

Working Group Report for NC&Y Parish Council 19.05.25

Proposed Residential Development – Land Northwest of Brookhampton, North Cadbury

Background

Ibex Land, (the land Promoter and Developer working on behalf of the landowners) appointed Origin 3 to provide planning consultancy to progress a proposed residential development on the site allocated in the North Cadbury Neighbourhood Plan, located northwest of Brookhampton.

In February 2025, Ibex Land and Origin3 gave an initial presentation to the Parish Council and members of the public. The presentation raised several concerns, particularly in relation to flooding and drainage. Three key areas of concern were identified:

1. **Flood Risk from Surface Water Runoff** – particularly in relation to the River Cam and the fields north of Brookhampton
2. **Foul Drainage Issues** – including sewage surcharging through drains during periods of heavy rainfall
3. **Potential Impact of the Proposed Development** – especially whether it would worsen existing drainage problems

Parish Council Action

In response, the Parish Council established a working group to liaise with both residents and Ibex Land and its agents, initially focusing specifically on drainage and flooding issues. The working group comprises Cllrs John Rundle, Richard Rundle, and John Whitehead.

Four Brookhampton residents directly affected by flooding were invited to join discussions. The first joint meeting took place on **30 April 2025**.

Meeting Summary – 30 April 2025

The meeting began with a site visit in Brookhampton, followed by further discussion at the Village Hall. Attendees included:

- Representatives from Ibex Land, Origin3, and AWP (Hydrology and Drainage Consultants)
- The three designated Parish Councillors
- Four local residents

- Lorne Thompson, hydro-ecologist with the Yeovil River Community Trust (invited by residents)

Site Walk

During the walk, the group assessed flood-prone areas. Residents shared detailed accounts of:

- The May 2023 flooding event and its localised impacts
- Ongoing sewage issues during periods of heavy rainfall
- Concerns about the potential effects of the proposed development on existing drainage dynamics

Observations from the walk included key information on topography, runoff flow directions, and drainage pinch points.

Drainage Proposals – Initial Outline from Origin3

At the Village Hall, Ibex Land outlined their early plans for water management, including:

- Proposals for managing surface water within the development boundary
- Measures to mitigate upstream runoff from the fields north of Brookhampton
- Assurance that the new development will have a **separate foul drainage system**, as required by planning regulation
- Confirmation that the development's drainage infrastructure will be **hydrologically separate** from Brookhampton's existing network
- Redirection of surface water from the northern fields **westwards into the River Cam**, reducing overland flood risk to the village

Ibex Land has chosen to designate the site as a **Critical Drainage Area (CDA)** – a classification for locations with elevated surface water flood risk. This will, by definition, require an 'over and above' drainage solution to be implemented.

Enhanced Standards and Design Commitments

AWP gave a significant assurance that they will exceed national drainage policy requirements:

- While national policy requires systems to handle a **1-in-100-year storm event** (plus 40% for climate change), AWP will design for a **1-in-10-year storm event** – reflecting the real-world frequency and intensity of flooding experienced in Brookhampton

- This higher standard responds to the CDA designation and resident experience

Additional measures include:

- Use of **Sustainable Drainage Systems (SuDS)** – incorporating attenuation basins, swales, and permeable surfaces to slow and capture rainfall
- Overflow safeguards to direct water away from vulnerable areas during extreme rainfall
- Hydrological modelling that incorporates resident input and expert analysis (including contributions from Lorne Thompson)
- **Run-off interception zones** at the site's upper boundary to prevent uncontrolled downhill water flow
- Collaboration with Mr Thompson on natural, landscape-based runoff control (e.g. rewilded buffers, soil permeability enhancement)
- **Delivery of infrastructure in early development stages**, not as a later-phase addition

Further Commitments

Following the site visit, Ibex Land via its agents committed to:

- Leading a **technical review of known flooding issues**, working with residents to log water flow patterns, historical flood points, and recent experiences
- Producing a **Technical Drainage Note**, including:
 - A baseline flood risk assessment
 - Identification of legacy drainage and infrastructure problems
 - Specific remedial recommendations
 - Proposed drainage solutions for the development
 - On-site and off-site flood risk assessment
 - Surface water management strategy
 - Sewerage capacity assessment
 - Mitigation infrastructure options
- Ongoing collaboration with Mr Thompson on runoff prevention and sustainable water management
- Using the Technical Notes to engage with **Wessex Water, Somerset Council, and Highways**, seeking investment to address existing infrastructure issues

- Confirming that if statutory bodies do not act, **certain off-site measures may be funded by the developer via Section 106 contributions**

Ibex Land wished to convey their commitment not only to avoiding increased flood risk from the new development but also to helping resolve legacy drainage problems in Brookhampton.

Sewage Infrastructure

AWP confirmed that:

- The proposed development will feature a **modern, separate sewage system**, compliant with current building and environmental regulations
- This new system will **not connect to Brookhampton's legacy network**
- Responsibility for existing sewerage issues rests with **Wessex Water**, whom the Parish Council has contacted and is awaiting a formal response from

Next Steps

The Parish Council will:

- Define key focus areas for a potential follow-up workshop with Ibex Land and their team of consultants
- Possible topics include:
 - Development density and housing mix, including provision for accessible/disability-ready units
 - Landscaping and ecological integration
 - Traffic concerns along Cary Road – particularly speeding and increased volume
 - Questions around pedestrian access and potential bus stop provision
 - Need for interim flood mitigation measures during the **construction phase**
 - A comprehensive **Construction Traffic Management Plan**
 - Hedgerow protection and reinstatement
 - Measures to preserve **dark skies** and limit light pollution

Additional steps:

- Ibex Land is awaiting full Pre-Application response from Somerset Council

- Parish council to continue to press Wessex Water for urgent engagement on long-standing drainage concerns
- Once drainage, ecology, and design plans are finalised, Ibex Land will share with the Parish Council and the wider public through **formal consultation**
- A full **Planning Application** is expected in **Q3 2025**

Conclusion

The working group on behalf of the Parish Council remains fully committed to ensuring that residents' concerns are not only acknowledged but directly shape the development proposals. This collaborative approach—between developers, technical specialists, and the local community—will continue through further workshops, meetings, and public consultation.

Regular updates will be provided as more information becomes available.