

CHAPTER 10 TOWN / VILLAGE SETTLEMENT INSETS

SAMPFORD BRETT

10.62. PARA. 10.13

Objection

762	Environment Agency-South West Region
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Issues

Whether

- (i) Development/land raising and infilling should be permitted in the floodplain
- (ii) Any development with a direct discharge of surface water to the water course upstream of Sampford House should be permitted.
- (iii) The river corridor should form a development-free buffer zone along the Doniford Stream.

Inspector's reasoning and conclusions

Policies W/7, changed by PC70, and W/8, changed by PC74, together with the insertion of floodplain boundaries by PC7 accords with national policy in paragraphs 21 and 22 of PPG25. In my view they afford adequate control of development affecting floodplains and river corridor areas. In that context I find no compelling reason to provide specific text on these issues in relation to Sampford Brett. At the same time I bear in mind that the EA is a consultative body in respect of applications for planning permission.

10.62.1. RECOMMENDATION

I recommend that no modification be made in response to this objection.