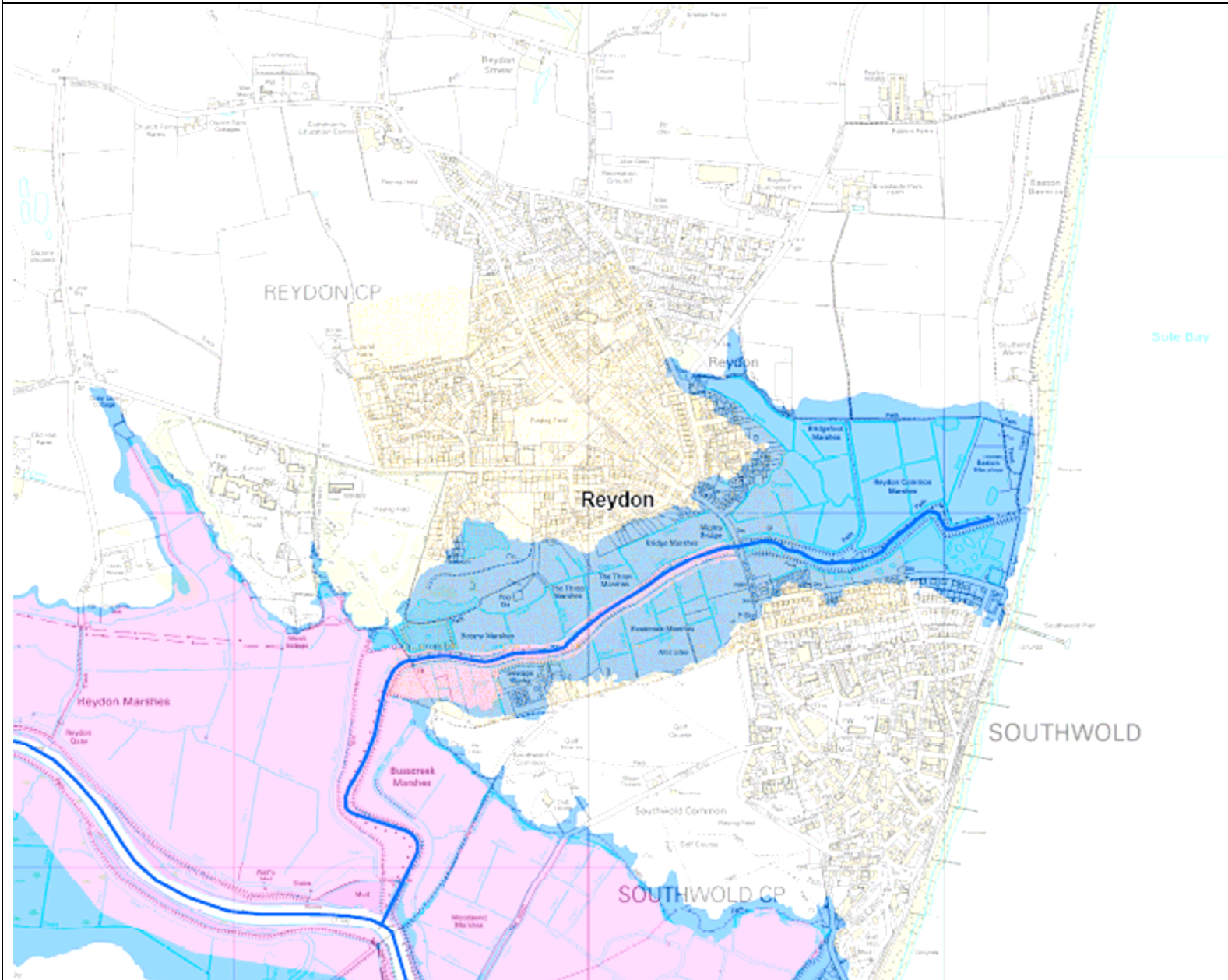


Waveney District Council LDF: Level 1 SFRA

Southwold and Reydon

PPS25 Flood Zones 2007

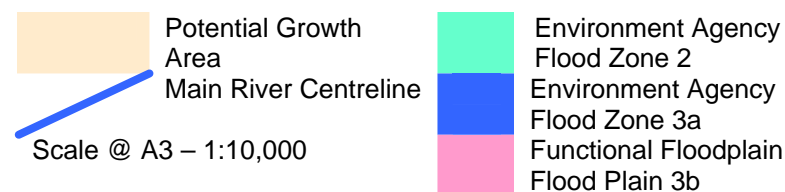
Figure A46



Preliminary Core Strategy Assessment

Flood Zone	1, 2, 3a & 3b
Potential Housing Allocation	The Waveney Core Strategy Preferred Option report (June 2006) proposes 5,800 new homes to be built in the District by 2021. Some of these homes could be located in the Southwold and Reydon area. The map shows one possible growth area where this development could be located. Potential new allocations within the LDF Potential Growth Area in Southwold and Reydon could reasonably be accommodated outside Flood Zones 2 and 3.
Potential Employment Allocation	Potential new employment allocations within the LDF Potential Growth Area in Southwold and Reydon could reasonably be accommodated outside Flood Zones 2 and 3.
All Potential Development Allocations	The map shows that there are regions within the Potential Growth Area that are outside the Environment Agency mapped and PPS25 defined Flood Zones 2 and 3. Site allocations should therefore be sought in these areas primarily and all options exhausted before sites are allocated in areas at risk of flooding.
Main River	Buss Creek runs between Reydon and Southwold, and The River Blyth runs to the south of Southwold.
Problem drainage areas	No data available.
Flood Record Information data	In Southwold there are a number of premises, commercial and residential, situated on the unprotected side of the Environment Agencies tidal defence line.
Origin of Mapping	Environment Agency tidal outlines and modelled (overtopping) functional floodplain
Functional Floodplain	The extent of the Functional Floodplain generally follows the extent of Flood Zone 3 to the south of Reydon. This zone does not extend significantly between Southwold and Reydon.

Settlement Level Coarse Assessment



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	Size of Potential Growth Area	Area in Zone 3	Area in Zone 2 (inclusive of Zone 3 where present)
Area (ha)	123.37	53.24	53.24
% of Area		43.16	43.16

Waveney District Council LDF: Level 1 SFRA



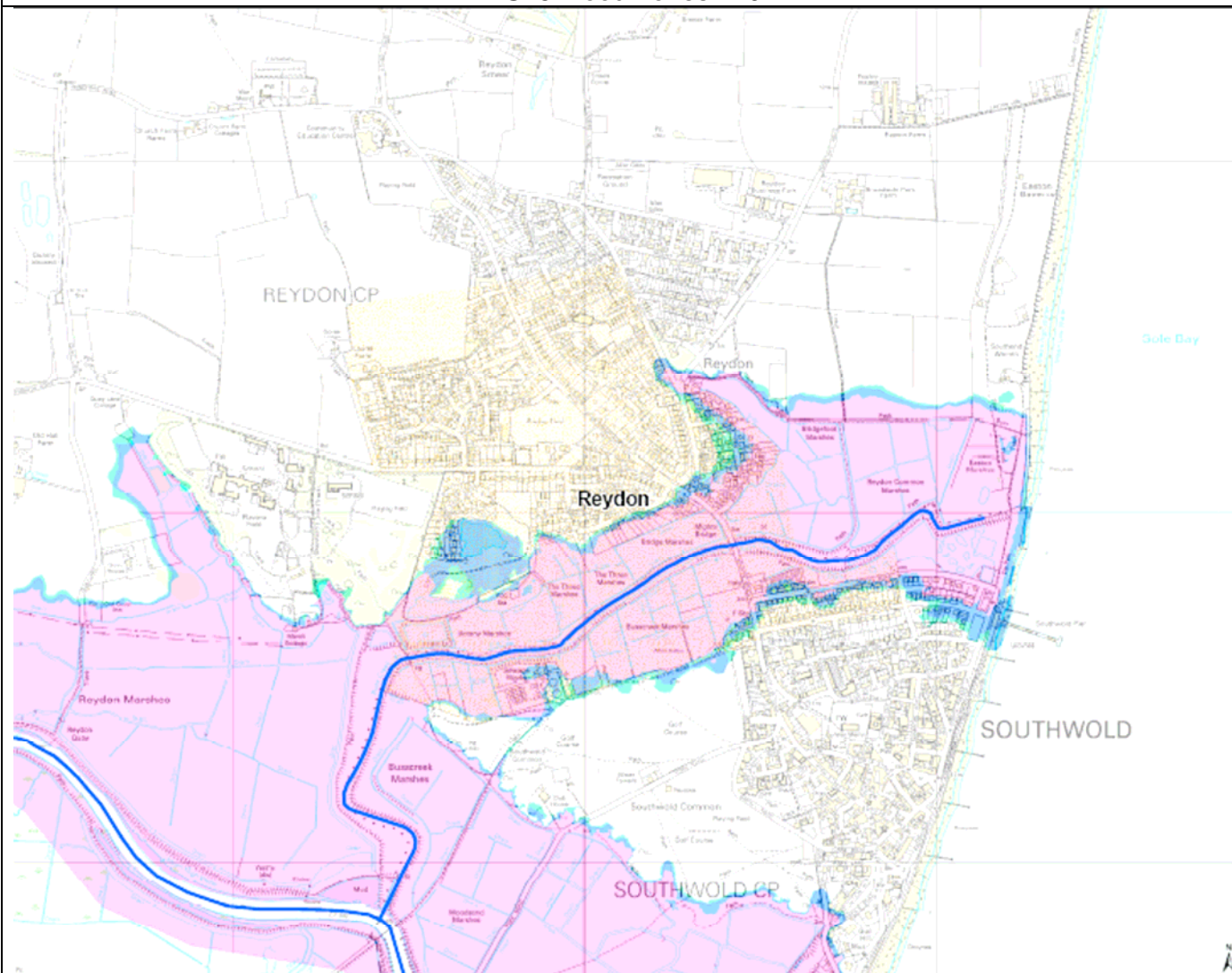
Waveney District Council
Serving the Community

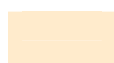






Southwold and Reydon

Figure A47

PPS25 Flood Zones 2107



 Potential Growth Area
 Main River Centreline
 Scale @ A3 – 1:11,000

 Modelled Flood Zone 2
 Modelled Flood Zone 3a
 Functional Floodplain Flood Plain 3b

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The delineation of tidal Flood Zones 2 (1 in 1000 years) and 3a (1 in 200 years) with the influence of climate change in Southwold has been determined from the modelling undertaken as part of this SFRA. Outlines have been determined using the combined results of the breaches in this area.

The functional floodplain in 2107 has been mapped using the 1 in 20 tidal flood extent resulting from the overtopping modelled scenario in Southwold. This has been modelled as part of this SFRA. Functional floodplain extents for 2007 and 2107 are available as a result of tidal modelling.