

East Suffolk Council
Riverside 4 Canning Road
Lowestoft
Suffolk
NR33 0EQ

Our ref: AE/2020/125120/01-L01
Your ref: nhp
Date: 26 May 2020

Dear Sir/Madam

REYDON NEIGHBOURHOOD PLAN

Thank you for your letter relating to the Reydon Neighbourhood Plan. We have assessed the draft Neighbourhood Plan as submitted and our letter contains our response and information in relation to environmental issues that should be considered during the development of the Neighbourhood Plan.

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 explain our role in the planning process in more detail and describe how we work with others; 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

Coastal Protection

We support the aim of 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 for the relocation of properties at risk from

Environment Agency
Cobham Road, Ipswich, Suffolk, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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erosion at Easton Bavents and any proposals made in the context of the Shoreline Management Plan to protect the housing in areas vulnerable to future flooding. In particular, reference to the Shoreline Management Plan for the area in the context of coastal zone planning is supported. We recommend that the Norfolk and Suffolk Coastal Authorities, Statement of Common Ground, Coastal Zone Planning is referred to within this section of the document. In addition, the document should reference policies SCLP9.3 Coastal Change Management Area and SCLP9.4 Coastal Change Rollback or Relocation from the emerging Suffolk Coastal Local Plan. We also support the aim of 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. The document should reference and directly support policy SCLP9.5 Flood Risk from the emerging Suffolk Coastal Local Plan.

Flood Risk

Part of the designated Neighbourhood plan area falls into flood zones 2 and 3. Any proposed development in flood zones 2 or 3 must be accompanied by a Flood Risk Assessment (FRA). The sequential approach should be applied within specific sites in order to direct development to the areas of lowest flood risk. If it isn't possible to locate all of the development in Flood Zone 1, then the most vulnerable elements of the development should be located in the lowest risk parts of the site. If the whole site is at high risk (Flood Zone 3), an FRA should assess the flood characteristics across the site and direct development towards those areas where the risk is lowest.

Contaminated Land

Parts of the designated Neighbourhood plan area for Reydon lie over Source Protection Zones. For land that may have been affected by contamination as a result of its previous use and that of the surrounding land or development that potentially may cause contamination, sufficient information should be provided with the planning application to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures.

Please note that the view expressed in this letter are 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.

Yours faithfully

**Miss Natalie Kermath
Planning Advisor**