



PART 1

COMMENTS AND DISCUSSION AT THE PUBLIC MEETING ON FLOODING IN LUDLOW, HELD ON THURSDAY 22 SEPTEMBER 2016 AT THE FEATHERS HOTEL.

The following concerns, expressed at the Public Meeting on 22 September 2016, will be discussed by Ludlow's Flood Action Group at 7.30 pm, Monday 14 November, at The Feathers Hotel, Ludlow.
If you have been affected by flooding and would like to participate in this consultation, please let me know.

1. SHROPSHIRE COUNCIL'S CORE STRATEGY

Cllr Andy Boddington stated that Shropshire Council must revise its planning rules by March 2018. This entails consultation, and Friends of the Corve and Teme should ensure that flooding is at the centre of this document. The following issues should form part of the consultation process:

SuD's; SuperSuD's; Permeable Surfaces; Green issues, Drainage; Absorption; Retaining and also Creating Flood Plains; Combined Drains; Surface Water; Sewage

1. GENERAL RIVER MAINTENANCE:

- a) What sort of planned maintenance is carried out, i.e. what is the baseline
- b) Which agency is responsible?
- c) Have or will sludge-gulpers been used to clear out gullies

2. SPECIFIC RIVER MAINTENANCE

- a) What can be done about the blocking of Bromfield road bridge and culvert by straw and debris
- b) from upstream
- c) What can be done about the failure to keep the western arch under the Bromfield Road Bridge clear
- d) Who is responsible for clearing blockages /obstructions on the flood plain at Bromfield Road, i.e,
- e) fencing (originally erected by Shropshire Council) which obstruct the flow and collect rubbish
- f) Is anyone responsible for dredging under the bridge / culvert etc.
- g) The flood relief channel in Coronation Avenue is not well maintained: the flow of surface water through this outlet could be more effective as it is a vital element in safeguarding the houses in Lower Corve Street. Whose responsibility is this?
- h) Over the past 13 years, the 'island' in the middle of the river Teme at the bottom of Mill Street has grown, accumulating loose trees, rubbish etc that come down in high water. Trees need thinning/pruning or the water on either side will become more rapid and there may be a risk of much of it coming loose and blocking the river at the Ludford bridge.

3. DRAINAGE AND SURFACE WATER – see also PLANNING APPLICATIONS

- a) What can be done about surface water
- b) Is there a road drain inspection and maintenance programme
- c) Is there an overall plan of where the rivers interact with drains
- d) Are there sufficient non-return flap valves in situ and are they effective

- e) Who deals with surface water coming up from the drains at the bottom of Lower Corve Street? When the river is level with the flood plain, the road floods, making access to some houses difficult.
- f) Who is responsible for blocked sewage systems

4. PLANNING APPLICATIONS AND CONSIDERATIONS – also water run-off management

- a) Considerable concerns were expressed re drainage, water run-off management and additional surface water caused by proposed new developments, sometimes on land very near a river or skirting a flood plain. NB: Shifnal Flood Forum has produced a useful case study i.e, Shifnal surface water management plan (SWMP)
- b) FCT will work with Planning Officers, Councillors and Developers to try to ensure that when Developers are granted permission for building, they are responsible for the provision of adequate SuDs, soakaways, attenuation, greywater, tree planting, etc. Whilst lip service is often paid to these issues, the Ludlow Flood Action Group will seek to ensure that adequate provisions and measures are included at planning stage and subsequently incorporated, inspected and maintained.
- c) Checks should also be made on existing planning applications
- d) There is a general disinclination on the part of planners and Environment Agency to listen to and be guided by local and environmental knowledge. It was agreed the Group should create an effective voice on this issue.
- e) Developers should be encouraged to use permeable materials
- f) Environmental issues – what plans are in place to reduce environmental impact such as toxic materials

Planning applications currently under discussion include:

Bromfield Road Petrol Station:Applicant Mead House PensiOn Scheme/Ref:16/047/VAR

137 houses at Foldgate

215 houses between Bromfield Road and the A49.

Plan for two houses at the bottom of the Linney

Plans submitted for 74 houses on Fishmore Road, Ludlow

Stone House/Corve Street development – 44 apartments to to be built and operated by Churchill Retirement Living. Four affordable units will be provided by converting the former stable block.

5 MAPPING AND RECORDING

- a) History repeats itself, so it may be useful to record what has happened before, i.e. a mapping exercise of each property’s potential vulnerability would create a better understanding of the flooding mechanisms and characteristics of the catchment.
- b) An accurate map of the flood risk in the area would better assess the benefits of a number of different options.

6. EMERGENCY PROCEDURES:

Emergency plans should be in place and communicated to the public. These plans should be as self-sufficient as possible. But who is responsible? Building owners, volunteers??

To everyone’s amazement, it transpired that, unlike the former South Shropshire District Council, Ludlow Town Council has no Emergency Strategy in place.

- An Emergency Plan for Ludlow is needed.
- FCT committee members Cllr Di Lyle and Cllr Andy Boddington are now working with Ludlow Town Council and Shropshire Council to create an Emergency Action Plan
- More anon...

- b) Flood Warning Systems: Do we have sufficient local water measurements to give people sufficient advance warning

- c) Some people may not know how to respond even if they receive a warning. We need to ensure everyone knows how to alleviate possible consequences, i.e. don't open your doors to let the water in. Perhaps this information could be disseminated via booklets.
- d) People might be unaware of what to expect, e.g. water coming up from cellars may take people by surprise. Individual knowledge is needed for each property, i.e. mapping
- e) SANDBAGS: Several residents expressed concerns over lack of sandbags, or information as to how to obtain them.

6 GRANTS

More information is needed re who is entitled to a grant, how and why. In due course, this information will appear on the FCT website, www.f-c-t.org.uk

7 RIPARIAN RESPONSIBILITIES:

All river bank land-owners have a duty to care for their own part of the river bank. Detailed information and legal responsibilities are outlined in the EA booklet, "Living on the Edge".

The above is an abbreviated account of concerns expressed at the Public Meeting at The Feathers Hotel on Thursday 22 September 2016.

Please email rosemary.wood3@gmail.com if you would like to receive the full account.

Ludlow's Flood Action Group shares a common interest in its belief that we must work actively in partnership with organisations, agencies, landowners, developers and interested parties to ensure every possible measure is taken to alleviate flooding along the catchment of the Teme and Corve, assist in future flood awareness and resilience in the town, and preserve, maintain and improve local waterways, riverbanks and habitats

PART 2

To this end, a meeting will take place on Monday 14 November at 7.30 pm in the Queen Elizabeth Room, the Feathers Hotel, Ludlow, to begin work on **Ludlow's Flood Action Plan**.

Several Ludlow residents who have been affected by flooding have agreed to attend, to discuss the points made at the Public Meeting on 22 September 2016. If you have been affected by flooding and would like to join us at this meeting, please let me know.

Your involvement will enable us to enter into a more meaningful dialogue with the flood agencies.

With regards

Rosemary

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