

You are formally summoned to attend an Ordinary meeting of Covingham Parish Council  
to be held on:

**Monday 3<sup>rd</sup> February 2020**

At 7pm in St. Paul's Church and Community Centre, Covingham

## Agenda

- 1. Apologies**  
To receive apologies
- 2. Declaration of Interests**  
Members are reminded that they should declare any known interests in any matter to be considered at the beginning of the meeting and during the meeting if it becomes apparent that they have an interest in the matters being discussed.
- 3. Minutes of previous meeting**  
The minutes of the meeting held on 6<sup>th</sup> January 2020 need to be agreed and signed as a true record
- 4. Matters arising from the previous minutes**  
To consider any matters arising from the minutes that are not covered elsewhere within the agenda
- 5. Public forum**  
Members of the public are invited to make representations, ask questions or comment on any matters on the agenda, and any matters relating to the work of the Council, any Parish related matters or to raise any areas of concern. The session will last for no more than 15 minutes unless an extension is granted by the Chair.
- 6. Chairs Verbal Update**
- 7. Clerks Verbal Update**
- 8. Parish Maintenance Engineers**
  - **Monthly Reports** – to receive any comments or provide any feedback to the Maintenance Engineers.
- 9. Reports from Parish Council Working Parties and Committee's**
  - **Environment Working Party**
  - **Data Protection & Governance**
  - **Planning Working Party**  
Covingham Parish Liaison Group –see report attached.
- 10. Planning Matters:**
  - a) To consider any planning applications**  
  
**Application:** S/HOU/20/0071 (12<sup>th</sup> February 2020)  
**Location:** 35 Cornmarsh Way, Covingham, SN3 5DG  
**Proposal:** Erection of a single storey rear extension and garage to side

**b) To note any comments from the Planning Working Party submitted between meetings**

**Application:** S/HOU/20/0003

**Location:** 17 Dovetrees, Covingham, SN3 5AX

**Proposal:** Erection of first floor extension

**Resolved:** The following comment was submitted: Covingham Parish Council have no objections to this proposal

**Swindon Borough Local Plan Review**

Covingham Parish Council object to Swindon Borough Local Plan Submission Draft for the following reasons.

- The plan still shows a development to the west of Lovell Close, and
- The plan does not appear to pay enough attention to the houses within Covingham in its description of the flood risks associated with the Foxbridge (New Eastern Villages) details.

**Development west of Lovell Close**

Covingham Parish Council formally objects to the inclusion of this site, as detailed in the Strategic Flood Risk Assessment Site Assessment Appendix B – East Sites for the following reasons:

1. This is currently a car park that is used extensively, to its absolute capacity, due to the location.
2. The car park is used throughout the day by people using the mini supermarket from 6am until 10 pm at night.
3. It is regularly used by parents doing the drop offs and pick-ups for Covingham Park Primary School. When the Church car park is full and Cole Close car park is also full, the standard of parking at these times is dangerous with cars parking in the road and on grass verges, blocking the line of site for those drivers entering and exiting onto St Pauls Drive. This situation will be exacerbated when the NEV is built as Covingham Park Primary School is one of the designated schools for children from the NEV. Should parking become impossible, parents could then choose to drive to the school gates and have the engine idling whilst watching their child enter the school grounds which would have a detrimental effect on the air quality.
4. There is also a walking bus for the children to the School site and any dangerous parking increases the risk of an accident happening.
5. St Pauls Drive is a bus route and cars parking on the road cause constriction and therefore hampers free movement of the buses, other vehicles, at times large HGVs delivering to Thermo Fischer and pedestrians.
6. Whilst assurances were given in Planning Applications, S/18/0671 and S/19/1158 that there were sufficient car parking spaces for all employees in the Former Patheon Building to park within the site, which was subsequently referred to in the Planning Considerations (11) of the Permission Report, employees and visitors to the site are regularly seen to use this area. If the area is developed or reduced in size, this will create more kerbside parking and create a safety hazard.
7. St Paul's Church and Centre is the only Community facility within the area and is used extensively. Events, both Church and Public, e.g. Blood Donor sessions, are regularly held, seven days a week, all times of the day and evening. When any available parking within the Church site and the Cole Close car park are full to capacity, cars are being left on the grass

verges and at the kerbside too near to the junction with Kingfisher Drive causing cars turning into St Pauls Drive to be in the centre of the road, thus causing risk to any oncoming traffic.

Covingham Parish Council submitted the above as an objection to the inclusion of this site during the initial SHELAA consultation. Cllr Dale Heenan provided a public assurance to the Parish Council and the Covingham residents on 11<sup>th</sup> February 2019 that this site had been removed, so we were dismayed to see it included at this stage.

### **Foxbridge Development**

We believe that the information provided in respect of the Foxbridge development is technically flawed and also does not honour the statements in Policy DM36.

It has come to light that the drainage from the SuDS in the northern development known as Foxbridge is routed under the A419 and along a channel that joins Dorcan Stream above the Kestrel Road Bridge. The aforementioned channel, and Dorcan Stream were the major contributors to the floods of 2007, floods before this date and near flood events after this date.

The land is classified as a More Vulnerable Flood Risk, which it is.

The land is noted as a functional Flood Plain, which it is.

There is a high risk of surface water flooding within the site.

It is stated that the site is outside of the region expected to see ground water flooding. We do not believe that this is the case.

It is stated that this area has not been identified as at risk from reservoir flood risk. The maps provided by the Environment Agency are challenged. In the event of reservoir failure large areas of Covingham will be flooded, but the limit of the flood water is drawn against the boundary of the site. Historical evidence, with photographs, shows that the Wanborough Road bridge is the pinch point that will stem the flow of reservoir flood water causing it to travel south across the Foxbridge Site. There is discrepancy between the results of modelling, and local historical information, backed up by photographs.

It is stated that there is an opportunity for bespoke infiltration SuDS to be used. We do not believe that a clay-based flood plain is suitable for infiltration SuDS. This is a point we have made in the past.

The document states that there has been flooding in the vicinity. As it appears the Swindon Borough Council DO NOT actually know what happens during flood events in this area, the statement is regarded as understated.

This development contravenes Policy DM 36, part 2. This will not result in a net reduction of the flood risk in Covingham.

The development cannot be done without a net loss in Flood Storage Capacity within the development boundary.

Part 6 states all development should not adversely affect flood routing and thereby increase flood risk elsewhere. Opportunities should be sought within the site design to make space for water and therefore reduce flood risk elsewhere.

7.11.2 states that opportunities should be sought to reduce the flood risk elsewhere. We do not believe this has been actioned in respect of the Foxbridge development.

The water storage and movement across the flood plain of Foxbridge will be done in such a way that it attempts to reduce the flood risk to Foxbridge. The land where houses will be built currently retain rainwater, with very little actual drainage. The SuDS will hold back a few hours rainwater, before discharging into Dorcan Stream, and further filling the Flood Storage Area. This is completely inappropriate in the current climate, considering the rainfall patterns for the last few months. The building of the site, within the constraints of the Swindon Plan will increase the flood risk to Covingham.

In Covingham Parish Council's opinion, the way to mitigate the perceived increase in flood risk to Covingham is to increase the capacity of the Dorcan Stream culvert under the Wanborough Road. The proposed Foxbridge development is upstream of this culvert. The discharge from the site (when the SuDS are full) will add volume to the water held in the Dorcan Flood Storage Area, the release of which is restricted by the culvert. When the culvert has reached capacity in the past, the water has been held back and parts of Covingham have been flooded.

Covingham Parish Council feels that Swindon Borough Council has not given sufficient consideration to Covingham in the production of this section of the document

**c) To note any decisions**

**Application:** S/HOU/19/1838

**Location:** 13 Covingham Drive, Covingham, SN3 5BQ

**Proposal:** Erection of a single storey rear extension- Granted

**Application:** S/LDP/19/1442

**Location:** 36 Partridge Close, Covingham, SN3 5EU

**Proposal:** Erection of a single storey detached outbuilding- Granted a certificate of lawful use in development.

**11. Financial Matters**

- a) To approve Finance Statement and payments approval list
- b) To receive Monthly accounts reconciliation.

**12. Correspondence**

**13. Matters for consideration**

To receive information on matters not covered elsewhere & to receive future agenda items

**Signed**

*L. Evans*

Laura Evans  
Clerk and Responsible Financial Officer