

Mr Timothy Spurway  
East Devon District Council  
The Knowle  
Sidmouth  
Devon  
EX10 8HL

**Our ref:** DC/2006/000243/AP-  
17/IS1-L01  
**Your ref:**  
**Date:** 09 June 2015

Dear Mr Spurway

**APPLICATION TO DESIGNATE A NEIGHBOURHOOD PLAN AREA FOR EAST BUDLEIGH AND BICTON PARISH**

Thank you for your consultation of 07 May 2015 providing us with the opportunity to comment on the above designation request.

We have no objections to this application to designate the parish as a neighbourhood plan area. However, at this early stage in the neighbourhood planning process we would like to take this opportunity to highlight the environmental constraints that are likely to need further consideration as the plan develops.

The floodplains associated with the River Otter and Budleigh Brook puts parts of the parish at risk of flooding. Whilst the majority of existing development in the parish is located outside of these areas parts of East Budleigh and Yettington are at risk of flooding from the Budleigh Brook. In line with the National Planning Policy Framework we would seek any new development to be directed to areas outside Flood Zone 3 (High probability) and Flood Zone 2 (Medium probability). Any new development which has to be located in these flood zones would need to be safe for its lifetime (including allowance for Climate Change), not increase flood risk elsewhere and, where possible, reduce flood risk over all.

In addition, we would be looking for new development to manage surface water drainage on site through the use of Sustainable Drainage Systems to ensure that surface water flooding risks are not increased and, where possible, are reduced. Nonetheless, Devon County Council, as Lead Local Flood Authority, are now the lead authority for surface water matters.

With regard to the objectives of the Water Framework Directive the Otter Estuary is at Good Ecological Status. It is the target for all water-bodies to meet Good Ecological Status by 2027. Therefore, any new development must not cause

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deterioration from the present desired status.

We also recommend that the plan references the Catchment Based Approach; not necessarily how the plan ties in with the East Devon Catchment Partnership but at a more local scale what consideration will be given to the environment up and down stream of the area.

We would welcome further consultation on the next stage of your plan to identify any opportunities to deliver positive outcomes for shared priorities through it.

Yours sincerely

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