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From: Local Plan Review
Subject: FW: 17 02 09 NPStoMDDC Mid Devon Local Plan review 2013-2033 Proposed submission and CIL

From: Grainge, Nigel [REDACTED]
Sent: 09 February 2017 15:34
To: Local Plan Review
Cc: 'Jon Sowden'; 'John Cleaver'; 'julian morgan'; 'Sarah Ratnage'
Subject: 17 02 09 NPStoMDDC Mid Devon Local Plan review 2013-2033 Proposed submission and CIL

Dear Sirs

We are submitting this statement of representation on behalf of Tiverton High School (THS) and Tiverton Community Arts Theatre (TCAT).

We request that the Local Plan (the Plan) be amended to take into account the following representations:

1. The proposed Local Plan map for Tiverton identifies the Petroc field east of Bolham Rd as the School expansion site. We request that this is corrected to show both the TCLP field and the access route across the Petroc land. We also request that the key is revised to refer to the site for 'School relocation/expansion and community arts facilities'. We attach a copy of the THS Master Plan Land ownership plan (v2) illustrating these site areas and the proposed vehicle access/egress off Lea Road.
2. We request that there should be reference in TIV15 to the proposals to co-locate Community Arts facilities with the High School. THS and TCAT have for some time been working with MDDC and DCC to prepare a THS master plan that incorporates a Community Theatre for Mid Devon. It is anticipated that this master plan will be submitted for outline planning approval in the Spring of 2017. Including this in the Plan at this stage will give the project more weight and whilst it does not come with the guarantee of funding, puts it in a stronger position when looking to secure Community Infrastructure Levy, or other funding, towards the project.
3. MDDC officers have for some time referred to both the Petroc and TCLP fields (see attached plan) as being part of the proposed 'Education Quarter' focussed on the land both east and west of Bolham Rd. We request that the Plan makes reference to this and includes the Petroc field (see attached plan) within this area
4. Whilst the School needs to plan for expansion, it also needs to relocate its buildings away from the flood risk areas to the west of Bolham Road. We request that the flood risk mitigation issues that are the primary driver for the School to relocate are clearly stated in the Plan. The School's liaison with Mid Devon DC, Devon CC and Environment Agency (EA) have established common understanding between all parties that:

- a. All of the School's existing buildings west of Bolham Road are within the 1:100 flood risk zone;
- b. EA's detailed flood modelling (currently being updated) identifies the risk of a 1:1000 event occurring at very short notice compared to other parts of the UK;
- c. This would result in flooding up to 1.5m deep within School buildings;
- d. In addition, existing defences are always at risk of a breach, worsening an already dangerous situation;
- e. This presents a serious risk to life that needs to be addressed;
- f. The effects of climate change mean that the effects of flooding will increase over time;
- g. Relocation of the School buildings away from flood risk areas, i.e. to the TCLP site east of Bolham Road, is supported by all parties and meets the NPPF Policy Aims;
- h. Relocation of School buildings away from the flood plain will provide a significant and unique opportunity to remodel the School field and flood defences;
- i. In doing so this would increase the volume of the flood plain and mitigate flood risk within the whole area, to the benefit of all properties downstream through the Town centre;
- j. This opportunity to reduce flood risk would in particular benefit the adjacent Tiverton Hospital, Petroc and the A3126 Bolham Road, all vital elements of Tiverton's infrastructure, and;
- k. The EA is wholly supportive of these strategies and acknowledge the importance of these opportunities due to the School site being upstream from Tiverton's urban areas, and;
- l. Including this information in the Plan will both clearly explain the reasoning behind the proposed land use issues and help increase leverage on gaining the capital funding that will be necessary to support School relocation and flood risk mitigation works.

Thank you for your help with this.

Yours faithfully

Nigel Grainge

Nigel Grainge Affordable Housing Director

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