



8<sup>th</sup> March 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))

Once again consultation in respect of this application has been reopened and no notifications have been sent out to previous respondents.

As stated in our previous letters we strongly objection to this application, which should never have been permitted, given its location within flood zone 3.

We have received no response from the Case Officer in respect of assurances sought from the LPA in our letters 3<sup>rd</sup> November 2020 and 30<sup>th</sup> January 2021 as to what consideration the LPA has given to this site following updated Climate Change advice as to the impact of development on:

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

It appears that the consultation has on this occasion been reopened to seek the views of Natural England and NDC Sustainability Officer in respect of the submission of the developer's ecologist that claims the removal of flood defences and further infilling of the site to raise the foundations of the 23 houses will have no impact on the ecology of the area.

This application for variation of removal of flood defences must also be considered with the current Application 72778 for a further variation - that of design which would remove the balconies and swap layout of ground floor and first floor. These changes move windows closer to the water.

The impact that this development will have on the local environment, residents and Caen Wetlands cannot be mitigated by conditions.

Not only should this application be refused, but the original permission granted over ten years ago should be reviewed in light of current climate understanding and revoked.

Love Braunton

Cc Braunton Parish Council  
Cllr D Spear  
Cllr L Spear