

Mr Ben Lucas  
Mid Devon District Council  
Forward Planning & Conservation  
Phoenix House Phoenix Lane  
Tiverton  
Devon  
EX16 6PP

**Our ref:** DC/2014/114498/AP-  
02/SB2-L01  
**Your ref:**  
**Date:** 15 November 2019

Dear Mr Lucas

### **Cullompton Neighbourhood Plan – Regulation 16 consultation**

We are generally supportive of the vision, objectives and policies set out in the submission draft of the Cullompton Neighbourhood Plan. With regard to the vision statement for Cullompton we especially support the aspiration to integrate nature and the ‘imaginative use of water management’.

In terms of the planning context the plan has identified the key issues relating to the natural and rural environment (paragraphs 4.18 to 4.20) especially regarding important habitats and flood risks/hazards in the area.

We support the aims and objectives set out with regard to **Sustainable Development (chapter 6)**, particularly with regard to ensuring new development has appropriate infrastructure in place and avoids increases in flood risk. We welcome inclusion of **policy SD03** regarding flood attenuation. For the most part Devon County Council (as Lead Local Flood Authority) would take responsibility for advising on, and reviewing, sustainable drainage schemes. However, where proposals lie within flood risk areas or adjacent to a main river we would still have a role to play.

We support **policy SD06** in respect of the Culm Garden Village proposals, which present the opportunity to create an exemplar new community which meets high environmental and sustainability standards. The new Garden Village presents a significant opportunity to improve floodplain functionality and habitats.

We are pleased to see that the section regarding infrastructure acknowledges green infrastructure, sewage infrastructure and flood risk management infrastructure. **Policy SD07** is clear that such infrastructure should be delivered in a timely manner.

We support the aims and objectives set out with regard to **Natural and Rural Environment (chapter 9)**, particularly those with regard to protection/enhancement of

Environment Agency  
Manley House Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7LQ.  
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the natural environment and the role that public rights of way and green spaces can play. Accordingly, we welcome **policy EN01** regarding protecting and enhancing the natural environment and **policy EN02** regarding improving the Public Rights of Way network which recognises their importance as biodiversity corridors.

We are pleased to see that in paragraph 9.4 the plan acknowledges the 'importance of natural networks in managing water such as water quality and flood risk' and that 'the floodplain coincides with a number of unconfirmed wildlife sites'. We also welcome the acknowledgement in paragraph 9.12 of the multifunctional benefits provided by green infrastructure.

Yours sincerely

**MARCUS SALMON**  
**Sustainable Places Planning Specialist**

Direct dial 02084746289

Direct e-mail [SPDC@environment-agency.gov.uk](mailto:SPDC@environment-agency.gov.uk)