



Design and Access Statement

**including: Planning Statement
Heritage Statement
Flood Risk Assessment**

**Bovey Tracey Community
Centre
Bovey Tracey**

Full Planning Application

for

Bovey Tracey Town Council

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Site Address:

Former Site of the Old Thatch Inn

Station Road

Bovey Tracey

TQ13 9AW



Figure 01: Aerial photograph of Bovey Tracey Community Centre Site, Bovey Tracey

1.0 Introduction

1.1 Purpose of Report

This statement has been prepared by Peregrine Mears Architects to support the planning application for the proposed new Community Centre on the site of the former Thatched Inn on Station Road, Bovey Tracey.

This document should be read in conjunction with the accompanying drawings and reports forming the planning application submission.

1.2 Description of the Works

The proposed works consist of a new build single storey structure upon the site to accommodate the 4 key town services and other associated uses under one roof, with associated landscaping and public realm interventions.

The proposal will see the development of a highly flexible main space to serve the community year. This space will front onto Station Road with ancillary spaces located in a 'wrap around' single storey structure to the rear (south) of the site.

1.3 Project Vision

The Town Council and Steering Group have set out a strategic vision for the project, coming out of the previous consultations. The vision is as follows:

'The impact and ambience of the centre must be of a welcoming and human scale - 'A building fit for the 21st century'.

The building must be a secure and accessible public building incorporating an environmentally friendly approach to design and ongoing running costs. The proposal should seek to include high levels of natural daylight and incorporate areas of low maintenance hard and soft landscaping. The centre will aim to cater for a range of functions suggested by the local community during consultations in 2016. In addition, the Town Council are in consultation to secure funding for a Business Hub for the development of local businesses.



Figure 02: View of site from Station Road Car Park



Figure 03: View of the Devon Guild from bridge over the River Bovey

1.4 Project Brief & Need

The project was initiated by the need for the Town Council to find a new home within Bovey Tracey. The existing Town Hall had been identified as needing substantial repair if it was to be continued to be utilised. The Town Council decided to sell the building with a need to vacate the premises by 2019. This brought about the need for a new site to house the Town Council. The site at Station Road was seen as the most suitable replacement for the new Town Council Chambers.

In addition, the Town Council wish to consolidate other local services, including the library, information centre and public conveniences (again, all in sub-standard buildings). The site of the former Thatched Inn on Station Road provides an ideally located position within the town to facilitate all these services as well as the wider community uses into the future.

To summarise, the proposed community centre will to accommodate the following four key services under on roof:

1. The Town Library
2. The Community & Tourist Information Centre
3. The Town Council (Offices & Chambers)
4. The Public Toilets (formerly in the Station Road Car Park)

This application will improve the appearance of a prominent, long standing vacant site on the main entrance into the town as well providing community and local government services in a building fit for the 21st century.

2.0 Site Analysis

2.1 Description of Site

The site is located on the south side of Station Road, the main east/west throughfare through the town. The site occupies a prominent position in the town and forms the 'Gateway' along with the Devon Guild into Bovey Tracey to the local population and visitors alike.

The site is surrounded by a mixture of development to the North, West and South, predominantly residential and secondary shop frontages. To the East is Station Road Car Park, the main parking facility for tourists and locals to Bovey Tracey, with the Devon Guild further afield.

The site is accessed off Station Road and from the Station Road Car Park.

2.2 Existing Site & Images

The existing site is currently vacant (formely the Old Thatch Inn). To the East is the current Tourist and Community Information Centre. The following page includes a number of site and context photos. The existing site location and boundary is highlighted on the location and site plans to the right and below.

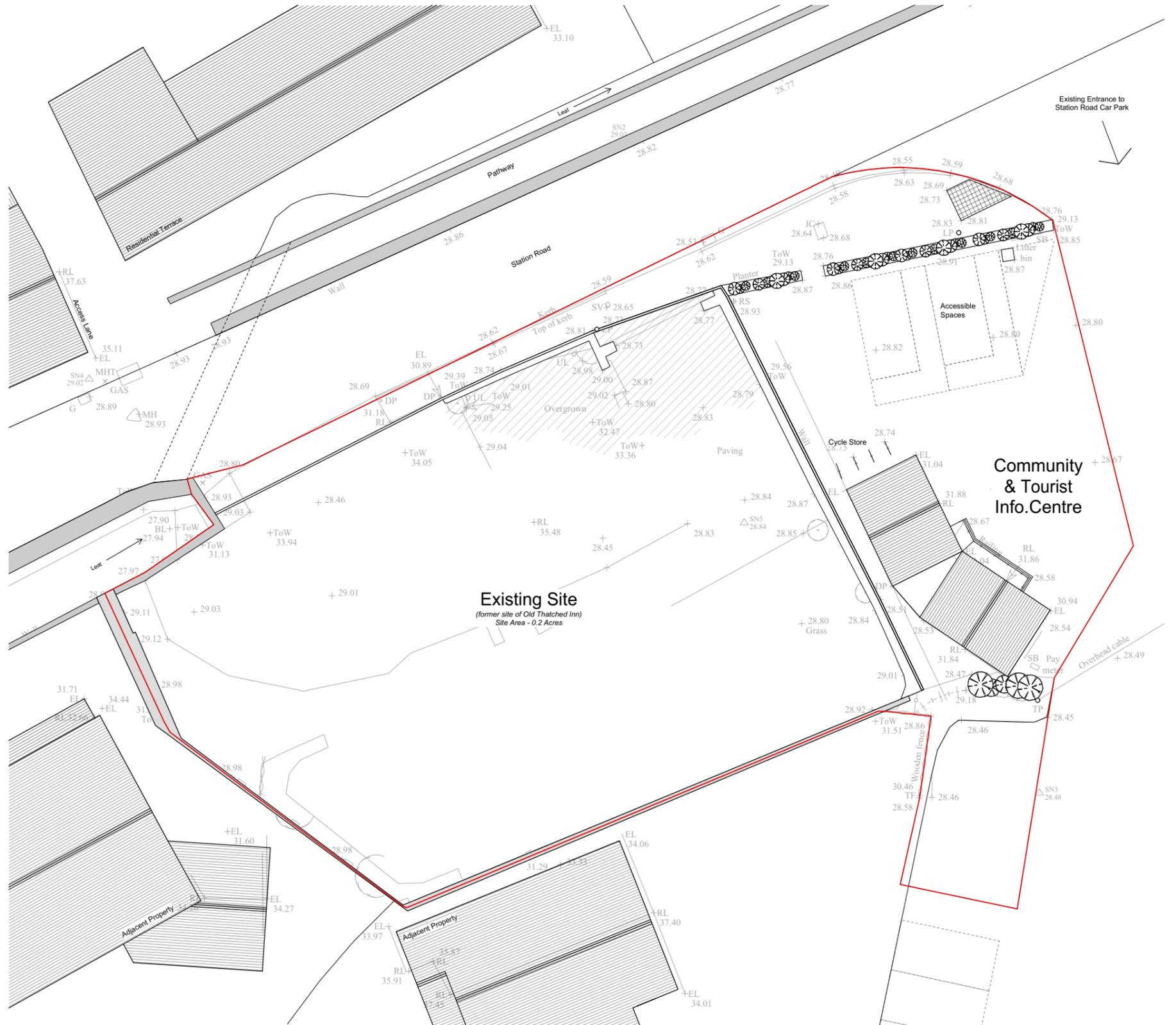


Figure 5: Existing site Plan taken from drawing - 1690_S_02 - not to scale

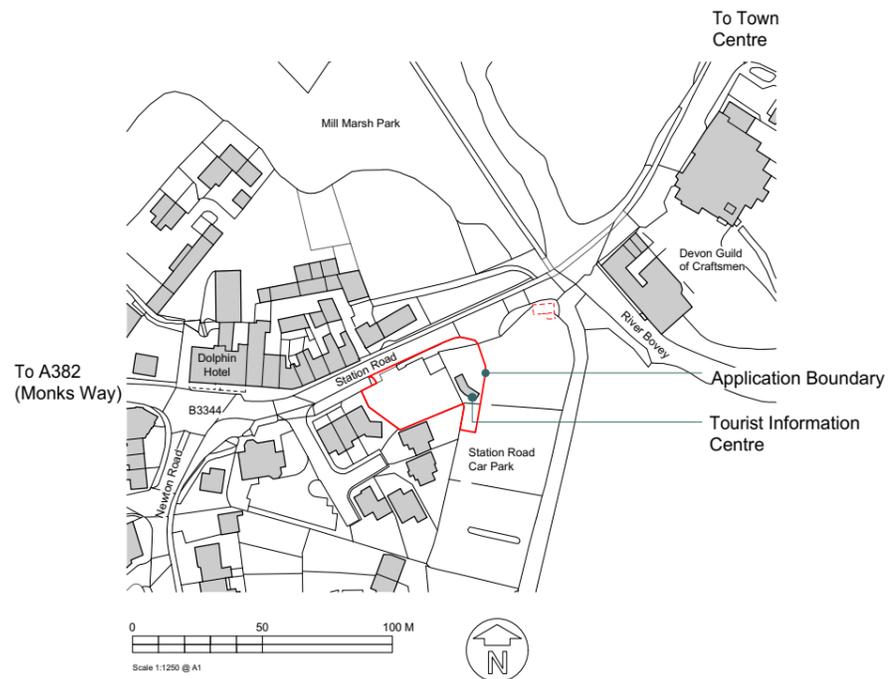


Figure 4: Location Plan taken from drawing - 1690_S_01 - not to scale

2.0 Site Analysis



Figure 6: View of site looking east from Station Road



Figure 9: View looking South from path on opposite side of Station Road



Figure 12: View of the site and information centre in the foreground from the east



Figure 7: View of Site from Station Road with Devon Guild in the background



Figure 10: View of site looking West from Public Toilets (now demolished)



Figure 13: View of Devon Guild from Bovey Bridge



Figure 8: View of site looking South East from Station Road



Figure 11: View of site looking West from within hoardings



Figure 14: View of site looking South from within hoardings

2.0 Site Analysis

2.3 Site & Context Features

The site sits in a prominent location on Station Road, on the western approach to the centre of Bovey Tracey.

The site is surrounded by a mixture of development to the north and west including 2/3 storey mixed use commercial and residential with 2 storey residential properties located immediately adjacent to the south and south west boundaries of the site.

To the east the site is bounded by Station Road Car Park and the current Tourist and Community Information Centre.

Slightly further afield is the River Bovey, the Devon Guild and Mills Marsh Park.

The Devon Guild is highly visible from the site, particularly in the winter months with a much reduced tree canopy.

2.4 Land Use & Statutory Designations

The site lies within a number of defined zones under planning policy and is within the vicinity of a number of listed buildings and structures.

The defined town centre boundary runs to the south of the site, including a portion of the Station Road Car Park that fronts Station Road with the site forming the boundary of the zone.

The site is included within the Bovey Tracey Conservation Area by virtue of the previous building (The Thatched Inn) and its listed status.

The site and buildings upon used to be designated as grade two listed. This listing was removed within the demolition of the remains of the Thatched Inn in 2012.

The site sits within close proximity to the Devon Guild of Craftsmen and the Bovey Bridge and the Dolphin Hotel, all of which are grade two listed buildings and structures.

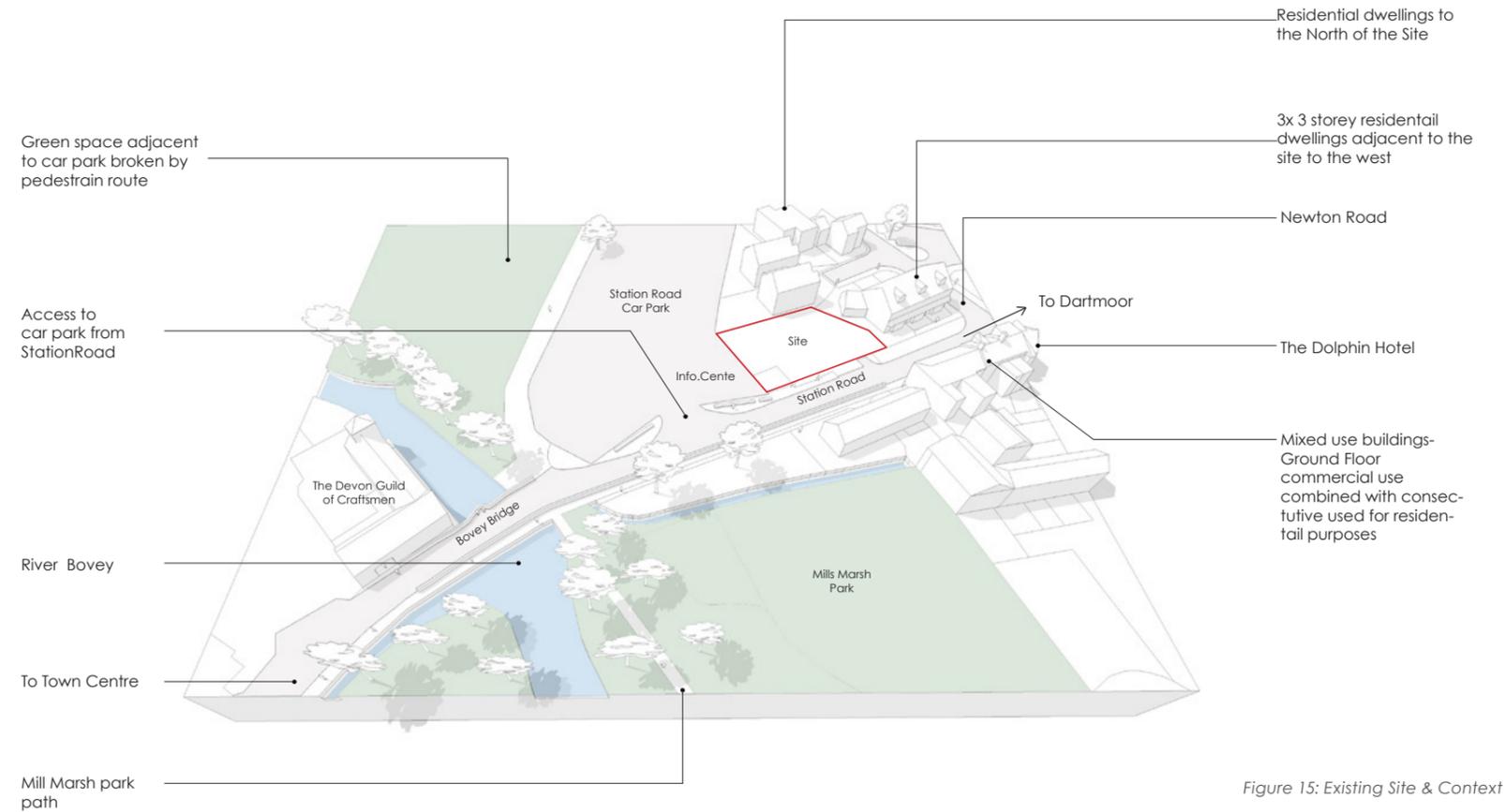


Figure 15: Existing Site & Context Diagram

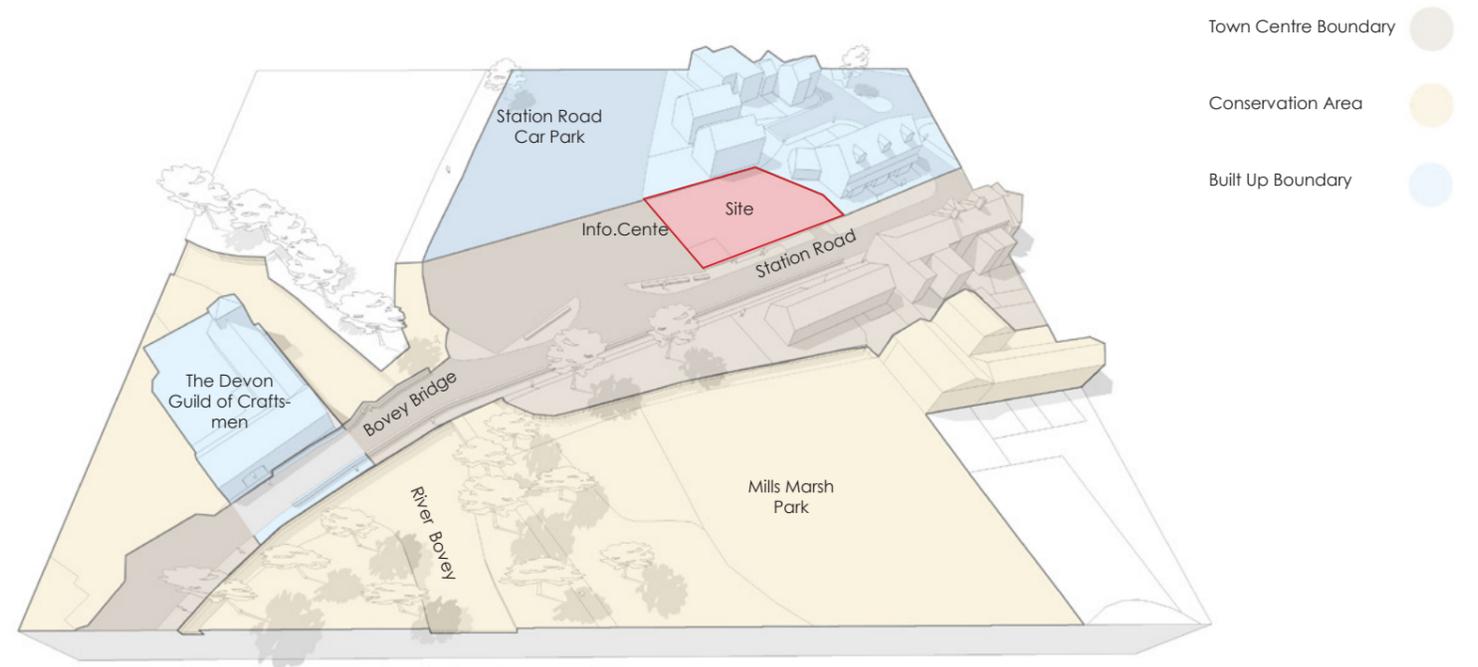


Figure 16: Land Use & Statutory Designations Diagram

2.0 Site Analysis

2.5 Environmental & Amenity

The linear profile of the site is orientated North South with the site benefitting from limited overshadowing from adjacent buildings.

Trees and vegetation within the immediate vicinity are limited to garden and hedgerow/ boundary treatments. Trees more substantial in size lie across the road to the north in Marsh Mills Park and to the South East lining the banks of the River Bovey.

The prevailing wind is from the South West with neighbouring development helping to screen the site from the worst exposure.

The River Bovey pulls green space into the centre of Bovey Tracey (flood plains) and provides a natural break in the development of the town.

This site has limited overlooking and amenity issues from neighbouring properties to the West and South (generally side/gable elevations).

Properties to the North (other side of Station Road) have principal facades that look over the site.

2.6 Flood Zones

With the site situated in Flood Zone 3a, a 'Sequential Test' has been undertaken (see flood statement in section 4 of this document). The zones highlight the worst case scenario for water levels during times of peak rainfall. The highest flood risk for this site is from surface water runoff from Dartmoor and Station Road from the West rather than flooding from the River Bovey.

The diagram opposite highlights how the site is outside of Flood Zone 3b with a portion of the site falling within Flood Zone 3a.

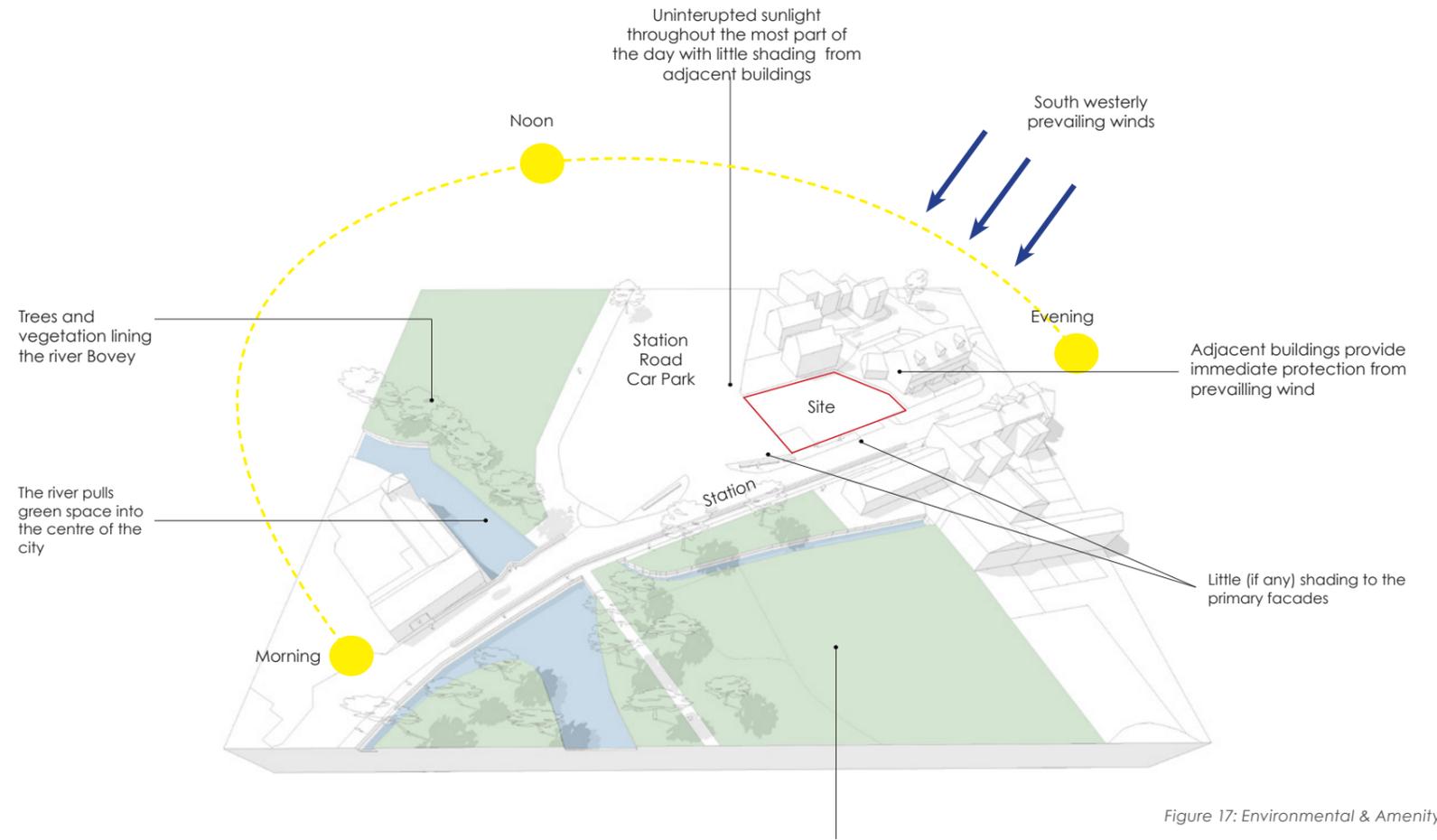


Figure 17: Environmental & Amenity Diagram

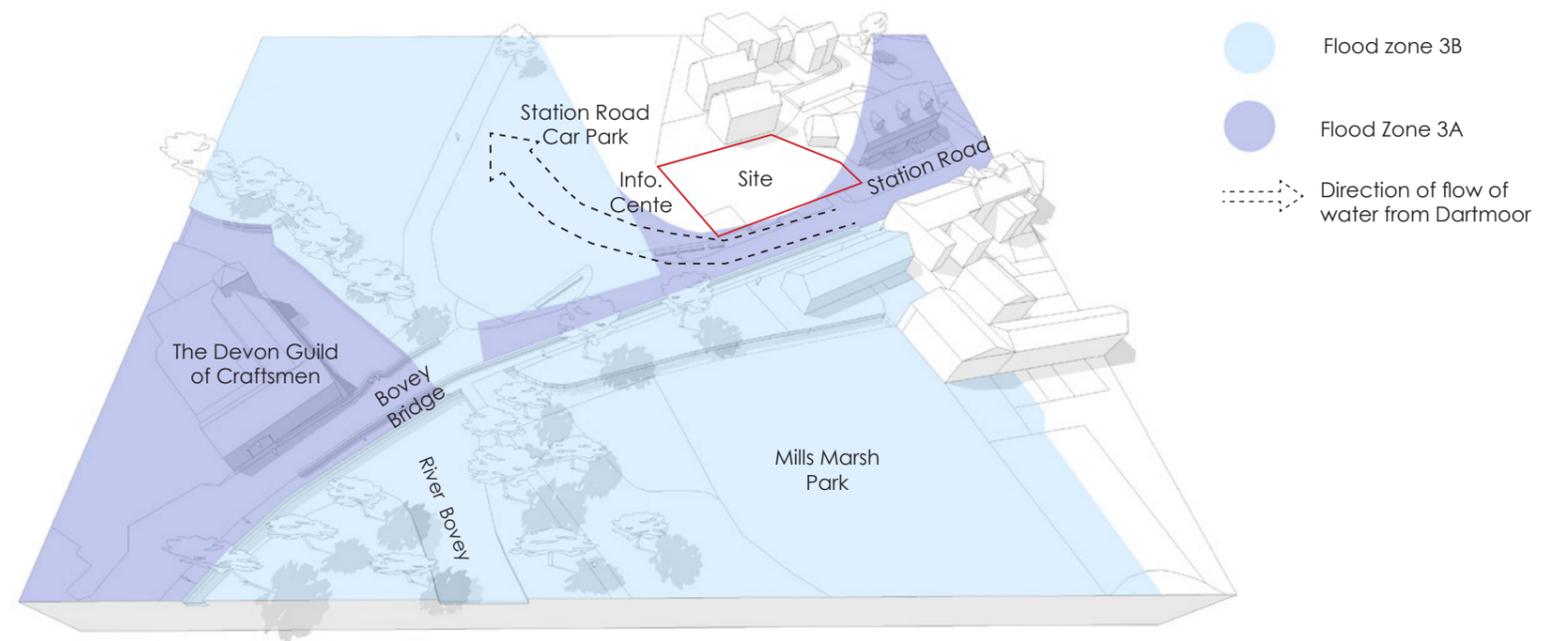


Figure 18: Flood Zone Diagram

2.0 Site Analysis

2.7 Views & Vistas

The site is visible from both directions of travel through the town, highlighting its prominent position. Views are predominantly from the Devon Guild / Bovey Bridge through Station Road car park and the mixed use buildings opposite (mainly residential) with some active frontage including commercial uses. To the south and west the site is bounded by a wall providing privacy to adjacent residential properties.

Views out from the site include the Devon Guild and views up the High Street as well as the buildings opposite.

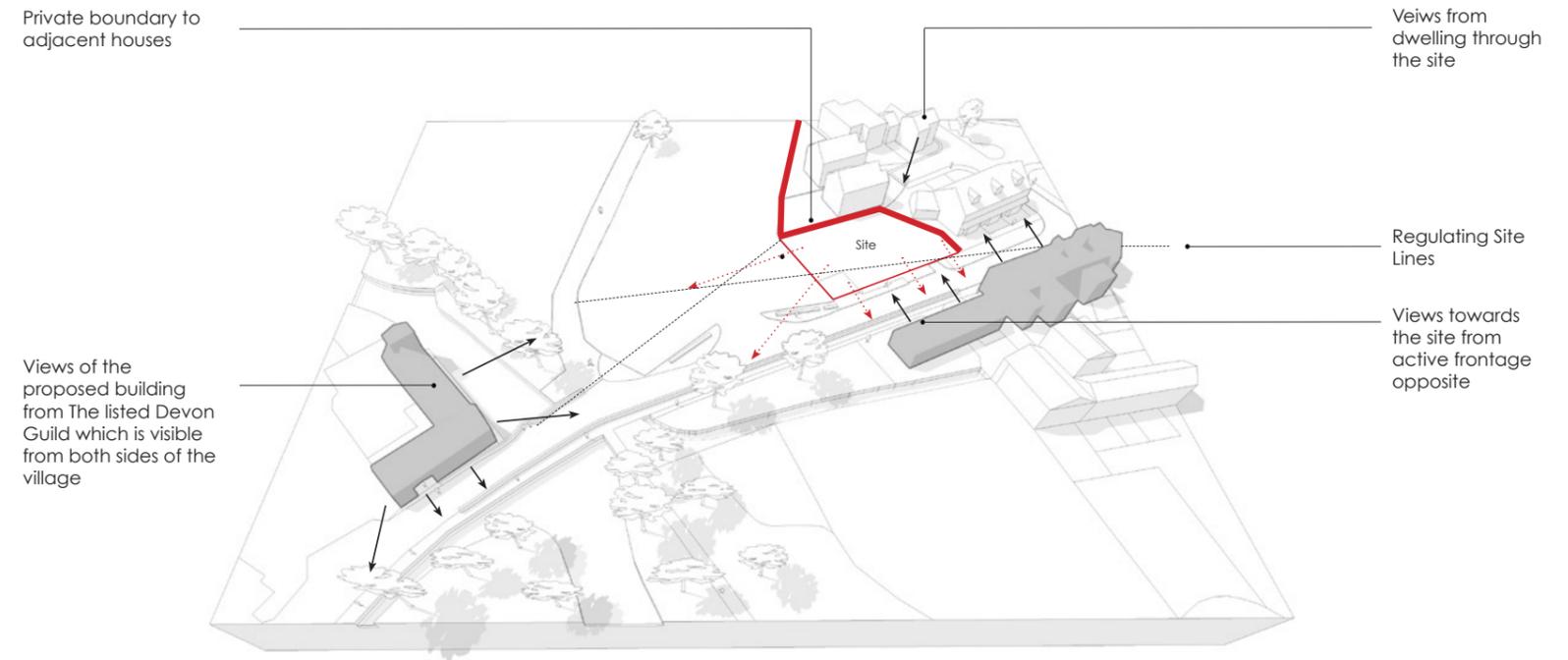


Figure 19: Views & Vistas Diagram)

2.8 Access & Movement

Routes of access are indicated as both vehicular and pedestrian on the diagram. The site is accessed from both directions via Station Road by vehicle; from the east from the A382 By-pass and Dartmoor and west from the High Street.

Established pedestrian routes are present giving access to the site from a range of directions.

The site is located immediately adjacent to the Station Road car park providing ease of access.

The site is well served by local public transport links and is close to defined cycle ways.

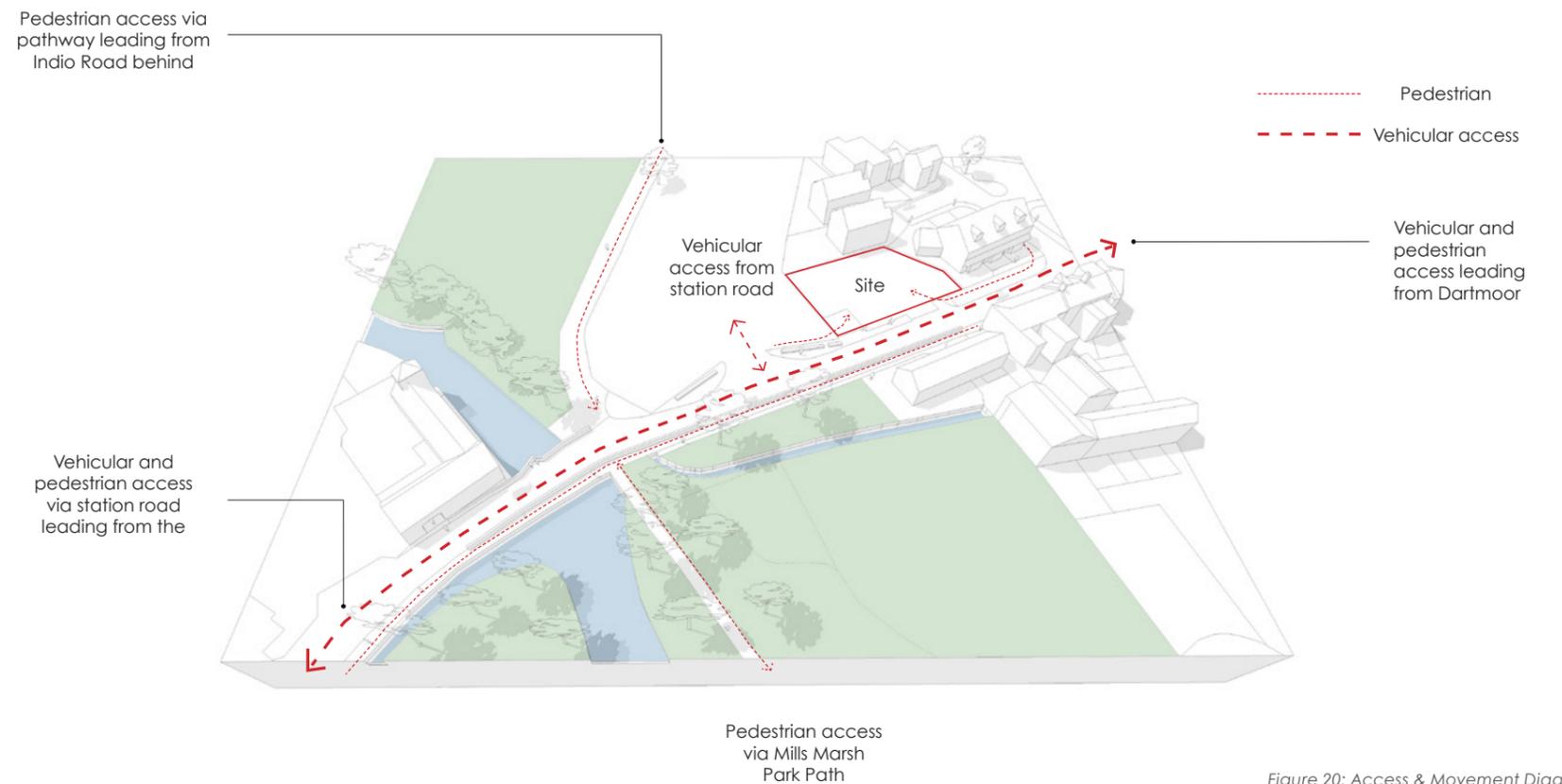


Figure 20: Access & Movement Diagram)

2.0 Site Analysis

2.9 Existing Site Elevations

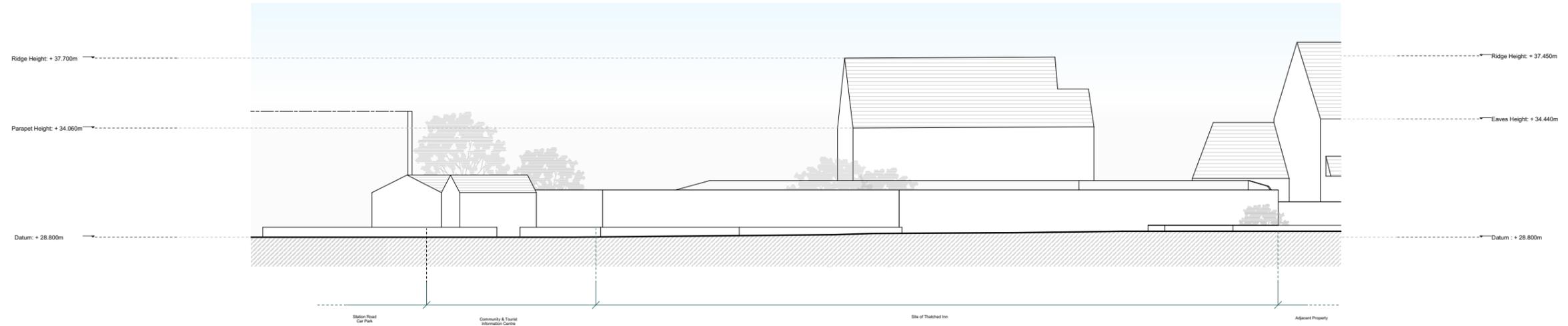


Figure 21: Existing North Elevation - not to scale

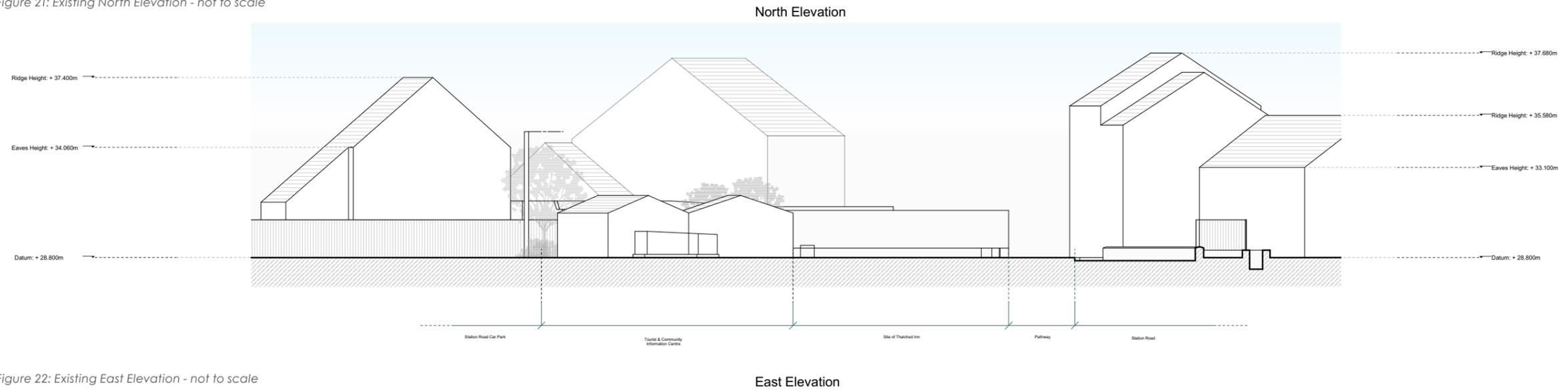


Figure 22: Existing East Elevation - not to scale

Figure 23: Existing Site Section AA - not to scale

3.0 Planning Statement

3.1 National Planning Policy

This project has the potential to deliver a number of the key objectives of the Government's National Planning Policy Framework (NPPF):

- Sustainable development which boosts the economy;
- Protecting and managing the environment;
- Maintaining and enhancing the vitality of Town Centres.

The NPPF also promotes local distinctiveness through good design, responding to local characteristics, reflecting the identity of local surroundings and materials, whilst not preventing innovation.

3.2 Local Planning Policy

A summary of the relevant adopted Teignbridge Local Plan 2014 policies is summarised below.

Policy S13 - Town Centres

The vitality, viability, accessibility and attractiveness of the following Town Centres will be maintained and enhanced and their retail emphasis maintained:

Strategic Town Centre:	Newton Abbot
Significant Town Centres:	Dawlish and Teignmouth
Locally Important Town Centres:	Bovey Tracey and Chudleigh

The Council will:

- a) support them as sustainable locations for living, working and activity through the day and into the evening while maintaining the essential retail character of Adopted Teignbridge Local Plan (6th May 2014) 31 primary shopping frontages;

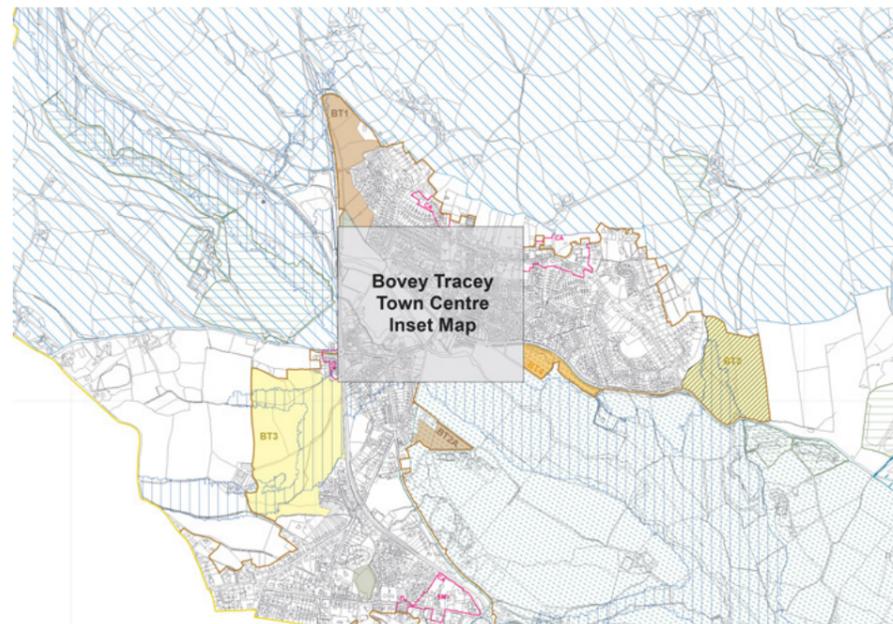


Figure 24: Bovey Tracey Policies Map from the Teignbridge Local Plan 2013 - 2033

- b) support the key role of small scale, local or independent outlets and the sale of local produce as part of their local distinctiveness and character;
- c) promote development in or adjoining town centres of a scale and nature which will enhance their vitality and viability, including the following provision for net comparison goods retail floorspace:
 - i. Newton Abbot around 11,000 square metres net
 - ii. Teignmouth around 1,000 square metres net
- d) invest to enhance their facilities, environment and economic potential;

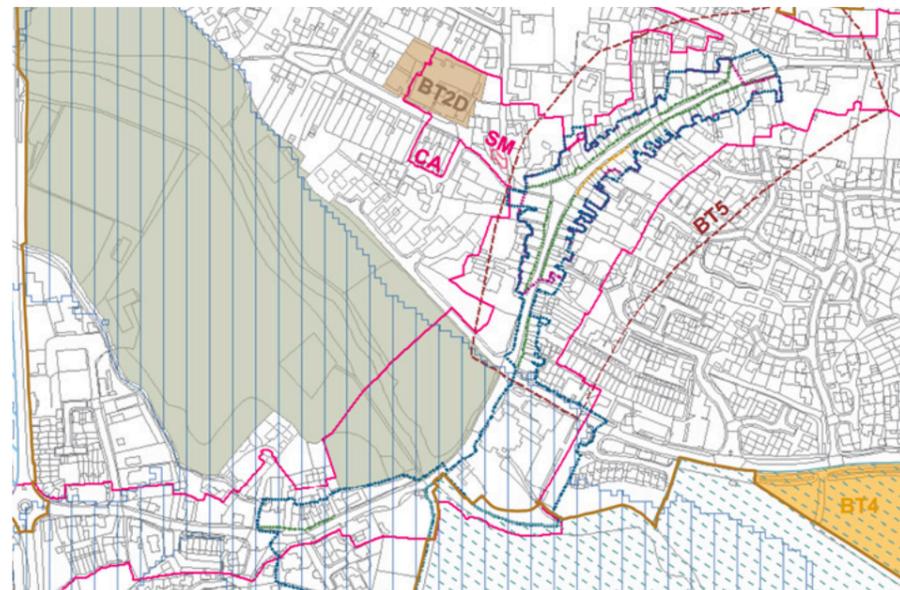
- e) where possible, and in accordance with the town centres first sequential approach, locate major retail and leisure developments within or on the edge of town centres; and
- f) resist the development of new major retail and leisure developments in out of centre locations where they would significantly harm the vitality or viability of a town centre, including those adjoining the plan area.

2.41 Town centres are vital and sustainable locations for development, particularly retail provision but importantly also for employment, housing, leisure and accessible services. The policy sets out the general strategy, that Newton Abbot town centre is the strategic town centre within the district, where the majority of activity and development is to be expected. Significant town centres at Dawlish and Teignmouth are designated, providing a supporting role and giving access to residents in the coastal area to higher level town centre provision. More local needs are to be met in the smaller towns of Bovey Tracey and Chudleigh which both have defined town centres. Other retail provision is local provision only, and covered in other policies. The retail provision targets are based on the Retail and Leisure Study carried out for the Council in 2010, allowing for the comparison elements of the superstore commitments and completions in Teignmouth and Dawlish. Bearing in mind the date of the data contained in the Retail and Leisure Study and changing patterns of retailing experienced in recent years, the Council will carry out a full review of retail development needs within three years of the adoption of the plan.

2.42 The aim will be to use investment, development and enhancement proposals to boost the economy and environment of the town centres. Heritage, environment and development should work together to promote their lasting economic success.

3.0 Planning Statement

2.43 One of the key features of national planning policy is the 'town centres first' policy, which uses a 'sequential approach' to the location of new retail and leisure provision, guiding it to available sites within town centres, then adjoining town centres, and only then to sites outside them. More detail on the sequential approach is contained in a later policy of this document.



Policies			
	Area of Great Landscape Value (EN2 A)		Town Centre (S13, EC9)
	Conservation Area (EN5)		Primary Shopping Area (EC6)
	Scheduled Monument (EN5)		Primary Shopping Frontage (EC7)
	Floodplain (FZ3) (EN4)		Secondary Shopping Frontage (EC8)

Figure 25: Bovey Tracey Inset Map from the Teignbridge Local Plan 2013 - 2033

Policy S19 - Bovey Tracey

Bovey Tracey will continue to attract the investment needed to enable its economy and community to flourish. Policy objectives will ensure Bovey Tracey will be a place where current and future generations have access to homes, jobs and community facilities whilst protecting the area's assets. The Plan will seek to:

- allocate 3 hectares of land for employment development and support improvements to existing employment areas;
- allocate land with capacity for at least 470 homes;
- identify a preferred location for provision of a new 1.8 hectares Primary school site;
- support provision of multi-use community building and public open space at land on Le Molay-Littry Way;
- support town centre enhancements including improvement to public realm, improved traffic management, creation of a town square, and a new Information Centre and public toilets;
- enhance play space, including a new skate park in both Bovey Tracey and Heathfield;
- create 3 hectares additional sports pitch space;
- create a network of safe cycling and walking routes, including provision of a link to the Wray Valley Trail; and
- retention of existing employment uses at Pottery Road.

2.49 Bovey Tracey lies on the edge of Dartmoor, but close to the main A38 trunk road to Plymouth. The policy sets out a development and infrastructure strategy which has been prepared in close liaison with the local community. More detailed policies and proposals are set out in the Bovey Tracey Chapter.

Policy EC9 - Development in Town Centres

Development within town centres will capitalise on heritage assets to support regeneration, encourage visitors and improve the environment, vitality and interest of each centre. Developments will be required to:

- where feasible, include a mix of uses including making maximum use of floors above ground level;
 - enhance the immediate physical environment, including taking advantage of heritage assets to promote an improved shopper and visitor experience;
 - support the vitality and viability of the town centre; and
 - take opportunities to improve the character and quality of shop fronts.
- 3.14 Town centre developments need to balance high level activity, the continued importance of heritage and their role as sustainable centres. The policy, which applies to all town centre developments, aims to promote an appropriate mix.
- 3.15 Shop fronts are an important component of a town's character and identity and can make a valuable contribution to a town's distinctive image. The Council has produced a Shop Front Planning Advice Note that gives more detail on improving design standards.

3.0 Planning Statement

Policy BT5 - Town Centre

The Council will support enhancements to the town centre, in particular through any programme of measures to improve parking, accessibility and the public realm.

- 13.20 The Plan seeks to support the vitality and viability of the town centre and will work to enhance its role and function within the local community. The town centre performs an important role for tourism and leisure visitors as well as providing retail, service and community functions. We will aim to maintain the retail focus of the town to ensure it continues to meet local needs however uses that are complementary to this function will also be encouraged as appropriate.
- 13.21 The Council commissioned proposals to enhance the character of the town centre, involving investment in an improved street scene and other changes. The area is indicated on the policies plan and the final report from the study forms the basis of further work and action over the period of the plan.

Policy EN4 - Flood Risk

There will be a sequential approach to new developments (excluding minor developments) which guides development to areas at lower risk of river and coastal flooding. Where possible, developments should be sited in Flood Zone 1. Only if there is no available site in Flood Zone 1 which accords with the policies of the Local Plan, will locating the development in Flood Zone 2 and then Flood Zone 3 be considered. Where the regeneration or other sustainability benefits of a proposal can only be met on a site within flood zones 2 or 3 this will be taken into account in the sequential test.

Development within flood zones 2 and 3 which meets the sequential approach will be permitted only where it:

- a) provides wider sustainability or regeneration benefits to the community that outweigh the associated flood risk, taking account of the vulnerability of the proposed use to flooding;
- b) demonstrates occupants' safety in a flooding event;
- c) does not increase flood risk elsewhere; and
- d) if relevant, takes account of the Shoreline Management Plan.

In considering development proposals regard will be had to:

- e) the adequacy of existing water supplies, drainage, disposal arrangements, sewerage and sewage treatment facilities;
- f) the need for surface water drainage systems, separate from all foul drainage systems; and
- g) the use of sustainable drainage systems where ground conditions are appropriate.

Planning permission will not be granted for any proposal which as a consequence of inadequate provision of water services or surface water drainage and disposal, would pollute the water environment.

- 5.13 Flood risk can originate from a number of sources including groundwater, surface water, coastal and river flooding. The Council would like to prevent flooding by limiting development in locations of flood risk. However, there will be occasions when development is appropriate in locations liable to flooding, subject to suitable mitigation measures being in place. The plan has been informed by Level 1 and Level 2 Strategic Flood Risk Assessments and Scoping and Outline Water Cycle Studies, which were carried out in collaboration with the Environment Agency and South West Water. The plan also takes account of The Flood and Water Management Act 2010.
- 5.14 The Local Plan defines settlement limits and allocates land for development in locations that are not considered to be affected by emerging Coastal Change Management areas being progressed through the South Devon and Dorset Shoreline Management Plan and the Exe Estuary coastal management strategy processes.
- 5.15 Future consideration will be given to the relocation of facilities within any finalised Coastal Change Management area.

3.0 Planning Statement

Policy EN4 - Flood Risk

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In considering development proposals regard will be had to:

- e) the adequacy of existing water supplies, drainage, disposal arrangements, sewerage and sewage treatment facilities;
- f) the need for surface water drainage systems, separate from all foul drainage systems; and
- g) the use of sustainable drainage systems where ground conditions are appropriate.

EN5 Heritage Assets

To protect and enhance the area's heritage, consideration of development proposals will take account of the significance, character, setting and local distinctiveness of any affected heritage asset, including Scheduled Monuments, Listed Buildings, Conservation Areas, Historic Parks and Gardens, other archaeological sites and other assets on the Register of Local Assets, particularly those of national importance. Development should respect and draw inspiration from the local historic environment responding positively to the character and distinctiveness of the area, important historic features, their settings and street patterns. Where appropriate development should include proposals for enhancement of the historic environment including key views and actions identified in Conservation Area Character Appraisals and Management Plans.

5.16 The towns and villages of Teignbridge have a rich and historic heritage. Features of architectural, townscape, archaeological and historic interest contribute to the identity of the settlements and countryside and can form important aspects of their current or future economic and social success. The policy will act with Policy S2 to ensure that new development takes full account of historic and heritage assets affected by it. The aim will be to incorporate such assets within development in a positive manner, although the weight to be attached to them will reflect their significance, and the positive benefits that come with the development being proposed.

5.17 In cases where there may be a loss of a heritage asset the Council may wish to satisfy itself that the developer has made appropriate provision for recording archaeological or other remains. It may impose a condition on a planning approval requiring the implementation of an appropriate programme of archaeological work.

- 5.18 The Council will encourage management and interpretation of sites of archaeological interest. It will seek to identify such sites and discuss with interested parties the means by which this can be achieved.
- 5.19 The Council will act to positively manage the heritage assets and will consider the preparation of a Heritage Strategy, further Conservation Area Appraisals and Management Plans, a Register of Local Assets.

3.0 Planning Statement

S2 Quality Development

New development will be of high quality design, which will support the creation of attractive, vibrant places. Designs will be specific to the place, based on a clear process which analyses and responds to the characteristics of the site, its wider context and the surrounding area, creating a place with a distinctive character and taking account of the following objectives:

- a) integrating with and, where possible, enhancing the character of the adjoining built and natural environment, particularly affected heritage assets;
- b) making the most effective use of the site;
- c) create clearly distinguishable, well defined and designed public and private Adopted Teignbridge Local Plan (6th May 2014) 15 spaces which are attractive, accessible and safe and provide a stimulating environment;
- d) allow for permeability and ease of movement within the site and with adjacent areas, placing the needs of pedestrians, cyclists and public transport above those of the motorist, depending on the nature and function of the uses proposed;
- e) create a place which is easy to find your way around with streets defined by a well structured building layout;
- f) the building layout takes priority over parking and roads, so highway requirements do not dominate the site's appearance and function;
- g) the buildings exhibit design quality using materials appropriate to the area, locally sourced if feasible;
- h) create inclusive layouts which promote health, well-being, community cohesion and public safety;
- i) provision of an appropriate range of dwelling types taking account of demographic changes;
- j) incorporate public art where this can contribute to design objectives;

- k) respect the distinctive character of the local landscape, seascape, protecting and incorporating key environmental assets of the area, including topography, landmarks, views, trees, hedgerows, wildlife habitats, heritage assets and skylines;
- l) ensure that the development is usable by different age groups and people with disabilities; and
- m) location and scale of Sustainable Urban Drainage Systems.

2.5 The design of new development is very important and this policy promotes the key objectives of design. Further details will be provided through more detailed guidance. Applicants, particularly for major residential schemes, are advised to refer to the Design Council's 'Building for Life' national standard as the Council will expect proposals to score well against this measure, and the relevant criteria that are included in this policy. This plan also contains more specific policies for specific aspects of design such as trees, wildlife and heritage to consider. The aim is to create new places which future generations will treasure.

3.3 Conclusion

The proposed community centre development provides the opportunity for the Town Council to deliver a scheme in a sustainable location that will compliment and enhance the vitality of the town centre.

The Community Centre will provide a centre for a number of key services provided within the town in an accessible location. As outline in the Teignbridge local plan, town centres are vital and sustainable location for development, not only for retail, but also employment, leisure and accessible services. The proposed community centre will provide a beacon for community activity right in the centre of the town.

At a national level the proposal supports sustainable development that boosts the local economy, protects and manages the environment by maintaining and enhancing the vitality of the town centre.

4.0 Flood Risk Statement

4.1 Flood Risk Zones

The development site for the new Bovey Tracey Community Hub is located within the flood zone. The type of development which is permitted depends on which flood zone the site is in. Enquiries with the Environment Agency confirmed the site lies in Flood Zone 3, refer to the map below left from the Environment Agency website. Further investigation with Teignbridge District Council has confirmed the site is classified as Flood Zone 3a, refer to the map below right, as recorded in the Teignbridge Strategic Flood Risk Assessment.

There are limitations on what development can take place in Flood Zone 3a and certain procedures need to be followed to demonstrate that development is suitable and acceptable.

As the site is owned by Bovey Tracey Town Council which has other land available for development in Bovey Tracey, a Sequential Test was required.

4.2 Guidance from the Local Plan

The adopted Teignbridge Local Plan 2033 outlines the approach required for development proposals that fall within a flood risk zone.

Policy EN4 (Flood Risk) defines that:

There will be a sequential approach to new developments (excluding minor developments) which guides developments to areas at lower risk of river and coastal flooding. Where possible, developments should be sited in Flood Zone 1.

Where the regeneration or other sustainability benefits of a proposal can only be met on a site within flood zones 2 or 3 will this be taken into account in the sequential test.

Development within flood zones 2 and 3 which meets the sequential approach will be permitted only where it:

- a) provides wider sustainability or regeneration benefits to the community that outweigh the associated floor risk, taking account of the vulnerability of the proposed use to flooding;
- b) demonstrates occupants' safety in a flooding event;
- c) does not increase flood risk elsewhere; and
- d) if relevant, takes account of the Shoreline Management Plan.

In considering development proposals regard will be had to:

- e) the adequacy of existing water supplies, drainage, disposal arrangements, sewerage and sewerage treatment facilities;
- f) the need for surface water drainage systems, separate from all foul drainage systems; and
- g) the use of sustainable drainage systems where ground conditions are appropriate

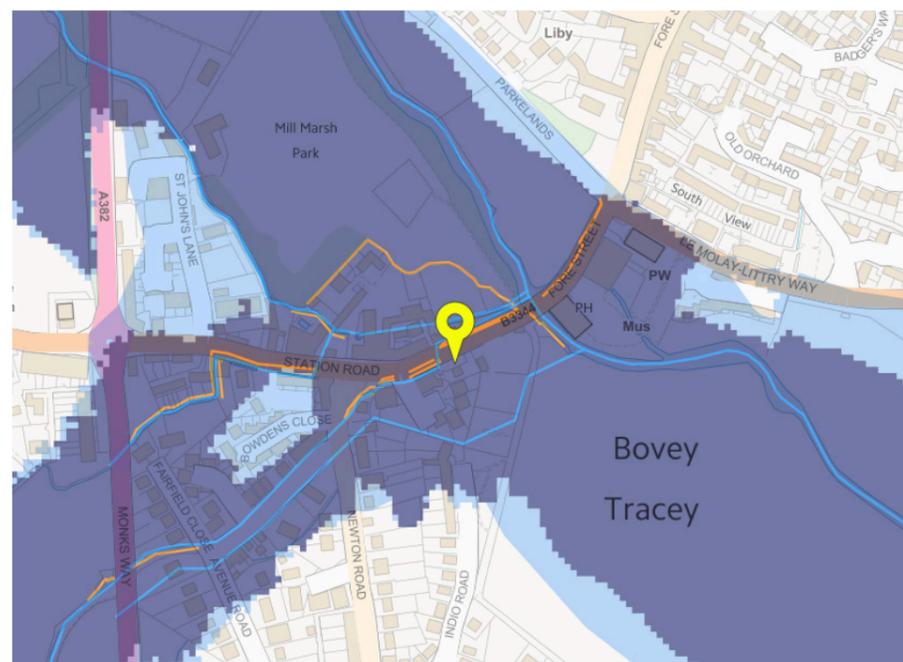


Figure 26: Flood Risk Diagram

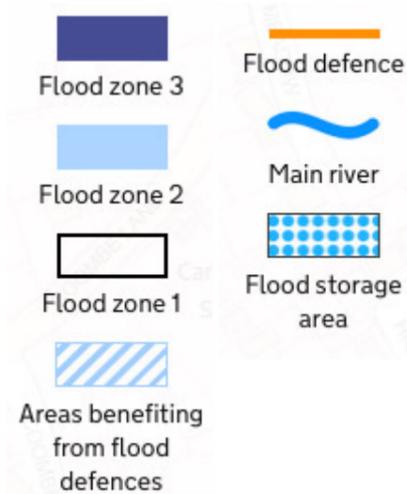


Figure 27: Flood Risk Diagram