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Local Plan Review, Forward Planning,
Mid Devon District Council
Phoenix House
EX16 6PP



Coldharbour
Sand Down Lane
Newton St Cyres
27 Feb. 14
EX5 5DF

Dear Sir,

LOCAL PLAN REVIEW NEWTON ST CYRES

Although we understand the perceived need for some further housing development in the village we are concerned about the possible release of the land West of Tytheing Close for building, in respect of the drainage. This land is a steep hill going down to the Shuttern Brook which feeds into the River Creedy.

The Shuttern Brook already causes concern in times of heavy rainfall. Being a hilly area the water rises very quickly and during the last two years on several occasions has threatened flooding. It does, in fact, flood the road in West Town from time to time. Houses in Pump Street and the Crown and Sceptre are at risk as are some houses in West Town, Woodlands and Godolphin Close.

We fear that any increased drainage caused by the inevitable run off produced by the development of this area West of Tytheing Close may upset the delicate balance of the Shuttern drainage, causing flooding to houses already built in the Shuttern's flood plain. The Crown and Sceptre and Godolphin Close would possibly be most at risk but any decrease in the speed with which water is able to flow along the brook would inevitably cause flooding further back along its course.

As owners of 4 Godolphin Close (our intended future residence) we are personally concerned about how any development of the village will affect one of the main village sewers that runs under the attached garage of our property. This sewer also carries run off water. Recently this has been streaming across the A377 from the area in question. We should also be concerned about the effects of flooding in West Town on this sewer.

Historical Perspective

Nearly sixty years ago there was a period of development in the village when orchards on the Shuttern flood plain were developed as small estates now known as Woodlands and Godolphin Close. Since then and quite recently, more houses have been built in West Town, again on the flood plain. Aerial photographs of the village during the 1960 flood, show water still using the old water course running from the Shuttern at the Crown and Sceptre, through what is now Godolphin Close, and into the fields beyond (through the Court Orchard site) and re joining the Shuttern well away from the village. A map of 1905 shows a possible water storage area in the Godolphin Close area. This was a very old water course (harnessed in Victorian times for energy), but no doubt a very useful flood alleviation scheme.

Previous misuse of the flood plain of the Shuttern Brook in Newton St Cyres has now made it imperative that the situation is not further aggravated by any new developments. We should be grateful if you could give consideration to this matter.