

1st September 2020

Planning Department
North Devon District Council
Lynton House
Commercial Road
Barnstaple
EX31 1DG
ATTN Mr R Pedlar

Dear Sir

RE: 71940 - Land at Velator Bridge Braunton Devon - Removal of Condition 8i (Flood Defence) attached to planning permission 57649 (Variation of condition 2 (Approved plans), 13 (garaging & vehicle parking) attached to planning permission 54108 to provide 12 affordable & 11 open market dwellings (amended plans))

We strongly object to this application, which is the latest in respect of a site that should never have been given permission for given its location within flood zone 3.

The condition that the developer is asking to remove was stipulated explicitly by the Environment Agency in their response to planning application 57649.

There is no evidence of any discussions between the Environment Agency, Planning Case Office and the developer as alluded to in correspondence submitted.

The developer's own Ground Investigation Report dated 2009 states very clearly that piling is required for both houses and sea defences to a depth of between 5 – 8 metres due to the nature of the geology at the site. This report also records the impermeable nature of the ground at the site and the elevated levels of chemicals in the ground which present a significant risk to human health

Other aspects that do not appear to have been considered in respect of this proposed development are:

- The potential for significant coastal creep from Yelland (if it goes ahead) and other coastal developments. Water levels will rise even higher than is presently planned for by the Environment Agency.
- Higher storm surges affecting the area as Horsey Island returns to estuary/marsh.
- When the Vellator area is in flood (increasingly likely scenario given the changing climate events of very heavy rain, large tides and a storm surge), it is geographically surrounded by water. This is because it comes up through the sewers and from overflow of the Caen further upstream - not just the riverside where these proposed houses will be located.
- Given this likely scenario the Environment Agency must ensure that development of this site will not worsen the potential flooding of the surrounding areas, not just those that are directly riverside.

The unsuitability of this site for development was and is clearly evidenced by the 21 conditions attached to the Decision Notice permission issued 12th December 2012 - none of which have been discharged in the past eight years.
This application must be refused.

Love Braunton
Cc Braunton Parish Council