



30th January 2021

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))

Consultation in respect of this application was reopened but it appears that no notifications were sent out to respondents.

Once again, we reiterate our strong objection to this application, which should never have been permitted, given its location within flood zone 3.

We still await a response from the Case Officer in respect of question raised in our letter 3rd November 2020 and repeated below for ease of reference and flood guidance attached:

What consideration has been given in respect of the updated Climate Change advice as to the impact of development of this site for:

- residents in the surrounding area
- future residents of the proposed dwellings on the site
- the actual sustainability of this proposed development

The new drawing submitted by the developer DWG 1492_10_01B may be intended to show land ownership plan but it better illustrates the nonsense of having a minimum of 23 vehicles entering/leaving the site, together with any additional truck/van movements that these proposed dwellings will generate.

The entry/exit point to the site on/off Velator Way introduces a hazard for other road users. Velator Way is not only busy with vehicle traffic but is also well used by pedestrian and cyclists en route to Crow Point and/or the Burrows. Activities that are actively promoted by North Devon District.

It is not clear what the "Turning Radius 5.79m Truck" diagram actually shows – is it a truck or a Standard Passenger Car as annotated?

This new drawing does not evidence how flood risk will be mitigated by the developer for either the site or residents in surrounding areas. Perhaps the Planning Team will when responding to questions asked above will provide that evidence and assurance.

This application must be refused.

Love Braunton

Attachments

1. Environment Agency Table 3 Flood risk vulnerability and flood zone compatibility
2. Flood Map for site

Cc Braunton Parish Council
Cllr D Spear
Cllr L Spear

Environment Agency Table 3 – Flood risk vulnerability and flood zone compatibility

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Flood map for planning

Your reference	Location (easting/northing)	Created
Velator Brdge	248627/135738	30 Oct 2020 15:46

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.

<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Flood map for planning

Your reference
Velator Bridge

Location (easting/northing)
248627/135738

Scale
1:2500

Created
30 Oct 2020 15:46

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

