

From: [Andy Barrett](#)
To: [Planning Consultation \(DPD\)](#)
Subject: FW: Mid Devon Local Plan Review - Proposed Main Modifications Consultations - Letter d/d 24th Dec 2019
Date: 13 January 2020 15:07:18

Dear Sir,

Thank you for your latest letter dated 24th Dec 2019.

Having seen the latest plan, including the two 'lakes' adjacent to 'Hembury View' at the bottom of Rull Lane, I wish to re-state our concerns about the flood risk to ourselves as a result of the adjacent development. In the past few weeks alone the amount of water overflowing the drainage in Rull Lane and Willand Road (requiring emergency clearance to clear) has been considerable, and of course an ongoing concern.

Whilst expecting that the development will probably proceed in spite of these concerns, **we do wish to ask again that sufficient flood prevention be provided (probably by provision of a flood prevention brick wall) to the properties in Willand Road** where there is currently 'wooden post and rail fencing'. Presumably this can simply be included as a condition for the developers? It follows that **as well as the wall being suitable for flood prevention purposes the wall should be of 'pleasant aesthetic appearance'**.

Please can you **firstly acknowledge receipt**, and **then advise that this simple prevention measure will be included in the development**.

Yours Sincerely

Andy Barrett

From: Poie-Yee Li [mailto: [REDACTED]]
Sent: 01 April 2015 10:33
To: [REDACTED]
Subject: RE: Mid Devon Adopted Local Plan - Cullompton - Flood Risk & Liability Query

Dear Andy Barrett,

Thank you for your email below. The position of the Mid Devon Local Plan Review is to avoid areas at risk of flooding and not to increase flood risk elsewhere from any proposed development. Key policies that aim to do this are Policy S9 and Policy DM1 which can be found on p.47 and p.140 of the Local Plan Review:

<http://www.middevon.gov.uk/CHttpHandler.ashx?id=25251&p=0>

The Environment Agency have a primary responsibility in providing flood defence, Devon County Council are the lead local flood authority and South West Water have a duty to provide appropriate infrastructure where new development is proposed. All three organisations are consulted on the Mid Devon District Local Plan Review and, if appropriate, will be further consulted if planning applications are received. It should be the case that flood risk is not increased by proposed new development, this can be achieved through requirement in planning

policy, conditions and/or obligations in planning applications in which it is the developers responsibility to carry out the development according to the planning application as approved. In some cases flood risk may be reduced by proposed development through improvements to flood defences, drainage etc.

Your response below to the Local Plan Review will be considered by an independent inspector who may make recommendations to amend the Local Plan to reflect the concerns you have raised specific to your area. If you are neighbouring any proposed new development in which an application is received, you will be consulted at the planning application stage as well.

I hope this response clarifies the position of the Mid Devon Local Plan Review. If you have any other queries or would like to discuss this further please do not hesitate to contact me directly.

Kind Regards

*Poie Li BSc (Hons) MA MRTPI
Forward Planning Officer
Mid Devon District Council
Tel: 01884 234 922*

From: Andy Barrett [REDACTED]
Sent: 25 March 2015 15:03
To: Development Control
Subject: Mid Devon Adopted Local Plan - Cullompton - Flood Risk & Liability Query

Dear Sir,

Further to my 'Representation' e-mail below I wish to raise a query that will be responded to (my understanding from the Council Website is that my Representation below will not be responded to directly).

The query that I would like a formal response to is – should we suffer flooding, either during the development or post completion, presumably this will be the planning authority's liability? Please advise how we would resolve this much unwanted occurrence?

This risk is understandably a major concern to us individually, but also the same risk to many properties on the Higher Meadows development.

Thank you in anticipation.

Andy Barrett

From: Andy Barrett [REDACTED]
Sent: 24 March 2015 17:27
To: [REDACTED]
Subject: Mid Devon Adopted Local Plan - Cullompton - Representation

Flood Risk to Properties adjoining B3181 between Cullompton Integrated Health Centre and Saxon Way + Saxon Way + Norman Drive.

-

I write as owner of a property in Hanover Gardens, very close to the junction with Rull Lane. We are very used to the substantial amount of water that drains from the hill, onto Rull Lane, then Willand Road, Saxon Way and Norman Drive. We have never been flooded by this water, but have considerable concern that the proposed plan will result in considerably more water draining along this route, and ultimately flooding a number of the existing properties.

We have attended local planning meetings at both the Hayridge and also the Walronds, where it has been explained that drainage will be managed through the use of 'tanks' that will be part of the planning requirement. Notwithstanding the attempted resolution our concerns remain. There have been numerous examples in the wider Devon area where such tanks have either not worked, or have been improperly constructed (presumably on budget saving grounds).

There would seem to be some fairly simple 'flood prevention contingencies' that should be made part of the planning requirement. For example – sufficiently improved and new drainage before the site is developed to take the water directly to the River Culm / floodplain. Additionally, it would also seem sensible to provide substantial enough (but still aesthetic) walling at the Hanover Gardens properties to prevent water entering these properties.

Please acknowledge receipt of this representation. Thank you in anticipation.

Yours Sincerely,

Andy Barrett

18 Hanover Gardens, Cullompton, Devon. EX15 1XA
Save time and do it online www.middevon.gov.uk

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From: [Andy Barrett](#)
To: [Planning Consultation \(DPD\)](#)
Subject: re FW: Mid Devon Local Plan Review - Proposed Main Modifications Consultations - Letter d/d 24th Dec 2019
Date: 14 February 2020 09:45:20
Attachments: [IMG_0362.JPG](#)
[Rull Lane Flood Photos 2020.docx](#)

Dear Sir,

I refer to my e-mail below, to which I do not appear to have received a reply.

Please find attached a few photos / video clips (2 Separate email for file size) that reflect the stated concerns. Whilst these have been taken on 13th Feb 2020 after a fair amount of rain, it is after several visits by contractors to work on the drains (that the council will have recorded too), and it is something which recurs several times across the year.

I look forward to your response.

Yours sincerely

Andy Barrett

From: Andy Barrett [redacted]
Sent: 13 January 2020 15:07
To: [redacted]
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Forward Planning Officer

Mid Devon District Council

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