



OLDBURY ON SEVERN PARISH COUNCIL

Minutes of the adjourned meeting of the Flooding and Planning Committee

Held on Monday 4th September 2017 at 2pm at the Memorial Hall
Adjourned from Tuesday 15th August 2017

1. Present

Keith Sullivan, Dylan Griffiths, Barry Turner, Alan Coles
Clerk: Emma Pattullo

2. Apologies

Apologies were received from John Cornock and Jim Nichols

3. Minutes of last meeting

KS pointed out an error in section 5.2, third bullet point; this should read "improve the existing or lay a new pipe from **the junction of Church Hill and Westmarsh Lane** to meet the pipe..."

Subject to the above change being made, the minutes of the last meeting were proposed by DG, seconded by BT and approved by all as a correct record.

Action: Clerk to amend as noted

4. Actions arising not otherwise on this agenda

The Gantt chart of actions has been circulated.

Meeting with LSIDB – discussed later in meeting

Publication of non-councillor contact details – action carried forward (KS)

5. Liaison with SGC on flooding issues

5.1 LLFA request for information

This action was on Councillor Poole and is assumed to have been completed; the deadline for submission has now passed so no further discussion is required.

6. Planning

6.1 JSP new local plan

Engagement events to present recent changes are to be held in various locations. DG will attend the event in Thornbury on 29th September.

The committee noted recent articles in local press on further significant levels of housing development in several areas of S Glos, including Thornbury.

6.2 PSP plan modifications response

DG & KS have submitted a response to the recent consultation.

Action: Clerk to circulate response

7. Funding matters

7.1 Government announcement re: funding for natural flood defences

Discussion was held around this announcement which centres on enhancement of 'natural' methods of flood attenuation e.g. debris dams and constructed flood plains. Groups can bid for funding from this pot to develop such schemes. BT noted that such schemes are unlikely to be relevant to Oldbury – the requirement within the parish is to move water through the area more quickly, not to hold it back. It was therefore agreed that it was not appropriate to pursue this further.

7.2 SGC funding for improving flood resilience of highways

SGC have received £3.4 million from central government to improve the flood resilience of highways in the county. Ten locations have been identified including two in Oldbury:

- Church Lane/Chapel Road/Camp Road
- Oldbury Lane

No detail has yet been given about the exact areas or works planned. KS reported that SGC have recently surveyed possible routes to move water from the Church Lane area to Cowhill Wharf Rhine, including ditches by the cricket club and Christmas Cottage. KS noted that at the request of SGC, a landowner has spent ~£1k installing pipework across his property, which may become redundant if flows are diverted in this area, in which case the landowner may have a case for receiving compensation for needless spending. The committee agreed that rather than raise this issue with SGC it was better to leave it until the planning and execution of works is complete rather than cause potential further delay.

It was noted that LSIDB have been doing a lot of clearance work in and around local rhines. To allow access for their machinery they have cleared a previously overgrown access route to land adjacent to the sailing club; the club are concerned that the improved access might lead to travellers entering the land illegally. It was agreed that this did not require any action on the part of the council at this stage and that the sailing club should be advised to put a lock on the gate.

7.3 Use of S106, CIL and PPA and its relevance to Oldbury (flooding)

The committee discussed the various mechanisms under which developers can be expected to pay towards infrastructure and other improvements in the area of their developments. The main forms are Section 106, Community Infrastructure Levy and Planning Performance Agreements. S106 and CIL can apply to most developments, whereas PPAs only apply to large scale development. All could be a potential source of funding for infrastructure improvements (e.g. pumps). SGC has produced guidance for developers outlining the various policies; these would need to be studied further to see if there is any likely mechanism by which flood defences in Oldbury could be funded via the various Thornbury large scale developments.

Action: Clerk to circulate the S106/CIL and PPA guidance documents issued by SGC.

8. AOB

Severn Estuary Flood Risk Management Strategy: BT raised the issue of this strategy which presents the likely impact on flood risks in the future, including changes due to climate change and sea level rise. It is predicted that current defences in the segments which include Oldbury are likely to become inadequate by 2030. The document states that the Environment Agency and local authorities will continue to maintain the current defended line “as funds allow” but there is no assurance as to what funding might be available. Where funding is limited, spending areas are decided on a benefit-cost ratio; due to low population in the Oldbury area it is likely that the benefit-cost ratio for this area would be low and thus it would be low priority for funding.

Although this is not an immediate threat, it was agreed that this committee needs to give consideration to the future as well as current issues. It was agreed that this should be added to the agenda for the next meeting and that further enquiry via the LLFA would be appropriate.

Further responses to SGC flood report: KS has been reviewing the recent responses of this committee to the SGC report into the March 2016 flooding incident. He noted that the committee had not asked the fundamental question “why on 9/3/16 did we have water in the village?” Regarding the developments in Thornbury and their possible impact on flood risk, it was also noted that SGC had not responded to this committee’s comments that parishioners are not convinced that the developments do not present any increase in risk, and that this committee has still not received an answer as to what level of rainfall would exceed the design parameters of the planned attenuation measures. It was agreed that these points need to be priority in future discussions with SGC.

Flaps: KS has been investigating the legislation around installation and maintenance of flap valves, of which there are a number in the area which are in poor repair. LS IDB say that riparian owners are responsible for maintenance of these structures. However KS believes that this would be in contravention of the relevant Act of Parliament which states that owners ‘must not impede the flow of water’. LSIDB have also stated in the past that any works on the banks of the rhines by other persons or organisations are not allowed by LSIDB byelaws. KS cannot find reference to this. It is also understood that SGC are taking legal advice on this matter.

Future meetings with LSIDB and SGC: At the last FPC meeting it was agreed that a meeting with LSIDB should take place before any further meeting with SGC. As this is taking time to progress, it was instead agreed at this meeting that a joint meeting would be preferable, to include LSIDB, SGC and possibly the Environment Agency. KS agreed to arrange such a meeting, preferably for late October. This would then allow discussion at the next meeting of this committee (17th October) of priorities and questions which need to be asked including issues raised here,

Action: KS to contact LSIDB & SGC to arrange a meeting

9. Date and time of next meeting

The meeting closed at 15:45.

The next meeting will be held on Tuesday 17th October 2017 at 2pm in the Memorial Hall.