

AGENDA FOR THE PLANNING COMMITTEE

MONDAY 19TH JUNE 2023 IN THE GUILDHALL

There are stairs to the Council Chamber but if any member of the public has mobility issues the Council can relocate to the lower Guildhall.

You are hereby **SUMMONED** to attend the **Planning Committee** on **Monday 19th June 2023** at **6.30pm** for a maximum of 90 minutes in the Guildhall for the purpose of transacting the following business:

Committee Members: Councillors T Bennett (Chair), G Allen, L Auletta, S Collinson, T Cooper, J Cummings, J Hodgson and L Smallridge.

1. WELCOME AND APOLOGIES FOR ABSENCE

The Chair will read out the following statement:

Welcome to everyone attending and observing the meeting.

A reminder that open proceedings of this meeting will be video recorded. If members of the public make presentations, they will be deemed to have consented to being recorded. By entering the Council Chamber attendees are also consenting to being recorded.

This meeting is limited to 90 minutes and therefore members are asked to raise their points succinctly and not repeat the same view expressed by colleagues if it does not add to the debate.

To receive apologies and to confirm that any absence has the approval of the Council.

The Committee will adjourn for the following items:

PUBLIC QUESTION TIME

A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Committee or other items that affect Totnes.

The Committee will convene to consider the following items:

2. CONFIRMATION OF MINUTES

To approve the minutes of 23rd May 2023 and update on any matters arising. Document attached.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 1696/23/TCA – G1: Lawson Cypress – reduce in height by 30% to improve natural light into garden. 5 Atherton Lane, Totnes, TQ9 5RT. See

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/231696>

3b. 1638/23/TCA – T1: Apple - Crown height reduction by 2M & Lateral reduction by 2M to stop encroaching on neighbour's property and on the roof of the cabin on my property. 7 Mount View Terrace, Totnes, TQ9 5EB. See <https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/231638>

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 1271/23/OPA - Outline application with some matters reserved for mixed use re-development site comprising circa 80 Residential Units, circa 1100sqm Commercial space, demolition of existing structures excluding Brunel building & chimney, provision of open space & surface water attenuation, parking & associated infrastructure. Full Permission for the Change of Use of the Brunel Building (Resubmission of 3136/22/OPA). Former Dairy Crest Site, Station Road, Totnes. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/231271>

4b. 4026/22/HHO & 4027/22/LBC – Householder application and Listed Building Consent for to replace conservatory with new extension, and installation of air source heat pump and associated pipework. 12 Victoria Street, Totnes, TQ9 5EF. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/224026>

4c. 1583/23/FUL – Conversion of two cottages to one dwelling house. 1 Twin Cottages Gerston, TQ9 7HS. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/231583>

4d. 1731/23/LBC – Listed Building Consent for replacement of windows for flat no's 2, 19, 39, 40 & 41. Seymour Court, Totnes. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/231731>

4e. 1953/23/PHH – Application to determine if prior approval is required for proposed larger home extension, extending 4.16 metres beyond rear wall, maximum height of 2.58 metres and 2.41 metres height at eaves. 5 Priory Terrace, Totnes, TQ9 5QE. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/231953>

And

4f. 1427/23/CLE - Certificate for lawfulness for existing conservatory extension to front of house. 23 Elmhirst Drive, Totnes, TQ9 5UX. The Council is asked to provide factual evidence only to either support or refute the claim that the conservatory/building has been in situ for in excess of the last four years. See <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/231427>

5. PENINSULA TRANSPORT ROAD INVESTMENT STRATEGY

To consider the Road Investment Strategy 2025-2030 consultation and any comments for a recommendation to Full Council (consultation closes 13th July 2023). Documents attached.

6. TRAFFIC AND TRANSPORT FORUM

To consider any recommendations from the Traffic and Transport Forum held on 30th May 2023. Document attached.

7. S106 REQUESTS

To note a request from Devon County Council Highways for S106 ideas for upcoming developments in Totnes. Document attached.

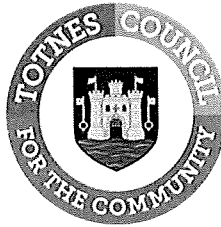
8. PENINSULA TRANSPORT CARBON TRANSITION STRATEGY
To note the Carbon Transition Strategy published by Peninsula Transport and Western Gateway Sub-national Transport Bodies. Document attached.
9. LOCAL FLOOD RISK MANAGEMENT STRATEGY NEWSLETTER
To note the Devon County Council Summer 2023 newsletter on Devon Local Flood Risk Management Strategy. Document attached.
10. EVENTS ON SOUTH HAMS DISTRICT COUNCIL LAND
To note the following event taking place on South Hams District Council land (no document):
 - a. Dart 10K Swim, Friday 1st September 1000hrs – Sunday 3rd September 1600hrs, Longmarsh.
11. DATE OF NEXT MEETINGS
To:
 - a. confirm either the date of the August Committee on Monday 15th or 21st, or alternatively seek Full Council consent for the Clerk to be given delegated authority to respond to planning applications (informed by Councillor comment) in August; and
 - b. note the date of the next meeting of the Planning Committee – Monday 17th July 2023 at 6.30pm in the Guildhall.

S Halliday
Governance and Project Manager
14th June 2023

USE OF SOUND RECORDINGS AT COUNCIL & COMMITTEE MEETINGS

The open proceedings of this Meeting will be video recorded. If members of the public make a presentation, they will be deemed to have consented to being recorded. By entering the Council Chamber or Zoom meeting, attendees are also consenting to being recorded.

Televised, vision and sound recordings or live broadcastings by members of the press or public at Councillor Committee debates are permitted and anyone wishing to do so is asked to inform the Chair of the respective Committee of their intention to record proceedings.



DRAFT MINUTES FOR THE PLANNING COMMITTEE

TUESDAY 23RD MAY 2023 IN THE GUILDHALL

Present: Councillors G Allen, L Auletta, T Bennett, J Cummings, J Hodgson and L Smallridge.

Apologies: Cllrs Collinson and Cooper.

In Attendance: Four members of the public, representatives of Acorn Property Group, BeaconComms and Carless Adams Architects, Cllrs Beavis and Presswell, C Marlton (Town Clerk) and S Halliday (Governance and Projects Manager).

1. WELCOME AND APOLOGIES FOR ABSENCE

To receive apologies and to confirm that any absence has the approval of the Council.

Cllr Allen read out a statement about how the meeting would be conducted and recorded.

The apologies were received and accepted.

The Committee will adjourn Standing Orders for the following items:

PUBLIC QUESTION TIME

A member of the public from the Camomile Lawn development requested the Committee's support in objecting to application 4021/21/VAR on the basis of concerns previously raised: over massing, including height of the building and retaining wall; flooding; foul water; lighting; excavation of soil and its transportation away from the site; concerns about parking in residential roads; impact on local infrastructure, particularly GP and ambulance services.

The Committee reconvened Standing Orders.

2. ELECTION OF CHAIR AND DEPUTY

To

a. Make a recommendation to Full Council for the Chair of Council Matters Committee for 2023/24; and

Cllr Allen proposed Cllr Bennett, seconded by Cllr Hodgson which was supported unanimously. To **RECOMMEND** to Full Council that Cllr Bennett becomes the Chair of the Planning Committee.

b. Elect a deputy chair for the Committee.

Cllr Bennett proposed Cllr Smallridge as Deputy Chair which was **AGREED** unanimously.

Cllr Bennett took the Chair.

3. STEAMER QUAY CARE HOME

To update on the latest proposals for the care home site on Steamer Quay Road from the developers Carless.

Carless Adams Architects explained that many of the changes in the variation application (which continues to be for a 68-bed care home as per the original approval) reflects lessons learned from care home operations during Covid, for example prevention rather than reaction to health problems, and making the care home as independent as possible. The variations applied for include: lowering the building into the ground by a metre to reduce the overall height of the building – site has undergone ground investigation and this is above the water zone; addition of an external green wall; extending the basement; updated lighting strategy; oxygen room (to enable oxygen provision to all rooms); larger staff room and facilities to aid infection control (individual lockers, staff uniform washing facilities).

The Committee asked about: the height of the retaining wall; what constitutes the footprint of the building (for example, does it include balconies); proximity of the building to bat pinch points along the river and hedgerow; irrigation of the green wall.

4. TELECOMMUNICATIONS INSTALLATION

To update on the proposed telecommunications installation on Babbage Road from the applicants BeaconComms.

BeaconComms explained that the proposed 23 metre mast would replace an existing mast on the industrial estate. The mast would support the Government's Emergency Services Network roll out for Totnes and could potentially be used by the four main mobile networks in the UK to increase coverage in the town. The base of the tower would be 1.2 metres wide and of a lattice construction.

The Committee asked: where alternative locations had been looked at; would additional masts be required in the future; the lifespan of the tower; emissions monitoring, health checks and the guidelines being followed.

The Committee were updated that application 1363/23/COM for this mast has been removed from the South Hams District Council (SHDC) website.

5. BALTIC WHARF PHASE 2

To update on the latest proposals for Phase 2 of the Baltic Wharf development from the developers Acorn.

Acorn Property Group updated that they are looking for revised permission for the site to that set out in the Joint Local Plan, which is no longer viable. Since the initial scheme in 2013 three factors have changed: flood criteria has increased; retirement community demand no longer exists (acknowledged by SHDC) therefore the proposed 80 retirement apartments have gone into the overall housing numbers; and the removal of 1 acre of hillside has been rejected as it is not environmentally sustainable and would involve too many lorry movements to remove the soil. The 2023 proposal is for 192 houses and apartments, a boatyard, 42,000ft of commercial space (offices and workshops) and a care home, incorporating car and bicycle parking and bin storage under buildings, a public amenity space and access to the river. The inclusion of affordable housing is being explored with a housing association.

The Committee asked: if the river pontoons will impede the river boat turning around; vehicle access to the boatyard; public realm space; the footprint of the boatyard.

6. CONFIRMATION OF MINUTES

To approve the minutes of 24th April 2023 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

7. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

7a. 1440/23/TPO - T517: Quercus robur - Fell due to safety reasons, T326: Phillyrea - Fell due to safety reasons, T504, T508, T331, T527: Fraxinus excelsior- due to safety reasons, T516: Pinus nigra - due to safety reasons -L8& 529: Leylandii x9 - Fell due to safety reasons, M1: Monterey Cypress- Fell for management reasons & T357: Monterey pine - Fell due to safety reasons. Endsleigh, Jubilee Road, Totnes, TQ9 5BP.

The Committee requests to defer comment on this application until they have had a site visit with the SHDC tree officer given the number of TPO trees affected and the current amenity value of these trees.

7b. 1540/23/TCA – T1: Fraxinus excelsior – fell. Applecroft, The Lamb, Totnes, TQ9 5SE.

The Committee would welcome the thoughts of the SHDC tree officer and if they believe that the work is required.

8. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

Note: Cllrs Allen and Hodgson observes and do not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.

8a. 4021/21/VAR - READVERTISEMENT (new plans and documents) Application for variation of condition 2 (approved drawings) of planning consent 4165/17/FUL. Development site at SX 809597 Steamer Quay Road, Totnes.

Object. The Committee continues to have concerns as raised in January 20233, namely:

- Overmassing of the site in the revised extension plans which seem too significant a change to be a variation to an application that has expired in terms of the volume of the building (rather than footprint), and the Committee would suggest that a new application is submitted given timing and the scale of the changes applied for.
- Flood risk;
- The sensitivity of the area for wildlife and the impact of the extension on light pollution;
- Work on the site starting before all conditions of application 4165/17/FUL had been met.

On reviewing the current plans and following a presentation from the architects the Committee also has concerns about:

- Biodiversity - whether the current variation application conforms with the targets as set out in SHDC declaring a Climate Change and Biodiversity Emergency. The revised plans seem to have moved the building nearer to the wildlife corridor which is not only an important area to avoid light spill but also this is a known commuting route for the protected Greater Horseshoe bat and this particular point of the River Dart is a pinch point in that commuting route such that additional care with the duty of protection for this endangered species needs to be ensured in the planning conditions.
- Car Parking – there are very few spaces (19) provided for the number of staff and visitors which will exacerbate parking on neighbouring residential roads.
- Roof - loss of biodiversity in splitting the sedum roof over more areas and reducing its proposed extent. The proposed green walls do not mitigate for this and will require extensive irrigation and maintenance which is not considered sustainable.

- Design – the building will look very monolithic from the river which is a tourist access point to the town (contrary to DEV20 Place shaping and the quality of the built environment). The previous stepping down of the top storey at the South Eastern end towards Paradise Walk was critical to ensuring that the building form responded to its landscape context, this has now been lost.
- Drainage – concern that the most up-to-date data from 2022 has not been used.

8b. 1234/23/HHO - Householder application for front dormer & 2 roof windows to existing rear dormer. 27 Lansdowne Park, Totnes, TQ9 5UW.

Support, but the Committee would request the use of hung slate on the dormer to complement the neighbouring property.

8c. 1273/23/HHO - Householder application for proposed single storey extension (resubmission of 3539/22/HHO). 9 North Street, Totnes, TQ9 5NZ.

The Committee does not object to the increased footprint but they would suggest modifications to the elevation to suggest a single door to align with the sash window on the first floor to complement neighbouring properties.

8d. 0715/23/HHO - Householder application for loft conversion, front porch, external insulation and balcony steps. Coromandel, Kingsbridge Hill, Totnes, TQ9 5TA.

Support.

8e. 4180/22/HHO - Householder application for proposed extension. 36 Follaton, Plymouth Road, Totnes, TQ9 5ND.

Support.

8f. 1235/23/HHO - Householder application for conversion of internal garage into a room.

Internal alterations to create open plan kitchen/dining area. 8 Birchwood Close, Totnes, TQ9 5GB. Support.

8g. 0804/23/LBC - Listed Building Consent for the replacement of rotten rafters to outbuilding roof, replace non-original battens, replace defective non-original roof tie & replace missing T&G board on end courtyard wall. 6 Plymouth Road, Totnes, TQ9 5PH.

Support, but with the comment that the slates that are used match those on the adjoining neighbouring outbuilding roof.

8h. 1283/23/FUL - Application for proposed alterations to dwelling (Flat). Flat 74c High Street, Totnes, TQ9 5SN.

Object. The Committee notes that the Heritage Impact Assessment identifies a number of historic features which has generated the following comments for the objection:

- Removal historic roof timbers above the garage and the proposed roof raising and profile would lose the hip roof shape of the historic roof;
- Removal of the historic window in the workshop – this should be retained to maintain the character of the dwelling.
- Moving the main entrance door erodes the blank side wall on South Street which does not enhance the listed building. If moving the door is considered acceptable, it should be located where the side wall is thin, to minimise loss of historic fabric (thick stone wall).

Whilst the application is not retrospective, it would appear that the mezzanine floor in the garage has already been installed without permission.

8i. 1157/23/HHO - Householder application for timber build office & car parking space with charging point. 72 Higher Westonfields, Totnes, TQ9 5QZ.
Object. Overdevelopment of a domestic garden in terms of footprint and height (the estimated floor area is much larger than the figure shown).

8j. 0747/23/FUL - Installation of 4no. External Air Conditioning Units. Seymour Vets, Steamer Quay Road, Totnes, TQ9 5AL.
Support.

8k. 1392/23/ADV - Advertisement consent to replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays. Bus Stop, Station Road, Totnes.

Object. The Committee has safety concerns about digital advertising on the shelter with changing images so close to a junction, contrary to the National Planning Policy Framework which states no distractions at road junctions.

8l. 1338/23/COM - Notice of intention to install a telegraph pole at 10.5m high (9m above ground) for the provision of FTTP. Land at SX 798 060, Totnes, TQ9 5PS.
Overtaken by events – this application has been refused by SHDC.

9. NEIGHBOURHOOD PLAN

To consider the Examiner's Report and modifications for the Totnes Neighbourhood Plan and make a recommendation to Full Council.

To **RECOMMEND** to Full Council that it accepts the modifications in their entirety as set out in the Examiner's report on the Totnes Neighbourhood Plan, and that the Council supports the plan going forward to referendum.

10. TRAFFIC AND TRANSPORT FORUM

To consider any recommendations from the Traffic and Transport Forum Steering Group held on 26th April 2023.

Noted.

11. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 19th June 2023 at 6.30pm in the Guildhall.

Noted.

Sara Halliday
Governance and Projects Manager
May 2023

ITEM 5 – PENINSULA TRANSPORT ROAD INVESTMENT STRATEGY

Issued on behalf of Councillor Andrea Davis, Peninsula Transport Chairman

Dear stakeholder,

You may already be aware that National Highways have published a number of key documents in relation to the next Road Investment Strategy (RIS) period (2025-2030). The documents relate to the future of the strategic road network (SRN), which encompasses motorways and major A-roads.

The Department for Transport will now undertake an 8-week public consultation process on the SRN Initial Report. This will inform DfT's draft Road Investment Strategy and National Highway's draft strategic business plan.

Peninsula transport has been engaged in the development process to date. We are now reviewing the documentation and will set out our full responses in due course but we encourage those living, working and travelling within the peninsula to also have their say. We have placed the links below for those interested in responding. We recommend you respond directly to the consultation, but please also send any comments to us that you would like the STB to consider, you can do this by emailing info@peninsulatransport.org.uk.

Best wishes,

Councillor Andrea Davis
Peninsula Transport Chairman

Useful links

- Future roads (landing page): <https://nationalhighways.co.uk/futureroads>
- **SRN Initial Report:** <https://nationalhighways.co.uk/SRNIR>
- Connecting the Country: <https://nationalhighways.co.uk/connectingthecountry>
- Environmental Sustainability Strategy: <https://nationalhighways.co.uk/ESS>
- DfT's consultation page: <https://www.gov.uk/government/consultations/shaping-the-future-of-englands-strategic-roads>
- **South West Peninsula Route Strategy Initial Overview Report:** https://nationalhighways.co.uk/media/5flpixmap/r18-south-west-peninsula_acc.pdf
- Birmingham to Exeter Route Strategy Initial Overview Report: https://nationalhighways.co.uk/media/es1b5v5h/r19-birmingham-to-exeter_acc.pdf
- London to Wales Route Strategy Initial Overview Report: https://nationalhighways.co.uk/media/4uimxxgn/r20-london-to-wales_acc.pdf

[Officer note: from a quick skim none of the roads mentioned in the report are in the Totnes area or run through Totnes, the closest is the A38. This link takes you to a summary of the South West peninsula storymap <https://storymaps.arcgis.com/stories/cf7adddbc541b477dbfe5b1daa4f9f64d>]

Traffic & Transport Steering Group

30 May 2023, 6.30-8pm

Guildhall, Totnes

Present:

Steering Group members

GB – Totnes Ramblers (Chair)

Maiken Hutchings – TTC Sustainability Officer (SO – notes)

MC – Chamber of Commerce

PW – Town resident

VC – Kingsbridge Hill Area Residents Association

GE – Transition Town Totnes

SG – Bob the Bus

RM – Bridgetown Alive!

LA – Moorashes/St Katherine's Way resident

TTC Cllr Peters

SC – Inclusive Totnes (from 6.45)

Apologies: LW, CP, TB, Cllr Cummings

Invited

SHDC Cllr Birch

Other

TTC Cllr Chinnock (from 6.45)

Actions

1. SO to remove "and Strategy" from the document title and amend body text accordingly.
2. SO to ensure the Transport Policy document makes clear whether schemes are confirmed or suggested.
3. SO to add executive summary to transport document once final text agreed.
4. SO to add in reference to September 13th 2022 consultation event and to cross-reference priorities that emerged during this.
5. SO/ALL – consider whether any changes need to be made to the policy text to make it stronger, or whether formatting will do this adequately.
6. SO/Cllrs to look into how the DCC phase 1 s106 has been spent and whether they are still holding some money.
7. SO/ALL to publicise Acorn consultation event on 9th June (likely between 1-8pm) as much as possible
8. ALL: Anyone wishing to collaborate on 'doing something' for the 9th June consultation event, please contact Cllr Birch directly: cllr.john.birch@southhams.gov.uk
9. SO to confirm that the SG would like to wait until after the Planning Application for Baltic Wharf is in before coming with a s106 response to DCC.

10. SG asked that all group members consider what we want to achieve from a meeting with our MP, in preparation for further discussion at the next meeting.

1. Welcome

GB welcomed everyone to the meeting and suggested everyone introduce themselves for the benefit of SHDC Cllr Birch who had been invited to the meeting.

2. Traffic Strategy final check

SO invited the group to highlight any final amendments/concerns of the latest iteration of the Traffic & Transport Policy and Strategy.

- Several people raised a concern that the document is called a strategy when it's not really one
 - It is a policy, has guiding principles but lacks overall strategy and plan of action for the future.
 - Suggestion that it be renamed to a policy only, not strategy, although some did express concern that removing 'strategy' from the name could weaken the document.
 - Possibly adding in that is a policy document to be used to work towards a strategy, in liaison with DCC. A policy document carries significant weight.
 - **ACTION:** SO to remove "and Strategy" from the document title and amend body text accordingly.

- Some members expressed concern that any scheme could be added to the list of projects in the appendix without sufficient evidence. E.g., at the previous meeting, the possibility of a roundabout at Redworth Junction was discussed.
 - SO noted that generally projects without evidence are listed quite vaguely, e.g., in this instance the document reads: "Explore options for improving Redworth Junction".
 - Request that we make clear that some of the schemes in the appendix are suggested potential projects.
 - **ACTION:** SO to ensure it is clear whether schemes are confirmed or suggested.

- Requests for a more visual approach to make the document easier to read
 - Suggestion of including more photos, maps, etc. to support points

- SO made clear that this is an unformatted version. Once the final text has been agreed, the document will be made more visually appealing. This can include images, infographics, etc.
 - SC commented on potential for including info on wheelchair accessible routes. This could be included as a project in the appendix.
- Reference was made to the fact that DCC will likely soon be working on updating their Local Transport Plan (current version runs out in 2026).
 - Our document can be used within this process and to aid collaborative conversations with DCC
 - **Post-meeting note:** Given urgent Totnes traffic issues, there should be no delay in engaging with DCC on these issues
 - It was noted that we need to ensure strong language that can hold its ground. General agreement around this.
 - **ACTION:** SO/ALL – consider whether any changes need to be made to the policy text to make it stronger, or whether formatting will do this adequately.
 - A question was raised about what sort of document we need to fit into upcoming DCC plans; a policy, strategy, action plan?
- It was requested that an executive summary be added to the document
 - **ACTION:** SO to add executive summary to transport document once final text agreed.
- It was requested that the consultation event on September 13, 2022, be mentioned in the document, in relation to the priorities that emerged during this event.
 - **ACTION:** SO to add in reference to September 13th 2022 consultation event and to cross-reference priorities that emerged during this.

3. Baltic Wharf phase 2/3

Cllr Birch had been invited to the meeting to provide further information on the upcoming Baltic Wharf development. This was a key agenda item after a DCC Highways officer attended a previous meeting, requesting input for the s106 transport agreement (which already exists).

Cllr Birch provided some background on the development

- 2010 TQ9 put in planning application for the whole of Baltic Wharf
- 2012 received planning permission – this included two s106 agreements. One with SHDC (open space and housing) and one with DCC (transport).
 - Permission for 190 dwellings in total

- Phase 1 by Bloor Homes created 95 (many of which have had considerable problems)
- TQ9 have now entered into partnership with Acorn who plan to submit application in June

Cllr Birch provided some info on how planning application process works

- Developers often will do pre-applications – these do not enter the public domain
 - Used to be discussions between council officers and developers but at SHDC now also include councillors (cllrs)
- There have been 3 pre-app meetings between Acorn and SHDC

- The Plymouth and South West Devon Joint Local Plan¹ sets out specific detail of this site should be developed (policy TTV21, pp. 224-225, see figure 1). The developers seem to be ignoring this.
 - They were initially proposing an additional 250 houses
 - Acorn say JLP scheme is no longer financially viable and that it should be ignored.
 - It is likely that Acorn will include 195 dwellings in their June planning application

¹ <https://www.plymouth.gov.uk/sites/default/files/JLPAadoptedVersion.pdf>


Figure 1: Policy TTV21 in Joint Local Plan

Policy TTV21

Land at Baltic Wharf

Land at Baltic Wharf is allocated for a mixed-use redevelopment, including residential, marine / employment and commercial uses. Provision is made for in the order of 190 new homes and 3,300 sq.m. employment floorspace (Use Class B1 and B2). Development should provide for the following:

1. A continuing care retirement community including a nursing home (up to 60 bed spaces) an assisted living facility (up to 80 units) and communal facilities.
2. Retention of boatyard and associated facilities.
3. Footpath and cycle path provision including riverside access and connectivity to the Totnes – Ashprington route and towards the town centre.
4. Appropriate flood risk mitigation measures.
5. Submission of a site specific mitigation plan to ensure that all new development does not have any negative impact on the greater horseshoe bat species and their flight paths within the protected South Hams SAC.
6. An appropriate strategy to mitigate for any impact on the A385 Air Quality Management Area.
7. A high quality form of development which integrates with the existing area and the setting of nearby heritage assets.
8. Extensive public access to the riverside.
9. Investigation and remediation of contaminated land.



- Cllr Birch - What this group should be aware of:
 - Acorn are making provisions for car parking for 400 cars. This goes against the plans (from initial planning application) regarding creating a sustainable development with reduced transport impact
 - The policy in the JLP states that any development on the site must include: "An appropriate strategy to mitigate for any impact on the A385 Air Quality Management Area."
 - This proposal of 400 cars will negatively impact on this

- The s106 agreement that TQ9 entered into with DCC still applies as a bare minimum
 - See figure 2
 - BUT Cllr Birch says the developer seems to think that the 106 agreements will be torn up and that this view is shared by DCC
 - Cllr Birch is seeking legal advice on this

Figure 2: Overview of s106 agreement funds from Baltic Wharf

Triggers	Main clauses	Clause type	
90k on Occupancy 90% of Phase 1	Consumer Price Index uplift	DCC transport	Phase 1: £150k
60k on Occupancy 90% of Phase 1	Consumer Price Index uplift	Totnes Travel Plan (DCC)	
60k on 90% occupancy of Phase 2	Consumer Price Index uplift	DCC transport	Phase 2: £100k
40k on 90% occupancy of Phase 2	Consumer Price Index uplift	Totnes Travel Plan (DCC)	
150k on Occupancy 90% of phase 3	Consumer Price Index uplift	DCC transport	Phase 3: £250k
100k on Occupancy 90% of phase 3	Consumer Price Index uplift	Totnes Travel Plan (DCC)	

SG members then asked questions of Cllr Birch

- How is s106 money calculated?
 - There is no formula but happens through negotiations

- Who would seek legal advice re the previous/current s106 agreement?
 - Cllr Birch is looking into this through SHDC
 - SC highlighted that there are additional legal avenues that should be considered, specifically related to the AQMA, human rights and equality issues. This is something to be explored and cited in future objections.

- There were questions around environmental impacts, contamination and drainage issues
 - The plan is for the car park to be on 'ground level' with housing and the public spaces to be on boardwalks above this. This avoids issues with excavation.
 - The group expressed concern re the inadequacy of the drainage systems. The area cannot cope with another 200 dwellings

- Discussion around how it looks like developers could be trying to get out of supplying the care home (which is identified as needed in the JLP)
 - They say it is no longer viable or needed – however, Cllr Birch disagrees with this. Proper procedure for determining whether this is true or not has not been followed.

- Who administers 106 money?
 - The SHDC s106 money is administered by an officer at SHDC and the same applies for the DCC money
 - Cllr Birch highlighted that he has little confidence in DCC when it comes to the administration s106 money
 - When he was elected no one had taken any action to collect the money from phase 1.
 - He also stated that DCC are still holding some money that they haven't spent.
 - **ACTION:** SO to look into how the DCC s106 has been spent and whether DCC are still holding some money.

- What is the timescale for this development?
 - Acorn plan to put in planning application in June
 - This is after a consultation event in the Civic Hall on 9th June.
 - The group noted that this doesn't give them any time to make any changes and that it therefore appears to be a box-ticking exercise rather than actual community consultation
 - The event is not advertised anywhere, nor is the time shown. Likely to be between 1-8pm as this is when they have booked the Civic Hall for.
 - **ACTION:** SO/ALL to publicise Acorn consultation event on 9th June (likely between 1-8pm) as much as possible.
 - **ACTION:** ALL: Anyone wishing to collaborate on 'doing something' for the 9th June consultation event, please contact Cllr Birch directly: cllr.john.birch@southhams.gov.uk

- What mechanisms are there to stop this development?

- Primarily through lodging objections through the SHDC planning portal (once the planning application is live)
- Cllr Birch noted that he feels Totnes is under attack from developers, with things happening at Baltic Wharf, Steamer Quay, Dairy Crest, KEVICS. We have all got to work together to stop this.
- What does Cllr Birch like to see happen and how can we facilitate it?
 - It's all very well opposing the development, but how about coming up with an alternative?
 - He has worked with SHDC Cllr McKay on an alternative plan to retain the boatyard: balticwharf.org.uk/
- How do we get ideas into the pot for what the s106 money should be spent on?
 - The current DCC s106 contains a Full Travel Plan with a list of items that they money could/should be spent on
 - Cllr Birch highlighted that there is no need to waste time trying to figure this out now as now we need to work on getting the planning application refused in the first instance.
- Who would hold responsibility for the public realm elements of the developments?
 - Unclear but under Phase 1 a residents management company owns all the communal areas.
- Will SHDC have the will and grounds to refuse it and for the refusal to hold?
 - Change of admin at SHDC makes the process easier. He believes the planning application will be refused, primarily because it doesn't comply with the JLP. The previous leader of the council, Cllr Pearce, agreed with this.
- Cllr Birch gave some background on how decisions are made at SHDC.
 - When a planning app goes before planning committee at SHDC, politics has to go out of the window and those on the Planning Committee cannot have any predetermination. Cllrs sitting on Planning Committee cannot have opinion/push for certain things.
 - In any of these planning applications, you have to convince the officers that this should be refused.
 - Officer creates a report (recommending either refusal or approval). For applications in Totnes, the report with recommendation goes to the three district Cllrs.
 - If all agree with officer's recommendation then it is approved / refused as appropriate.
 - If disagree, the Cllr has to give planning reasons why the officer is wrong. They are also given the opportunity to speak to the Planning Committee to put forward their case.

- Problems arise if → officers say yes, member say no and it goes to appeal. Members then have to go fight the case alongside a barrister, etc., and can be fined if you lose the appeal.
- In conclusion: to get a member to go against an officer's recommendation, they have to have a very strong argument.

Other points raised

- We need to wait until the application is in and then assess the impact of the application before discussing further.
- A balance must be found between engaging and not engaging with them re 106 – if we don't, then perhaps we get something that we definitely don't want.
- Cllr Birch recommended that we tell DCC that at this stage we would like to see the application before we come with a response.
 - **ACTION:** SO to confirm that the SG would like to wait until after the Planning Application for Baltic Wharf is in before coming with a s106 response to DCC.
- Once the application is in, it is especially key that organisations comment via the SHDC planning portal

4. Engaging with our MP

Due to the time spent on the previous agenda item, there was no time to consider this item in any real detail. It has been moved to next meeting.

ACTION: SG asked that all group members consider what we want to achieve from such a meeting?

- Re engaging with the wider area on development decisions, LA informed the group that she spoke to the Mayor of Torbay informally re planning applications. They are keen to discuss this further with us so this is a real opening to take it further.
- Engaging with other councils will be a part of a future agenda item on general engagement with others (including with the MP).

5. AOB / Sweep-up

No points raised.

Meeting ended 20.05

ITEM 7 – S106 REQUESTS

Totnes Town Council officers have been asked by Devon Highways for ideas for S106 projects that could be funded from housing developments in Totnes. Whilst this engagement may appear to be a positive move, officers and some councillors individually have raised concerns that by providing ideas for potential S106 funding it suggests pre-determination of the Council's position on an application before it has gone to Committee for comment. To date officers have declined to formally comment so as not to prejudice the planning application process.

The Traffic and Transport Forum is working on a list of priorities in the town where such S106 payments could be utilised, particularly where they are near to the proposed development or where the development will have an impact on neighbouring roads. Once this work is complete, this could go some way to alleviating this problem.

What is Section 106 (S106)?

Section 106 of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally-binding agreement or planning obligation with a landowner as part of the granting of planning permission. The obligation is termed a section 106 agreement.

These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They can be used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

ITEM 8 – PENINSULA TRANSPORT CARBON TRANSITION STRATEGY

Email sent on behalf of Peninsula Transport and Western Gateway Sub-national Transport Bodies

Dear Stakeholder,

We have just published our Carbon Transition Strategy, which sets out the scale of the decarbonisation challenge for the region and how it can be addressed.

Baseline transport emissions of over 4,400 ktCO₂e per annum show the scale of the challenge of achieving net zero in the peninsula. Modelling indicates that transport emissions in the peninsula could still be around 3,300 ktCO₂e per annum in 2050 if current policy remains the only driver of decarbonisation. Although future technologies may be able to mitigate or offset some of the transport shortfall, action must be taken now to help accelerate transport decarbonisation in the region.

In total, 12 actions were shortlisted, encompassing a range of approaches to accelerate reducing carbon emissions from transport across the peninsula, from reducing demand, changing the method of transport, using alternative fuels and encouraging 'active' travel such as cycling and walking.

The three priority actions for Peninsula Transport include:

- Public transport prioritisation: leading the delivery of regional initiatives such as better ticketing, to make public transport a better choice (to cars).

- Creating the electric network of the future: developing a plan to support a well-planned network of charging infrastructure, that fulfils the needs of residents and businesses.
- Delivering a zero-emissions bus fleet: bringing together each local authority's plan to decarbonise the bus fleet, creating an implementation plan for the peninsula to help accelerate the required infrastructure.

Greater emphasis will be placed on collaborative work to bring forward pilot projects. The other six actions will be developed as part of the full Peninsula Transport Strategy.

The Carbon Transition Strategy can be found at www.peninsulatransport.org.uk/carbon-strategy/ - please feel free to share this briefing and the link with your networks. We are also promoting the strategy via our social media channels and would welcome your support in sharing content across your own channels

- LinkedIn: www.linkedin.com/company/peninsula-transport/
- Twitter: twitter.com/PensTransport

Best wishes,
Councillor Andrea Davis, Chairman, Peninsula Transport

ITEM 9

Summer 2023 Newsletter



This newsletter is the first instalment for 2023 engaging with our partners and local communities to inform them of the work being undertaken in local flood risk management. A copy of the full Strategy can be found on our website.

Flood Risk Management Working Arrangements

Over the past couple of years of hybrid working the Flood & Coastal Risk Management team have established a routine that maintains the high level of service expected, ensuring the risk of flooding to people's homes and businesses is prioritised and reduced. The majority of the team spend most of their time working from home and go to the office at County Hall when it is appropriate to do so. Communicating directly with the team, either through email or telephone is not affected by these arrangements.

Team members can undertake site visits where necessary and are mindful of individual wishes when meeting indoors or sharing vehicles. Most of our meetings continue to take place via video conferencing wherever possible, saving time and money. Safe working practices will continue to be followed to enable us to fulfil our responsibilities as the Lead Local Flood Authority.

Flood Incidents

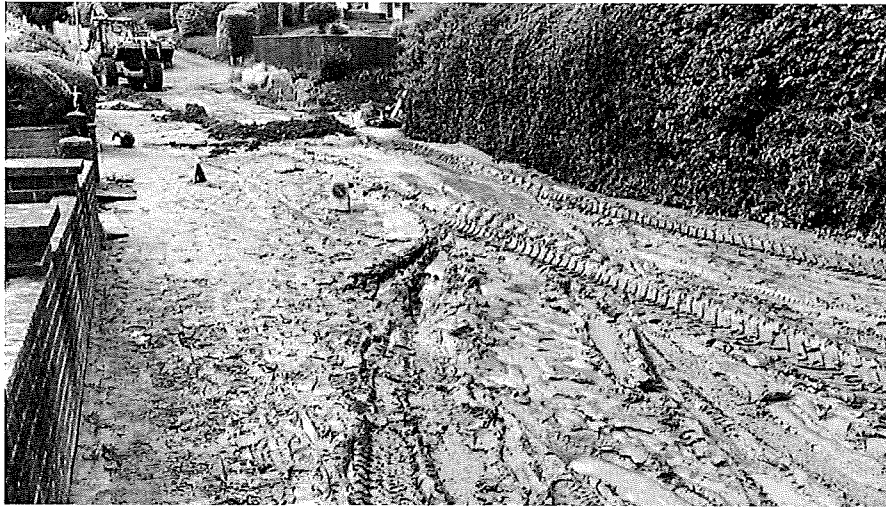
9th May Storms

The recent flood event in Devon on 9th May caused severe disruption and flooding to over one hundred properties and major parts of the highway network. This was due to a significant thunderstorm that moved across the County with a very localised high intensity rainfall over the Exeter and East Devon area. The worst affected area included Newton Poppleford, Colaton Raleigh, Tipton St John, Metcombe, Venn Ottery and Harpford.

As the Lead Local Flood Authority, it is our duty to produce a Section 19 Flood Investigation Report detailing the source of flooding and the relevant Risk Management Authority who will consider exercising their functions. In the report we will endeavour to give a clear explanation of the event, the scale of disruption and consideration of any immediate or longer-term actions that will help reduce the risk of future flooding. In accordance with our Local Strategy, we will aim to publish the findings in the next 3 months, however any 'quick-wins' identified

Flood Risk Management www.devon.gov.uk/floodriskmanagement

will be carried out by the relevant authority, subject to available funding, and any enforcement requirements will be progressed.



Newton Poppleford – Aftermath of the flooding and start of the clean-up.

We are now continuing to work closely with our partners at the Environment Agency, District and Parish Councils to gather as much detail as possible on the extent of the flood event and assess how many properties have sustained damage from floodwater. We are also engaging directly with the affected residents through local drop-in surgeries giving them the opportunity to share their experiences of the flooding. Such events have been held at Newton Poppleford and Colaton Raleigh and a further event scheduled for Tipton St John.



Flood Drop-in event at Newton Poppleford

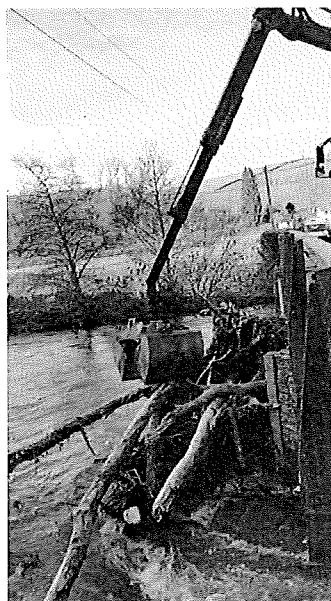
Flood Risk Management www.devon.gov.uk/floodriskmanagement

If you are aware of any flooding in your area and not had the opportunity to discuss this with us, then please do contact us through the floodrisk@devon.gov.uk mailbox or alternatively report the incident on the Flood Online Reporting Tool (Fort) detailed below in this newsletter.

12th – 14th January Flood Event

A flood investigation report will also be published shortly on our website detailing flooding that occurred on 12th to 14th January 2023. Twenty-seven properties in total were recorded across Devon to have flooded internally, with twenty-four of those affected in communities along the River Exe. The worst affected locations were Bickleigh, Exebridge and Oakfordbridge, which saw flooding due to high levels along the River Exe.

Many properties in this area already have Property Flood Resilience (PFR) measures installed, either funded by themselves or through [Devon's individual property flood resilience scheme](#). An additional five properties which we would have expected to flood were protected in this event. Whilst two other properties had their measures overtopped due to large vehicles driving through road closures and creating bow waves.



Left: A property in Mid Devon with their PFR barrier keeping floodwaters from the River Exe out in January 2023. Source: Local resident.

Right: DCC contractor clearing trees washed up against a bridge along the River Exe. Source: DCC Highways

The event saw a heavy impact on Devon's highway network, and we would like to thank all those involved in responding to this event, in particular the efforts of our Highways and Structures colleagues.

If you have been affected by internal property flooding please report this on [FORT](#) which is our Flood Online Reporting Tool. Flooding, including muddy flood water or soil erosion from local land entering the water system should also be reported to the Environment Agency

Flood Risk Management www.devon.gov.uk/floodriskmanagement

Incident Hotline number: 0800 807060. It is a freephone number and is available 24/7. For more information on who to contact during or after a flood event please refer to our website.

Natural Flood Management (NFM)

DCC's Flood and Coastal Risk Management Team is committed to the delivery of flood improvement works throughout the county and will continue to endorse NFM measures either as standalone projects or within larger flood improvement schemes to future proof against the effects of climate change. To progress this, DCC is currently working in partnership with the Environment Agency to deliver NFM pilot studies in a few selected locations across Devon.

Kit Brook Natural Flood Management

DCC were able to provide some funding to support the Kit Brook River Restoration Project which has enabled NFM works to be installed in the Chardstock area. This included the leaky dams shown below, where using fixed point photography has already been shown to be attenuating flows.



Leaky dams installed in the Chardstock areas as part of the Kit Brook Restoration Project. Source: Chardstock Eco-Group

Devon, Cornwall and Isles of Scilly Nature Based Solutions and Natural Flood Management Group

The Devon, Cornwall and Isles of Scilly Nature Based Solutions and Natural Flood Management Group (DCIoS NBS & NFM Group) continues to share knowledge and learning across organisations, taking the opportunity to expand this sharing of information.

Flood Risk Management www.devon.gov.uk/floodriskmanagement



Dartmoor Headwaters Project near Walkhampton. Source: DCC Flood and Coastal Risk Management team

The group have had successful hybrid meetings combined with site visits with some valuable learning from academic and industry experts.

The project board consists of the Environment Agency, Devon County Council and Cornwall Council. The latest group meeting was in March 2023, which combined a hybrid meeting and site visit to look at the NFM pilot measures that have been put in place at Walkhampton as part of the Dartmoor Headwaters Project.

Are you carrying out works within a watercourse?

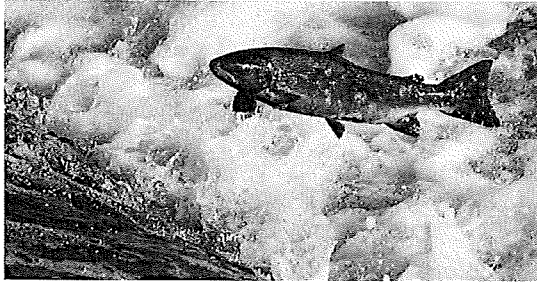
If you need to carry out works in an Ordinary Watercourse, then **please apply for Land Drainage Consent**. You can find information on the consenting process on our [Land Drainage Consent webpage](#) and you can [apply for a consent online using this form](#).



There is now also [guidance available on what should be considered as part of NFM works in watercourses](#).

Any works within an ordinary watercourse channel will require Land Drainage Consent, such as this 'leaky dam.' Source: DCC Flood Risk Management Team

Flood Risk Management www.devon.gov.uk/floodriskmanagement



Atlantic Salmon migrating upstream. Credit Ann and Steve Toon / Alamy Stock Photo

Please note that works in watercourses are restricted from October through to the end of May to protect fish spawning, migration, and other biodiversity. Please ensure you apply for Land Drainage Consent in good time to allow appropriate works to be programmed and completed during the summertime window when river levels are low and there are fewer environmental impacts.

Defra Six Year Programme 2021-2027

We are now in year 3 of Defra's £5.2bn 6-year programme for flood and coastal erosion risk management, with a target of better protecting 336,000 properties across the country. We cannot tackle this on our own, so there is a reliance on collaboration with all Risk Management Authorities including the Environment Agency, water companies, Unitary, County and District Councils and Highways. Each authority has their part to play in tackling the many sources of flood risk to achieve the target set. In the early years of the programme there are many studies and investigations taking place for future investment, as such the number of properties protected increases year on year throughout the programme. The schemes delivered in the Devon, Cornwall, and Isles of Scilly for 2022/23 reduced the risk of flooding to 520 properties, whereas the target for 2023/24 is 1,248.

Flood Improvement Projects

DCC continue working on the delivery of flood improvement schemes to make Devon more resistant and resilient to flooding. At the time of writing DCC is working with our consultants to investigate and develop schemes in over 12 locations that, subject to funding, will be delivered over the coming funding window up to 2027.

Many of the schemes currently being progressed are property flood resilience (PFR) focused. The sector continues to experience significant challenges due to the availability and rising costs of materials and the increased demand. DCC have worked tirelessly to continue to progress these and to help overcome the challenges posed.

Ongoing Studies and Initial Assessments

Flood studies in the following locations are continuing to be developed. High level options will be considered for any further investment in detailed investigations and/or development. Early indications suggest a programme of over £13million in the coming years with over £10million of external funding to be justified and drawn down.

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Seaton	Sidmouth
Budleigh Salterton	Barnstaple East
Exmouth	Teignmouth
Newton Abbot	Tiverton
Crediton	Totnes
Bideford	Exeter
Kingsbridge	Ilfracombe
Okehampton	Dartmouth
Dawlish	

Our programme of initial assessments is also continuing to be progressed in the following locations:

Bampton, Shillingford	Lynmouth
Kennford, Kenn	Westwood, Broadclyst
Salcombe	Lee
Bovey Tracey	North Tawton
Uffculme	Kerswell, Dulford
Rockbeare	Woodbury
Newton Poppleford	Kingskerswell
Ashburton	Newton St Cyres
Beer	

The purpose of these initial assessments is to populate our future programme of works and also identify whether any quick wins can be implemented to reduce the risk in a shorter time frame.

Beeson

We now have a contractor on board to deliver the much-needed flood alleviation works in Beeson, South Devon. The works include the provision of a new double culvert arrangement in the village, along with works downstream in order to accommodate the additional flows that will be passed forward. We would like to thank the residents for their patience and for accommodating elements of the scheme on private land. The works commenced on site late May 2023 and subject to weather, should be complete within 4 to 5 weeks.

Stokeinteignhead PFR

Works in Stokeinteignhead are close to completion. Currently snagging works and the final few properties PFR are being installed. We would like to thank the Neighbourhood Highways Team for going above and beyond to help address a blockage in a local watercourse that was causing complications for a property and the delivery of their PFR.



Colaton Raleigh and Broadhempston

The proposal for a joint PFR project for Colaton Raleigh and Broadhempston has been well received by residents, with twenty-one property owners having registered for inclusion in the project. The initial property surveys have been undertaken with the tender documents required to engage with a product supplier and installer now being produced.

Photo showing the exposed culverted watercourse the material removed by Highways in Stokeinteignhead
Source: DCC Highways

Due to the recent flooding event affecting this location we have re-engaged with the community to encourage further property owners to sign up to the project. We are very keen in providing protection to as many properties as possible to maximise benefit from the project and feel this is an appropriate cause of action. Delays will be kept to a minimum to enable the flood measure to be implemented at the earliest opportunity.

Longbrook Street, Exeter PFR

Listed building consent has been submitted to Exeter City Council at the end of January 2023 for PFR for at least four of the affected residential properties along Longbrook Street. Discussions are going well with the aim of delivering these improvements this current financial year.

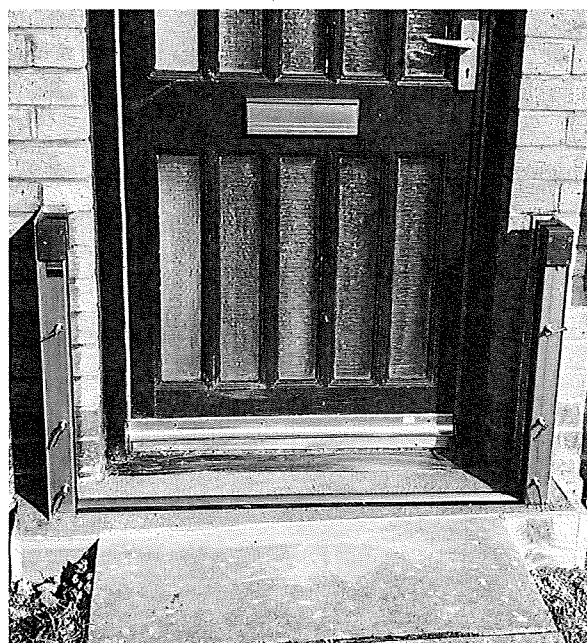
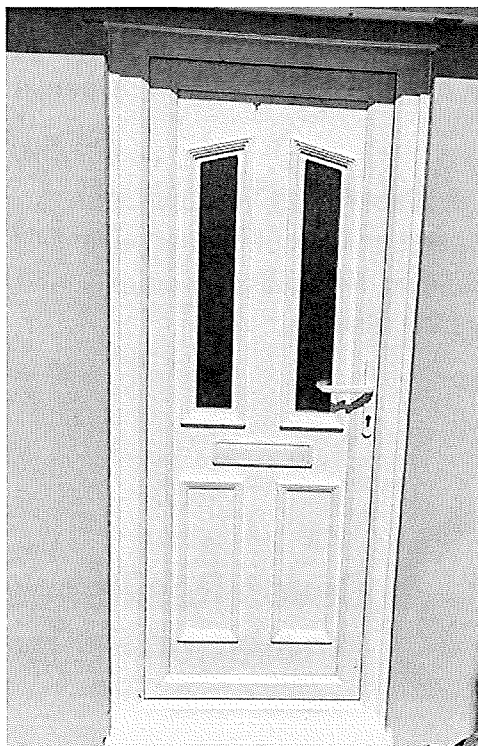
Barnstaple West

The Proposal for a PFR project for Barnstaple has been well received by the residents of Sticklepath Terrace and Clifton Street area with forty-seven property owners having registered for inclusion in the project. The Initial property surveys have been undertaken with the tender documents required to engage with a product supplier and installer now being produced.

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Axminster PFR

The Axminster Millbrook PFR scheme has been completed with post installation surveys being undertaken in the last week of April 2023. The scheme has been delivered within 18 months of the flood incident and completed under the original expected budget.



Images of completed PFR scheme in Axminster, photo on the left shows a flood door. The photo on the right shows the flood barrier rails and channel in a face-fixing installation which allows the resident to place their barriers into to make an impermeable barrier to prevent floodwaters entering through the front door. Source: DCC PFR installer.

Seaton

As part of our ongoing investigations in Seaton, DCC met with the community group to discuss the longlist of options in November and are now looking at modelling the shortlist options. Separately DCC have been working hard to seek solutions to issues that have emerged post the flooding event in October 2021 with relevant landowners and partners. There has also been close working with our DCC Engineering Design Group colleagues to ensure that the drainage for the new cycle path is appropriately future-proofed.

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Property Flood Resilience Funding Scheme

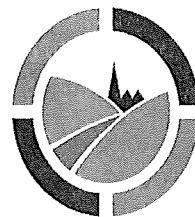
The information below has been maintained from the last newsletter and explains the PFR funding scheme. For more information on the PFR scheme and funding policy, and to download an application form please [visit our website](#).

The PFR scheme is available for residential property owners to apply for up to £5,000 worth of funding. With this, a property survey will be carried out and a list of recommended resilience measures produced, which will need to be purchased and then installed by a selected contractor. Any additional budget requirements over £5,000 are at the expense of the property owner.

There is limited funding, with an allocation to be made available each year by Defra, Local Levy and DCC. Applications will therefore be prioritised based on the criteria set out in DCC's PFR Policy to maximize the number of properties benefitting from this opportunity and to ensure those properties with the greatest need will receive the funding.

Devon Resilience Innovation Project

The Devon Resilience Innovation Project (DRIP) is one of twenty-five projects in the country funded by Defra as part of the flagship £150 million Flood and Coastal Resilience Innovation Programme to develop and test new approaches to flood resilience.



Devon Resilience Innovation Project



Flood and coastal resilience innovation programme

Part of the
Flood and coastal resilience innovation fund

Devon County Council and eighteen partners have been awarded over £7 million of funding over a 6-year period (April 2021 – March 2027) to deliver thirty flood resilience pilot projects in rapid response catchments in Devon, including installing NFM measures, PFR measures in targeted community facilities and providing localised surface water flood warning systems. The project will also develop and test new spatial planning tools to ensure flood resilience is part of the decision-making process.

DRIP is an opportunity to work towards creating climate resilient places which are greener, cleaner, and more flood resilient. Overall DRIP will test and trial a range of replicable low-cost resilience actions that can be delivered by local authorities and communities in the future where traditional flood defences are shown not to be appropriate or cost beneficial.

Communities have been identified and selected by the project partners to become part of the project. Partners will start engaging with targeted communities to develop further the flood **Flood Risk Management** www.devon.gov.uk/floodriskmanagement

resilience interventions over the next 6 months. You can view the [Project Map](#) on our website.

Update for 2023

In the first quarter of 2023, progress has been made with regards to community and stakeholder engagement in the three DCC led NFM pilot projects: South Pool, Exton, and Stokeinteighhead. Engagement events have included presentations, village hall events and meetings, and extensive consultation with landowners in these catchments, with a view to



A Kested Hedge - a NFM intervention, to slow the flow of surface water. Source: DRIP

fulfilling one of our main project aims - implementation of NFM in upper catchments.

When considering the implementation of NFM interventions within the target catchments, the NFM hierarchy should be followed, by first considering the opportunities to restore natural processes (increasing infiltration by improving land management practices), and then considering the opportunities to slow the flow of water and increase water storage within the landscape (e.g. leaky dams and attenuation ponds).

DCC have commissioned NFM specialist farm advisors from the Westcountry Rivers Trust to work with landowners within the catchments being targeted by DCC for NFM.



A Site Visit to Kentisbeare – a catchment targeted for NFM improvements by DRIP partner, Blackdown Hills AONB. Source: DRIP

The DRIP partners are also progressing their own NFM projects, with measures beginning to be implemented in areas of the Culm Catchment by the Blackdown Hills AONB team. The North Devon Biosphere team are progressing with their project to reinstate historic catch meadows within Combe Martin and implement NFM measures across the Little Dart catchment. Several depth sensors have been installed within both catchments to monitor the performance and effectiveness of the NFM interventions. Beavers are continuing to carry out their own NFM on land managed by another of our partners, the Devon Wildlife Trust, who maintain several beaver sites in the Otter catchment.

Property Flood Resilience for community buildings

Another important resilience aim of the project is the installation of PFR for community assets vulnerable to surface water flooding. Community assets are organisations and businesses such as village halls, village shops, doctor's surgeries, pubs, and cafes, which can assist people when they have suffered flooding. Village halls have been used in emergency flooding situations to house flood victims and provide them with a warm space to sleep and stay whilst



*Flood Door Gates on Exton Village Hall, working to protect the hall in a surface water flood event.
Source: Devon Live*

waters recede. Shops and pubs can provide food and hot drinks in a flood event when flood victims cannot use their own kitchen facilities. Making these places flood ready and resilient in flood events, provides communities with added capacity to withstand and recover from a flash flood. Grants are available from DCC's Flood Risk Management team for PFR on residential buildings. For more information, please see the PFR Funding Scheme section of this newsletter.

The PFR element of the DRIP will commence once the target catchments have been finalised. DCC are working with JBA Consulting to progress this project, with the aim to engage with the target communities over the next quarter and to carry out PFR suitability surveys prior to offering grants for PFR on these important community hubs.

Flood Mapping and Warning

The Environment Agency provides a national flood warning service to areas at risk of flooding from rivers and the sea. Further details on this can be found here: <https://check-for-flooding.service.gov.uk/>.

Currently there is no equivalent flood warning system for areas at risk from surface water flooding – flooding caused by intense rainfall events resulting in water ponding or flowing overland. DCC are leading on a DRIP pilot project which aims to trial a surface water flood warning service within five selected communities across Devon. DCC have commissioned JBA Consulting to manage this pilot project. They are working with Kisters to provide the software required for the surface water flood warning system. Within the next quarter, DCC aim to engage with all five of the communities selected for this trial. The support of the communities is vital to the success and evaluation of this pilot project.

Flood Risk Management www.devon.gov.uk/floodriskmanagement

Flood Hub Website

One of the legacies of DRIP will be the development of a comprehensive website available to the public which will act as a one-stop-shop for all things flooding related within Devon and the Southwest. It aims to bring together information from all flood risk authorities in the Southwest including local Risk Management Authorities such as district and county councils, Environment Agency, and water companies. The South West Flood resilience Hub will be a platform through which information can be accessed, issues can be communicated, and resilience can be quantified.

A current example of this kind of platform (operating in the Northwest of the UK) can be found here <https://thefloodhub.co.uk/>

The Devon Community Resilience Forum

The Devon Community Resilience Forum, supported by Devon Communities Together, provides invaluable support and engagement to local communities ensuring they are prepared for the emergencies they could encounter. The Forum is well established between Devon County Council, the Environment Agency, Devon & Somerset Fire & Rescue and Devon & Cornwall Police to help bring communities together and share their knowledge and experiences.



Twitter: *@DevComsTogether*
#devonresilience

The Forum is excited to be holding a free in person event on **Wednesday 17th May 2023** at Bridestowe Village Hall. You can register for the day on [Eventbrite](#). The programme will include presentations and workshops:

- Find out how you can help prevent emergencies, such as flooding.
- Take part in an emergency exercise to find out how prepared you are in case of the unexpected.
- Hear from, and chat to, communities and groups that already have their Community Emergency Plan in place.
- Join experts from local organisations such as the Environment Agency and Devon County Council, who will be on hand to offer support and advice.
- Enjoy refreshments and a complementary local buffet lunch.
- Discover how to apply for grants to help you create or update/enhance your plan.

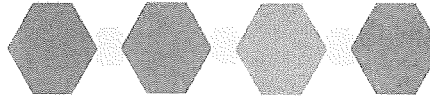
Funding opportunities are still available to support communities with developing their own emergency plans and the purchase of essential equipment to operate the plans and help make their communities more resilient. More information on the Grant Funding for Community Emergency Resilience can be found on the [Devon Communities Together website](#).

Flood Risk Management www.devon.gov.uk/floodriskmanagement

Report flooding to your property on the Flood Online Reporting Tool, FORT

Please use the Flood Online Reporting Tool (FORT) to report current or recent flooding. We use this to gather and record information about flooding that has taken place, in particular when internal flooding of a property has occurred.

Flood Online Reporting Tool



Sustainable Drainage Systems (SuDS)

We are finalising Devon's Sustainable Drainage Guidance and once it is ready, it will be made available on our website [here](#), for use by the public, developers and Local Planning Authorities.

Back in December 2022, the Association of SuDS Authorities (ASA), along with several other signatories have signed a letter to the Prime Minister encouraging Schedule 3 of the Flood and Water Management Act 2010 to be implemented as it has been delayed for 10 years. Subsequent to this, the Government announced on 10 January 2023 that implementation of Schedule 3 is expected in 2024. This will make County and Unitary Local Authorities a SuDS Approval Body (SAB). The [Government's review](#) recommends that this duty is placed within the Lead Local Flood Authority (LLFA). We have been participating in the various survey on Schedule 3 implementation conducted by ASA and skills survey by Defra.

ASA are intending to organise the ASA conference during the Flood and Coastal Conference 2023.

Useful Information

The following documents provide useful information and guidance:

[National Flood and Coastal Erosion Risk Management Strategy](#)

[Devon's Local Flood Risk Management Strategy 2021-2027](#)

[NFM Guidance for Devon \(PDF\)](#) / Accessible version: [NFM Guidance for Devon Webpage](#)

[Living with Water Leaflet](#)

Meet the Team

Flood & Coastal Risk Manager	Martin Hutchings
Flood & Coastal Risk Project Engineer	John Galt
Flood & Coastal Risk Officer - Projects	Vacant
Flood & Coastal Risk SuDS Engineer	Hock Lee
Flood & Coastal Risk Officer - SuDS	Joshua Lewis
Principal Flood & Coastal Risk Officer - Area issues and Land Drainage Consents	Jessica Bishop
Flood & Coastal Risk Officer - Area issues and Land Drainage Consents	Thomas Aldridge
Flood & Coastal Risk Officer - Area issues and Land Drainage Consents	Jago Burris
FCRIP Project Manager	Doe Fitzsimmons
FCRIP Project Officer	Gale Alexander
Environment Technician	Kieran Miller
Graduate Flood & Coastal Risk Intern (Area issues, Land Drainage Consents & FCRIP)	Freya Money
Graduate Flood & Coastal Risk Projects Intern	Ruilin Jiao

Flood Risk Management www.devon.gov.uk/floodriskmanagement

What to do in the event of a flood

Your guide on who to call

In the event of a flood, there are many authorities available to help. Below outlines who should be contacted for the various types of flooding incidents and emergencies that occur. The local authorities rely on information reported to them to inform any investigations and prioritisation of investment.

If it is an **emergency** and there is danger to life as a result of flooding, you should not hesitate to call **999**.

To report flooding of the highway and blocked drains contact Devon County Council's Highway Customer Service Centre on **0345 155 1004** or visit the [Roads and Transport webpage](#). Office hours are Monday to Friday 8am – 8pm and Saturdays 9am – 1pm. For emergencies outside of these hours call **01392 383329**

For any flooding on major trunk roads (the M5, A30, A38, A35 and A303) contact the Highways Agency on **0300 123 5000** (24-hour service)

To report flooding from sewers and water pipes contact South West Water on **0344 346 2020** (24-hour service)


For enquiries about flood warnings contact the Environment Agency's Floodline on **0345 988 1188** (24-hour service)

For general enquiries about Main River or flooding from the sea contact the Environment Agency on **03708 506 506**


For all other flooding enquiries contact the Devon County Council Flood Risk Management Team on **0345 155 1015** or email floodrisk@devon.gov.uk.

Preparing for a flood


Please refer to Devon County Council and Environment Agency web pages for advice on what to do before, during and after a flood. In the first instance of flooding and sandbag requests contact your local District or Parish Council to be directed to any local sandbag supplies that may be available.



Flood Alert: Flooding is possible. Be prepared.



Flood Warning: Flooding is expected. Immediate action required.



Severe Flood Warning: Severe flooding. Danger to life

Warnings no longer in force: No further flooding is currently expected in your area.

Sign up to flood warnings: <https://www.gov.uk/sign-up-for-flood-warnings>

Flood Risk Management www.devon.gov.uk/floodriskmanagement