

MID DEVON LOCAL PLAN REVIEW 2013 – 2033

Proposed Submission (incorporating proposed modifications) Examination

Inspector: Paul Griffiths BSc (Hons) BArch IHBC

Hearing 1: Tuesday 26th & Wednesday 27th September 2017

Matters and Issues: Policy J27

Statement of Mid Devon District Council

ISSUE 11 Does provision need to be made for compensatory flood plain?

- 11.1 The Junction 27 allocation falls entirely in Flood Zone 1 as evidenced in the Strategic Flood Risk Assessment (2014) submission document ENV08. As set out in National Policy a site-specific flood risk assessment will be required for any development greater than 1ha which will determine in greater detail the flood risk of the site. Policy S1 Sustainable development priorities and S9 provide the principles for managing and reducing flood risk. Policy DM1 High Quality Design of the Local Plan Review requires appropriate drainage including Sustainable Urban Drainage Systems (SUDS).
- 11.2 It is noted that the policy makes reference to the provision of a pedestrian bridge across the M5 motorway linking the site to Tiverton Parkway railway station, of which to the West of the M5 motorway there are areas of flood plain, however there are opportunities to avoid floodplain as part of the design of the pedestrian bridge. Nevertheless in response to the 2017 representation made by the Environment Agency (ID 6734), the supporting text was proposed to be amended in SD14 Schedule of Proposed Minor Modifications March 2017, modification 20. However following further discussions with the Environment Agency they have suggested that given the likely route of a footbridge would pass from Flood Zone 1 to Flood Zone 1, almost certainly avoiding works in any areas of Flood Zones 2 or 3, they consider it unlikely that provision for compensatory flood plain will be needed. As such it is proposed that modification 20 in SD14 with reference to the addition in the supporting text “Any loss of floodplain at this location should be mitigated by the creation of additional/compensatory floodplain which should secure wider environmental and sustainability benefits including provision of appropriate ecological and biodiversity enhancement” is withdrawn.