth Estuary. There is also risk in much of the Parish of flooding from rivers (fluvial flood risk) and surface water (pluvial flood risk). The latter is acute along the drainage flow path along Covert road.

7.2 The issues arising from coastal change are addressed in the Shoreline Management Plan, developed by the District Councils in partnership with the Environment Agency and in the related WLP Policy WLP 8.25 (Coastal Change Management Policy). The fluvial and pluvial flood risk issues are addressed in WLP in Policy WLP 8.24 (Flood Risk). Proposed development in the area of this Neighbourhood Plan should be assessed for flood risk as required by this policy.

7.3 WLP Policy WLP 8.26 (Relocation and Replacement of Development Affected by Coastal Erosion) also offers help with planning permission for the relocation of properties under threat at Easton Bavents and this is continued in WLP with the allocation of up to seven plots for replacement of dwellings to be lost at Easton Bavents at the proposed Copperwheat Avenue development (Policy WLP 6.1). We asked the community if our Neighbourhood Plan should support and reinforce these policies and identify where new protection may be needed in the long term for the Bridge Road area and other areas of the village which are vulnerable to flooding. Both these propositions received support.

7.4 RPC Action 5: Support and Protection For Property at Risk From Flooding or Erosion:

In support of this Neighbourhood Plan, the Parish Council will support appropriate planning proposals as may be developed in the future for the relocation of properties at risk from erosion at Easton Bavents and any proposals made in the context of the Shoreline Management Plan to protect housing in areas vulnerable to future flooding.

The Blyth Estuary Partnership (BEP) is developing a strategy to maintain the estuary and protect the surrounding land from flooding. This will involve raising the river walls (mud banks) along the length of the estuary, the cost of which will fall onto local landowners and the local authorities. We asked the community if the Neighbourhood Plan should support raising of the river walls and possibly allow modest development on farmland to support the cost of doing so. There was strong support for raising the river walls but limited support for allowing enabling development on farmland to pay for this. Given that BEP has not yet developed its preferred strategy, which also needs to take account of other complex issues at Southwold Harbour, it is not possible at this time to develop policies on these issues.

7.5 RPC Action 6: Blyth Estuary Strategy:

The Parish Council will continue to support the Blyth Estuary Partnership in its work to develop a preferred strategy to maintain the Blyth Estuary and will support appropriate proposals and related planning applications to deliver this strategy.



Storm surge in the Blyth Estuary, Jan 2019

8. KEY ISSUE 5: INFRASTRUCTURE NEEDS (SEWERAGE, DRAINAGE, ROADS AND PARKING)

8.1 New development in the village must be supported by adequate infrastructure and our consultation confirmed that residents have concerns about areas where systems already are at or beyond their limit. This is particularly true in the case of the sewerage and surface water drainage systems. A number of identified areas of the village regularly experience problems with sewage back up and spillage and/or flooding because surface water is not drained adequately.

8.2 WLP [WLP 1.3 Infrastructure] has clear provision for ensuring that new developments have adequate provision for sewerage and that surface water is retained and drained within the area of new developments. Residents, however, are concerned that assurances by the utility company about the capacity of the sewerage system given in response to development proposals are not reflected in reality.

8.3 RPC Action 7: Work to Ensure Adequate Provision for Sewerage and Drainage:

In support of this Neighbourhood Plan, the Parish Council will continue to pursue issues of concern about sewerage and drainage with the relevant utility company and will work with East Suffolk District Council to ensure that any development proposal includes adequate provision for necessary improvements needed to the sewerage and drainage systems.

8.4 We also asked the community for its views on issues of safety, in particular, provision for safe road access from new developments onto main roads, and the development of safe cycle and walking routes. All these were seen as key priorities which must be addressed as follows.

8.5 Policy RNP 8: Safe Access To and From New Developments:

Priority must be given in planning any new development to ensuring safe access to and from the development for all users including provision of more than one access point where appropriate. Evidence of safe access will be required before any planning permission for development is granted, consistent with National Planning Policy.

8.6 Policy RNP 9: Safe Walking and Cycling Routes:

Where feasible, all developments should include provision for safe cycling and walking routes on site and to and from the development (including pedestrian crossings of main roads where appropriate), and contribute to improved walking and cycling access to key places in the village (such as Reydon Primary School, the Sole Bay Health Centre, village shops), to the countryside and to the facilities and shops in Southwold.

8.7 RPC Action 8: Provision of Safe Walking and Cycling Routes:

In support of this Neighbourhood Plan the Parish Council will seek to give priority in its use of Community Infrastructure Levy Funding to support the provision of safe walking and cycle routes around the village, to improve access to the countryside and to Southwold.

(See also Policy RNP 6 and RPC Action 3)

8.8 Our community also expressed concerns about unsightly and unsafe parking, such as parking on roadside verges. The Suffolk County Council Planning requirements now include a reasonable level of off-street residents' parking required in all new developments which must be enforced along with provision for visitor parking. Visitor parking will increasingly be needed by carers supporting our ageing population at home.

8.9 RPC Action 9: Adequate Parking Provision:

In support of this Neighbourhood Plan, the Parish Council will work with the East Suffolk District Council to ensure that adequate parking provision is included in all new developments as required in Policy WLP 8.21.

9. KEY ISSUE 6: DESIGN PRINCIPLES FOR THE VILLAGE

9.1 To date, Reydon has been developed without much thought to the design or the look and feel of the built environment in which we live – Victorian almshouses and older cottages are surrounded by bungalows and houses which could be found in almost any town across the nation.

9.2 The protection of the historical, archaeological, environmental and landscape heritage of Reydon is of great importance to the community and we are pleased that this is given significant protection by key policies in WLP, notably in policies 8.34 (biodiversity and geodiversity), 8.35 (landscape character), 8.37 (historic environment) and 8.40 (archaeology).

9.3 In any new development we have the chance to try and create a built environment that reflects some of the unique aspects of Reydon and its setting. This will be of great importance since all significant development will extend the built area of Reydon into the surrounding countryside which has been identified as an Area of Outstanding Natural Beauty. Any development should be planned to create a sympathetic interface between the built area and its setting.

9.4 The local Suffolk style for dwellings in the countryside has been largely characterised in the last two centuries by relatively modest housing with largely symmetrical fenestration and doorways and often constructed of brick and pantiles, with limited decoration in brickwork or by use of stone sills and lintels and/or by use of weatherboarding, usually on upper floors. Rendered external surfaces on older dwellings are often coloured with pale washes. There are many examples of such houses in Reydon (see illustrations below) and these could be a reference point for new housing pushing into our surrounding countryside.

9.5 An alternative approach to more contemporary design would be to take these elements, or the colours and nature of the landscape itself (including reed beds, cultivated fields, marshes and woodland), as a starting point to be reflected in the selection of materials, colours and shape.

9.6 We are also in an area of the country which will be significantly affected by sea level rise, including

that arising from climate change. Improving the carbon footprint and energy efficiency of the village should also, therefore, be a priority. To maintain a sustainable community in our village, we need to do what we can to limit the factors causing sea level rise and other climate change risks to our locality. We applaud the local developers, such as Hastoe Housing Association, who voluntarily commit to high standards of energy efficiency in their new buildings.

9.7 Finally, we are a village in and of the countryside. Any new development should enhance the relationship of the settlement to its surroundings, through appropriate screening, wildlife corridors, provision of small internal green spaces and so on. This approach to maintaining or increasing biodiversity will meet the aims of the 2019 Environment Bill for “net gain” of habitats.

9.8 Policy RNP 10: Reydon Neighbourhood Design Principles:

The following principles should be taken into the planning and design of developments in the Reydon Neighbourhood Area:

- a. The location, scale and design standard of all new development must retain or enhance the character and setting of the village;**
- b. New buildings should be highly energy efficient, meeting or exceeding government policy for national technical standards and those required by local policy WLP 8.28;**
- c. New dwellings should be modest in character and reflect historical Suffolk countryside styles and/or the features and colours of the landscape in their design but without creating a pastiche approach;**
- d. New developments should include sympathetic use of tree and hedge planting to soften their impact and include green areas and use of hedging and trees within the built area;**
- e. Development proposals should incorporate into their design features which maintain or, if possible, provide gains to biodiversity. Landscaping and planting should encourage wildlife, connect to and enhance wider ecological networks, including nectar-rich planting for a variety of pollinating insects and provision for nesting birds such as swifts. Divisions between gardens, such as walls and fences, should still enable movement of species such as hedgehogs between gardens and green spaces. Existing ecological networks should be retained.**

RPC Action 10: Protecting and Enhancing Green Areas and Verges

In support of this Neighbourhood Plan, the Parish Council will work to ensure the protection of all open spaces and trees within the village and encourage new planting where appropriate, including the seeding of green areas and roadside verges with wildflowers and the creation of wildlife corridors.



*Above: Reydon Barn Conversion with weatherboarding
Below: Older Reydon House with Colour Wash*



Above and Below: Late 19th or early 20th Century Suffolk Countryside Cottages in Reydon

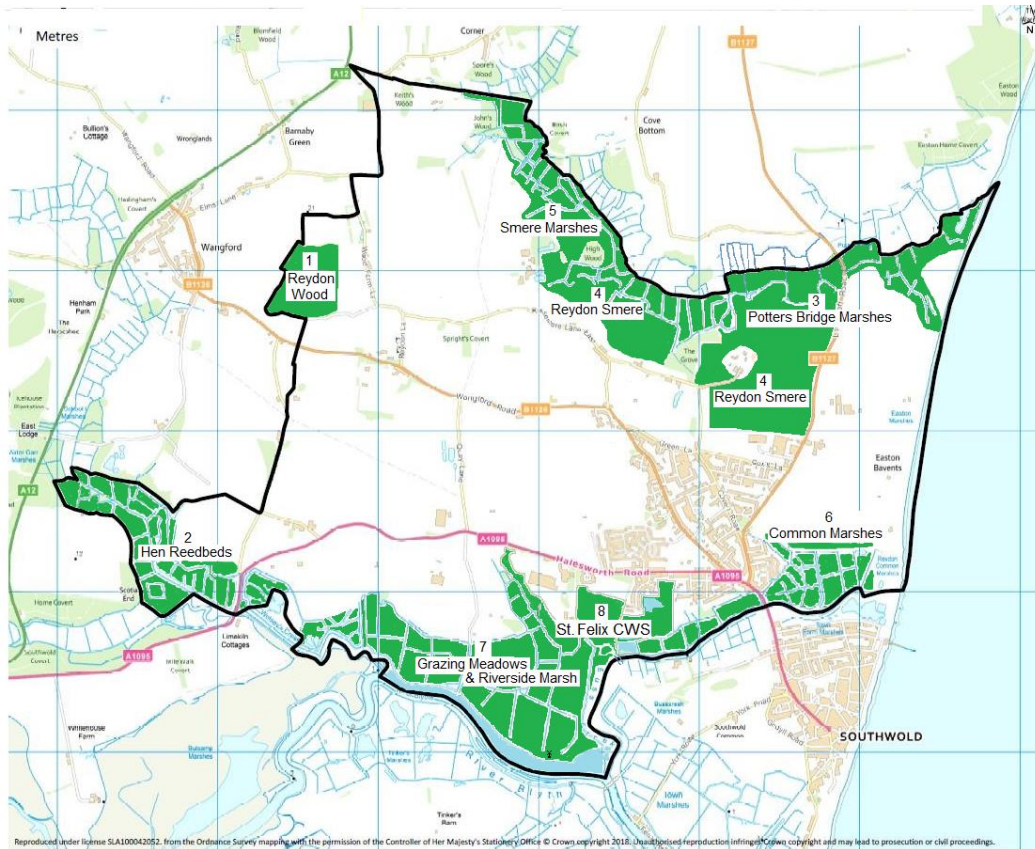


Examples of Reydon Houses to Inform Application of Design Principles

Below and Below Left: 2019 New Build Houses of Modest Character and with Features of Suffolk Countryside Cottages

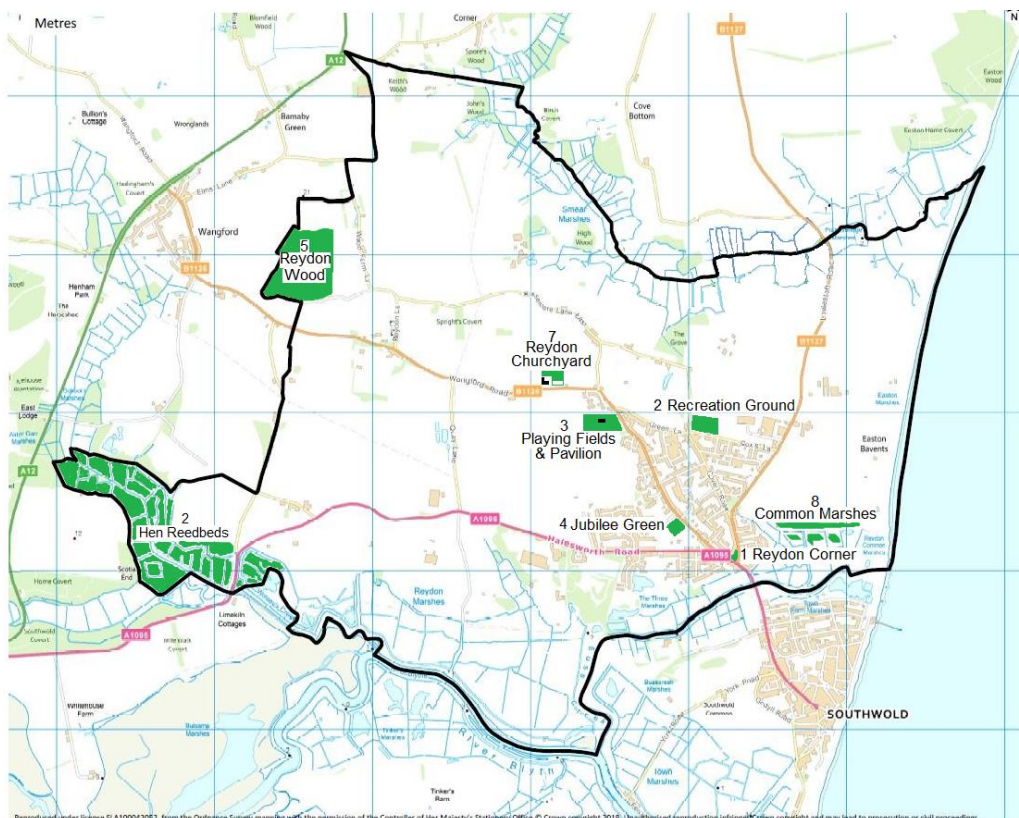


RNP Map 3—Most Valued Areas of the Countryside



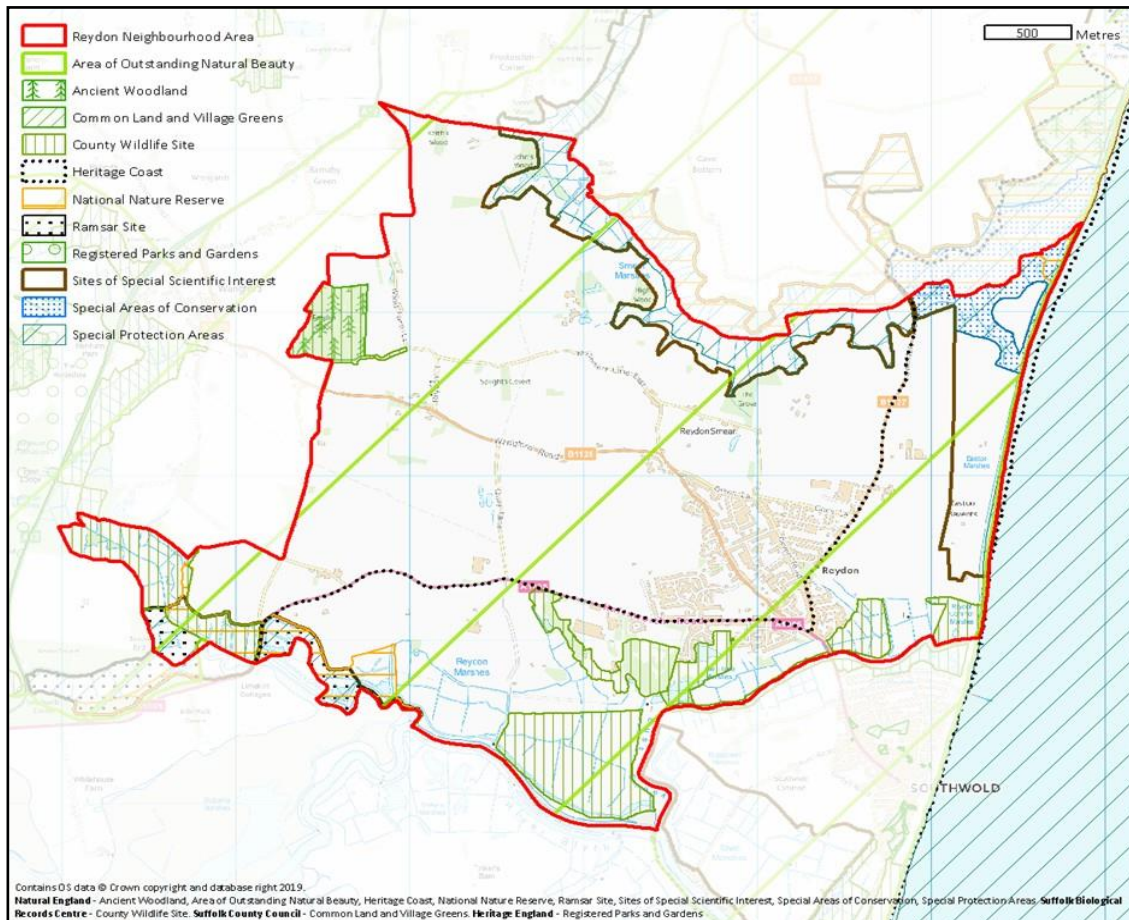
1. Reydon Wood
2. Hen Reedbeds
3. Potters Bridge marshes
4. Reydon Smere
5. Smere Marshes
6. Common Marsh
7. Grazing Meadows
8. St Felix County Wildlife Site

RNP Map 4—Local Green Spaces



1. Reydon Corner
2. Recreation Ground
3. Playing Fields
4. Jubilee Green
5. Reydon Wood
6. Hen Reedbeds
7. Reydon Churchyard
8. Common Marshes

Reydon Nature Designations



List of Appendices (available separately in four pdf files)

1. Our Consultation Process 2018-20 with attachments (Main pdf)

- Results from Pre-Submission Consultation, June/July 2019
- Full Village Survey Results; Part One: Data
- Full Village Survey Results; Part Two: Summary and Analysis of Comments
- Coverage Data of Survey (by Road)
- Report of Primary School Consultation
- Responses and Analysis from Community Engagement Events
- Reydon Local Housing Survey, December 2016

2. Basic Conditions statement, February 2020 (second pdf)

Background Documents

3. Reydon Village Plan, November 2014 (separate pdf)
4. Reydon Flood Zones (separate pdf)
5. Southwold and Reydon Society Housing Report, 2012 (separate pdf)
6. East Suffolk District Council – Waveney Local Plan and Supporting Evidence, 2019 (available from ESDC website)

GLOSSARY OF SOME OF THE KEY TERMS USED IN THIS PLAN

LOCAL DEVELOPMENT PLAN: (in this document referred to as “the East Suffolk District Council - Waveney Local Plan” or **WLP**) - A set of regulations and recommendations compiled and administered by a **LOCAL PLANNING AUTHORITY or LPA** – in this case, East Suffolk District Council. Designed to set out local policies on all aspects of planning. Our Neighbourhood Plan, once made, will become part of the Local Development Plan.

THE NATIONAL PLANNING POLICY FRAMEWORK or NPPF was first issued by central government in 2012 (and subject to revision). It contains an overall set of guidelines and regulations on planning for the country as a whole.

An **AREA OF OUTSTANDING NATURAL BEAUTY or AONB** is designated by Natural England for its national importance or significant landscape value. There are only about 50 in England and Wales and they are given additional protection against development. Our AONB, **Suffolk Coast and Heaths**, was designated in 1970.

COMMUNITY INFRASTRUCTURE LEVY is a sum charged to developers (with the general exception of charitable or social housing schemes) as part of the planning process. It must be used to pay for the infrastructure (services and facilities) required as a result of development.

REGISTERED PROVIDERS (RP) are usually housing associations or other housing groups which have been approved by Central Government to provide affordable and other housing and must comply with rules affecting finance, development, terms of sale and resale and tenancies.