

## January Supporting Document – Flooding Update

### **Fee Proposal: Church Park, Bradenstoke, Wiltshire - Surface Water Flood Mitigation**

Thank you for meeting me on site and for talking me through the flooding issue and the work which has been carried out to date to address it.

Based on site inspection and discussion with those present, our understanding of the situation can be summarised as follows:

- flooding of Church Park and the allotments has occurred on several occasions during the past five years or so, including instances of internal flooding of property in Church Park
- The Lilly Brook did not flow out of bank during the flooding incidents
- floodwaters have been observed to flow in a north easterly direction, from the play park field to the south west of the allotments, through the allotment site and into Church Park
- Church Park and part of the adjacent allotment site are clearly at a low level relative to the surrounding land
- Historically, a pond was located in the lowest part of what is now Church Park. A ditch (Ditch 1) was formerly routed from the pond, along the north eastern boundary of the allotments, into the Lilly Brook. The ditch was backfilled, but has recently been partially reinstated, but not connected to the Lilly Brook
- A ditch (Ditch 2) is routed south east to north west along the south western boundary between the allotments and the play park field. It has been recently connected to a piped surface water drain near the junction of Hollow Way and Bungalow Park (there is also a public foul sewer in this location however the drawings provided show a connection to a surface water system of some kind)
- A ditch (Ditch 3) flows in a north easterly direction alongside Hollow Way, to the north west of the play park field. It discharges into a pipe which is routed under houses to the north west of Hollow Way.
- Ditch 2 is obstructed by a shed (although a pipe has been installed beneath it) and other debris.
- The Lilly Brook has been cleared relatively recently, however a section adjacent to an MOD sub station was inaccessible and remains obstructed

Based on the above summary there are a number of factors which may potentially be contributing to the flooding, however the most direct solution appears to be to restore the natural flow path from the allotments and Church Park to the Lilly Brook, which would prevent or reduce the accumulation of water. In order to do this the Ditch 1 outfall into the Brook would need to be reinstated, which would require Wiltshire Council's (WC) consent.

We can approach WC in one of two ways, as set out below. Please confirm how you wish to proceed.

#### **Option 1: Seek advice from WC via a Pre application submission - Fee: £750.00**

This fee includes:

- Written contact with WC outlining the background & proposal to connect to watercourse
- Preparation of a draft design drawing showing the principle of the proposal
- Input into a topographical survey brief and obtaining quotations for this work on behalf of the client

Pros:

- Lower up front cost.

Cons:

- May give WC an opportunity to make a cautious response, and to request that the flood risk implications of the proposals for the downstream catchment are quantified via hydraulic flood risk modelling and a planning application. Hydraulic modelling would be an expensive exercise (budget estimate: £9,000.00 not including watercourse surveys)
- If WC advise that the works are permissible in principle without the need for planning approval, a Land Drainage application will be required anyway (see below)

We would require the following information:

- Topographical Survey. Refer to Note 1 below

**Option 2: Land Drainage Consent (LDC) Application - Fee: £1,750.00**

This fee includes:

- Preparation of design drawings (Layout, Sections and construction details)
- Completing and submitting LDC application forms
- Input into a topographical survey brief and obtaining quotations for this work on behalf of the client

Pros:

- This is a standard permitting process required for any works to an existing watercourse (in this case the works would comprise connection to watercourse). As there is no proposed built development associated (only existing greenfield land), it may not come under scrutiny regarding hydrology/flood risk implications.

Cons:

- Up front cost
- WC may ask for watercourse modelling in any case so as to quantify downstream flood risk arising from the proposed connection to watercourse

We would require the following information:

- Topographical Survey. Refer to Note 1 below

Our fees exclude:

1. VAT;
2. Disbursements (printing & postage (nil - if electronic transfer), travel, external data/records costs, etc.);
4. Post submission work. Work will be charged on an hourly charge basis unless agreed otherwise in advance;
5. Site visits;
6. Meetings;
7. Local authority charges
8. Topographical Survey (to be undertaken by others)
9. Hydraulic modelling
10. Modelling any other existing or proposed drainage system
11. Work relating to arboricultural or ecological assessment (to be undertaken by others)
12. Work associated with a planning application

Please note the following:

1. We require a topographical survey drawing (.dwg) as the basis of our design drawings and to confirm that the proposed solution is feasible. We would require as a minimum the area around Ditch 1, and its junction with the Lilly Brook, including ditch and watercourse channel details, and the low lying area within the allotments and Church Park. However, we recommend that the surrounding area as inspected on site is also surveyed (including Ditches 2 & 3) as this will give us a better understanding of the local drainage regime.
2. Reinstating the ditch may have implications for the existing tree in the easternmost corner of the allotments. Input from an arboriculturalist and/or ecologist may be necessary to determine if the tree can be removed, and how permission should be sought for this. If it must be retained, there are likely to be solutions which would allow a connection with the tree in place, however there may be associated cost implications.
3. Should the agreed scope of work be aborted or modified by the client, we will charge for work undertaken under the agreed fee arrangement up to the time that we are notified of the abort/modification.

We would be pleased to assist you with this project and can commence work on receipt of a signed works order (to be emailed if instructed). Timing of output will be subject to receipt of the above information. We would anticipate that our output would be available 4 working weeks from receipt of all requested information.

#### Payment Terms

We will invoice monthly on a time charge basis up to the agreed amount. Our Terms & Conditions are attached.

Please don't hesitate to contact me if you have any queries.

Regards

Stuart Starr

**Please note, our offices will be closed from midday on Friday 22nd December 2023, re-opening at 9am on Tuesday 2nd January 2024.**