

## **HULLBRIDGE – NEW DEVELOPMENT**

### **Report on flooding issues for the Flood Forum following a site visit on 17/6/2021.**

Jeff Stacey Emergency Planning Business Continuity Officer Rochford District Council

#### **1 INTRODUCTION**

The purpose of the meeting was to understand the site drainage process for the Barratt David Wilson Homes development and to assess possible implications for reported flooding in Malyons, Abbey Road, Watery Lane and Lower Road.

#### **2 RECOMMENDATIONS**

There are no actions identified for the Agencies that support the Flood Forum.

It is recommended that these areas are removed from the agenda of future meetings.

#### **3 PRESENT FOR THE MEETING**

Andrew Weight, Engineering Manager

Tom Wright, Technical Manager

Alex Bott, Site Manager

Mark Lloyd, Anglian Water (Unable to attend on the day due to operational issues following heavy rain the previous day)

Jeff Stacey, Rochford District Council

Cllr Michael Hoy and Cllr Ian Ward were invited to the meeting but unable to attend. They have been kept informed of the outcomes from the meeting.

#### **4 DRAINAGE ARRANGEMENTS FOR THE SITE**

Drainage for the phases of the development this side of Malyons drain through a series of shallow ditches called swales. These are being constructed in phases as the development progresses. They are interconnected and drain down to a large attenuation tank under the grass area to the front of the property. This enables management of the flow from the site to be maintained at a level consistent with the flow from the previous open field. The drainage away from the site is via Beeches Brook into the River Crouch.

The roundabout at the entry to the site has drains that lead to a further swale in the grass area at the front of the development. This is an enhancement of the previous road drainage ditch for the road.

Sewerage is dealt with by a separate system and is pumped away from the pumping station in Watery Lane.

#### **5 MALYONS AND ABBEY ROAD**

Flooding observed in gardens of these properties is due to degradation of a ditch that ran along the back of the properties in Abbey Road. It was observed that many properties had filled the ditch and built sheds and other structures on the area. A survey was carried out by Barratt David Wilson Homes prior to commencing on site to record the state of the ditch and showed there was little continuity to enable drainage. It is believed that since the survey, further infilling has taken place, however it was not possible to verify due to the ditch being

located within the existing gardens the other side of the Barratt David Wilson boundary fence. To protect the new houses, they have provided swales to collect overflow water that should be contained by the ditch.

## **6 WATERY LANE**

The flooding of Watery Lane is a result of run off from the surrounding fields which in many places are higher than the road. As a result of discussions at previous meetings of the Flood Forum Highways have increased the frequency of drain clearing to aid the speed of draining after a flood.

Beeches Brook does pass under Watery Lane and the volume of flow at this point has been noted by residents. The use of the attenuation tank will mean that the levels of flow coming from the development are consistent with flows before building started.

In recognition of the additional traffic generated by the development and to provide a better option to Watery Lane, which is not suitable for high volumes of vehicles, Barratt David Wilson Homes have constructed the new roundabout at the junction of Hullbridge Road and Rawreth Lane. This also includes swales to replace the existing lengths of ditch which needed to be infilled and provide storage to control flows to be consistent to previous conditions.

## **7 LOWER ROAD**

Concerns were expressed over flooding associated with the new roundabout on Lower Road, at the entrance to the development. As explained in the description of the measures for site drainage, the water from the road drains into a large swale in the grass landscaped area to the front of the development.