



Mrs H Hanslip
Suffolk Coastal District Council
East Suffolk House Station Road
Melton
Woodbridge
IP12 1RT

Our ref: AE/2017/121418/01-L01

Date: 07 March 2017

Dear Mrs Hanslip

MELTON NEIGHBOURHOOD PLAN

Thank you for your consultation received on 23 January 2017 for the Melton Neighbourhood Plan. We have provided bespoke comments regarding flood risk at the Land off Wilton Bridge Road site, and would like to draw your attention to the general comments below.

Land off Wilford Bridge Road

The Neighbourhood Plan identifies Land off Wilford Bridge Road as a 9.7 hectare development site for commercial, residential and community use. This site is in Flood Zones 1, 2 and 3, defined by the '[Planning Practice Guidance: Flood Risk and Coastal Change](#)' as having a low, medium and high probability of flooding respectively. To comply with the National Planning Policy Framework, development in Flood Zones 2 and 3 must pass the Sequential and Exceptions Tests where appropriate, and be accompanied by a site-specific Flood Risk Assessment (FRA).

We support paragraph 10.6, which recognises the presence of the Flood Zones and the need for FRAs to accompany planning applications. Paragraph 10.6 also states that housing will be located on the northern part of the site. Housing is a 'more vulnerable' development, as defined in [Table 2: Flood Risk Vulnerability Classification](#). We therefore welcome that housing is mostly sequentially sited in Flood Zone 1. It should be noted that although a large part of the housing area is in Flood Zone 1, some is in Flood Zone 3 so those applications will only be acceptable if they are accompanied by an FRA that demonstrates that the development will be safe and will not increase risk elsewhere. Flood Zones do not take Climate Change into account, so it is likely that more of the site may be at risk in the future.

Our principal aims are to protect and improve the environment, and to promote sustainable development, we:

- Act to reduce climate change and its consequences

- Protect and improve water, land and air
- Work with people and communities to create better places
- Work with businesses and other organisations to use resources wisely

You may find the following two documents useful; they provide:

- an overview of our role in development and when you should contact us;
- initial advice on how to manage the environmental impact and opportunities of development;
- signposting to further information which will help you with development;
- links to the consents and permits you or developers may need from us.

Building a better environment: Our role in development and how we can help:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf

Environmental Quality in Spatial Planning <http://www.english-heritage.org.uk/publications/environmental-quality-in-spatial-planning-supplementary-files/>

Please also find attached to this e mail our document “Planning for the environment at the neighbourhood level.”

Please note that the view expressed in this letter by the Environment Agency is a response to the proposed Neighbourhood Development Plan only and does not represent our final view in relation to any future planning or permit applications that may come forward. We reserve the right to change our position in relation to any such application.

Please contact me on the details below should you have any questions or would wish to contact any of our specialist advisors. Please continue to keep us advised on the progress of the plan.

We trust this advice is helpful.

Yours sincerely,

Miss Eleanor Stewart
Sustainable Places - Planning Advisor

Direct dial 020 8474 8097

Email planning.ipswich@environment-agency.gov.uk