

# **STOKEINTEIGNHEAD DRAFT FLOODING REPORT PUBLIC CONSULTATION**

## **With DCC responses**

**15<sup>th</sup> October - 28<sup>th</sup> October 2015**

The Stokeinteignhead Flood Forum, in conjunction with Stokeinteignhead Parish Council, decided with the publishing of the draft flooding report that it needed to be circulated to as wide an audience as possible.

The first step was to get the draft report published on the Stokeinteignhead Village web site. It was then decided to hold a series of three open meetings with the aim of getting as much information from Parishioners as possible, as concerns were raised that many people would not be able to understand the full ramifications of the 74 page report. In response to these concerns, Nigel Smith produced a précis for each specific area and this was included in a mail shot with the dates and location of each meeting.

The three open meetings were split up to concentrate on certain geographical locations as follows:

**Meeting 1** was held in the Village Hall on 15<sup>th</sup> October 2015 and concentrated on Higher Gabwell to the Village Hall including Pools Weir.

**Meeting 2** was held in the Upstairs Function room of the Church House Inn on 19<sup>th</sup> October 2015 and concentrated on Deane Road and Stoke Road.

**Meeting 3** was also held in the Church House Inn on 28<sup>th</sup> October 2015 which concentrated on Stokeinteignhead Village Centre.

All meetings were timed to start at 8pm in order to allow as many working people as possible to attend.

Each meeting was well attended with 71 Parishioners in total attending. Additional information was also submitted by a number of Parishioners who were unable to attend any of the meetings.

For this report each location has been sub divided with the questions, concerns and suggestions obtained at each respective meeting. Please note that any questions, concerns and suggestions which were raised at more than one meeting are presented under All Areas.

**Matt Fearn**

**Chairman Stokeinteignhead Flood Forum**

## All Areas

### Questions

- **Is the blocking of an existing Buddle Hole illegal, what powers are there to prevent this happening?**

With most buddle holes there should be an agreement between the land owner and DCC Highways. If the buddle hole is an informal opening with no official agreement then DCC have no powers to ensure the buddle hole remains open.

- **Who will be responsible for the maintenance of the new scheme?**

Where possible we will look to the local community, landowners or Parish Council to maintain or assist with the maintenance of new flood defences provided to protect their area. If this is not possible or beyond the technical/financial ability within the community then a maintenance agreement will need to be established before the scheme is implemented. The County Council's Flood Risk Management Team is a strategic team and does not have any maintenance budget responsibilities.

- **Will Landowners be consulted regarding construction work on their property?**

Yes. All relevant landowners will be consulted and any works affecting their property will be fully discussed and agreed prior to entry. As part of our legal requirements, when utilising available powers under the Land Drainage Act, a legal notice of entry would need to be served on the landowner. All associated costs will be borne by DCC as part of the project. In some cases compensation may be payable to the landowner where no other benefits are to be gained. All reinstatement of the land will ensure it returned to its previous state and to the satisfaction of the landowner. We are keen to have all land owners on board with the proposals and to reach an amicable agreement.

### Concerns

- **The Parish Council currently has a major problem trying to get the various agencies to maintain and clean out existing defences, will this be the same for the new scheme.**

We are unaware of any existing flood defences in the Parish. If you are referring to Highway gullies and maintenance, please refer to DCC Highways for their maintenance schedule and policies as these will be specific for the location.

- **Road works have altered the camber on various roads through the Village preventing water from draining away safely.**

We have identified a number of locations in the village where the water is not getting in to the drains. This is something that we hope to address in some of the options.

## **Suggestions**

- **Additional Silt traps (see area reports for suggested locations).**

Noted.

- **The scheme is not done in a piecemeal fashion and all the agencies work together to minimise disruption.**

Noted, although the scheme may have to be delivered in construction phases to take advantage of funding opportunities

- **Remove Throttle Points from existing pipes in Deane Road and Stoke Road.**

These issues have been incorporated in the overall scheme proposals and subject to funding will hopefully be resolved.

## Higher Gabwell to Stokeinteignhead Village Hall (including Pools Weir)

### Questions

- **What is the timescale to the definite plan?**

Subject to funding approval and affordability we intend for works to be carried out within 2016 with some elements before March 2016 to take advantage of local funding opportunities.

- **How high will the earth work barrier be and what will it look like?**

Final design levels are yet to be confirmed; however the general feeling is that the ground will be lowered in this area by approximately 0.5m with an earth bund approximately 1m in height at the downstream end.

- **Would the pond area remain boggy during a wet season?**

This is not anticipated. Ground investigation and monitoring of ground water levels will be carried out to clarify this further.

### Concerns

- **Inconvenience and loss of income to landowners.**

It's hoped that this will be kept to a minimum. All land where water retention features are based will be reinstated to allow the previous land use to continue post operation of the scheme. The water retention areas will only come into operation in the larger storms and will only be 'filled' once every few years. Our general approach to landowners is that the reduction in flood risk is our offer or at least part of our offer of compensation. Although, if the land owner does not directly benefit from the scheme then compensation will be offered based on set rates. It is important to note that any compensation payments will come out of the same finite pot of money for the scheme design and delivery. Therefore the higher the compensation pay outs, the lower the amount of money will be available for scheme delivery, possibly resulting in a lower standard of protection being offered to the community.

- **Concern regarding contamination from a macerator discharging into the water course which will be within 5m of the waterline when the pond is full.**

Further details of this will need to be considered during detailed design to ensure the scheme does not create a risk of pollution.

- **Residents of The Mead are concerned that the mention of their house in the report will have an adverse effect on the house sale.**

It has been requested that the naming of this area is amended in the final draft of the report. An email has also been sent to the land owners putting in writing the context in which the name of the property was used and that it is not at high risk of flooding.

- **Health and Safety issues around ponds and children playing near them.**

Water holding areas will be appropriately risk assessed and designed in accordance with the SuDS manual. It is worth noting that these features will only start to fill in times of extreme rainfall.

## **Suggestions**

- **Possibility of providing photographs of any similar projects.**

Please see below example of a flood defence bund and dry storage area. This would be filled with water only in flood conditions.



- **The terms 'Pond' and 'Gullies' are confusing, can these terms be defined, e.g. people think of a pond as a permanent structure where you can go feed the ducks.**

Gully: A slotted drain cover where water is collected into the drainage system, usually on the edge of the highway.

Pond: This is an open above-ground feature for the collection and storage of flood water. Depending on its purpose this can be designed to be dry/empty until flood conditions or sometimes a low level of water is retained as a wet 'pond area. In this instance it is likely to be a dry area that will be filled to hold back the flood water and release at a controlled rate until emptied.

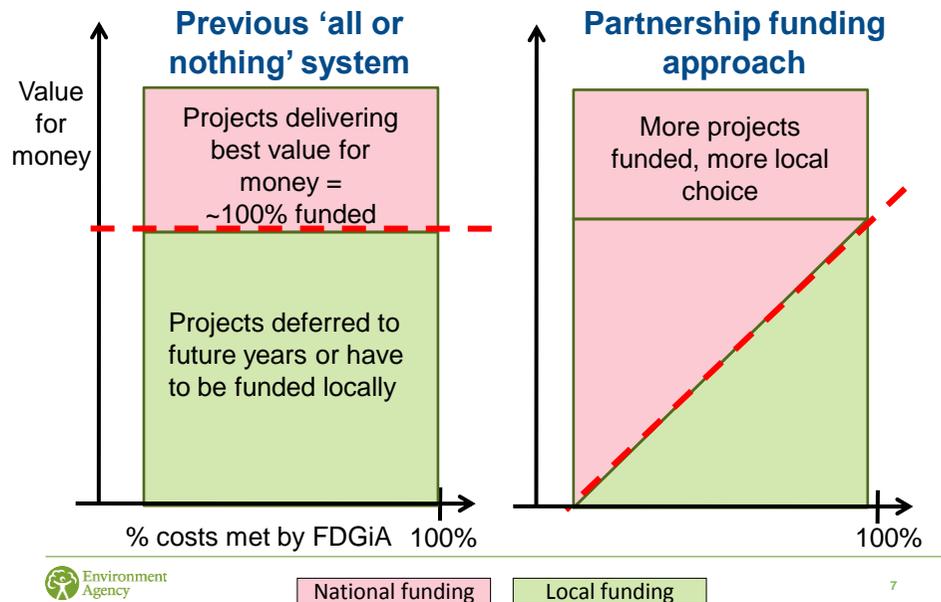
## Deane Road and Stoke Road

### Questions

- **How does the funding formula work?**

This is a very complicated process. We can expand on this at the meeting on 25<sup>th</sup> Nov. In basic terms please see the formula and figures below.

### Partnership funding



Only schemes that deliver the relevant Outcome Measures and reach the necessary Partnership Funding (PF) score will achieve FDGiA funding. This means that the maximum available FDGiA, calculated from the predetermined fixed payment rates, has to be at least the set threshold percentage greater than the overall cost of the scheme, less any financial contribution, for it to be approved.

For example:

$$\text{PF Threshold \%} = \frac{\text{(Available FDGiA from fixed rates)}}{\text{(Cost of scheme – Financial contribution)}}$$

As the FDGiA funding is fixed and based on the benefits being achieved this will not increase if a more expensive scheme option is considered, unless greater benefits can be achieved. Any increase in scheme costs would therefore require additional third party contributions. These could be raised through Local Levy, Community Infrastructure Levy (CIL), Local Enterprise Partnership (LEP) or Section 106 Agreements etc.

- **After the meeting on the 25<sup>th</sup> November how long will it take before we will know what plan has been adopted and when it will be implemented?**

Following the meeting we will continue to develop the preferred scheme and continue to update the Parish on a monthly basis.

- **Who will be responsible for the upkeep/maintenance of works once completed - land owner or Council?**

Where possible we will look to the local community, landowners or Parish Council to maintain or assist with the maintenance of new flood defences provided to protect their area. If this is not possible or beyond the technical/financial ability within the community then a maintenance agreement will need to be established before the scheme is implemented. The County Council's Flood Risk Management Team is a strategic team and does not have any maintenance budget responsibilities.

## Concerns

- **Concern over ponds stability with regard to an incident at Combe Fishacre when a holding tank burst its banks.**  
Not familiar with this example. Any water retention feature will be appropriately designed to minimise the risk of failure.
- **The siting of possible Silt Traps on Millon Lane – what effect to any properties.**  
Any silt trap installed would be a betterment and would have no adverse effects on property. One of the current options to divert flows into the field here would not affect property and would only reduce the flows going down Millen Lane and joining Dean Road.
- **Existing pipe work in Deane Road is damaged - not man enough to deal with water in a flooding situation, also pipe work not of same dimensions along Deane Road.**  
Noted and is incorporated in the scheme proposals
- **Any repairs to the damaged pipe work will come out of flooding budget when Devon County Council should be paying.**  
We are working in partnership with DCC Highways as part of the scheme
- **Village Help day insurance /equipment.**  
We are in discussions with the Parish Council to assist with community resilience measures including help and advice with emergency planning and useful equipment,
- **No drains on left hand side of Stoke Road.**  
The options that we are putting forward will address the areas where surface water is not getting into the system.

## Suggestions

- **If a flooding event was to reoccur that a review was to take place afterwards to determine the causes and what went wrong and what went right.**  
As part of Devon's Local Flood Risk Management Strategy, we investigate significant flood incidents and have a duty to produce a report detailing the causes and recommended actions.
- **Identify properties at risk.**  
This has been done through various investigation reports and studies.
- **Regular maintenance by Devon County Council.**  
Maintenance of highway assets will fall under the DCC Highways maintenance schedules. See other answers regarding maintenance of flood storage areas.

- **2x Silt Traps on Millon Lane to slow water down reaching Deane Road. (Millen Lane)**

Silt traps would not slow the water down. The purpose of a silt trap would be to collect silt and gravel and to prevent this entering the highway drainage system and causing restrictions. Other methods to slow down or pick up water here are highlighted in the [referred option].

- **Natural Pond to be created in John French's field to hold back water and create a nature reserve.**

Ponds already proposed at this location/Dean Road area

- **Village help day.**

Keen to discuss this as part of the community resilience support already being progressed.

- **Vulnerable Parishioners contact details to be put onto a data base as part of an Emergency plan.**

Good idea. DCC are happy to provide help with developing the emergency plan as part of the community resilience support already being progressed.

## Central Stokeinteignhead

### Questions

- **Who is responsible for water draining onto the highway from the Village School?**

The School would be responsible for this. Even if a DCC School, it would still be through the school and their property management that would deal with any drainage on the school grounds.

- **Any thoughts been given to opening the weir at Five Blades?**

This is something that will require talks with SWW to determine the practicalities of exposing the sewer pipe at this location. DCC will investigate.

- **Who is responsible for the maintenance of sewage drains that take away flood water?**

SWW are responsible for the sewer network although these are not designed to take flood water

- **Who is responsible for clearing out Buddle Holes?**

Highways, where there are agreements/easements in place

- **What guarantees are there that the scheme will work?**

The scheme will be appropriately designed by professionals and a great deal of time has been spent investigating the sources of flood risk to Stoke, With this in mind we are confident that the proposals will significantly reduce the risk of further flooding to properties within the village.

- **When is the project likely to start?**

We hope to start works before March 2016, depending on funding and other data to be collected and reported, such as environmental surveys.

- **Have the culverts been checked?**

Some have been inspected, but all critical sections will be checked as part of the works.

- **Will maintenance money be forthcoming in the future?**

Where possible we will look to the local community, landowners or Parish Council to maintain or assist with the maintenance of new flood defences provided to protect their area. If this is not possible or beyond the technical/financial ability within the community then a maintenance agreement will need to be established before the scheme is implemented. The County Council's Flood Risk Management Team is a strategic team and does not have any maintenance budget responsibilities.

## Concerns

- **Money on slowing water down is one thing; money needs to be spent on getting the water away from the bottom of the Village as quickly as possible.**

As part of the options we are looking at holding water back as well as ensuring that water can get into the existing/improved drainage systems and get away at the bottom end of the village.

- **South West Highways have their contract up for review in the next 18 months; will this affect timescale of tendering process and flood plan implementation.**

No

- **Concern over South West Water lack of participation in the process and lack of response to Parishioners' enquires.**

We will engage with SWW when appropriate to do so. DCC's Flood Risk Management Team are leading on this project after being transferred from Teignbridge District Council. There is no requirement for SWW to be involved in a catchment flood management scheme unless flooding is a result of their system, which is not the case for Stokeinteignhead

- **Box Culvert is silted up - this needs cleaning out on a regular basis.**

There is no evidence of the box culvert being silted up. Further inspections will be carried out as part of the works.

- **Muddy water coming off Church Lane is a recent occurrence.**

This needs to be investigated further.

- **The Parochial Parish Council is reported as wanting to cut down trees in the Church Yard - trees absorb water.**

Cannot prevent this with our powers

- **Owner of Victoria Farm has had water from the culvert bursting over the bank and threatened to flood their property.**

Any proposals will ensure the situation is not worsened for other properties.

- **Drive way at Parable Cottage now prevents water from flowing into Drain.**

Aware of issue and including within highway drainage improvement options. It is noted that private works has prevented the runoff entering the system and are proposing to resolve this issue.

## Central Stokeinteignhead (continued)

### Suggestions

- **Deal with inadequate 9 inch pipe in bottom of the Village**
- **Pipe to be located underneath Stream to get water away past Five Blades**  
This is not a viable option due to levels
- **Owner of Random Cottage would allow some water to be discharged on his land to save centre of Village Welcomed, but unachievable.**
- **Discharge water from the Village Centre to a location lower down the stream**  
All of above noted and considered in options for lower end of the village.
- **Chris Cleasby to be spoken to or invited to meeting on 25<sup>th</sup> November as he has done a lot of work re drainage in the lower part of the village**
- **Sleeping policemen on roads to divert water into fields**  
This will require working in partnership with DCC Highways whilst developing the scheme. This may only be possible where official buddle hole arrangements are in place.
- **Stokeinteignhead Parish Lengthsman to look after existing defences and maintain new scheme**  
Would be a good solution and one to be explored further.
- **Silt Trap at the top of Church Lane**  
Concerns to be investigated further in this area.
- **Council sponsorship of maintenance for buddle holes**  
Buddle holes are part of the Highway maintenance programme.