

Request for Funding for Drainage Works in Pennypot Lane, West End

Summary

Following the approval of the new housing sites in West End, the residents of properties along the watercourse running down to Pennypot Lane have complained about increasing water flows running through their land. It is anticipated that improvement works to reduce flood risk could cost £60,000. Developers have contributed £20,000 toward the cost of works. Officers are seeking authority to contact landowners regarding a possible solution and to use the Drainage Reserve to cover the funding shortfall of up to £40,000.

Portfolio: Planning & People

Date Portfolio Holder signed off report – 22 August 2019

Wards Affected

Bisley & West End

Recommendation

The Executive is advised to RECOMMEND to Full Council that:

- (i) a further local contribution of up to £40,000 from the Local Drainage Reserve be agreed to fund the works to the culvert to the north of Pennypot Lane as shown on Plan 1 at Annex A to this report;
- (ii) this addition to the Capital Programme be agreed.

The Executive is advised to RESOLVE to note that the proposed works be subject to the written consent of the landowners and the completion of any necessary agreements.

1. Resource Implications

- 1.1 Installation of the new flood defence and watercourse by-pass scheme will cost approximately £60k. A voluntary contribution has been secured from one of the upstream developers (Taylor Wimpey) on a pro-rata developed basis (£20k). £40k remains to be sourced to commence the works. It is recommended that the Drainage Reserve, which currently stands at £384,000, be used to fund the remaining £40,000 required for the work.

2. Key Issues

- 2.1 The problem within Pennypot Lane has been exacerbated as parcels of land along a length of minor watercourse are being redeveloped from their previous greenfield state in to small residential housing sites. The surface water from these developments retains use of the existing watercourse route as their only means of surface water disposal, albeit with an attenuated (reduced) flow intended to correspond with the original greenfield run-off.

- 2.2 As the watercourse flows away from these newly developed areas it continues downstream through private residential land and properties. The watercourse is generally open as it passes along property boundary lines, where the level of maintenance is dependent upon the various landowners.
- 2.3 The watercourse has previously been overloaded at various locations where its route changes along the private land ownership boundaries. Once past the affected dwellings it reaches the junction of Pennypot Lane and Beldam Bridge Road, at which point where the culvert enters The Bourne. The Bourne is often overloaded at this point, causing flooding of the public highway.
- 2.4 The development of previous greenfield sites upstream of Pennypot Lane has increased the risk of flooding to properties. If maintenance of the upstream attenuation systems are fully adhered to then flows within the watercourse should be controlled and manageable. However, if the maintenance regime fails at any of the upstream developments then the flood risk is considerably greater to the properties located downstream.

3. Options

3.1 Members have the option to:

- i. Agree to fund the works as shown on Plan1 at Annex A
- ii. Not agree to fund the additional capital contribution toward the works as shown on Plan1 at Annex A

3.2 Members are asked to agree to fund the works as shown on Plan1

4. Proposals

- 4.1 The Council is allowed to undertake improvements to minor watercourses on behalf of landowners to reduce potential flood risk. The proposed works will reduce the flood risk to the residential dwellings of Hatchgate Farm, Stones Throw and Oakes Cottage. The works will include works to land within the ownership of Oak Farm House, providing a culverted by-pass option to the original watercourse route. Work to the Pennypot Lane highway boundary watercourses will then further reduce flood risk to the public highway.
- 4.2 The proposal is for the installation of a new line of flood defence measures built along the existing southern watercourse embankment, to protect these dwellings from excess flow and possible inundation from upstream flows (see Plan in Annex A). The land behind Hatchgate Farm (A-B) is to be re-profiled to create a new Ha-Ha natural embankment construction. The construction type would then change at the boundary to a recycled plastic lumber retaining wall construction behind the stables at Stones Throw (B-C) where there is a lack of available working space. The watercourse will be retained in its open status throughout Hatchgate Farm and Stones Throw land ownership, up to the culvert construction (C-D) that will be rebuilt under the existing access track.

- 4.3 The proposal will also provide an alternative piped exceedance route of approximately 200m length further downstream. This piped route (D-E) will encourage flows away from dwellings and utilise a more direct route to the existing highway culvert. After passing under Pennypot Lane the current connection option will then be changed, reducing flows through the existing connection point (F) to bias flows along the highway boundary watercourse route (F-G) allow flows to re-connect further downstream.
- 4.4 The Council will only maintain the works for a period of 12 months, undertaking any remedial work or initial maintenance associated to the scheme. The new by-pass culvert will become part of the overall land drainage system, provided to the landowners under the Land Drainage Act. Following completion of the 12 month maintenance period the watercourse, including all new structures, will be handed over to the respective landowners for ongoing future maintenance.
- 4.5 The works will be put out to tender based on the specification outlined above.

5. Supporting Information

- 5.1 Any spoil excavated from the pipe installation work will be re-used locally for the construction of the Ha-Ha. Minimal waste is expected to leave the site.

6. Corporate Objectives And Key Priorities

- 6.1 This project supports the priorities set out in the Council's Five Year Strategy. In particular, it supports the Key Priority for Place of keeping the Borough a very safe place to live.

7. Policy Framework

- 7.1 Not applicable

8. Legal Issues

- 8.1 All landowners have been approached regarding this scheme and prior to any work being undertaken, written consent of all landowners will be required. The consent will include clarification of the proposals and the future maintenance responsibilities. Environment Agency consent is not required as the work only affects minor watercourse. However, the Environment Agency has been made aware of the proposal and they will be officially notified prior to work commencement. In addition, Surrey County Council (the lead Local Flood Authority), and West End Parish Council, will be kept informed of progress.

Annexes	Annex A – Plan 1 detailing the proposed scheme
Background Papers	None
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Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	✓	12/08/2019
Capital	✓	12/08/2019
Human Resources		
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	12/08/2019
Policy Framework		
Legal	✓	12/08/2019
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation		
P R & Marketing		