

Waddington Parish Council

Ref – Planning application for 43 Waddow View 3/2021/1195

Waddington Parish Council has considered planning application 3/2021/1195 and has the following comments.

The planning application will remove off road parking, and potentially remove the requirement for the vehicular bridge that was part of the planning application in 2005 (3/2005/0908).

In 2005 the planning application, submitted by previous owners, (referred to in the consultation response from LCC Highways), to provide a vehicular crossing/bridge over the brook was not carried out as detailed in that planning application 3/2005/0908. The bridge was supposed to have rails on either side of it, to allow flood water to pass over the bridge and flow away from the properties. Instead, low level walls were built (see photo below) which increased the risk of flooding to nearby properties and in November 2020 this amended feature caused flooding to nearby properties.

The following is an extract from a resident's report regarding this event:-

During this recent flood event, it was again seen that large amounts of floodwater were leaving the brook and hitting the low wall on a private bridge providing a driveway to the side of 43 Waddow View (pictures below). This excess water is then divided between Edisford Road and the rear footpath serving nine properties; 35-43 Waddow View. Rear gardens and kitchens suffered flooding ...

RVBC Planning application ref 3/2005/0908 refers to this bridge and has been viewed by the author. Of note is that the parapet is specified on the application as being post and rail, similar to others along this stretch of water. Conditions of the planning include requirements to consult LCC Land Drainage and the Environment Agency prior to implementation. There is no record at RVBC of these conditions being discharged.

Therefore the parish council wishes the planning department to consider the following:-

1. As the planning application removes the off-road parking at the property the bridge should be removed to reduce the risk of future flooding.
2. If the bridge is to remain the walls need to be removed/replaced with railings to reduce the flood risk to nearby properties.
3. Request this matter is further investigated by LCC Land Drainage and the Environment Agency.



