

East Devon Local Plan, 2020-2040 (Lympstone)

Comments from the Lympstone Flood Resilience Group

We note that Strategic Policy 35 relating to flooding is still to be finalised , but will be in line with the requirements in the NPPF. However as it stands at present it is rather thin and we would like to see mention of the need to ensure that development does not increase the flood risk of villages, such as Lympstone .downstream of proposed extensive new development.

There are six areas currently described as preferred choices for development in Lympstone Parish (see map in Appendix 1) on which we wish to comment

These are LP GH/ED72,GH/ED73, GH/ED/75,LP Lymp 01, LP Lymp 09, and LP Lymp 10a

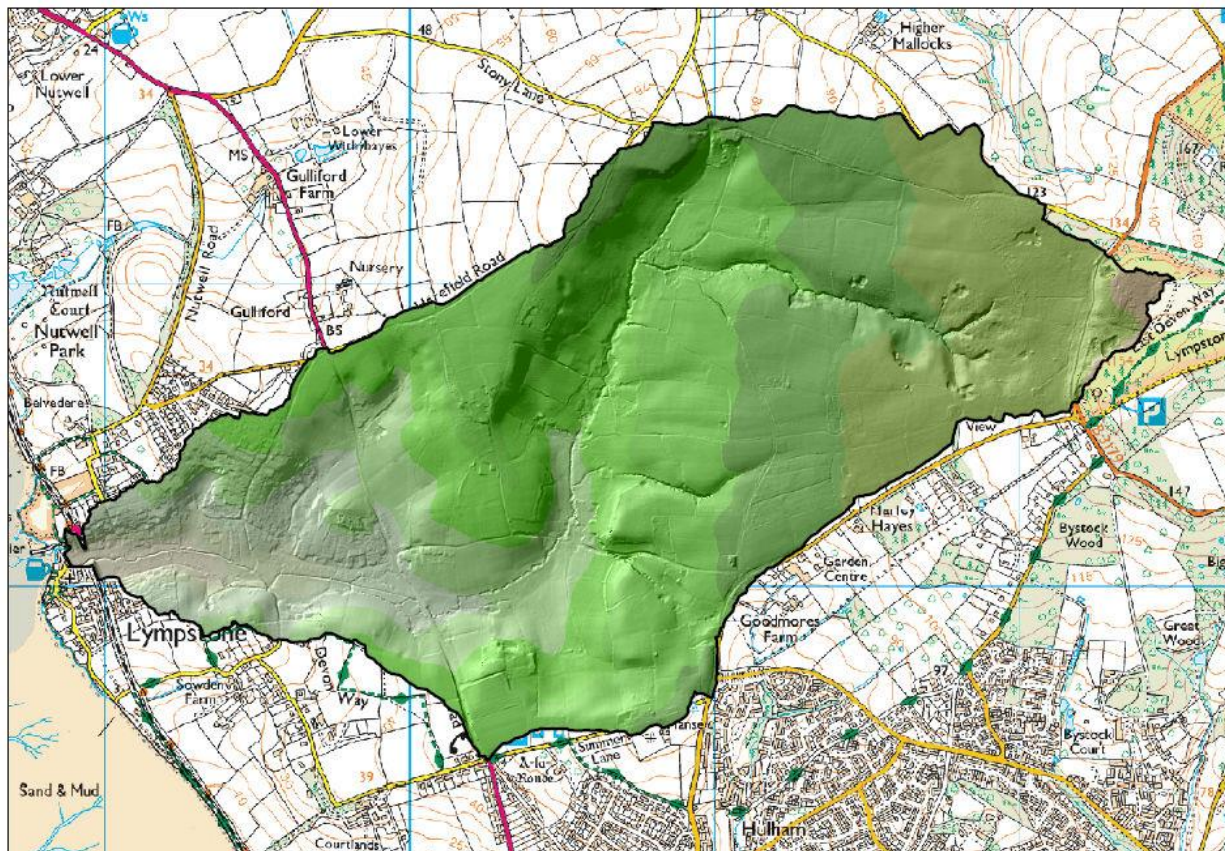
The Wotton Brook Catchment is the most critical concern regarding new developments, and our principle is that with appropriate SUDS attention, any new developments should improve on the pressure that the catchment places on Lympstone Village and its flooding potential.The catchment, shown in the LIDAR diagram below, is a rapid response catchment as defined by Devon County Council and The Environment Agency and as such has been extensively modelled and studied with the objective of reducing the 'flashy' runoff which currently occurs, and which in turn can flood the village.

There is a very real possibility of increasing the flood risk to the village without very careful analysis. We understand that a Strategic Flood Risk Assessment has been commissioned by the District Council. We have requested that Lymstone Flood Resilience Group, a working group of Lymstone Parish Council be consulted in the preparation of this assessment.

Modelling has shown that Natural Flood Measures (NFM) when applied to the catchment can reduce the existing runoff, and currently the farmers and landowners are being consulted in order to evaluate and to implement such measures, for which budget support is available. Clearly therefore any new development which overrides these landscape and soil improvements planned should in principle match or better the resilience that would have been achieved from the same footprint. The catchment is currently one of a small number nationally and a couple of dozen in Devon awarded investment attention under the Devon Resilience Improvement Program (DRIP) in order to improve flooding resilience in the Village.

The proposed areas

LP GH/ED73 is a development within the Parish on a site which we believe must be made to drain outside of the catchment following the principles established during approvals of the most recent road of new housing, Gulliford Close, adjoining the proposed site off Strawberry Hill. Equally the site facing across Meeting Lane (LP GH/ED72

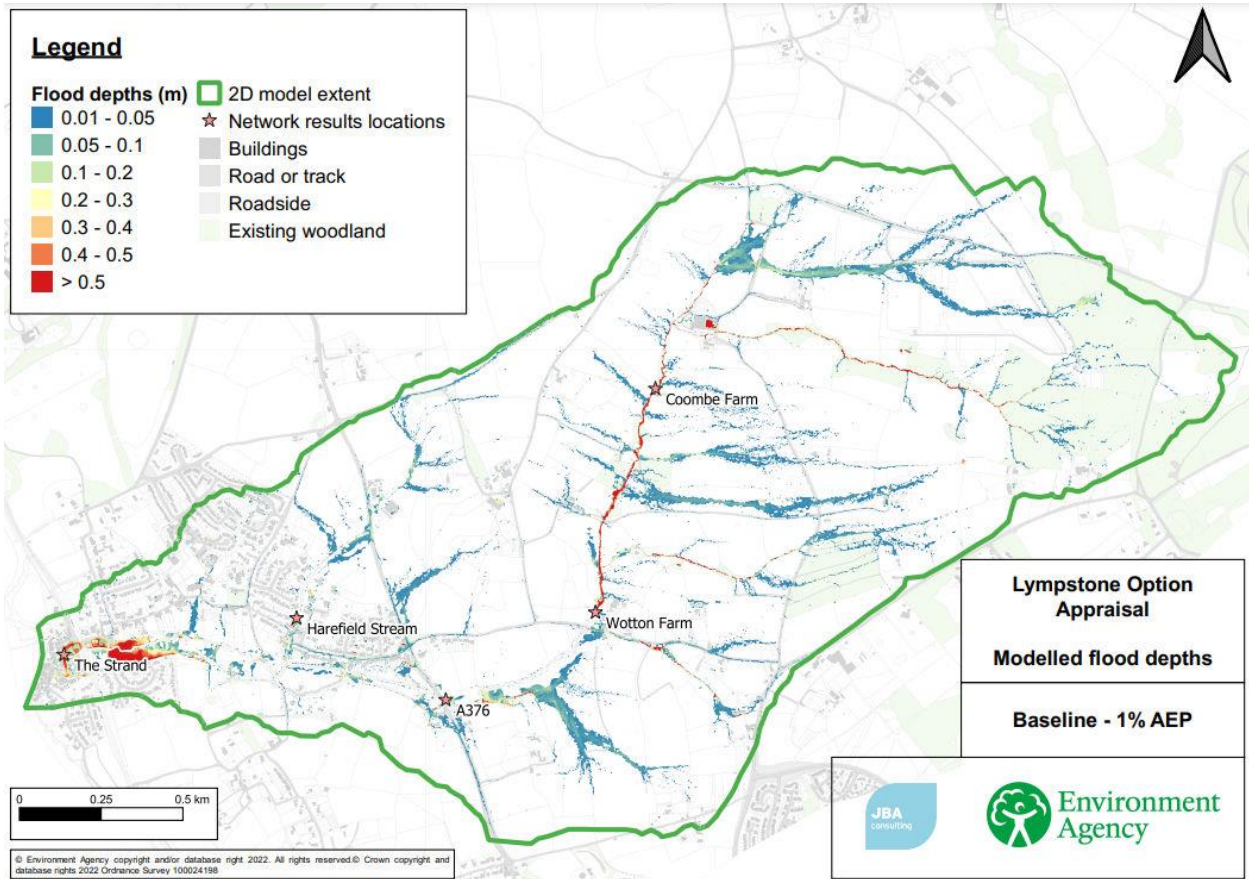


which is in Woodbury Parish must also drain outside of the Wotton Brook catchment, and to the North. With these points agreed the two sites will put no new burden on our Wotton Catchment.

LP GH/ED75 is a small site off Grange Close which naturally drains into the Harefield Stream and then into the Wotton Brook. The stream passes under a culvert in Longmeadow Road. The properties around this culvert have been flooded on a number of occasions. Devon County Council undertook a study of the area and have carried out some improvement work to the culvert. However the cottages in the area of the culvert still remain at a high risk of flooding and any increase in run off from this site would only increase this risk. Because this area has flooded in the past unless the drainage can be diverted from the Harefield Stream this site should not be developed.

LP Lymp 01 is located on high ground, at the crest of the landscape and some surface waters from this location would drain towards Wotton Brook and some would naturally drain away from the Wotton Brook Catchment, and in our view any development here must ensure that all waters are directed away from The Brook and Lympstone. This may require attenuation. However the Southerly drainage may prove to be an unacceptable burden on the pumping station which currently handles the properties around Sowden House and Sowden Farm. This should be carefully reviewed.

LP Lymp 09 and LP Lymp 10a are a major concern. An example of the runoff from these locations is shown below, and it can be seen that drainage from the north side of Hulham Road has great sensitivity. The blue lines indicate current surface runoff as modelled, and as previously mentioned various NFM Measures to reduce the runoff are being explored with landowners and are under consideration under DRIP. Retention or attenuation in this area would be critical to ensure that the targets set for the NFM improvements to this area are matched or bettered. We are concerned that this area is potentially very unsuitable for development for these reasons.



Appendix 1: East Devon Local Plan 2020-2040, Lypstone

