

Environment Agency Representation by Email:

**From:** SPDC <[SPDC@environment-agency.gov.uk](mailto:SPDC@environment-agency.gov.uk)>

**Sent:** Monday, February 10, 2025 3:33 PM

**To:** Planning Policy <[PlanningPolicy@eastdevon.gov.uk](mailto:PlanningPolicy@eastdevon.gov.uk)>

**Subject:** RE: Clyst St Mary & Sowton (Bishops Clyst) Neighbourhood Plan Modification Proposal - Regulation 16 Consultation

Dear Angela,

Thank you for the opportunity to comment on the regulation 16 draft of the Bishops Clyst Neighbourhood Plan. At the regulation 14 version of the plan, we provided the following comments:

*We support the Neighbourhood Plan's overarching aims and objectives . We note that the proposed allocation 4 (Winslade Park Business Area) of BisC16 (Business Development), as identified on map 10 is located partially within an area of flood zone, adjacent to the main river, the Grindle Brook where the existing car parking, green space and footpath is. The policy requires development to ensure there is no increase in flood risk. You may seek to increase the ambition of the policy by requiring that development results in a betterment to mitigating flood risk, or an overall reduction.*

*There is a requirement to apply the flood risk sequential test to development proposed in areas of flood risk, and this test should be applied to identify whether there are alternative sites at less risk which would be preferable. Should there be no other suitable sites, the policy could require that a developer takes a sequential approach to the siting of development. For example, placing green infrastructure in the area(s) of flood risk to reduce the risk to future occupants.*

We have no further comments to make beyond the above, provided at the reg14 stage.

Kind regards,

**Harriet Fuller** MRTPI

Sustainable Places Planning Advisor

**Environment Agency** | Manley House, Kestrel Way, Exeter EX2 7LQ

Email: [SPDC@environment-agency.gov.uk](mailto:SPDC@environment-agency.gov.uk)

Tel: Ext: [REDACTED] / Int: MS Teams