

Minutes of the Multi Agency Stakeholder Flood Defence Meeting held on
Wednesday 15th June 2016 in Lydney Town Council Chambers at 10.30 am

PRESENT:

Cllr Brian Pearman, Lydney Town Council **(BP)**
 Cllr Alan Preest, Lydney Town Council/Gloucestershire County Council **(AP)**
 Cllr Rose Christodoulides, Lakeside Resident Rep/Lydney Town Council **(RC)**
 Cllr Colin Legg, Lakeside Resident Rep/Lydney Town Council **(CL)**
 Edward Argent, Robert Hitchins Ltd **(EA)**
 Steve Mason, Robert Hitchins Ltd **(SM)**
 Tori Simkin, National Flood Forum **(TS)**
 Thomasin Sayers, National Flood Forum **(THS)**
 Andy Bryant, Watts of Lydney Group **(AB)**
 Brian Watkins, Gloucestershire County Council Highways **(BW)**
 Abi Hall, Gloucestershire County Council **(AH)**
 Terry Richards, Lydney Resident (Cookson Terrace) **(TR)**
 Jayne Smailes, Lydney Town Council **(JS)**
 Dawn Morgan, Forest of Dean District Council **(DM)**
 Matthew Kerry, Environment Agency **(MK)**
 Josh Mogg, Severn Trent **(JM)**
 Matthew Panou, Gloucestershire County Council **(MP)**

IN ATTENDANCE: Kate Hammond, Admin Assistant, Lydney Town Council (Minute Taker)

APOLOGIES:

Chris Johns (Forest of Dean District Council)
 Jerry Birch (Glatfelter)
 Robert Frankton (Lydney Park Estate)
 James Jones (Lydney Park Estate)
 Chris Bull (Dean Forest Railway)
 David Graham (Gloucestershire County Council)
 Cllr Dave Street (Lydney Town Council)
 District Cllr Marilyn Smart (Forest of Dean District Council)
 Cllr Bob Berryman (Lydney Town Council)
 Dave Kent (Westdean Parish Council)

ITEM		ACTION
1.	WELCOME & INTRODUCTIONS Cllr Brian Pearman (BP) chaired the meeting and welcomed everyone. Edward Argent and Steve Mason (Robert Hitchins Ltd) were welcomed to the Discussion Group.	
2.	NOTES OF LAST MEETING (22 March 2016) Amendments to the meeting notes were as follows: Item 3: DM requested that the figures were amended; confirmation of funding secured for Flood Alleviation Work at Lakeside, Lydney	

	<p>TOTAL funding from GCC: £ 45,000</p> <p>TOTAL spend to date: £7,650 - penstock</p> <p>£250 - surveys at Crump Farm</p> <p>BALANCE (14/6/16) £37,100.</p> <p>- Noted.</p> <p>ITEM 4: TS highlighted that 'National Flood Defence Forum' was misspelt - it had no 'Defence' in its title and was just called 'National Flood Forum'.</p> <p>- Noted.</p> <p>The meeting notes were then accepted as a true record.</p>	
3.	<p>FLOODING TO LAKESIDE AVENUE/FALLER FIELDS</p> <p>BP requested an update from FODDC regarding investigations/work with Gloucestershire County Council (GCC) Highways on flooding issues at Faller Fields/Lakeside Avenue.</p> <p>BW advised that GCC Development Control Manager had emailed the developer and had offered GCC's Consultant details to them however the developer had yet to respond. As the land was still under private ownership, GCC were unable to take any further action, GCC Highways could only highlight flooding issues again to the developer if the development had an impact on the Public Highway.</p> <p>CL advised that the meeting with FODDC Officers to show them the problem areas at Faller Fields and Lakeside Avenue (<i>action point as agreed at the previous meeting</i>) had not taken place. DM advised that she would take forward the action point and a meeting would be arranged on site with CL.</p> <p>JS requested that the report be provided to the Multi Agency Stakeholder Flood Defence Group as soon as possible.</p> <p>AP felt that a letter also needed to be sent to Head of Paid Service and the Strategic Director at FODDC who were responsible for Flood Alleviation Work in order that the group could receive a response to the flooding concerns at Faller Fields/Lakeside Avenue.</p> <p>DM advised that she would take forward the action points to FODDC for response at the next meeting.</p> <p>DM advised that FODDC had carried out investigation work towards upstream attenuation with plans to construct and install a bund near to the A48 (where the current headwall is situated).</p> <p>Edward Argent (EA) advised that Robert Hitchins Ltd were keen to work with Lydney Town Council, FODDC and GCC regarding attenuation works on land that they were developing including works</p>	<p>Action: DM to provide engineers report from FODDC re. Site inspection of Faller Fields</p> <p>Action: DM to provide written response from Head of Paid Service at FODDC (Sue Pangbourne & Peter Hibberd) regarding action to flooding issues at Faller Fields</p>

	<p>connected to the sewage pumping station. Furthermore archaeological works were expected to start imminently on the site off Highfield Road with Robert Hitchins Ltd intending to make a construction site start during the end of July 2016.</p> <p>EA further advised that Robert Hitchins Ltd had agreed to provide the machines needed for work to attenuation at Crump Farm with work expected to commence in that area during mid July 2016.</p> <p>DM advised that FODDC would be providing Robert Hitchins Ltd with a detailed map/drawing of the area which provided specification to work which required attention <i>(finalised map with specification expected by end of June/beginning of July to fit in with commencement of work by Robert Hitchins Ltd)</i>.</p> <p>BP requested confirmation from FODDC that a 'grampian condition' would be included in future planning applications.</p> <p>DM advised that a 'grampian condition' was a planning condition attached to a decision notice that prevents the start of a development until off-site works have been completed on land not controlled by the applicant. It was often deemed a negative condition by the developer and wherever possible prior negotiation was the preferred approach.</p> <p>EA advised that in his experience a 'grampian condition' was frequently challenged and subsequently frequently overturned. It could also not be attached retrospectively and could only be requested on new planning applications.</p> <p>AP felt that a 'grampian condition' needed to be written into FODDC Planning Core Strategies.</p> <p>EA advised that a developer could have a 'drainage condition' on a phased bases, which is what Robert Hitchins Ltd had on the development at Highfield Hill, Lydney. Furthermore EA offered to provide a copy/example of drainage conditions currently in place for Robert Hitchins Ltd developments advising that they provide a blue print of an overall map of the development which then gets split down in detailed phases and assessed by the local authorities such as the Environment Agency and Severn Trent.</p> <p>JS referred to previous discussions regarding a 'grampian condition' and queried whether the condition could be amended to that of 'and/or staged drainage condition' as part of a planning application for future developments?</p> <p>MP advised that a 'grampian condition' would not normally be recommended by the County Council due to their notorious complexity and history of legal dispute. Developers should</p>	
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	<p>demonstrate in their planning application submission that there is adequate infrastructure capacity both on and off the site to serve the development and that it would not lead to adverse amenity impacts for existing or future users. It was further advised that water utility companies, such as Severn Trent, have a legal obligation under Section 94 of the Water Industries Act 1991 to provide developers with the right to connect to a public sewer regardless of capacity issues. This, when read in conjunction with Section 91(1) of the Act in effect makes it impossible for Severn Trent to object or for the Council to refuse to grant planning permission for development on the grounds that no improvement works are planned for a particular area.</p>	
4.	<p>SUSTAINABLE DRAINAGE SYSTEMS</p> <p>EA provided copies of the map titled 'Master Plan Layout and Road Hierarchy East of Lydney' created by Robert Hitchins Ltd showing 'Area A' and 'Area B' of the development.</p> <p>EA advised that Robert Hitchins Ltd would be starting work at Highfield Road and would continue down the site with the installation of a spine road and strategic attenuation ponds, prior to Redrow putting in the first phase. Furthermore the sewers would be built by Robert Hitchins Ltd with the flow feeding into the attenuation ponds and eventually into the stream. Members were assured that plans would not exasperate flooding into Lakeside Avenue (<i>as previously feared by residents/members</i>) such would instead be split into three watercourses, which should provide a 46% reduction in the flow of water.</p> <p>CL raised concern over the future maintenance of such sewers and attenuation ponds and queried whether Robert Hitchins Ltd had a maintenance programme in place?</p> <p>EA advised that up to the point of where the area was adopted Robert Hitchins Ltd would maintain however once adopted then the sewers were all strategic and would be maintained by Severn Trent, with the attenuation ponds being maintained by Forest of Dean District Council (FODDC) under their commuted sum for flood protection.</p> <p>CL advised that he had experienced issues with the local authorities regarding maintenance of attenuation structures and was currently awaiting a response from FODDC and GCC regarding correspondence issued. AP advised CL to forward him a copy of such correspondence and he would investigate.</p>	
5.	<p>LYDNEY FLOOD PLAN</p> <p>BP advised that the amendments to the Lydney Flood Plan (<i>as suggested/agreed by members at the previous meeting</i>) had been</p>	

	<p>made, with the plan now available to view via the Lydney Town Council website.</p> <p>Prior to the meeting members were provided with a copy of the email response from Karen Rushworth FODDC regarding the Lydney Flood Plan. The email contained the following information:</p> <ul style="list-style-type: none"> - Dawn Morgan is invited to comment from a flood perspective on small scale planning applications over 25 square metres. The County Council are invited to comment on larger applications – more than 10 properties or over a hectare. Flood risk assessments are required for any application in a flood zone 2 or 3. - Trash screens are routinely cleared when a yellow weather warning is received. As the warnings usually come with 48 hours' notice clearance can take place on Friday for warnings pertaining to a Saturday or Sunday. - The Environment Agency confirmed to FODDC that they are the Harbour Authority for Lydney and they charge for mooring in the harbour. As such they have control of the number of boats moored there. - Dawn Morgan has followed up the matter of contacting officers able to assist with flooding out of office hours, following the concerns previously raised. <p>JS advised that Lydney Town Council (<i>as statutory consultee on planning applications regarding Lydney</i>) are regularly invited to comment on planning applications however it did not always receive flood risk assessments attached to a planning application and asked FODDC why such document was not ordinarily attached? DM advised that such information was available to view via FODDC Planning Portal however hard copies were not routinely sent out.</p>	
6.	<p>COOKSON TERRACE</p> <p>Prior to the meeting members were provided with pictures showing the flooded area of the lake behind Cookson Terrace. BP requested an update from FODDC regarding their investigations into the land ownership of the fishing lake (Bendalls Lake) and flood elevation/improvement works to the bridge and the walkway behind Cookson Terrace.</p> <p>DM advised that FODDC had been in contact with Bendalls Lydney Ltd who had confirmed that they owned two lakes behind Cookson Terrace for which they had previously carried out remedial works such as dredging of the lakes. Furthermore they had advised that it appeared that the issues experienced in that area were because of the flow from Plummers brook which would flood the lake and in turn would then flood the rear of Cookson Terrace.</p>	

	<p>DM advised that she had taken a measure of the flow levels that day and it appeared that these were of the same in the harbour, with the level rising and falling due to the harbour flow.</p> <p>BP felt that the culvert located on Harbour Road (near Whitehouse Press Ltd) had caused issues concerning the flow of water and questioned whether the culvert had collapsed? Furthermore it was suggested that investigations should be made into the possibility of removing that culvert in order to create a clear flow of water.</p> <p>BP felt that there was confusion amongst the group as to the names of the different structures, such as the culvert and weir, and asked whether DM (FODDC) could provide a map of the different structures which are located in Lydney, particularly the structures at the harbour in order that in future the correct terminology could be used.</p> <p>Terry Richards, Lydney Resident (TR) advised that the overflow of water at Cookson Terrace had only happened in the last 3 years and felt that it appeared to be from a combination of things. TR expressed gratitude to Bendalls Lydney Ltd but felt that more investigation was needed now by the authorities in order to find the source of the reason why it was overflowing in the first place.</p> <p>Following a short discussion DM advised that she would investigate the possibility/pros and cons of removing the culvert (near Whitehouse Press Ltd) to see whether it would have an impact on the flow of water. DM would also seek to provide a map for the next meeting which would identify the names of the different structures in place in order that the group had a clear understanding of the structures, and the correct names of such, for future discussions.</p>	<p>Action: DM to provide investigation results into the possibility/pros and cons of removing the culvert (near Whitehouse Press Ltd)</p> <p>Action: DM to provide a map identifying the names of the different structures in place in order that the group had a clear understanding of the structures, and the correct names of such, for future discussions.</p>
6.	<p>A.O.B</p> <p>RC advised that she had met with Lawrence King (LK) FODDC, on site at Lakeside Avenue (<i>following an action point at a previous meeting</i>) and it had been highlighted that MMC Ltd were planning Phase 2 of the Oakdale development which included in this phase the option to feed the flow of water into Phase 1 of the development rather than to the culvert. As such RC requested confirmation from GCC to this effect?</p> <p>MP advised that he would check the response from GCC for Phase 2 of the Oakdale development and report back to the next meeting.</p> <p>BP advised that in his experience in discussions with MMC Ltd, it appeared MMC Ltd had shown confusion over the term 'attenuation pond' and 'swales' and requested that GCC provide clarification to both MMC Ltd and to the Multi Agency Stakeholder Flood Defence Group as to what each structure is and what they are used for, in</p>	<p>Action: MP (GCC) to check the response from GCC for Phase 2 of the Oakdale development.</p> <p>Action: MP to provide a 'fact sheet' generalising what is meant by attenuation ponds, swales, balancing ponds etc.</p>

	<p>order that the developer and the group were of the same understanding for each structure.</p> <p>Following a short discussion it was agreed that MP (GCC) would provide a 'fact sheet' generalising what is meant by attenuation ponds, swales, balancing ponds etc which would be brought to the next meeting.</p>	
7.	<p>ACTION PLAN/ACTIONS PENDING</p> <p>Action points for next meeting:</p> <ul style="list-style-type: none"> • DM to provide engineers report from FODDC re. Site inspection of Faller Fields • DM to provide written response from Head of Paid Service at FODDC (Sue Pangbourne & Peter Hibberd) regarding action to flooding issues at Faller Fields. • DM to provide investigation results into the possibility/pros and cons of removing the culvert (near Whitehouse Press Ltd). • DM to provide a map identifying the names of the different structures in place in order that the group had a clear understanding of the structures, and the correct names of such, for future discussions. • MP (GCC) to check the response from GCC for Phase 2 of the Oakdale development regarding drainage plans. • MP to provide a 'fact sheet' generalising what is meant by attenuation ponds, swales, balancing ponds etc. 	
8.	<p>DATE OF NEXT MEETING</p> <p>Thursday 22nd September 2016 at Lydney Town Council Chambers at 10.30 am</p>	

Meeting closed at 11.40 am