

**ROCHFORD DISTRICT FORUM FOR SURFACE WATER FLOODING ISSUES  
NOTES OF MEETING HELD 24 JULY 2018**

**Rochford District Councillors:** Cllrs T G Cutmore, B T Hazlewood, Mrs J R Lumley, Mrs C E Roe, P Shaw, Mrs L Shaw, C M Stanley, M J Steptoe, I H Ward and A L Williams.

**Other Agencies:** R Baranowski (Essex County Council Highways (ECCH)), M Cottage (ECCH), B Crittenden (AW), R Webster (EA)

**Officers:** R Tatton-Bennett (RDC Principal Engineer), and M Power (RDC Minutes)

<b>Agenda Item</b>	<b>Key observations</b>
<b>Apologies</b>	Apologies were received from Cllrs G J Ioannou, D J Sperring, C Box (AW) and M Harwood-White (RDC).
<b>Minutes</b>	The Minutes of the meeting held on 18 March 2018 were agreed as a correct record, subject to noting that Cllr B T Hazlewood was present at the meeting but that this was not recorded in the Minutes.
	<b>Essex County Council Flood Team</b>
<i>Flood Park Magnolia Public Open Space (ROC7)</i>	<p>Phase 1. The design is completed. ECC needs to demonstrate that the habitat of the great crested newt can be adequately protected before works can be undertaken: there is still no date for commencement of works. <b>The ECC Flood Team would be invited to attend the next meeting of the Flood Forum to provide an update.</b> Members could raise issues in advance of the meeting.</p> <p>Phase 2 in design stage.</p> <p>ECC Capital Flood Programme Fund. The flood alleviation work at Hockley has been completed, but not yet tested. In response to a question, the allocation of funds for flood alleviation work in Essex is determined by a national calculation of the amount of risk of flooding in a specific area and the number of properties involved, on a cost-benefit best-value basis. Even where there is a flood issue, the area may not meet the cost-benefit, best value criteria. It was likely that the houses that are</p>

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regularly flooded at the bottom of the hill in Rawreth was not sufficient to meet this national criteria. ECC Flood Team could advise whether there were funds available for alleviation of flooding of properties in this area.

General maintenance of the ditches is the responsibility of the landowner.

A blocked pipe that runs under Rawreth village, and which may exacerbate the flooding issue, would be a maintenance issue and the responsibility of ECCH. Residents felt that clearing this pipe would move water away from the gardens.

Post-meeting note from Dave Chapman. The ROC7 scheme has been split into two phases. Phase 1 consists of improvements to the existing Anglian Water flood park, such as de-silting, low flow channels and creating on-line storage for surface water during storm events. Phase 2 consists of upgrades to the existing open watercourses located north of Rochford Garden Way. As this site has been highlighted for potential development, work is being done with the landowners and consultants to deliver a scheme that offers downstream benefits to existing residential properties, as well as providing the development with a sufficient drainage system.

The delivery of both phases depends on the agreement with the land owners being in place. If an agreement cannot be reached there is the risk that the scheme does not progress. The Flood Forum would be informed of progress.

Post-meeting note from Lucy Shepherd. With regard to ECC Capital Flood Programme, a prioritised approach to funding allocations had been agreed by ECC Flood Partnership Board. The prioritisation method is a detailed scoring matrix, including factors such as: flood history, flood risk, external funding contributions, scheme cost/benefit analysis, ecological opportunities and planning constraints. There was an original allocation to Hockley in Rochford prioritised, due to it being scored very highly within the long-list of identified flood risk areas.

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	<b>Essex County Council Highways (ECCH)</b>
Laburnum Way, Rayleigh	<p><i>ECC working on the redesign of the culvert.</i></p> <p>The scheme is in the design phase this financial year. Topographical surveys have been undertaken of the area, which will be going back prior to design being undertaken. Following design, costings will be undertaken, then scheme implementation. The Rawreth Flood Action Group had spoken to the Chairman of the Rochford Local Highways Panel, Cllr Maddocks, who advised that there was insufficient available funding within the LHP budget to progress the scheme; it would therefore be looked at by Essex County Highways, in partnership with other agencies. No consultation had yet taken place. The culvert remained blocked at the grill end and needed clearing. <b>RTB to visit the site after the meeting to take photos and progress the matter with the landowner, Greenbelt, as a matter of urgency.</b></p>
Eastwood Rise, Rayleigh	<p><i>ECCH clearance of gullies and channel servicing the surfaced carriageway.</i></p> <p>This is with the ECC Legal team. Currently the road is not maintained as it is not yet adopted.</p>
Church Road, Hockley	<p><i>Highway gullies under the railway bridge.</i></p> <p><b>ECCH to clear gullies on the hill and ensure lines jetted through.</b></p>
Church Road/Old London Road, Rawreth	<p><i>ECCH would clear the gullies and investigate the camber of the road, which had resulted in water running into front gardens of houses from the bridge onwards.</i></p> <p>ECCH had investigated the area. There would be a complete cleanse of the District this year, which would include regular cleansing of this site. The camber of that section of the road sloped only gently towards the gullies and in heavy rain had always run into the front gardens. Residents advised that blocked drains had exacerbated the situation.</p>

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<p>Stambridge Road (opposite Little Stambridge Hall Lane)</p>	<p><i>ECCH to inspect drainage outside property, which is being flooded during heavy rainfall.</i></p> <p>ECCH had inspected the gulley - it is operational but the ditch system needs some maintenance. The adjacent landowner has responsibility for regular maintenance of ditches but it was difficult to say how much this would be contributing to the issue. ECC as the Lead Local Flood Authority and RDC could take action to contact the landowner if it could be shown that the condition of a ditch is detrimental and causes flooding. Some growth in the ditch is desirable to retain and slow the flow of water. There would be no benefit in undertaking kerbing work here. <b>To be taken forward to Stambridge Parish Council.</b></p>
<p>Paglesham Soakaway</p>	<p><i>Maintenance upgrade - timescale for this to be undertaken.</i></p> <p>The soakaway was cleared in January 2018, which should alleviate some of the flooding, although it does not have sufficient capacity. A suggestion by residents to use the duck pond as a drain-away could be considered. <b>R Baranowski to meet with residents.</b></p>
<p>Warwick Road (from Trinity Road to the Chase)</p>	<p><i>ECCH to investigate the report that this area is sinking and has a crack.</i></p> <p>This is not currently on the capital list for works but, in the longer term, will need capital work. The contractor had inspected the pothole that morning. ECCH advises that it is difficult to say what is causing the road surface to be unstable but it is not a drainage issue. <b>To remain on the Agenda.</b></p>
<p>Temple Gate Cottages, Sutton Road Ford Cottages</p>	<p><i>Blocked gully to be jetted if the blockage persisted. RTB to investigate the depression on the carriage way.</i></p> <p>The gully had now been cleared. This would continue to be monitored in times of heavy rain. <b>Completed.</b></p>

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<p>4 and 6 Stambridge Road, jt with Rocheway and Weir Pond Road.</p>	<p><i>ECCH to look at putting another gully in or raising the kerb.</i></p> <p>Investigations had been carried out and ECCH had met with the residents. The gullies and drainage system were working. Further investigations would be carried out to examine the capacity of the system. <b>Ongoing.</b></p>
<p>73 Broadwalk, Hockley</p>	<p><i>Gullies blocked, gardens flooded.</i></p> <p>The gullies had been cleared and drains were working. The option of reinstating the ditch would be a long-term solution.</p>
<p>Old London Road/Fairglen Interchange, Rawreth</p>	<p><i>Balancing pond flooding.</i></p> <p>Dave Chapman, ECC, as the Lead Local Flood Authority had had discussions with the Rawreth Flood Action Group. The Group had stated that they believed the balancing pond was located in the wrong area as water should discharge into the ditches at a slow rate only. Flood flap levels were not working so water runs into the ditch, creating a problem further down. <b>RTB to contact Lucy Shepherd, ECC, to discuss the issue.</b> Keep on the agenda.</p>
<p><i>Webster's Way, Rayleigh</i></p>	<p><i>The rain drain at the pelican crossing was not collecting water properly, resulting in puddles forming on the public highway. ECCH to investigate.</i></p> <p>The gullies have been cleared and ECCH to continue to monitor as it could be a capacity issue. A suggestion that the gully was too far away from the crossing and that a collection point into the drain would be explored.</p>
<p><i>Highcliff Crescent to Moons Close at the pedestrian crossing</i></p>	<p><i>Flooding onto the carriageway and then onto the pavement in times of heavy rain. ECCH to jet the gully to try to establish the cause.</i></p> <p>The gullies were jetted earlier in the year and would be monitored on a regular basis. Some of the</p>

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	<p>gullies sit higher than the carriageway. Both hold water, and are close to the crossing. It may be a vehicle channel rather than the drainage system.</p>
<p><i>Rayleigh Taxi Rank</i></p>	<p><i>Two blocked drains, reported by Rayleigh Town Council to ECCH, that could result in shops being flooded in heavy rain.</i></p> <p>Since being reported by Rayleigh Town Council, the drains have been cleared. This is a recurring issue as part of the cyclical clean. ECCH will have a look at it again. The drain outside the Feather in the Nest shop creates an issue for people crossing the road – this is an ongoing problem. <b>ECCH to visit the site.</b></p>
<p><i>Watery Lane, blocked gullies</i></p>	<p><i>Each month the road is closed to enable carriageway sweeping/litter clearance and a gully clearance carried out May/June – to be confirmed by ECCH at the meeting.</i></p> <p>A preventative cleanse of the whole system was required which would necessitate a five day road closure (9.30 am to 3 pm) - scheduled for 3 September. This would also be part of the cyclical gully clearance programme. Other road works in the area could be done at the same time.</p>
	<p><b>Rochford District Council (RDC)</b></p>
<p>Oak Road, Rochford</p>	<p><i>Awaiting response from ECC Legal regarding request for permission by residents to access the ditch at the rear of their properties via Ironwell Lane.</i></p> <p><b>RTB would chase ECC Legal for a response.</b> The Road is unadopted.</p>
<p>Hockley County Primary School</p>	<p><i>Blockage to surface water pipe causing ditch to back up and flood Footpath 11, Hockley.</i></p> <p>Works to unblock surface water pipe causing ditch to back up and flood Footpath 11, Hockley would take place during the school summer holidays, commencing the following week.</p>

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<i>The Ridings, Southend Road, Rochford</i>	<p><i>Bellmouth has constant water running through it. RTB to contact Essex and Suffolk Water to establish cause.</i></p> <p>RTB had contacted Essex and Suffolk Water - the situation is now resolved – <b>completed</b>.</p>
Water running towards Hullbridge at the bottom of Hambro Hill near the bus stop	<p><i>RTB to liaise with Essex &amp; Suffolk Water.</i></p> <p>Essex and Suffolk Water contacted: the issue was a leaky valve – <b>resolved</b>.</p>
<i>Nobles Green Ditch from Milton Close to Bramfield Road East</i>	<p><i>Works to keep growth under control. RTB arranging for works as necessary.</i></p> <p>The contractor who undertook the works last year had quoted £3,600. The Forum agreed that works should proceed as soon as possible. EA can do their annual cleanse at the same time.</p>
	<b>Environment Agency (EA)/Private Landowners</b>
Barling Creek/Kimberley Road Ditch	<p>(Cllr Steptoe declared an interest in this item as the ditch runs into his garden.)</p> <p>A screen would be manufactured and installed shortly. Maintenance was the responsibility of the private landowner; however, it had not been possible to locate the owner.</p>
<i>Bridge at Church Road, Rawreth</i>	<p><i>Water spilling over the top of the bridge. EA to meet with the Structures Team later this month.</i></p> <p>ECC Structures Team would contact the Rawreth Flood Action Group when a meeting had been arranged.</p>
<i>Brook behind new development in London Road, Rayleigh</i>	<p><i>Maintenance. RDC is no longer involved. The landowners, Sanctuary Housing and AW have undertaken some works. Unaware of any maintenance works by EA.</i></p> <p>There had been no recent communication from Sanctuary Housing. AW will organise growth to be cut back on the section of footpath. EA had programmed hand brush cut works on the main river</p>

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	<p>section for October/November. The private landowner is responsible for keeping growth cut back.</p> <p>If developers sell a piece of land, the company has responsibility for maintenance. The Portfolio Holder for Planning, Cllr Ward, would discuss including this aspect in terms of a condition when granting future planning applications.</p>
<p><i>Greensward Lane, Hockley</i></p>	<p><b>Anglian Water</b></p> <p><i>Slippery Road signs – ECCH. AW to jet this section of road. An update to be provided at the next meeting. AW to liaise with RTB.</i></p> <p>Cleaning and root cutting has been undertaken and a leak addressed - <b>completed</b>.</p>
<p><b>Any other business</b></p>	<ul style="list-style-type: none"> <li>• Lower Wyburns Wood. There needs to be joint working by EA and Rochford District, Southend Borough and Rayleigh Town Councils to establish a flood alleviation scheme. EA has taken the lead on the project. Large pipes run down Brook Road Industrial Estate into Wyburns. This is maintained by Rayleigh Town Council as a flood alleviation area. The Project Delivery Unit is bringing it forward to do an initial assessment. EA would contact relevant parties to progress this. The majority of the flooding is surface water. The next stage is to arrange site meetings - RTC would be advised.</li> </ul> <p>This is in conjunction with ECCH modelling of Rayleigh Weir and Eastwood Brook to establish a scheme if the pumps fail for accommodating the water. This has been resolved, with SBC allocating funding as they have problems in their area.</p> <ul style="list-style-type: none"> <li>• There is no facility for checking the standard of work carried out by landowners on flood defences. There is concern about the drainage ditch that goes behind Marylands Nature Reserve into one of the District's ditches.</li> <li>• Development at Plumberow Mount to 43 Cornhill Avenue. When planning permission was granted for the development, insufficient regard was given to the existence of the stream that ran</li> </ul>

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under the land. The builder later discovered the existence of the stream and there has been problems of the surrounding gardens flooding ever since. During the 2013 floods stream flowed through the gardens and flooded 35-40 properties in Cornhill. AW advised that water is being pumped out stream water directly into the sewage system. The builder was given permission to commence work and put a tank into the hardstanding of the development site to pump the water away. This interfered with the course of the stream, which used to flow into the ponds at Plumberow, but which now runs into the gardens. The height of the buildings had to be raised. The Assistant Director, Planning and Regeneration Services is aware of the issue and an investigation is underway. **RDC would meet with the resident.**

- Sanctuary Housing holding area behind Fairmead. The contract stated that maintenance would be undertaken twice each year, in April and October. This had not taken place in April this year and the stream is now overgrown. **RTB would talk with E Keegan from Sanctuary Housing.** Cllr Mrs Lumley would raise the issue at the next meeting of the Sanctuary in Rochford Committee. AW is responsible for the sideway, which has not been cleared - the U Channel is blocking up again.

(Cllrs Steptoe and Ward each declared an interest in this item by virtue of their knowing the resident.)

- Fairglen Interchange. Some years ago the balancing pond was relocated. During heavy rain the water runs from the Rettendon turnpike to the Fairglen Interchange, the balancing pond overflows and is pumped towards Rawreth. Dollymans farm had been suggested as an alternative by residents. D Chapman had visited the site with the Rawreth Flood Action Group and advised there was a problem with something not functioning at the Interchange, the design was flawed and there is a need to move the pump. This could be raised at the next meeting when D Chapman is in attendance.
- Sutton Road just before junction with Purdeys Estate - piece of ground on the right (coming from Rochford). It had been wrongly assumed that there was a ditch that needed to be reinstated in

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	<p>this location and the land owner had been required to dig out a ditch. However, there had in fact never been a ditch here and there was nowhere for the water to run to as the gully's discharge point is below ground level. There may be a need to fill the ditch in again to rectify the situation. <b>ECCH to talk to the landowner.</b></p> <ul style="list-style-type: none"><li>• Developments should be considered strategically during the planning process to ensure that planning decisions did not have a 'knock on' effect and create flooding issues. RDC is working as part of the Association of South Essex Local Authorities in the preparation of a Joint Strategic Plan for South Essex. D Chapman can provide more detail on a strategic way of working, which must include cross boundaries of authorities, at the next meeting.</li></ul>
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The meeting started at 10.30 am and ended at 12.30 pm.