

Creation of Scrapes

From: [...] <[...][@eastdevon.gov.uk](mailto:[...]@eastdevon.gov.uk)>
Sent: Friday, November 17, 2023 8:48 AM
To: Janine Gardner <clerk@cranbrooktowncouncil.gov.uk>
Subject: RE: Proposed pump track - permitted development enquiry

Good morning Janine

“Extra flood storage” is simply shallow scrapes formed typically at the outward edges of the flood zone to provide compensatory areas where flood water can flow into and importantly out of, where it would not previously have done so. This method of approach should have been used by EoN to compensate for the pipe bridge although I haven’t personally been out to check what they have done yet.

Hope this helps

Kind Regards

[...]

[...]
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From: [...] <[...][@eastdevon.gov.uk](mailto:[...]@eastdevon.gov.uk)>
Sent: Thursday, November 9, 2023 3:09 PM
To: Janine Gardner <clerk@cranbrooktowncouncil.gov.uk>
Subject: Proposed pump track - permitted development enquiry

Dear Janine

[...]

In essence I am of the opinion that delivery of the pump track forms permitted development provided that the volume created is less than 200 m3 and that no part of the structure is more than 4m high. This is in accordance with Part 12 (Class A(a)) of Town and Country Planning (General Permitted Development) Order (2015) (as amended) which allows for the “erection or construction and the maintenance, improvement, or other alteration by or on behalf of a local authority ... of any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers”.

In interpreting this Class, it would be prudent to let any contract for the pump track as a separate contract to that of the NEAP, otherwise cubic volume used by one project would affect the volume available for the other and vice versa.

The site's location partly within flood 3 and more significantly within flood zone 2 does not affect your ability to deliver the pump track – particularly as I consider that the development can be classed as water compatible. However, it is good practice to consider the potential downstream effects of reduced storage within a flood zone to avoid suggestions that your development has negatively impacted upon third parties. I would suggest therefore that you facilitate the delivery of extra flood storage at the margins of the flood zone (to act as compensation) and ensure that where possible you minimise anything that can act as a barrier to water flow eg railings/fencing.

As a further point of note, if the scheme lies within 20m of the stream a separate consent from the Environment Agency would be required.

I hope this advice is of assistance. It forms my personal interpretation of the relevant legislation but for the avoidance of doubt is not binding on the Local Planning Authority if challenged.

Kind Regards

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