



15th March 2018

Mr P Twamley
East Devon District Council
The Knowle
SIDMOUTH
EX10 8HL

Dear Mr Twamley

ROCKBEARE NEIGHBOURHOOD PLAN
SUBMISSION VERSION CONSULTATION RESPONSE

As a local resident not familiar with the planning system, the number of consultations which we are required to participate in is a little baffling.

The consultation on the Rockbeare Neighbourhood Plan seems to be consulting on a document identical to the previous consultation undertaken by the Parish Council. I wonder what the point of such a consultation is if no changes are made?

In any event my understanding is that the Neighbourhood Plan should follow the Local Plan and the Cranbrook Plan and therefore the representations which I made to the Cranbrook Plan earlier this year would seem equally applicable and relevant to the Neighbourhood Plan.

Please therefore find attached a complete copy which I would like you to consider. Presumably such matters really need to wait until the Cranbrook Plan has progressed further?



Encs

E-mail address,
please write in
BLOCK
CAPITALS:

2. Are you filling this questionnaire in on behalf of an organisation?

Yes

No - please move onto question 3

Your job title or role:

Organisation:

3. If you are completing this questionnaire on behalf of someone else please put your own details here (agent details):

We will then use these contact details for further correspondence.

Title, for example
Mr, Mrs, Miss, Ms.,
Dr.:

Name:

Address line 1:

Address line 2:

Address line 3:

Address line 4:

Postcode:

Phone number:

E-mail address,
please write in
BLOCK
CAPITALS:

Job title (if
relevant):

Organisation (if
relevant):

B - The evidence and how we have responded

4. Do you have any comments on the evidence and how we have responded?

This is section 2 on pages 10 to 24

Yes No

If yes, please write your comments in below:

The process has been transparent and members of staff have been approachable.

C - Design Principles

5. Do you have any comments on the proposed design principles?

This is section 3 on pages 25 to 27

Yes No

If yes, please write your comments in below, making reference to the number of the principle you are referring to:

At this stage I have only seen layout plans, no design details.

D - Masterplan

If you want to comment on the proposed areas for development as a whole please see question 10.

6. Do you have any comments on the proposals for the area of development in Cranbrook that we've called Blue Hayes?

This is section 4.1 on pages 28 and 29

Yes No

If yes, please write your comments in below:

7. Do you have any comments on the proposal for the area of development in Cranbrook that we've called Treasbeare?

This is section 4.2 on pages 30 and 31

Yes No

If yes, please write your comments in below:

*Make Parsons Lane a 'one way only' route westward
It makes greater safety for walkers cyclists also
a linear wood should be planted on the skyline.*

8. Do you have any comments on the proposal for the area of development in Cranbrook that we've called Cobdens?

This is section 4.3 on pages 32 and 33

Yes No

If yes, please write your comments in below:

9. Do you have any comments on the proposal for the area of development in Cranbrook that we've called Grange?

This is section 4.4 on pages 34 and 35

Yes No

If yes, please write your comments in below:

Please read and digest the supplied documentation and supporting text.

10. Do you have any comments on the proposed areas of development in Cranbrook as a whole?

This is section 1.4 on pages 8 and 9, and section 4 on pages 28 to 35

Yes

No

If yes, please write your comments in below:

As per answer of on question 9.

E - Land budget, density, height and delivery

11. Do you have any comments on the land needed for development, the number of homes in a hectare (density of development), how tall buildings may be, when the actual development should happen and / or what infrastructure should be provided?

This is sections 5, 6 and 7 on pages 36 to 41

Yes No

If yes, please write your comments in below:

Please refer to supporting documentation supplied.
My main priority is to alleviate flooding in
Rothbeane village, and to enhance the village.

F - Policy requirements

12. Do you have any comments on the 'separate list of policy requirements' document that accompanies the Cranbrook Plan: Preferred Approach document?

Yes No

If yes, please write your comments in below:

Please clearly set out the reference number and title of each policy you are commenting on.

i am not familiar with the policy requirements
so am not in a position to comment.

G - Any other comments

13. Please tell us any other comments you have about the document:

I have written a supporting letter supplying comprehensive documents. I hope you will give this due consideration and digest the contents.

I am fully supportive of development that benefits the community and enhances the environment.

I - About you

14. Which age group do you fall into?

18 and under

19 to 29

30 to 49

50 to 69

70 and over

15. Do you live in Cranbrook?

Yes

No

There are several stages to the Cranbrook Plan. If you have left your contact details on this questionnaire we'll keep in touch with you throughout the process.

At the end of the eight-week consultation period, all of the responses will be analysed. We will compile the results of the consultation in a report which will be made available on our website. After that the Council will prepare what it considers to be the final formal version of the Cranbrook Plan. This final publication version will be consulted on and after that all comments received, the plan itself, evidence documents and summary comments of past consultation exercises will be forwarded to the Planning Inspectorate. The Planning Inspectorate are independent of the Council and they will undertake a formal examination of the plan and its contents.

Thank you for completing this questionnaire.

**Please send it back to us in the pre-paid envelope attached or use a stamp to post it to:
Communications, East Devon District Council, Knowle, Station Road, Sidmouth, EX10 8HL.**

Mr Ed Freeman, Ms Thea Billiter
Communications and Improvements
East Devon District Council
Knowle
Station Road
Sidmouth
EX10 8YZ

7th January 2018.

Dear Mr Freeman and Ms Billiter,

Re: Have Your Say! The Craubrook Plan
Preferred Approach 2017.

I have compiled a considerable amount of supporting documents (RB1 to RB12) which I have supplied and have produced an appendices for ease.

The supporting information I think will be invaluable as it is primary source evidence which has been collated over a number of years. I have been a resident in Rockbeare for over 53 years and have been involved with the village and as a property developer have been instrumental in not only constructing the fabric of the village but shaping it for future generations

I would like to thank you for attending the Rockbeare Parish Council meeting in November 2017. I would like to draw your attention to the published minutes available on the Parish Council web site which have not recorded faithfully my support at the meeting for your proposals and how it should benefit the community with the prospect of continual flood prevention improvement for our village.

As I stated at the meeting, I raised the topic regarding the retention of the Community Infrastructure Levy with the Rockbeare parish as opposed to being swallowed into Cranbrook. I continue to support and promote this view point.

I would hope the members of the Parish Council in time would see the value and benefit of the proposals especially given the fact three out of five members reside in the flood plains themselves.

It is my strongly held belief that this opportunity cannot be taken lightly. This is simply a 'once in a generation' chance to improve, enhance and future proof the village for dozens of years to come.

I am more than happy to assist with your endeavours
and offer my support and professional experience if
required.



Rockbeare Roots

Rockbeare
&
Marsh Green
Parish Magazine

ED Floods Recovery group meeting 24th July 2009. Agenda received. Meg Booth and Richard Hosgood of DCC Highways have met with [REDACTED] of the Flood Group and discussed many issues around the parish, there will be a collaboration in working to reduce flood risk areas between the flood group and highways. Several ditches and manhole covers are to be installed or renewed, there are also several improvements which are for longer term consideration such as changing road cambers, Rockbeare will also now also have ditching attention every year rather than every three years. A further meeting is to be held with Bob Hatton of the EA to consider water courses. A further consideration is to reinstate the old drainage system for Rockbeare, which would bring water out further down the village.

OCT 2009

ENVIRONMENT/COMMUNITY FACILITIES

Flood prevention: [REDACTED] reported that he had found the meeting with the Devon County Council Highway Engineer Nigel Frost very helpful. He asked the Council to thank Mr Frost on his behalf. He felt that Mr Frost had been very sympathetic to what we are trying to achieve [REDACTED] had agreed to obtain estimates for flood prevention works. If the Parish Council pays for the work to be carried out then Devon County Council has agreed to take responsibility for maintenance.

MARCH 2015

REPORT FROM THE FLOOD GROUP

[REDACTED] also attends the East Devon Flood Group and has via that applied for a grant through EDDC from DEFRA. In all this was £96,000, approximately half the work that this was to fund has been completed. The items to be installed are mainly flood-proof airbricks and flood-proof doors. It is also hoped to carry on and instigate an early warning system for the whole parish. It was suggested that a meeting should be arranged with EDDC to find out when the work will be completed, and if there will be any residue to put towards an early warning system.

Tracey Bell

Clerk to Rockbeare Parish Council 24th May 2011

Rockbeare Parish News – December 2016

Flooding 2016

During the period 27th – 29th November 7 inches of rain fell in the Rockbeare Parish over the 3 days leading to roads in the area being impassable, flooding in Marsh Green and Rockbeare and the Rockbeare Primary School closing early due to rising flood water. It seems the once in a hundred years storms that plans are based on are now an annual event.

What can we do in case of flooding?

Have Your Say Cranbrook : Preferred Approach

RB1 - Map dated 18th July 1972 following a thunderstorm.

Shows : Environment Agency produced map displaying water depth.
Map shows numbering system which corresponds to privately held photographs. (Available on request)

RB2 - Map from 1880

Blue demarcation shows food plain.
Red demarcation shows Rockbeare stream.

RB3 - Environment Agency Map 2012

Blue demarcation shows flood plain.
Red demarcation shows Rockbeare stream.
Note - Property development increase
Two zones are detailed
The stream has remained in the same position as per 1880 map.

RB4 - Map from 4th January 2018 showing village centre.

There are numerous photographs detailing flooding from a number of different areas in the village.

RB4 has been numbered to correspond to the photographs.
Note : The flood group have amassed over one hundred photographs of various locations in the village including roads, fields, gardens and properties.

Flood photographs 21st November 2012

- RB4**
- A** - North end Silver Lane (village hall & bus stop)
 - B** - Main thoroughfare of village outside Delia Gardens retirement homes. Water running west.
 - C** - Listed house opposite Stoneylands. Water swirling around house.
 - D** - Junction of Bridge View water exiting - Water entering Cherry Tree Close
 - E** - Main thoroughfare of village looking north. Picture depicts flood barrier gates in situ and note original wall to property raised from original placed brickwork to prevent egress of flood water.
* These two items were funded by Defra grant.
 - F** - As per photograph " E " looking south depicts Rockbeare humpback bridge over stream.
 - G** - Village end - beginning of Parsons Lane. Note sandbags in doorway of cottage.

H - Following the flood on the 21st November 2012 a tour of Rockbeare was undertaken on the 30th November 2012, observations noted and detailed in report * marked " H " (5 pages) including recommendations some of which have been successfully implemented. Note ; This report was made available to the Parish Council.

Flood photographs February 1994

4 photographs on A4

I - Main thoroughfare looking north with fire engine.

Note wooden fence in situ on left hand side subsequently replaced with a brick wall and flood gates cross ref photography " E ". Implemented to alleviate flooding. Also note stationary HGV waiting for fire service.

J - Cherry Tree Close looking west.

K - Flood water around school gates. This demonstrates Pound Cottage (Old Post Office) becoming an island.

L - Village end - beginning of Parsons Lane.

RB5 - Enlarged map detailing development proposal. (Posted to Rockbeare residents)

This shows Rockbeare Court Farm and Oriental Promise land. The proposed planning area is shaded pink.

The light green area is a proposed country park. The area of development is significantly smaller in comparison to the area of proposed country park.

This has a number of benefits and opportunities for Rockbeare village.

- The country parks encompasses much of the village stream and flood plain.
- The proposed country park in time could be added to East Devon Clyst Valley regional park.
- The country park has potential to be landscaped providing environmental and ecological benefits.
- This area would never be built on and would be open space into perpetuity.
- The country park has potential to allow infrastructure to alleviate flooding.
- This could allow opportunities to work with the green infrastructure team, who look to provide open space provision for public use which would allow Rockbeare residents to use and benefit from the country park.

Note - The development boundaries on the plan are on the periphery of the village and surrounded by pre-existing hedges and trees.

The proposed development ground (pink) has a land gradient slopping away from the village to the B3174 (old A30). The inference being any heavy rainfall would not inhibit the village as the natural drainage route is away from the village centre and towards the B3174.

Therefore no negative impact on the village centre is anticipated.

In consideration of the salient points raised the current proposal needs to be supported and seized.

The development needs to proceed in tandem with the current rate of local and

neighbouring development. This would alleviate any retrospective consideration and avoid this proposal as ' backfill ' development in the over arching planning scheme of the area as a whole.

The current proposal on offer is generous and advantageous to the future prosperity of the village. The current proposal need to be seized, it has the potential to enhance the village, it is sympathetic to the specific environmental needs of Rockbeare village.

Roundabouts added to the B3174 has benefits in road safety, it maintains traffic flow and speed consistency eliminating aggressive acceleration or braking.

RB6 - Notice of Public meeting 8th August 2017
Re Flood risk in parish (single page).

RB7 - Minutes of meeting RB6 (5 pages)

RB8 - Quotation Kennford Tarmacadam Ltd (single page)

RB9 - Letter to Chair of parish Council 14th August 2017

RB10 A - Handwritten note to flood group (2 pages).
Parish Council meeting 13th September 2017

B - Letter from Hydro-Logic Services from Dr Paul Webster. (3 pages)
Handed out with RB10 A circulated to attendees of meeting

RB11 - Letter to Parish Council clerk dated 13th October 2017 (2 pages) circulated to Parish Councillors by hand.

RB12 - Response to Chairman of the neighbourhood planted 30th November 2017.
Highlighting missed opportunities which could benefit the village.

Appendices



20

21 Nov 2012





K134

To - [REDACTED]

From - Dave Miller

TOUR OF ROCKBEARE AND ITS ENVIRONS IN ORDER TO SPOT CONTRIBUTORY FACTORS TO
(FLOODING) 30 Nov 2012
(12.11.2012)

GRIBBLE LANE

Manor Cross at the south end of Gribble Lane

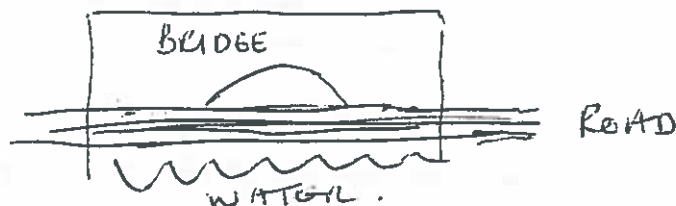
2 very important catchment points

From E side to W side loose drain at edge of road needs fixing

From this point water flows into to a recent ditch to the west side of the hedge - on Manor land - this is an improvement but needs regular maintenance.

THE BRIDGE WHERE ROCKBEARE STREAM CROSSES GRIBBLE LANE

The bridge is in the form of an Irish Ford which has a built in overflow mechanism with an old footpath bridge to the east. When in flood the water on the road here is 50 m wide.



To the east of the bridge is a natural holding pond which could have its capacity enhanced - Manor land - farmer may need compensation

In heavy flooding the farm gate 50m beyond the bridge acts as an overflow

Ford Farm on the left above the gate does not flood.

2/10 of a mile from Manor Cross is a track on the right leading to Tanners Farm. The ditches at this junction need better maintenance.

From the junction proceed down a slope 3/10 mile from Manor Cross. Water here drains into a marshy area to the west of Gribble Lane. This drains into the ditch below Grange Cottages and joins the Rockbeare Stream below the former Grange Hotel.

Follow the Lane up a steep slope to the entrance to the Grange Cottage drive .5/10 mile from Manor Cross The ditches on either side need to be cleaned out. Then downhill to Rewe Lane joining from the east. Lots of water flows out of Rewe Lane and down the rest of Gribble Lane to the junction with the old A30.

The ground on each side of Gribble Lane at this point is 1 metre higher than the road which acts as an outflow channel for water running off the fields.

@6/10 of a mile there is a hump in the road which may indicate an old drainage system. What function does it have today?

At the first passing bay on this stretch there is an old gateway into a field = can this be opened up in order to divert water off the lane into the field?

At this point a linear wood starts to the west side of the Lane. Was the bump in the road taking water to the linear wood?

At the second passing bay on the left new tarmac has been laid. On the wood side of the passing bay is a ditch 1 m wide and 0.6 deep from the road level which takes flood water of Gribble Lane into the wood. But the ditch only goes 2-3 metres into the wood in the direction of the old A30 and is already silted up a few weeks after construction. Can this ditch be continued further into the wood?

Concrete gutters on either side of Gribble Lane start from this passing point. There are a number of drains to pick up water in a herringbone pattern

JUNCTION OF GRIBBLE LANE AND A30

A dip in the road at the end of Gribble Lane still creates a holding pond because it is lower than the old A30. Can this point of the old A30 be lowered as well as the verge on the north side in order to allow the water from Gribble Lane to run off into the field north of the old A30?

OR Can a much larger drain be constructed to take the water under the road?

The recently renovated drain to the west side of the Gribble Lane exit is severely silted up.

On the east side floodwater off the field pours in a waterfall 0.3m high and 2m wide. This field is ploughed North to south – would east west ploughing help delay floodwater reaching the old A30?

In addition is it possible to create a ditch full of hard core and rubble inside the hedge parallel to the old A 30 for the full length of the field. At the far side of this field to the east is a good ditch opposite the entrance to Cobden Farm entrance. Is subs-soiling a possible solution here? Also there is a large drain in the gateway – what is it?

FROM GRIBBLE LANE END TO THE GOLDEN POND CHINESE THE A30 SLOPES UPWARDS IN A WESTERLY DIRECTION MEANING THAT ANY EXCESS WATER FLOWS BACK DOWN TO GRIBBLE LANE END

ENTRANCE TO CLAY HILL FROM THE OLD A30

For 100m the gradient is uphill meaning that any water will flow north away from the village.

After this point water flows south towards the Rockbeare Stream. At the field gate before the 30 mph sign the drains are blocked and water comes off the fields via the gate onto the road. There is a slight upward incline before Ghyll Cottage but after that water flows down the relatively steep Clay Hill proper towards the village – there is an earth ditch on either side of the road.

By the church gate and through to the new vicarage are numerous drains

GREENACRE TO ROCKBEARE BRIDGE

Rainwater flows from the field gate which accesses Cyril Emmet's land.

The cottage opposite this point- Littlecroft - could protect itself better from water ingress if it repositioned a door and a gateway.

The narrow slot drain on the left hand side of the road at this point is blocked and needs attention.

There is a drain by the gate of Littlecroft from which the water bubbles up when in flood.

Slades Farm, Sydney Cottage and Littlecroft all have problems with water ingress through their floors. All have wells. Would float pumps in the wells help reduce this problem by lowering the watertable.

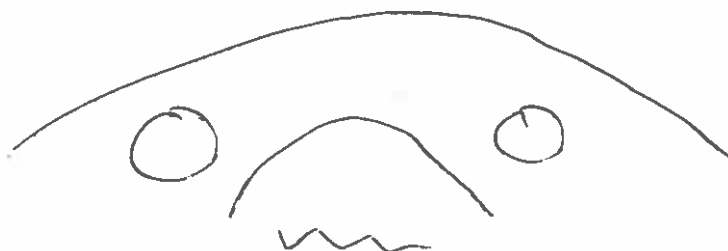
BRIDGE VIEW - Little that can be done to reduce flood risk that has not already happened

ROCKBEARE BRIDGE ITSELF

This presents a barrier to the swift removal of flood waters. Can it either be constructed to remove the arch thus ? -



OR add 2 metre wide pipes to the structure – see below



CHERRY TREE CLOSE

Cherry Tree close floods because it is too low lying

The occupant of No 1 Cherry Tree will allow a drain through his garden to discharge into the stream

The new river bank wall at the back of Nos 1&2 Cherry Tree close pushes floodwater out over the other bank.

Further downstream just before the river leaves Rockbeare Village there is a kink in the channel at the back of Daisy Cottage. Stream realignment would help speed the water flow in flood.

POUND COTTAGE VICINITY (6/10 mile from old A30) AND ALONG PARSONS LANE

Tarmac the car park to prevent gravel outwash in floods

At the Rockbeare Village end of Parsons Lane, by the 'Road Liable To Flooding' sign depth markers would be useful at appropriate points.

There are ditches on either side of Parsons Lane and the southern one takes a stream. Is there a better use for the first hump bridge to divert the water north to join the Rockbeare stream earlier than now?

Better maintenance is required for both sets of roadside ditches along Parsons Lane.

The wooden rails on the approach to either side of the bridge nearest to Cranbrook are in need of renovation.

STONEYLANDS DOES NOT FLOOD

FROM ROSE COTTAGE TO DELIA GARDENS

There is an old sewage pipe under the road. Can this be brought back into use to help with the removal of floodwater?

There is a post outside Delia Gardens where a brick has been removed to take floodwater. Can there be a re-alignment here?

JUNCTION OF SILVER LANE AND ROCKBEARE MAIN STREET

Drain blocked at corner.

Silver Lane frequently lies below the fields on either side and drains this area towards Rockbeare Village.

Up Silver Lane is a Culvert which takes the stream from the back of the Manor down to the mid-point of Parsons Lane thus avoiding the village. There is always debris and foliage in this stream which blocks the double pipe under the road. Can the double pipe be replaced by an open wider bridge that doesn't restrict the flow and divert water down Silver Lane.

Further up Silver Lane the gateway opposite Silverdale bungalow debouches much water.

BIRCH END & HAZEL GROVE

A mechanism is required to stop water flowing off the main road through the village and down into Birch End. Birch End is a floodwater cul de sac and this needs an escape route if possible.

FROM THE DERESTRICTED SIGN ON THE MARSH GREEN ROAD OUT OF ROCKBEARE VILLAGE

Each part of the community should take responsibility for unblocking drains. The drains should be marked with paving slabs by the hedge so people can find them easily.

LYONS FARM

Concrete gutter required on visibility display

Under road drain required from south side to north side ditch.

LAWNS COTTAGE ENTRANCE

70m meters before Rockbeare Manor gates is Lawn's Cottage entrance which debouches much water when in flood all of which makes its way down to Rockbeare.

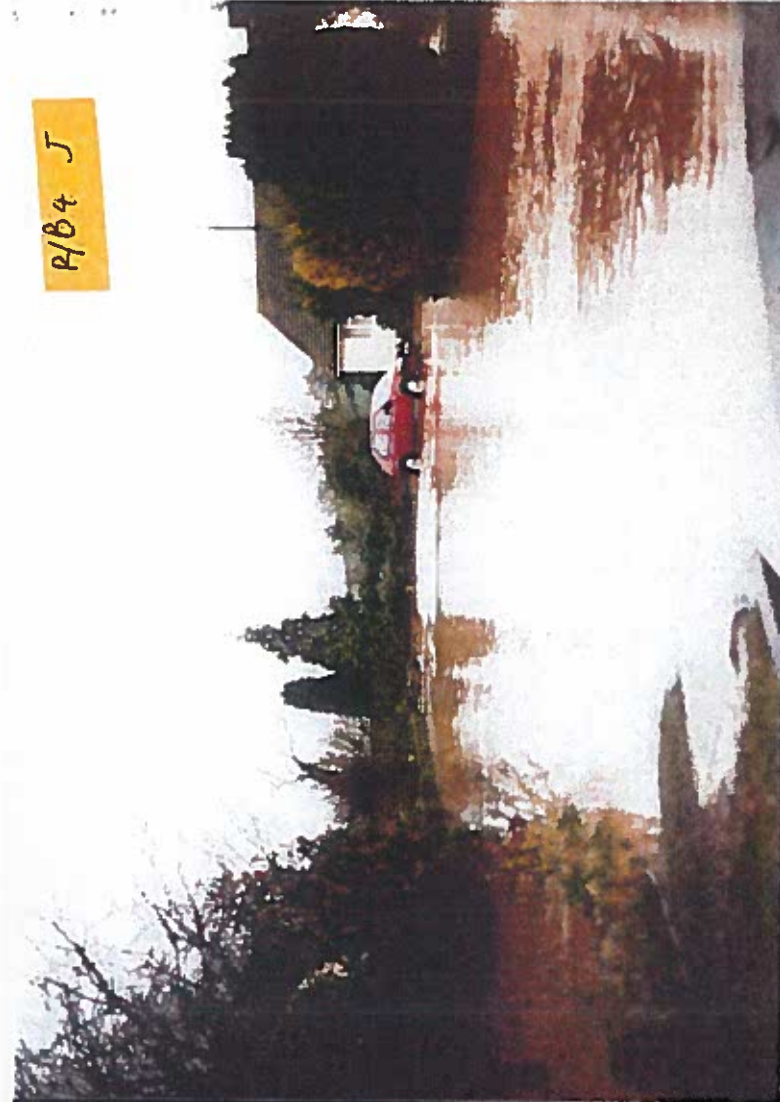
A solution would be a pipe and ditch to divert water into the linear wood.

DRAIN BY MANOR GATES

This blocks constantly. Really needs a proper holding chamber with a removable grid that can be removed to facilitate regular cleaning.

The ditch to the north side of the road between Rockbeare Manor gates and Rag Lane needs to be diverted into the fields.

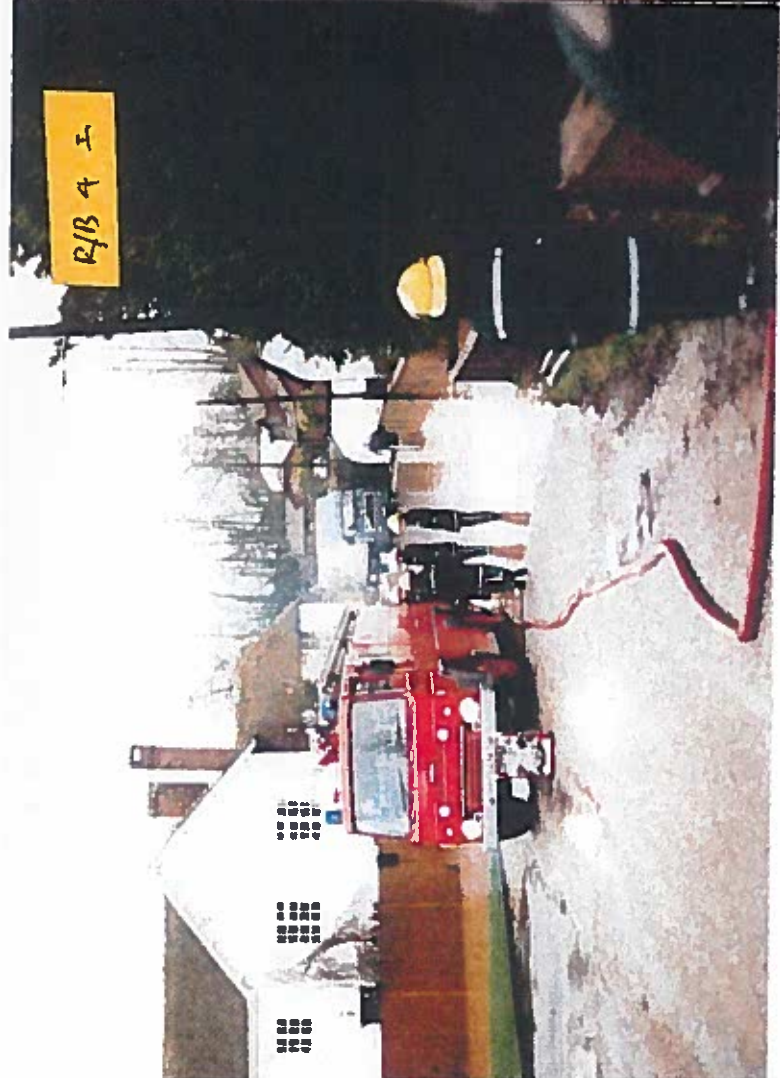
R/B 4 J



R/B 4 L

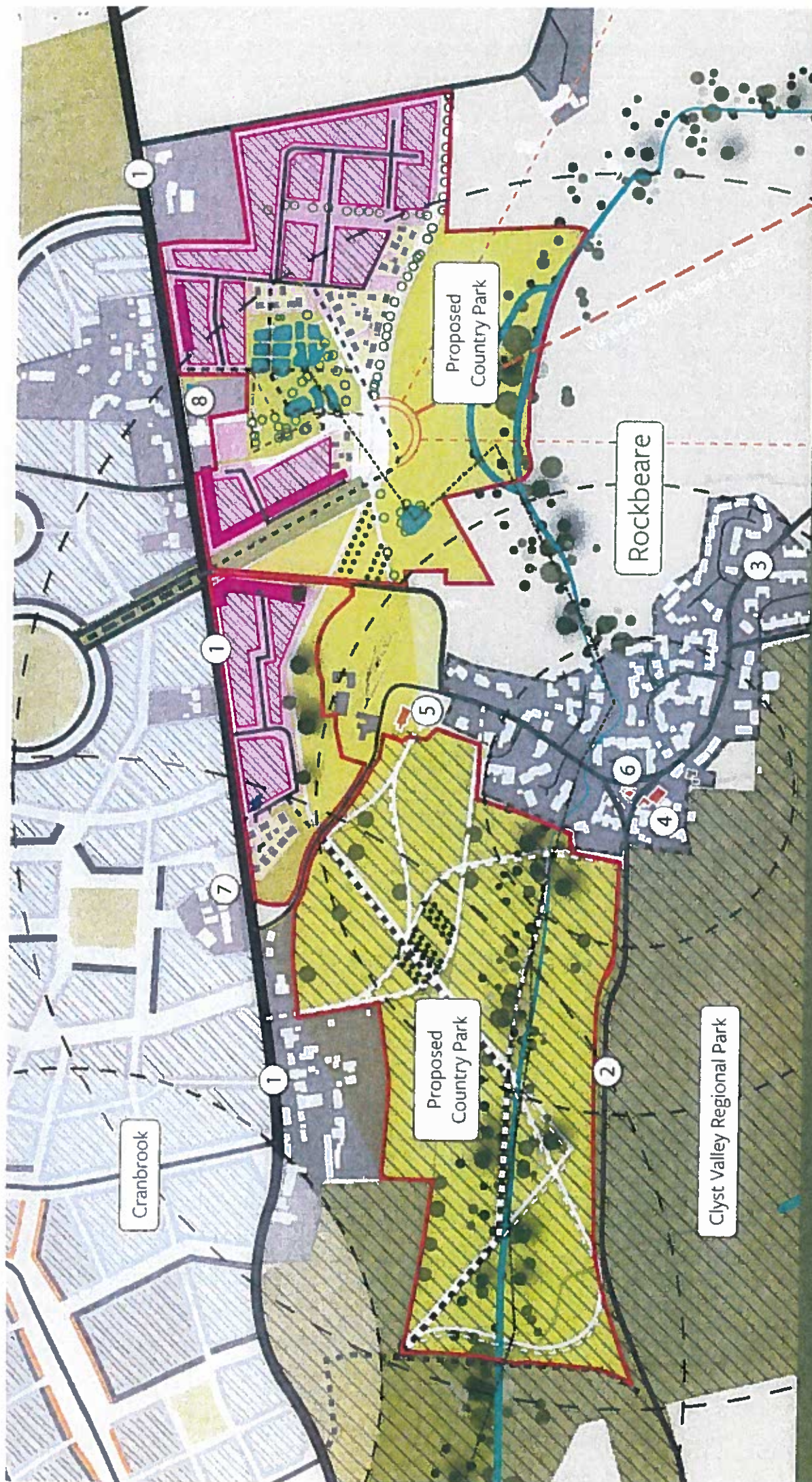


R/B 4 I



R/B 4 K





- 1 B3174 London Road
 - 2 Parsons Lane
 - 3 Silver Lane
 - 4 Primary School
 - 5 Parish Church
 - 6 Post Office
 - 7 Jack and the Green
 - 8 Oriental Promise
- Application area
 - ▭ Existing development
 - ▭ Proposed development
 - ▭ Proposed Country Park

RBS

Above: Proposed concept layout

FOR RESIDENTS OF ROCKBEARE PARISH

NOTICE OF PUBLIC MEETING

Tuesday 8th August 2017

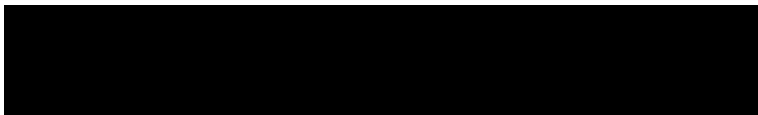
7:30 pm

at Rockbeare Village Hall

An open meeting to discuss:

Flood Risk in our Parish:

1. We now have an Early Warning System in place – For you to have River Risk Warnings it is important you **REGISTER TONIGHT**
2. An Update regarding improvements that have been carried out to help reduce water levels.
3. Outstanding improvement requests with necessary Authorities – not yet implemented.
4. On display photographs/maps which highlight areas relating to flood waters.
5. Possible Flood related Opportunities and Threats arising from:
 - East Devon District Council draft Cranbrook Plan DPD
 - East Devon District Council proposed Clyst Valley Regional Park
 - Draft Village Neighbourhood Plan



To register for River Risk Warnings please detach and return this slip at the meeting:

Name:

Address:

.....

Tel. No: Email:

R/B 6

ROCKBEARE PARISH – FLOODING AND ASSOCIATED ISSUES

MINUTES OF A MEETING HELD AT ROCKBEARE VILLAGE HALL

TUESDAY 8TH AUGUST 2017

The meeting was attended by 26 persons.

██████████ took the chair at 7:30 and thanked all for attending.

1. Introduction and general discussion:

██████████ opened the proceedings by providing a synopsis of flooding and related issues during his period of residence in the Parish from 1963/4 to date including flooding events, stance against various development in flood plain, production of a Parish Plan, setting up of Parish Groups including the Flood Group. Images of flood events were on show.

██████████ advised that a grant had been secured for improvements to some residences in Marsh Green with some 4/5 houses benefiting from flood doors. The Parish Council have recently completed a survey of the area and have had some ditches cleared. However, ██████████ felt more could have been done and issues in the area still exist.

Within Rockbeare Village itself trash screens, funded by the Flood Group, have been installed and an example of the type of rubbish "caught" by these was on show. However, these screens are only effective if kept clear on a regular basis. Some months ago Devon County Council Highways Department cleared the area, including ditches, using a tractor and digger. Because of the clay base to the soil water will not penetrate which causes the problems. A ditch has been installed from Gribble Lane to the Rockbeare Stream to pick up the water passing through the trash screens but this requires maintenance. From Gribble Lane to the end there are a combination of tarmac and concrete gully's but a dip in the road, at the northern end, allows water to collect. The Council need to look at the issue of water crossing the London Road and possibility of installing larger pipes to cope with the additional run off generated by the ongoing Cranbrook development.

It is hoped that it may be possible to ditch within The Grange, parkland to the linear wood to disperse water away from Gribble Lane.

A price of circa £5,000 has been obtained by ██████████ to install a "sleeping policeman" arrangement across the highway at Hazelgrove, however this proposal has been decided against.

Works are required to the higher side (east) of Lions Farm to resolve flood areas in the vicinity.

██████████ has been advised that Devon County Council are dealing with the issues relating to broken pipes at Lawns Cottage.

██████████ reported he had attended Flood Recovery Group meetings at the request of Rockbeare Parish Council following the flooding in Ottery St Mary. A Grant of circa £96,000 was provided by DEFRA which benefitted some 22 homes in the area. A comment was made from the floor that installed flood gates/doors have not been properly tested as there have been no major flood incidents since 2008, prior to the works being completed. An attendee advised that her neighbour had had a flood door fitted which was ineffective as the property had subsequently flooded again. ██████████ understands that the issues are slowly being resolved.

██████████ advised attendees if they had flood bricks installed to their properties these require cleaning out on a regular basis, particularly following a heavy rain event.

The design using two pipes in Silver Lane, forming a bridge, does not work as debris is trapped at the centre joint. [redacted] advised possible alternatives are to dig a ditch on the higher side to relieve water collecting at the bridge into the stream, or the pursuing of the Kennford Tarmac quotation (circa £4,700) to raise the ground level on the north side slightly, gently ramping water away from the village and Parsons Lane.

Other schemes are being considered for village "pinch points" including areas to hold water back, work to the bridge at Gribble Lane, working with the owners of The Manor to create a holding pond and working with outside agencies.

2. Early Warning System:

An early warning system has been put in place. A number of registration slips were left with [redacted] at the meeting. It was thought that these would automatically be registered, however [redacted] was to clarify the matter. Questions were raised regarding any costs of the scheme and how they would be met. Also the manner in which it would operate. A further meeting with the Company who will be running the System has been arranged for the 17th August 2017 7:30 pm at the village hall so that residents can receive first hand information and learn more.

3. Cranbrook Expansion:

Strong opinions were expressed that the continued expansion of Cranbrook will exacerbate issues, Parsons Lane and other areas could be concreted which could inundate Rockbeare. If areas which are currently green fields are developed the village stands no chance as flow rates and directions will change.

[redacted] advised that all planning applications have to be accompanied by a drainage strategy which are available at the East Devon Council Offices or on-line and that he had visited Cranbrook during heavy rain periods and the existing drainage works well.

[redacted] recommended the Parish work with the Environment Agency and others to ensure protection of the village, creation of woodland/park areas and creation of areas to hold water. Issues could be resolved, if simple things are put into place but points need to be raised and attendees should advise the Parish Council and write to East Devon District Council Planners with their concerns. There was general concern over the delivery of promised solutions by developers. The masterplan of the proposal at Tresbeare Farm was available which indicates development to the top of the hill with the lower fields on the village side being proposed for parkland and holding ponds, there was agreement that should the ponds be delivered to an appropriate size it could work, if not there would be more issues.

[redacted] introduced Simon Steele-Perkins (SSP) of Waddeton Park, a company who are working with the Tatchell Family in connection with Rockbeare Court Farm to speak to the meeting on planning issues.

SSP firstly clarified that he was not involved with the Cranbrook Consortium and had not come to the meeting to support or speak for or against any development proposals, simply to give some guidance on the planning process and how it can assist.

Planning is in three "layers" National, Local Authority and Neighbourhood. When looking at East Devon District Council and the emerging Neighbourhood Plan their documents do not solely focus on new housing but should look at benefits to communities including flood alleviation. So far as the proposals recently submitted by the Cranbrook Consortium development should be required to "consume its own smoke" and not make matters worse upstream or downstream.

Because of the geography of Rockbeare Court Farm land, both up and down stream of Rockbeare village there are areas that will never be built on (flood plains) but these could bring opportunities to increase flow rates taking water downstream away from the village more quickly and upstream by the creation of holding ponds to ensure a controlled release of water through the village. Development is not necessarily a bad thing as it can bring open space, green infrastructure and other benefits.

SSP advised that his sense is because the community have been bombarded by development proposals and consultation documents residents have become weary and the temptation is simply to object without looking at the bigger picture. The principle of development at Tresbeare Farm is likely to happen because it is included within each of the Options being proposed by East Devon District Council within the Cranbrook Plan; therefore, rather than object sensible mitigation proposals should be put forward to ensure the Parish benefits from what happens, although this scheme is not in the Parish.

Additionally, SSP advised that the Rockbeare Neighbourhood Plan is in the process of being produced which gives opportunities for development to facilitate all points raised by [REDACTED] whilst the principles could be enshrined within the Neighbourhood Plan. 25% of all Community Infrastructure Levy arising from development permitted in the Parish will be paid to the Parish Council and this could be used to deliver flood alleviation proposals.

The East Devon Local Plan was adopted in January 2016 and sets out development to 2031. However, it will soon be out of date because of the production of the Greater Exeter Strategic Plan which is seeking greater levels of development in the area. Additionally, East Devon District Council are in the process of producing the Cranbrook DPD, which is seeking locations for an additional 1,500 new homes within an identified Cranbrook expansion area (which includes part of Rockbeare Parish), due to the fact that the areas allocated within the Local Plan cannot accommodate the required housing numbers. The Council are consulting on 4 Options, all of which show some development to the south of the London Road at Rockbeare Court Farm and all of which include the Tresbeare proposals.

SSP advised attendees that the Cranbrook Plan is still emerging and that the next phase of public consultation is anticipated in October 2017. It provides the Parish an opportunity to seek further benefits including additional open space and flood alleviation. SSP encouraged all attending the meeting to get engaged with the process and preparation of plans.

Comments were again raised from the floor stating it is not houses that are the main concern it is the additional volumes of water passing through the village and the potential for a reduced downstream capacity causing more flooding within Rockbeare/Marsh Green. SSP advised that any planning application will be scrutinised by the Environment Agency, but the Parish Council/parishioners need to ensure that comments are made.

A questions were raised from the floor:-

- What is the minimum required size of foul water pipes – no attendees were able to answer.
- What about so called 1 in 100 year flood events, they appear to be occurring more frequently.
- Development proposals/flood solutions need to be oversized to assist the Parish.

[REDACTED] agreed that ideas to benefit the village need to come forward, possibly planting of a linear wood through development. It is essential that the Parish Council promote ideas to developers to get the best deal of the Parish and secure Section 106/Community Infrastructure monies. SSP reiterated that 25% of all CIL receipts arising from development within the Parish will be passed to the Parish Council for use in whatever manner the Parish Council decide, therefore development within the Parish will provide funding for the desired works.

The Parish Council need to take responsibility for what is required and what is spent, CIL is significant.

SSP advised that should development occur on Rockbeare Court Farm the initial proposal set aside land for a Country Park, which could be handed to the Parish, and oversized upstream holding ponds reducing flood risk in the village.

There was a proposal from attendees that a list of the Parish's concerns need to be drawn up, accompanied by a feasibility study and a costing. SSP advised that this is the sort of information that needs to be included within the Neighbourhood Plan. Cllr Wollen attended for the Parish Council, he advised that he wished he had had an opportunity to get fully briefed of the status of the Neighbourhood Plan but knew a draft had been submitted to East Devon Council for scrutiny, there were still opportunities to make representations to the process and that all were welcome at Parish Council meetings to raise their concerns. If the Local Plan changes then the Neighbourhood Plan needs to change with it. ■ stressed his opinion that the Neighbourhood Plan as produced is to constraining and does not have enough vision.

4. Green Space:

■ introduced Simon Bates (SB), Green Infrastructure Manager with East Devon District Council. SB discussed his role in the delivery of the Clyst Valley Regional Park, creation of quality open space, recreational areas, footpaths and cycleways. SB drew attention to the many photographs on display drawing to attention the common denominator that all of the water in the images was brown caused by run off from fields. SB advised that part of his role is to work with farmers looking at modern farming practice, increases in maize growth and related issues of land compaction. Part of this work is encouragement to replace trees (and the production of a new study "The Great Trees of the Clyst Valley"), encourage farmers to dig out ditches that cross their land and clear the debris rather than pile on the side of the highway and creation of areas of "rough vegetation" to slow water flows. Sub-soiling is encouraged by both SB and the Environment Agency to alleviate the compaction caused by cropping of maize.

■ advised he had spoken in the past with Steve Moore of the Environment Agency who was happy with the manner in which the Tatchells maintained the stream on their land as it was dug out, therefore it assists with removing water from Rockbeare. However ■ felt more needs to be done to straighten ditches in Cherry Tree Close and the possible reinstatement of the village pond. However, ■ recognised that it is difficult to get agreement as each landowner has his/her own agenda.

SSP advised there is an element of what has been done is done but it is never too late. There are opportunities to create upstream storage as per the proposals put forward by Waddeton Park on the Tatchell's land to create upstream storage areas that are capable of holding back rainwaters over a longer period to stop extreme flooding incidents.

■ once again stated there are things that need to be put in place to solve the problems, these need to be funded but there are a number of solutions.

Questions were raised from the floor regarding regulations/requirements to farmers relating to land compaction, maize growing and sub-soiling. SB advised there are requirements for farmers to look after soils and ensure mud does not get onto highways, both the Council and the Environment Agency will prosecute severe occurrences. SB advised he can put the village in touch with the appropriate Officers at East Devon and the Environment Agency. A survey has been completed on farms on East Devon relating to the impact of maize production, there is a one page summary document which SB will pass to ■ for onward transmission to the Parish Council. ■ commented that it is difficult to get farmers to spend money in the current economic climate.

5. Conclusions:

- Ideas arising from this meeting are to be passed to the Parish Council.
- Attendees proposed that a list of the Parish's concerns are drawn up by the Parish Council, accompanied by a feasibility study and costing.
- Cllr Wollen advised The Neighbourhood Plan can still be amended therefore proposals can still be put forward, he encouraged attendees to go on line to view The Plan and make comments.
- The Neighbourhood Plan represents a good opportunity to resolve things and "anything" can be included, the only limitation is that development cannot be restricted it has to match or exceed that specified within the Local Plan.
- Cllr Wollen's comments regarding the difficulty of getting people to fully engage with the Parish Council and Plan production were acknowledged.
- Flooding is a specialist area, whilst the Parish Council do their best there is the need for specialist advice to be sought. Dr Paul Webster, a hydrologist has previously assisted in relation to suitable areas for holding ponds, ■ has previously discussed his conclusions with the Parish Council.
- Some attendees raised concerns that they have previously attended Parish Council meetings to raise issues relating to flooding but nothing is ever done.
- Landowners have responsibilities but they need assistance from the Parish Banksman, East Devon District Council, Devon County Council and the Environment Agency.
- There is a network of redundant drains through the village – could these be utilised for removal of storm water? Questions were raised regarding permission to place storm water into sewers, this would require investigation.
- ■ believes from Parish Council records that there is a considerable sum of money held by the Council which needs to be released to create some flood alleviation in Silver Lane and other areas.
- ■ and any others who wish are to attend the Parish Council meeting to further raise matters.

6. Thanks:

■ acknowledged the assistance of Mr D Miller, Mr D Hooper, Mrs E Webster^{STER}, Dr P Webster^{STZP}, Mr K Steel and Ms Jessica Bott.

■ closed the meeting at 8:50 pm

7. REMINDER:

A further meeting with the Company who will be running the Early Warning System has been arranged for the 17th August 2017, 7:30 pm at the village hall so that residents can receive first hand information and learn more.

Kennford Tarmacadam Ltd

Surfacing and Civil Engineering Contractors

Established Since 1960
Contractors to Local Authorities

Kennford Tarmacadam Limited
Chamwood House, Clyst Honiton
Exeter EX5 2DY

Tel/Fax: 01392 464020

Email: info@kennfordtarmacadam.co.uk

Web: www.kennfordtarmacadam.co.uk

[REDACTED]

QUOTATION
No: 0208/4617

02 August 2017

Dear Sir

Thank you for your recent enquiry, I have the pleasure in giving my quotation as under:-

Reprofiling of Road
Area: 62sq.m

Working in your 'Road Closure & Diversion'.
Mill tie in joints.
Sweep clean.
Apply bond coat emulsion.
Regulate to correct shape.
Lay 40mm thickness of AC10 Surface Course PSV57.
Backfill against hedge with MOT 803.

£4,761.00 Plus VAT

I trust this meets with your approval and assure you of my best attention at all times. If you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully

PP. [REDACTED]
R.A. P. [REDACTED]
Kennford Tarmacadam Ltd





14 August 2017

Cllr Jeremy Wollen



ALSO BY HAND

Dear Councillor Wollen

PUBLIC MEETING TUESDAY 8 AUGUST 2017
FLOOD RISK, FLOOD PREVENTION AND PLANNING MATTERS

I am pleased that you could attend the meeting on Tuesday evening. I will prepare some notes of the meeting and circulate these shortly but I thought it important, to record, on behalf of members of the community, the desires to see some flood alleviation works undertaken in the village, and to more formally accept your invitation to become more involved in and make further suggestions for the emerging Neighbourhood Plan. You explained that this was at an early stage and that it was certainly not a "done deal".

You will have heard the strongly held views expressed at the meeting and wishes to seek short term relief and long term solutions to the flooding problems at Rockbeare.

Firstly, you and I have discussed in great detail over recent months the numerous pinch points and sources of local flooding, some of which could be addressed with relatively minor scale works to drains, pipes and highway works. You will note the overwhelming support for further investigation, funding and delivery of relatively small scale works in and around the village which could provide immediate benefits to some properties at risk of flooding, to be funded by the Parish Council using monies specifically identified for this purpose. For your information, I enclose herewith a quotation from Kennford Tarmacadam in relation to one proposal relating to Silver Lane, which I hope you will be able to include for discussion at the next Parish Council meeting.

Secondly Neighbourhood Plan Policies should, in my view, also consider the opportunities that could be created both for the delivery of flood alleviation infrastructure and for the direct and indirect (through Community Infrastructure Levy) funding for improvement works in and around the village by taking a less restrictive approach to development, in line with some of the options being promoted by East Devon District Council as part of their preparation of the Cranbrook Plan.

It is clear there is a real opportunity for the Neighbourhood Plan and the Cranbrook Plan to be aligned to provide some significant benefits for the village by taking a more proactive approach to find solutions to flooding problems and a more open-minded approach to development on the periphery of the Parish on land to the south of London Road. Whilst I express no views about the case for or against the need for development per se, such development could ensure a permanent green wedge is created and valuable open space as part of the Clyst Valley Regional Park as supported by Simon Bates, the Green Infrastructure Officer from East Devon District Council. I believe the benefits and opportunities of such proposals should be explored with the local community.

As always I would be pleased to work with you in furthering discussions and progress on both of the above points.

Yours sincerely



ROCKBEARE PARISH - FLOODING AND ASSOCIATED ISSUES,
MEETING HELD TUESDAY 8th AUG. 2017.

UPDATE :- FOR 35 PERSONS REGISTERED FOR THE EARLY
WARNING SYSTEM

ITEMS RAISED AND MINUTED.

1. ALLEVIATION WORKS.

'SILVER LANE BRIDGE'. D.C.C. HIGHWAYS HAVE BEEN IN TOUCH
WITH ME AND KENNIFORD TARMACADAM. A MEETING HAS BEEN SET
UP (I WILL REPORT AT THE P.C. MEETING, 7.30. 13th SEPT. 2017, VILLAGE
HALL, ROCKBEARE.

2. CONCLUSIONS:

ATTENDEES PROPOSED (FEASIBILITY STUDY)

ENCLOSED LETTER 4th SEPT. 2017 FROM DR. PAUL WEBSTER FROM
HYDRO-LOGIC SERVICES

2.1. ALLOCATION OF LAND FOR STORAGE PONDS,
UPSTREAM AND DOWN) ETC.

(I WILL PASS THIS LETTER TO OUR PARISH COUNCIL, 13.09.17.

2.2. CLLR. WOLLEN ADVISED THAT THE NEIGHBOURHOOD PLAN
(CAN STILL BE AMENDED) HE SAID "ANYTHING" CAN BE
INCLUDED.

2.3. FUNDS HELD BY P.C. NEED TO BE RELEASED FOR FLOOD
ALLEVIATION WORKS.

2.4. P.C. NEED TO WORK WITH DEVELOPERS AND LAND OWNERS
TO SECURE THE BEST DEAL FOR OUR PARISH (RE 106 AND
COMMUNITY INFRASTRUCTURE LEVY FUNDS

THIS COULD BE USED TO DELIVER FLOOD PROPOSALS (RAISED 8.08.17)

R/B 10A.

3. SECOND MEETING. 17th AUG. 2017 (EARLY WARNING SYSTEM)

KAREN FROM HYDRO-LOGIS SERVICES, READING OFFICE DID A PRESENTATION ON A NUMBER OF POINTS RE THE EARLY WARNING SYSTEM.

3.1. MR. J. HONEYWELL HAS TAKEN ON THE MONITORING ROLL FOR OUR VILLAGE AND WILL UPDATE ALL HOMES THAT RETURNED REGISTRATION SLIPS (THESE I HAVE PASSED TO J. H.)

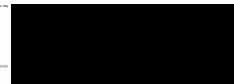
3.2. THANKS WERE EXPRESSED TO JEREMY HONEYWELL AND KAREN.

3.3. MARK READMAN (FROM ROCKBEARE P.C.) WILL ASK FOR FUNDING RE E.W.S. FROM THE P.C.

3.4. MR. CHARLES DERRY HAS TAKEN LOTS OF PHOTOS FOR THE FLOOD GROUP.

3.5. P.C. MEETINGS ARE THE FORUM TO ACCELERATE ABOVE ITEMS

DO COME ALONG ON 13th SEPT. HOPE TO SEE YOU THERE.





4th September 2017

Ref: QT10010/pw

Dear 

FLOOD SCOPING ADVICE: FEE PROPOSAL

Thank you for your recent phone call and for providing the useful pack of information about flooding in Rockbeare and the imminent further development at Cranbrook.

I understand that you would like to engage with Hydro-Logic Services in order that I and my colleagues can provide some advice and guidance to the Parish Council on the issues of flooding **in the context of the emerging Cranbrook Plan and the Neighbourhood Plan**. These issues relate primarily to:

1. The allocation of land for a flood storage/attenuation pond; and
2. Guidance on setting thresholds for the newly installed flood warning sensor.

In order to provide support on these issues, I suggest a site visit by me, accompanied by you and others as may wish to attend, including representatives from the Environment Agency or EDDC. This will enable us to:

- Inspect the land demarcated for the flood storage area and adjacent watercourse;
- Inspect the new flood warning system.

For the flood storage area, we could then undertake some hydrological and hydraulic analysis that will quantify the reduction in peak flows that could be provided. The reduction is dependent on the size of the pond and on the type of outflow device.

For the flood warning sensor, I would comment on the possible lead times that would be available for the sensor in its current location. This, along with an inspection of assets at risk from flooding, would inform the choice of warning thresholds. As Karen will have explained to you, the setting of warning thresholds is an iterative procedure. Any recommendations that we make are likely to be refined following any further flood events.

I would provide the results to you in a short, written report – likely as a letter. My visit and our subsequent discussion may well highlight additional issues on which we could provide advice to you. If so, I will provide a description and costing of these in my report. I would undertake the bulk of the work for this project. Since other members of the Parish Council will be unaware of my background, I have appended a brief CV to this letter.

The fee for this work would be up to £950; this is subject to VAT and to our standard terms and conditions (attached). This fee is based on me travelling by train from my home in Sherborne to



Cranbrook. I presume that you would be able to meet me at the station and provide local travel arrangements. Such an arrangement is both environmentally sustainable and cost effective for the Parish Council.

In any confirmation of the instruction, please could you confirm the entity that should be invoiced for this work.

Thank you for your invitation to submit a fee proposal for the proposed work. I trust that I have made a sound interpretation of your immediate requirements. I hope that you gain approval for this phase of work and if so, I look forward to meeting with you in due course.

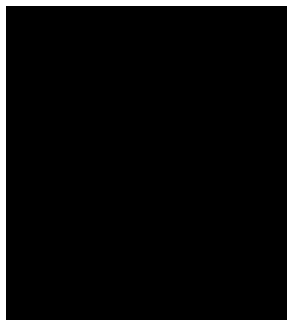
Yours sincerely,



Dr Paul Webster BSc, MSc, PhD, DIC, C.WEM, FCIWEM
Consultant – Hydro-Logic Services (International) Ltd

Enc.

R/B 10 B



DR PAUL WEBSTER
BSc, MSc, PhD, DIC, FCIWEM, C.WEM,
Consultant
Hydro-Logic Services

- Specialisations** Hydrology, Water Resources and Flood Management
- Education** BSc, Physical Geography, University of Bristol (1979);
MSc, DIC, Engineering Hydrology, Imperial College (1980);
PhD University of Birmingham (1998).
- Career** Consultant (2017 to date); Director, Head of Flood Management: Hydro-Logic Services and Hydro-Logic Ltd (2001-2016); Business Manager (2000)
Lecturer and MSc Course Leader, School of Civil Engineering, The University of Birmingham (1991-2000)
Senior Hydrologist, Mott MacDonald (1986-1991);
Hydrologist, Department of Water Affairs, Namibia, (1981-1984); Senior Hydrologist (1984-1986)
International experience in Namibia, Botswana, China, Singapore, Hong Kong, Pakistan, Ghana, Malawi and Nigeria.
- Professional positions** Honorary Lecturer, School of Civil Engineering, The University of Birmingham.
Member of Senior Advisory Group to the Dept of Civil Engineering, The University of Birmingham
European Water Association (EWA) – European Technical and Scientific Committee - Sustainable Flood Management Group (SFMG)
- Previous positions** Member, BHS National Committee (1992-2000);
Member, CIWEM Rivers and Coastal Group Committee (2004 to 2008)
- Key experience** Providing advice and consultancy services to water companies, the Environment Agency, NERC, Local Authorities, Planners, Architects, Aggregate Companies, Consultants, Developers.
- Recent work** Lead hydrologist in the company and providing expert input to projects in water resources and flood risk for wide range of clients including Environment Agency, Local Authorities, Severn Trent Water, South Staffordshire Water, Hanson Aggregates, CEMEX, Dwr Cymru, CEMEX.
Chaired steering group on revisions and developments for the Flood Estimation Handbook (2001 to 2007).
Expert witness at public inquiries plus expert reports.
- Publications** Over 20 papers published on water resources and flood management.
- Presentations** Presented papers at national and international meetings. Has organised numerous regional and national meetings for BHS and CIWEM.
Leads the organisation of the annual Aquator User Group meetings.

13 October 2017

Mrs C Mav

Dear Mrs May

I would like to record my disappointment with the manner in which the Parish Council meeting of 13 September was conducted and how in particular the points that I was seeking to make on behalf of other residents of the Parish were treated.

I have lived in the village for 53 years. As the Chairman and other Parish Councillors know I have for decades worked in various capacities with other local residents with only the best interests of the village at heart. I have no financial or other motives in my actions. My house, garden and land does not flood.

The Minutes of the meeting do not reflect what was said and I would ask please that they are corrected as follows:

Paragraph 209.3 – the funding shown as from EDDC is incorrect. The correct source is The Flood Prevention (DCC) and Devon Highways - £2,000.00 each.

Paragraph 203.2 – in my letter of 10 August 2017 to the Chairman, I expressly requested that this item be included for discussion at the next Parish Meeting but this was not done. I therefore raised the matter when the meeting was opened and reported that I had now secured an agreement and pledge of funding from Devon County Council Highways and Flood Prevention requiring only limited funding from the Parish Council to enable the work to proceed. Bizarrely this proposal was met with hostility from the Chair, the Clerk and Councillor Readman although verbally Councillor Forrest did support it. Three Councillors, Forrest, Wollen and Allen each of whom I have previously visited Silver Street with and discussed the matter in some detail, were previously in favour. Notwithstanding this, I am pleased to see that after the meeting was closed this matter was discussed and then supported, but the Minutes should surely reflect what was said?

Cont'd/...

R1B 11

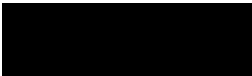
Conclusions to 2.1 – I raised the letter from Dr Paul Webster Hydro Logic Services but was denied an opportunity to explain this as the Chairman abruptly closed the meeting with no explanation. This should be Minuted. The letter followed the public meeting which was very well attended by circa 30 local residents all of whom, (by a show of hands) wished to see action as set out in the Hydro Logic letter. Why is the will of the villagers, most affected by flooding, being denied?

At the meeting I also raised questions about the Neighbourhood Plan and why it did not show or indicate the flood prevention works. The Plan does not explore opportunities to bring forward flood prevention measures in the village.

Over the last 48 years I have been asked to represent the Parish Council numerous times on various matters and so I am baffled as to why my attempts to bring forward flood prevention measures for the village for the last 9 years or so appear to have such little support and in fact seem to antagonise the Parish Council.

I appreciate this letter may arrive with you with limited time in advance of the meeting on Wednesday and so I have delivered a copy to each Parish Councillor by hand.

Yours sincerely



RE: Neighbourhood Comment Reply Form : 30th Nov 2017

Please find listed bullet points that I think should be included/considered to form part of our plan for the next 10/15 years.

1. Need to protect.

(Red line) ie our parish boundaries at all costs/time. Otherwise the community infrastructure levy available would pass to another parish/community, when the planned expansion is granted re Cranbrook, ie building south of the A30 (old).

2. Parish Council should work with

East Devon District Council, large and small developers, environment and all other outside agencies.

Re the large expansion now under consideration by EDDC planners, ie Cranbrook expansion which includes part of our parish.

3. There are big opportunities

For the community infrastructure levy and 106 monies.

P.C. need clear vision and embrace what is going to happen so that our village has the necessary infrastructure which will add value to Rockbeare (listed are a few examples which will add value to homes)

- a) Most important and top priority, alleviation of the flooding through the centre of our village.
- b) Create the necessary water storage ponds in our flood plain 'up' and 'down' stream .
- c) Safe paths for children walking to school plus 'wasting in' roads where appropriate.
- d) Treasbeare proposals (top of Parsons Lane) make Parsons Lane one way only - westward. It makes greater safety for walkers and bikers also a linear wood should be planted on the skyline.
- e) For consideration a feasibility study into the possibility of generating electricity for the parish.
- f) With more people in the village this would create a more varied pool of human resources to help in community work. P.C. has not had full membership for years.

4. R.N.P.

This village should not live in a time warp (we are not North Devon's Clovelly)

5. Green Wedge

Rockbeare Newsletter July 2017

(Q1) Keeping a green wedge

Very important	Unimportant
(112) 98%	(2) 2%

98% can be misleading

(Village homes) =

380 - Copies questionnaire - Delivered 100%
114 - Copies questionnaire - Returned 30%
266 - Copies questionnaire - Not returned 70%

70% shows this is not a top priority for the village

The above question does not offer any alternative. I am all in favour of a green space that all persons can use and benefit from.

5.

- a) New development could bring 40+ acres country park on our flood plain.
Think - on our doorstep a 'Capability Brown' landscape - what a legacy to leave to the next generation, also a massive benefit to the parish.
- b) Open space provision for public use owned and run by residents of our parish.
- c) Note - This area would never be built on
- d) Flood storage lake
- e) Opportunities to increase flow rates taking water downstream away from the village quickly.

6. Flooding and associated issues

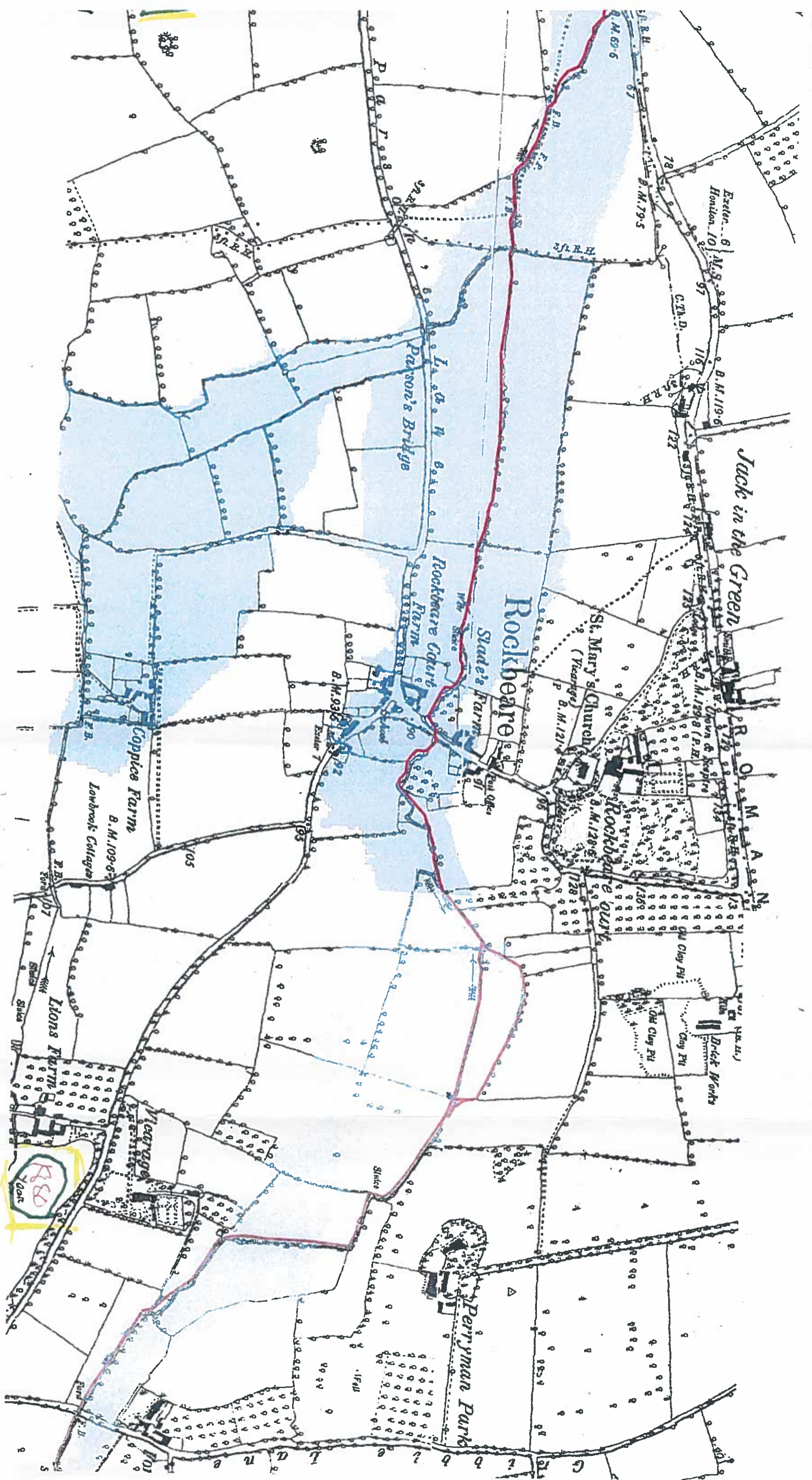
I held this meeting Tuesday 8th August 2017.

Most of the foregoing info and issues were raised and discussed quite openly at the aforesaid meeting, to which the whole parish and parish council were invited. Attendees proposed that their concerns should be drawn up and accompanied by a feasibility study. This was carried by a show of hands. (the minutes of this meeting are available)

Any questions re all the above , I am more than happy to meet and discuss.



R/B 12



Jack in the Green

Rockbeare

Perrymar Park

R132

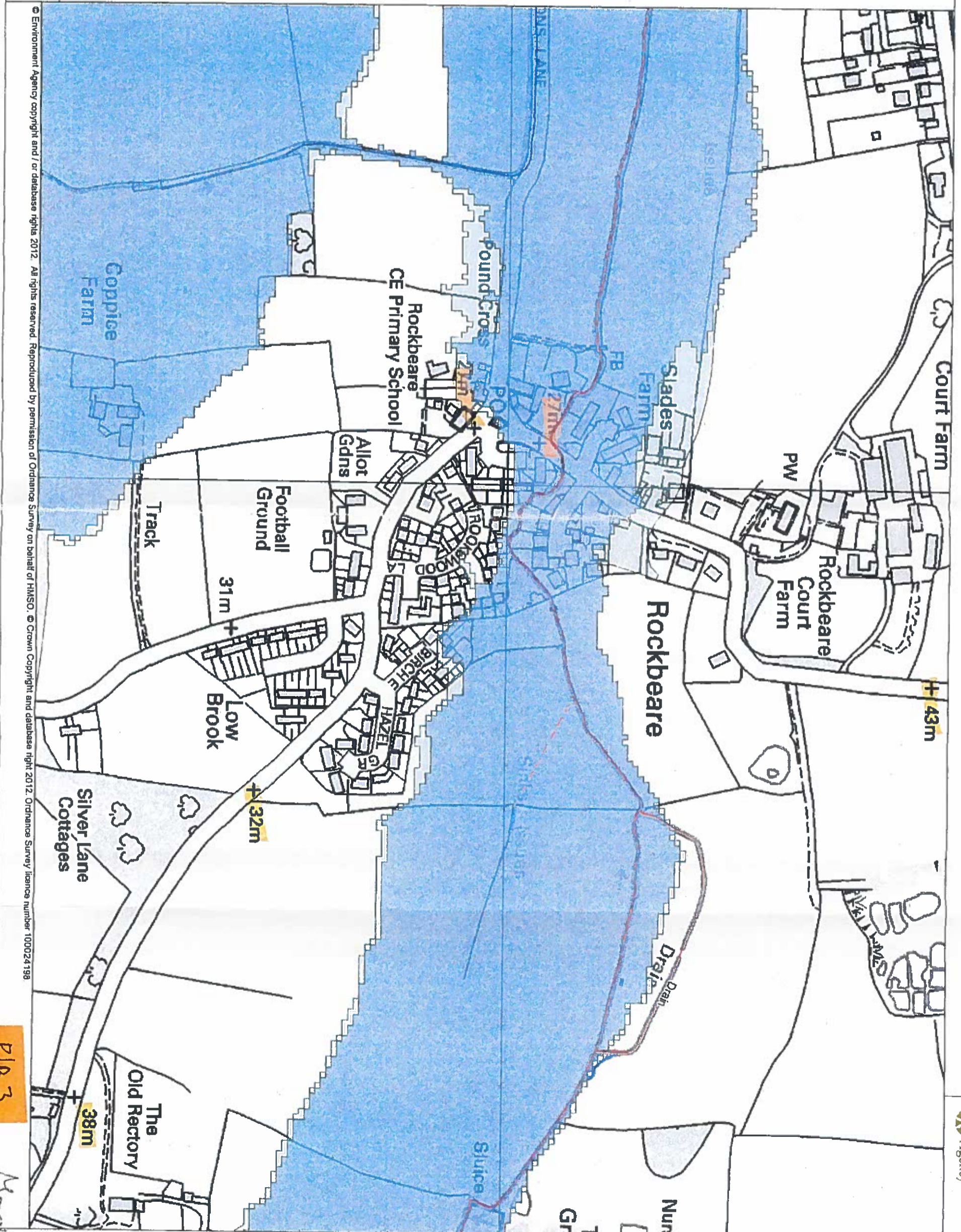
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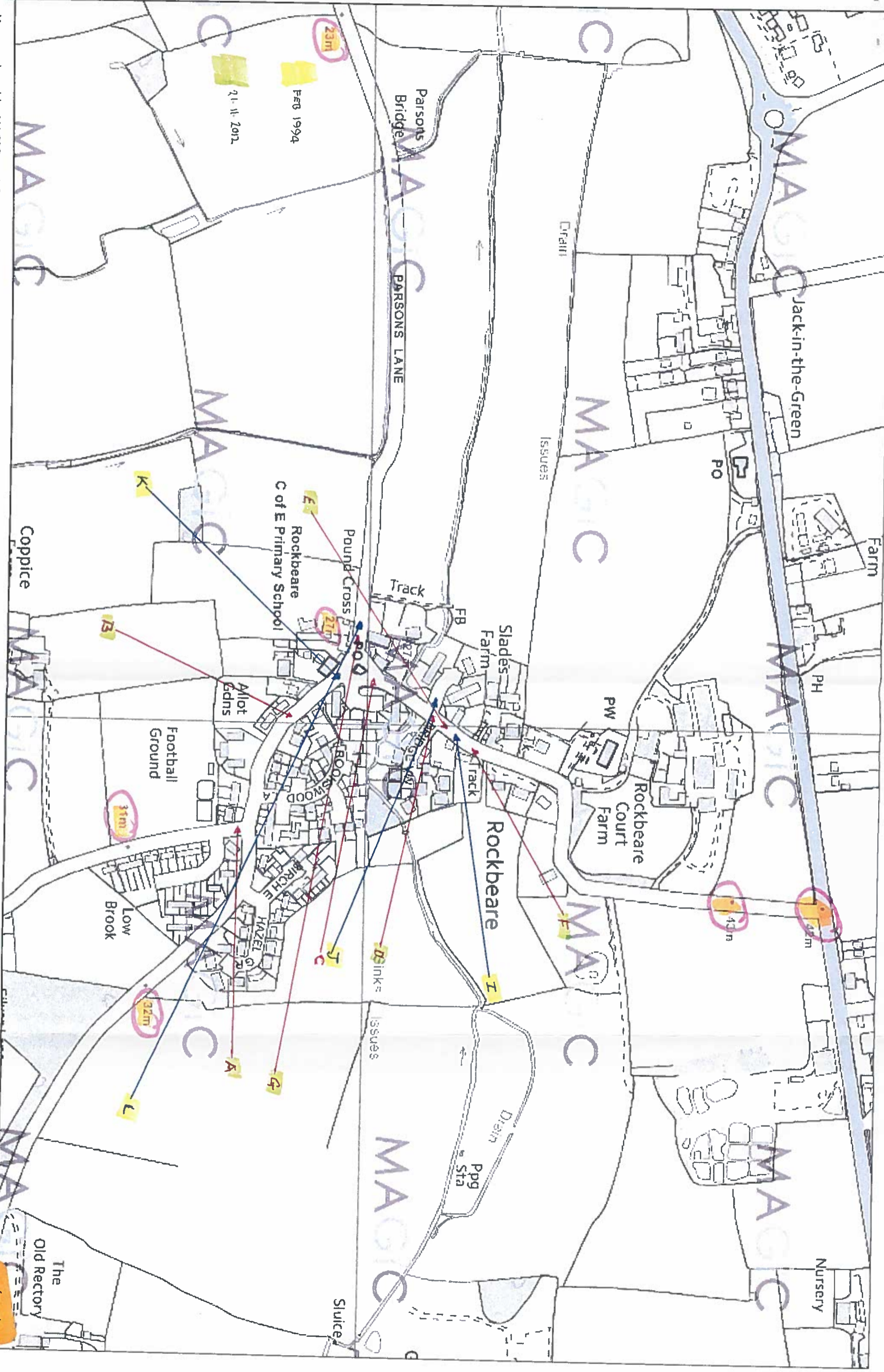


- Legend**
- DRN Sealed Main Rivers - draft
 - Detailed River Network
 - Primary River
 - Secondary River
 - Tertiary River
 - Lateral Reservoir
 - Canal
 - Culvert
 - Canal Tunnel
 - Underground River (Adverts)
 - Underground River (Local Knowledge)
 - Underground River (Potential Sewer)
 - Areas Benefiting from Flood Defences
 - Flood Map - Flood Storage Areas
 - Flood Map - Flood Zone 3
 - Flood Map - Flood Zone 2



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Feb 1994
21.11.2012

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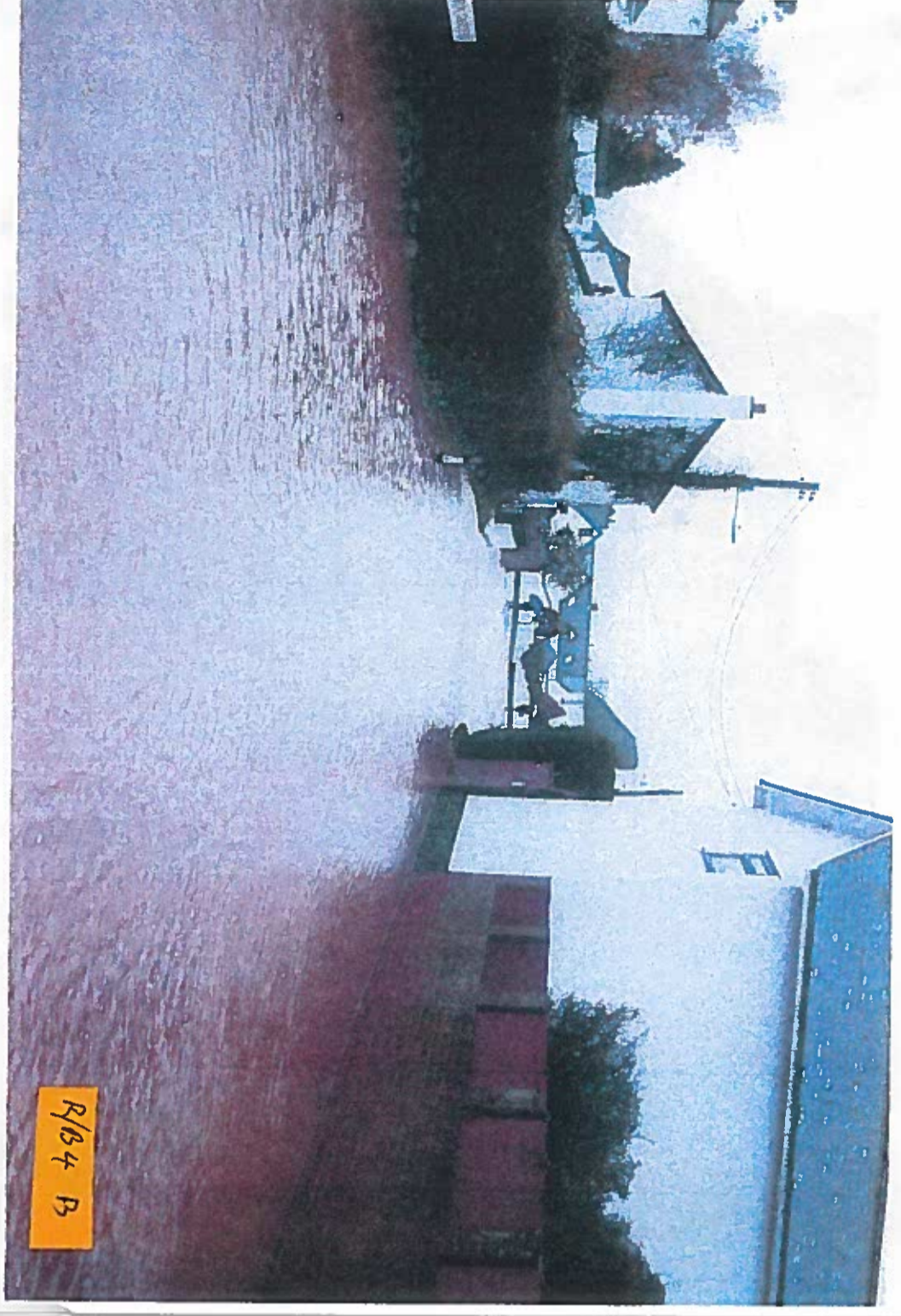




R/34 A

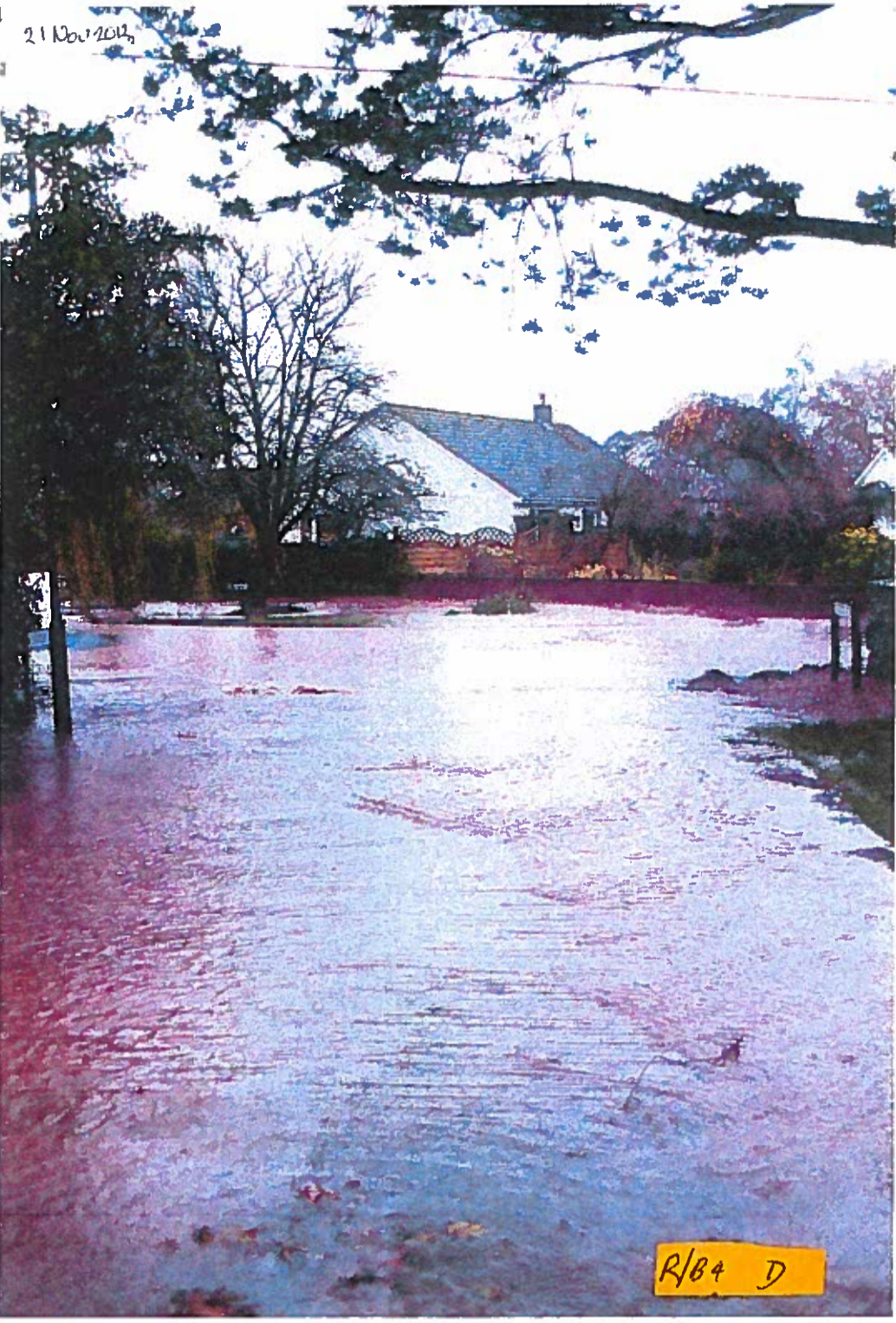
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21 Nov 2012



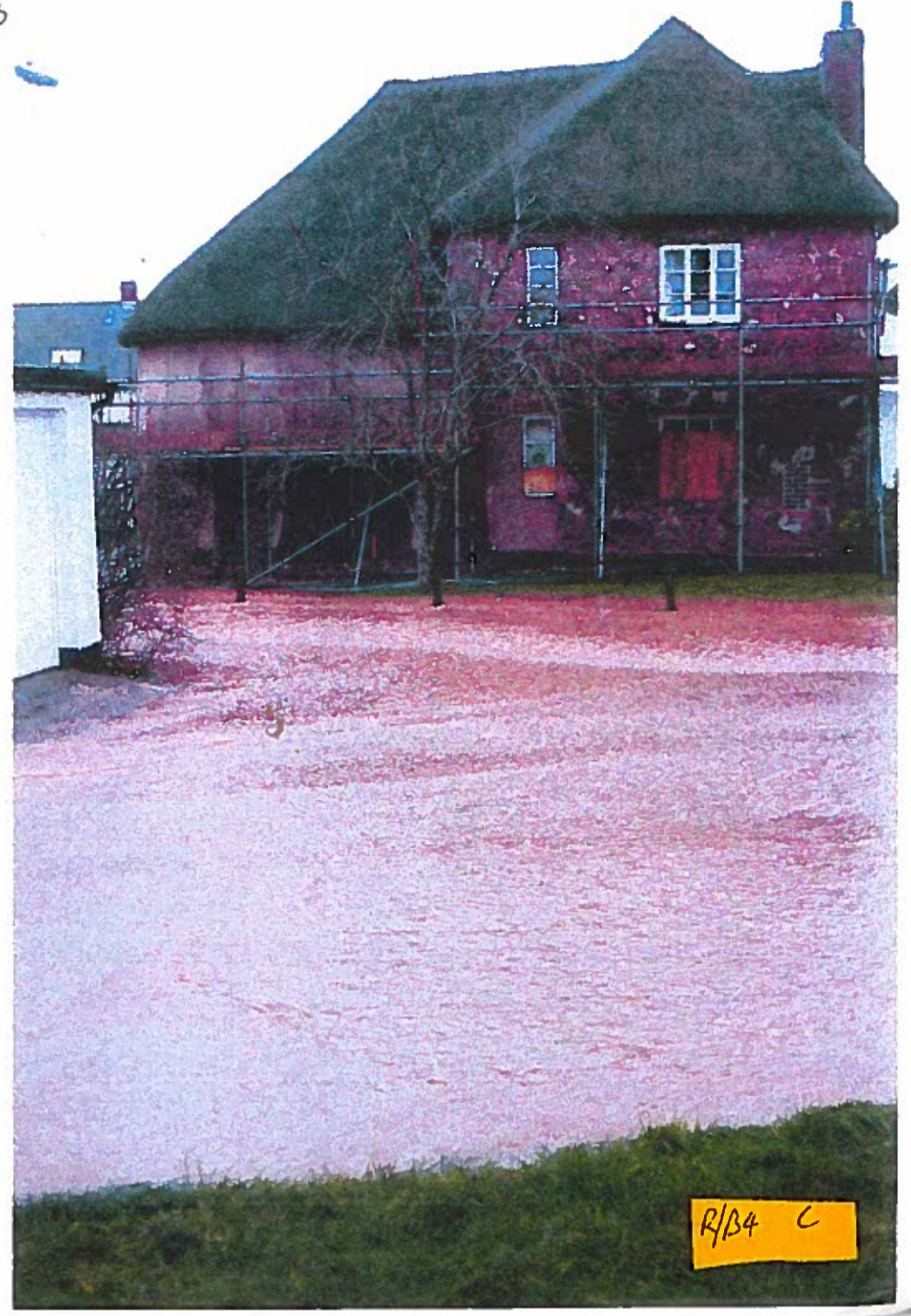
R/34 B

21 Nov 2012



R/B4 D

15



R/B4 C