

MEETING TO DISCUSS FLOODING IMPLICATIONS FOR THE NEIGHBOURHOOD PLAN on 2nd November 2016.

Present : Dave Baldwin ( Monson ) ( DB ) , Gill Bindoff , Terry Jackson , Ian Hill , Tom Bindoff (notes)

1. DB talked through the three categories of flooding maps for Watlington :
 THE EA FLOOD MAP   This is statutory and is the primary document for use in considering planning applications
  THE SURFACE WATER FLOODING MAP  This contains useful information but is used
primarily to provide guidance .
   THE GROUNDWATER MAP  This also provides general indicative information .

2. There is a general presumption that development is not possible in Zones 2 and 3 of the FLOOD MAP although some activities are possible in these areas eg a recreation ground or a car park but probably not Workshops or Park Homes. A 'sequential' test is applied to assess whether a certain type of development can be accommodated.

3. DB advised the Neighbourhood Plan Group to note the areas that are in Zones 2 and 3 but to leave the developers to produce Flood Risk Assessments with specific planning applications and potential mitigation to be considered at a technical level   Assessments are made on a 'worst case scenario', similar to the situation in early 2014.

4. Each site will be required to comply with SUDS so surface water draining will be accommodated within the site. There should be no discharge into existing water courses. This means that it should not be necessary for the Neighbourhood Plan to consider the cumulative effect of surface water drainage of several sites.

5. The possibility of an alternative route for the B4009 around Watlington crossing the Cuxham Road B480 would not seem to cause any particular flooding problems as new roads are also required to comply with SUDS to contain the surface drainage within the boundary of the road.

6.  Site 34 was discussed but appeared at first sight not to be in Zone 2 or 3 so could be considered for development.

7. DB advised against attempting to increase the size of the Horse Ponds as a method of water catchment to reduce the risk of flooding in the Town. Such a project could have environmental benefits but would be unlikely to slow the flow of water out of the Horse Ponds.

8. DB felt that the periodic flooding of the culverted section of the brook running under Spring Lane, Ingham Lane and Brook Street was likely to be caused by the accumulation of silt and/or specific blockages rather than a limitation of capacity . He advised the Parish Council to send him a request for a survey of the culvert giving details of flooding incidents along this section and any other relevant information  including the properties most likely to be affected by flooding events.  He would then discuss the request with SODC/OCC . Any remedial work identified by the survey would take account of the known wildlife in the brook.