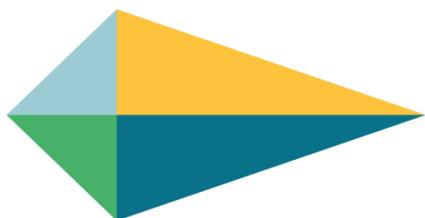


Responses to Reydon Neighbourhood Plan

Regulation 16 Publicising a Neighbourhood Plan

Publicity period: 27 February to 8 May 2020

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What is the purpose of this document?

Reydon Parish Council submitted their Neighbourhood Plan to East Suffolk Council ahead of it being submitted for independent examination.

East Suffolk Council publicised the Plan and invited representations to be forwarded to the examiner for consideration alongside the Plan.

This document contains all representations received during the publicity period of 27 February to 8 May 2020.

East Suffolk Council

Much hard work has gone in to preparing this plan and some very good content has been produced. We have some comments to make and these are set out below.

Reydon Neighbourhood Plan Submission Draft, February 2020

Vision and Context

- In our view these sections would benefit from increased reference to heritage in Reydon, its contribution to the character of the parish and its future conservation. For example, Reydon was originally the mother parish of Southwold and it contains several buildings of importance such as Reydon Hall, the parish church of St Margaret, and St Felix School.

Section 3.3 Housing Stock:

- This section contains a lot of interesting data, however there are no footnotes or references to the source of such information. There are however, referenced sources in Section 4 (Key Issue 1: Housing for local people).
- Para. 4.1: It is stated that second home data found second homes to comprise 8% of the housing stock in 2001. However, in Section 3.3 it is stated this was found in 2002. This should be checked for consistency.

Policy RNP2: Development next to Educational Establishments

- The policy seeks to protect the ability of educational establishments to expand in the future. As such the policy wording could be amended to support this as follows: 2nd para. – ‘Such development will only be supported where it is satisfactorily demonstrated, including adequate and appropriate engagement with the Education Authority, that there is no current or likely future need for the educational establishment to expand on to the site.’

Policy RNP5: Maintaining Protection of the Countryside Around the Village

- It is not clear whether criteria a-d in the policy must all be met, or just one of them. The plan should make this clear. Adding ‘and’ or ‘or’ accordingly after the criteria would achieve this.

Policy RNP 7: Local Green Spaces

- The first sentence should read: ‘The following open spaces are given the status of Local Green Space.’

Policy RNP 9: Safe Walking and Cycling Routes

- It is suggested that householder development is excluded from this policy as it is small scale development taking place in people’s homes and gardens which would

not contribute to the aims and objectives of this policy. Example wording: “Where feasible, all developments other than householder development should include...”

Key Issue 6: Design principles for the village

- With reference to the comments on colour in the preamble section, this could be improved by adding reference to the AONB Use of Colour Guidance which will assist owners and agents (<https://www.suffolkcoastandheaths.org/managing/planning/guidance-for-planning-in-the-aonb/>).
- P.19 Examples of Reydon Houses - examples of good new design in the parish could be valuable here eg. the Adnams Distribution Centre, Bavent House, and also Long Farm.

Policy RNP10: Reydon Neighbourhood Design Principles

- B. “New buildings should be highly energy efficient, meeting or exceeding government policy for national technical standards and those required by local plan policy WLP 8.28;”

General/Minor comments

- References to ‘East Suffolk District Council’ should be changed to ‘East Suffolk Council’ throughout the document.
- Para. 4.8 ‘...we wish to restrict the Affordable Housing element of new developments to these two forms of tenure.’
- P.23 NPPF – replace ‘regulations’ with ‘policy’.

Please note that these comments are given at an Officer level without prejudice to any future decisions that the Council may make.

Anglian Water Services Ltd

Policy RNP5: Maintaining Protection of the Countryside around the village:

Reference is made to development within the designated Area of Outstanding Natural Beauty only being permitted in exceptional circumstances and where it can be demonstrated it is in the public interest.

Para 172 of the National Planning Policy Framework uses the term 'major development' which refers to both the scale and extent of development. It is suggested that Policy RNP5 should be amended for consistency with the NPPF and refer to this term.

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

We note the concerns of the local community relating to the available capacity within the public sewerage network for additional development. We would expect development proposals which include foul and surface water drainage to be considered in accordance with Policy WLP1.3 (Infrastructure) and WLP8.24 (Flood Risk) of the adopted Waveney Local Plan.

In making our comments on planning applications we would consider whether there is a risk of flooding downstream from the development proposal including whether there has been any historic flooding incidents within the foul sewerage network due to a lack of hydraulic capacity in the vicinity of the development proposal.

Where blockages occur we have a responsibility to ensure that these are cleared so we can continue to serve our customers. We actively work with our customers to prevent items entering the sewer network as the majority of blockages are preventable.

Further details of our Keep It Clear Campaign are available to view on our website:

<https://www.anglianwater.co.uk/environment/how-you-can-help/keep-sewer-pipes-clear.aspx>

Where issues occur within the sewer network we would encourage customers to report them to Anglian Water so that we can investigate and take appropriate action. The telephone number for reporting sewer flooding is 03457 145 145.

Policy RNP10: Reydon Neighbourhood Design Principles:

The design principles referred to in Policy RNP10 appear to be focused on proposals for residential development within the plan area. We would therefore suggest that should be made clear in the wording of this policy.

Blythburgh Parish Council

Blythburgh Parish Council have reviewed the Reydon Neighbourhood Plan and have no comments to make.

Historic England

We welcome the production of this neighbourhood plan, but do not wish to provide detailed comments at this time. We would refer you to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

I would be grateful if you would notify me if and when the Neighbourhood Plan is made by the district council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed NP, where we consider these would have an adverse effect on the historic environment.

Michael North

RNP4 Principle Residence Requirement:

We have previously made representation/objection on this policy on behalf of Michael North of Northland Ltd who is an option holder on land in Green Lane owned by Gladwell and Doy. We objected on the basis that there had been no viability assessment.

We are now satisfied that this policy should stand as drafted and so confirm that we are instructed to withdraw this objection.

Natural England

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.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this neighbourhood plan.

Suffolk County Council

SCC welcomes the changes made to the plan following the Regulation 14 consultation and appreciate that the Parish Council have taken our comments into account. As such the County Council has no additional comments to make.