

Minutes of the Multi Agency Stakeholder Flood Defence Meeting held on Thursday 22<sup>nd</sup> September 2016 in Lydney Town Council Chambers at 10.30 am

**PRESENT:** Cllr Brian Pearman, Lydney Town Council **(BP)**  
 Cllr Rose Christodoulides, Lakeside Resident Rep/Lydney Town Council **(RC)**  
 Edward Argent, Robert Hitchins Ltd **(EA)**  
 Steve Mason, Robert Hitchins Ltd **(SM)**  
 Tori Simkin, National Flood Forum **(TS)**  
 Jayne Smailes, Lydney Town Council **(JS)**  
 Dawn Morgan, Forest of Dean District Council **(DM)**  
 Lawrence King, Forest of Dean District Council **(LK)**  
 Matthew Panou, Gloucestershire County Council **(MP)**  
 Martin Young, Environment Agency **(MY)**  
 District Cllr Marilyn Smart, Forest of Dean District Council **(MS)**  
 Alex Robinson, Lydney Park Estate **(AR)**  
 Barry Holmes, M.M.C Developments Limited **(BH)**  
 Mark Russell, M.M.C Developments Limited **(MR)**

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

**APOLOGIES:** Chris Johns (Forest of Dean District Council)  
 Robert Frankton (Lydney Park Estate)  
 Cllr Dave Street (Lydney Town Council)  
 Cllr Bob Berryman (Lydney Town Council)  
 Cllr Colin Legg (Lakeside Resident Rep/Lydney Town Council)  
 John Thurston (Watts Group)  
 Cllr Alan Preest (Lydney Town Council/Gloucestershire County Council)  
 Josh Mogg (Severn Trent)  
 Brian Watkins (Gloucestershire County Council Highways)  
 Terry Richards (Lydney Resident-Cookson Terrace)

ITEM		ACTION
1.	<b>WELCOME &amp; INTRODUCTIONS</b> Cllr Brian Pearman (BP) chaired the meeting and welcomed everyone.	
2.	<b>NOTES OF LAST MEETING (15 June 2016)</b> Amendments to the meeting notes were as follows: Item 3, Paragraph 5 – ‘DM to gain a written response from Head of Paid Service at FODDC (Sue Pangbourne) regarding action taken re. flooding issues at Faller Fields’ it was felt that this would be an action for AP or LTC not DM. <div style="text-align: right;">- Noted.</div> The meeting notes were then accepted as a true record.	<b>Action: AP to gain written response from Head of Paid Service regarding action taken re. flooding issues at Faller Fields</b>

<p><b>3.</b></p>	<p><b>CONDITIONS FOR DEVELOPMENT</b></p> <p>BP requested an update with regard to whether FODDC would be willing to enforce either a Grampian Condition or a Phased Condition on any/all developments within the catchment area of Lakeside Avenue (as appropriate) to prevent water run-off etc entering existing watercourses.</p> <p>DM advised that a Grampian Condition could be considered however it was development specific. A Grampian Condition is treated on a case by case basis, on its own merit. A Phased Condition was preferable for developments however again it was development specific. As mentioned in previous meetings, developers were required to demonstrate in their planning submission that there is adequate infrastructure capacity both on and off the site to serve the development and that any proposed plan would not lead to any adverse impacts for existing or future users.</p> <p>RH advised that a Drainage Condition is always in place with a development however a Phased Drainage Condition gives more flexibility and means that developers can aid their costs in a controlled manner. The development off Highfield Road, for example, has a sustainable drainage strategy in place and each builder has to adhere to the 'blue print' over the whole development area.</p>	
<p><b>4.</b></p>	<p><b>FLOODING TO COOKSON TERRACE</b></p> <p>BP requested an update from FODDC regarding investigation results into the possibility/pros and cons of removing the culvert near Harbour Road/Whitehouse Press Ltd.</p> <p>DM handed out copies of the maps pertaining to Cookson Terrace Flood Alleviation Options and the Weir and Lock Gates at Lydney Harbour. It was advised that FODDC had met on site with the Environment Agency and Severn Trent to investigate the potential removal of the culvert (to improve conveyance). It was advised that the area was currently highly vegetated so clearance work would need to be undertaken initially to ascertain whether the culvert was clear. Furthermore, contact had been made with Mr Bendall (owner of the land and lakes – Lake Windrush) to which he had given his full support in working with FODDC to create half metre 'bunds'. The suggestion was that of a construction of clay bund and side weir (to divert flood water to the north) at the top side of the lake near Plummer's Brook with another construction of clay bund (to protect properties) at the end of the lake closest to the houses at Cookson Terrace. It was felt that the clay bunds would be a good defence measure to minimise any future potential flooding to Cookson Terrace as the flow of water was coming from Lakeside to the Railway and through to Cookson Terrace.</p> <p>EA advised that, should the residents and Severn Trent agree to the suggestion of the bunds, Robert Hitchins Ltd would be willing to</p>	

	<p>provide the clay needed to construct the bunds (clay taken from the development on Highfield Road) and furthermore, depending on timing, may also be able to offer machinery to assist in the construction of the bunds.</p> <p>MY advised that a 'waste transfer licence' would be required in the construction of clay bunds and advised Robert Hitchins Ltd that the Environment Agency could provide the licence should the clay be transported from Highfield Road and used at Cookson Terrace.</p> <p>JS queried whether the proposed work would be covered by Forest of Dean District Council (FODDC) under their commuted sum for flood protection? In response DM advised that they would seek funding for the work from the land owner (ie. Mr Bendall) and so the earmarked sum would not be touched.</p> <p>LK advised that FODDC would be providing Mr Bendall with a detailed plan of the proposal for the bunds, which would be carried out as phase 1, with further investigations also being required regarding the checking of the ownership of the culvert near Harbour Road/Whitehouse Press Ltd.</p>	<p><b>Action: DM &amp; LK to contact statutory consultees regarding the proposal for installation of clay bunds near Plummer's Brook and Cookson Terrace</b></p>
<p><b>5.</b></p>	<p><b>SUSTAINABLE DRAINAGE SYSTEMS/OAKDALE DEVELOPMENT (PHASE 2)</b></p> <p>BP requested an update from GCC regarding the response to the drainage plans for Phase 2 of the Oakdale Development</p> <p>MP advised that GCC had initially rejected the planning application on the grounds of 'insufficient method of drainage' however the developer had since addressed the issue so it was now in the process of being re-assessed.</p> <p>RC advised that she had walked the development area and the attenuation for phase 1 which included headwalls and such like and therefore queried whether the drainage for phase 2 could instead be directed into the attenuation on phase 1 rather than to the culvert as suggested? MP advised that the plans that the developer had provided indicated that less water would be going into the culvert, due to the measures they were proposing to put in place. The developer had also been asked whether they could include above ground storage but unfortunately it was advised that this was not an option due to the ground level.</p> <p>BP advised that in its current situation the water appeared to run off the development site and through to residents gardens in Lakeside Avenue. It was also advised that natural springs were evident on the site, which didn't appear to have been considered.</p> <p>JS advised that when Lydney Town Council receives a planning application it asks for evidence of drainage plans and therefore</p>	<p><b>Action: MP/GCC to investigate and make comment on planning application P0924/16/APP</b></p>

	<p>questioned how decisions could be made without all the necessary documentation? MP advised that if all the relevant information was not included in the application, or the applicant runs out of time, then it would recommend an objection. JS advised that Lydney Town Council had recently received a application that suggested these plans were not available at the time of consideration (Planning Application P0924/16/APP). MP advised that he would look into this application.</p> <p>BP requested an update regarding the ‘fact sheet’ from GCC outlining what is meant by attenuation ponds, swales, balancing ponds etc.</p> <p>MP provided the group with a copy of a ‘fact sheet’ which included pictures indicating the different methods of flood maintenance measures. The items included:</p> <ul style="list-style-type: none"> <li>• <u>Balancing pond/Attenuation pond/Detention basin pond (storage)</u> These are the responsibility of the Local Authority if part of an ‘adopted’ open space</li> <li>• <u>Underground storage tank/crates (storage or infiltration)</u> May be responsibility of a water company</li> <li>• <u>Swale (conveyance and some storage)</u> Responsibility of management company (created by developer)/maintenance fee paid by tenants</li> <li>• <u>Soakaway (disposal of water via infiltration)</u> Responsibility of management company/property/home owners</li> <li>• <u>Permeable paving (direct infiltration)</u> Responsibility of management company/property/home owners</li> </ul> <p>MP advised that the Local Lead Flood Authority (LLFA) did not carry out any management or maintenance to such flood maintenance measures but were only consultees in such matters.</p> <p>RC queried whether FODDC would monitor such flood maintenance measures once in place? LK advised that FODDC, as a local planning authority, have an obligation in regard to ‘adopted’ open space however building control do not inspect every site as their role now includes technical improvement for design, ie. if something fails under a section 19 flooding incident then FODDC would re-investigate the maintenance measure in place.</p> <p>MY questioned who would enforce maintenance of culverts? LK advised that it would depend on how the culvert was put in and what water enters it.</p>	<p><b>in regards to its drainage plans</b></p>
<p><b>6.</b></p>	<p><b>FLOOD RESILIENCE PLANNING</b></p> <p>BP requested an update from the National Flood Forum regarding the flood resilience plan modelling exercise planned; to gain support for a ‘Table Top’ exercise and to consider suitable dates.</p>	

	<p>TS advised that the next step in the Flood Resilience Plan was to do a 'dry run' exercise which would incorporate members from the Local Lead Authority/GCC, FODDC, LTC, Environment Agency and Multi Agency Stakeholders. It was felt that input was needed from all members and residents to make sure that the plan was incorporating what the area needs in regard to flood measures. The Flood Resilience Plan would also then be amalgamated with Lydney's Emergency Plan.</p> <p>MY advised that the Flood Resilience Plan needed to be tested and involvement from all parties was paramount to its success. AR advised that Lydney Park Estate (LPE) would be happy to become involved in the exercise if it was felt that it was site specific to LPE or if anything could be gained from their input.</p> <p>LK felt that it was a good exercise and that GCC Highways should also provide their input.</p> <p>TS and MY advised that they would contact LTC to ascertain if they were willing to set up a 'Working Party' in order to further the planned exercise.</p>	<p><b>Action: TS and MY to contact LTC in order to further the 'dry' exercise for the Flood Resilience Plan</b></p>
<p><b>7.</b></p>	<p><b>A.O.B</b> Mr Barry Holmes (BH) and Mr Mark Russell (MR) of M.M.C Developments Limited (MMC) entered the meeting at this point to provide the group with a presentation of the proposed sustainable drainage system for Oakdale phase 2 development, on land to the east of Lydney.</p> <p>BH provided the group with a copy of the surface water strategy plan which included a diagram of surface water catchment A and catchment B. BH advised that MMC were proposing to include four different balancing ponds on the development with a swale which would go down the length of the development (5 metres wide, 500mm deep) which would cover the boundary of the development that links into Lakeside culvert. MR advised that the plan had been approved by Consultant Engineers and the Environment Agency.</p> <p>MP raised concern that GCC had initially rejected the planning application on the grounds of 'insufficient method of drainage' due to the location of the proposed drainage going into the culvert which had already been proved to have an existing capacity issue.</p> <p>BH advised that he would instruct his Consultants to send more information to GCC regarding MMC's proposals as the use of 'hydroplates' was also mentioned but it was not fully understood as to how it would work.</p> <p>RC raised concern to the 'run off' being put to the culvert however BH</p>	<p><b>Action: MP to contact MMC's Consultant Engineer and LK (FODDC) in regard to the proposed drainage plan/map for Oakdale phase 2 development, on land to the east of Lydney, and report back to the next flood meeting.</b></p>

	<p>confirmed that any works done prior to the culvert would be carried to national standard.</p> <p>MP advised that he would speak to MMC's Consultant Engineer and LK (FODDC) in regard to the proposed drainage plan/map and report back to the next meeting.</p>	
<b>8.</b>	<p><b>ACTION PLAN/ACTIONS PENDING</b></p> <p>Action points for next meeting:</p> <ul style="list-style-type: none"> <li>• AP to gain written response from Head of Paid Service (FODDC) regarding action taken re. flooding issues at Faller Fields</li> <li>• DM &amp; LK to contact statutory consultees regarding the proposal for installation of clay bunds near Plummer's Brook and Cookson Terrace</li> <li>• MP/GCC to investigate and make comment on planning application P0924/16/APP in regards to its drainage plans</li> <li>• TS and MY to contact LTC in order to further the 'dry' exercise for the Flood Resilience Plan</li> <li>• MP to contact MMC's Consultant Engineer and LK (FODDC) in regard to the proposed drainage plan/map for Oakdale phase 2 development, on land to the east of Lydney, and report back to the next flood meeting.</li> </ul>	
<b>9.</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>Thursday 24<sup>th</sup> November 2016 at Lydney Town Council Chambers at 10.30 am</p>	

Meeting closed at 12.08 pm