

## **Meeting with Devon County Council Officers to explore solutions to flooding issues in Ugborough Village November 2025**

### **Parsonage Lane**

DCC have invested an extensive amount of time, work and funding to a property in this lane to reduce the risk of flooding from surface water and flooding from the local watercourse that runs through its garden. However, a new source of groundwater flooding has presented itself through a wall of the house that acts as a de-facto retraining wall due to the property being set down below the highway. This ground water flooding is very likely due to the emergence of a spring under the elevated hill side above this property. Whilst Devon County Council Flood Risk Management (DCC FRM) has no obligation to investigate or undertake any further works on this property, they have offered to assist the homeowner in identifying means of reducing the impact on their property through permanent sump pumps or tanking.

**Cllr Hart will discuss this with the owner and pass on the contact details for the owner to liaise direct with DCC.**

### **Ware**

DCC FRM installed an overflow culvert parallel to the main watercourse in 2020 to reduce the water levels during a flood event for the properties to the north of the raised road causeway. As this is an overflow culvert that's straight and relatively short in length, typically there's no need to install a debris grill. However, on this occasion, grills were installed as requested by the landowner for the safety of children and livestock. DCC FRM would have no objection in principal to both these grills being removed and replaced with a post and rail fence/wire mesh fence, which is offset from the exit of the culvert on the downstream face. This would need to be with the consent of the landowners.

**Cllr Hart will discuss this with the landowners and progress accordingly**

### **Lutterburn Street**

DCC FRM did undertake a study several years ago to look to resolve some of the flooding issues experienced in the area. The proposal would have been to install a large flume arrangement from the eastern watercourse to the western watercourse, as this is the side that the larger rectangular culvert that has more capacity resides. During the development of the in-fill housing proposal, the developer volunteered to deliver this work as it was at the entrance to the site and there was a necessity to widen the access at the same time. As a result of this and the relative low number of properties that would benefit from the work, DCC FRMs involvement in the works lessened and moved on to other high priority locations across the County.

It is understood that during the planning process the developer failed to reach agreement with the adjacent landowners (as access would be required on land not owned by him) to construct the works and as a result the proposal was scaled back to something that could be installed without entering their land. As a result, instead of a flume arrangement, there is now a pipe through the hedge bank, and whilst there will be a small benefit locally, it should not be considered a flood alleviation scheme. This work was done in accordance with the application for Land Drainage Consent (a

separate process from planning permission) which was submitted. The application was approved as it was evaluated to have no disbenefit to the flood risk at this location – DCC will follow up with the developer on trimming back any protruding pipes.

The remit of the Flood Risk Management team is very much focused on internal flooding to residential property. Whilst it's undoubtedly a disruption to the local area as a result of the road flooding from these watercourses, this would be a lower priority than other locations where significant numbers of properties are at risk. Typically, DCC offer Property Level Flood Resilience (flood doors, flood gates, non return valves etc) to a location such as Ugborough where there are low property counts affected by internal flooding (records indicate that 4 properties have been impacted internally by this issue).

They have, however, indicated that this is a location they could look to pick up and look at again in a bit more detail with the following caveats:

- DCC FRM will not comment or be drawn into conversations regarding the ongoing development on Lutterburn Street. This is a matter for South Hams District Council.
- Any DCC FRM investigations will be subject to existing workloads and priorities.
- Any delivery of works would be subject to Treasury determined Cost Benefit Analysis in line with the other schemes they deliver.
- The delivery of any works would require the agreement of all landowners where work would take place.
- The delivery of a flume arrangement will require the removal of the hedge bank and possibly trees between the two watercourses. Acceptance and approvals would be required from the local land owners, residents and regulatory bodies before this happened.
- If DCC do undertake work to install a flume, they would consider whether it would be beneficial to install a manhole for inspection purposes at the same time. This would be subject to landowner agreement.
- Even with a DCC FRM led scheme, there would be the expectation that the road area would likely still flood (albeit to a lower depth). If the expectation of the parish council/community is that all waters would be removed from this location in times of heavy rain, then this expectation needs to be managed from the outset.

DCC have recommended that the trash screen arrangement on the Undertown side of the watercourse is reviewed and altered as it is currently not fit for purpose or safe in its current guise. This is something they can assist with and which potentially may be something that can be actioned sooner as it would be a less intensive piece of work to undertake.

**Clerk to contact DCC and request they consider further the upgrade of the screen**

**UPC to lobby SHDC and DCC to establish a regular schedule for road sweeping, drain clearance and debris removal**