

HARBOUR VILLAGES COUNCILLORS REPORT TO PARISH COUNCILS

Penny Plant - David Rodgers - Adrian Moss

Chidham and Hambrook – January 2022

VILLAGE MATTERS

DRAINAGE ISSUES FROM CALA HOMES SITE

Immediately prior to Christmas we asked Officers to look into the issues surrounding the problems with flooding from the Cala Homes site.

Flooding on the road has been managed by Andrew Kerry Bedell and we have asked CDC Officers to liaise with WSCC. The information below has come from CDC Officers.

There are two problems:

1. The high level of suspended material in the site's run-off (silt loading) affecting the sensitive ecology of the downstream watercourse.
2. The ability of the site to adequately and effectively/efficiently drain its surface water run-off into the local receiving system of culverts and open watercourses.

The first problem (silt-loading) is something the developer needs to control. There are various ways of doing this. It appears that the developer has attempted to use hay-bales, situated in the various ditches, as silt-trapping barriers. This can often be an effective strategy, but given the size of the site, the current stage of construction (requiring plant movements through mud), and the recent rainfall events we have endured; there is currently an extremely high-level of silt-loading in the site's run-off. It appears that the hay bale measures have been overwhelmed and become less effective.

It is therefore suggested the developer needs to consider more comprehensive interventions (such as silt-buster units, or pumps and silt-trap bags etc etc.). Planning/Enforcement Officers are working with Cala Homes to reach a considered solution. (See Notes below)

The second problem (the inability for the site to drain down effectively) is something that drainage officers have been investigating and attempting to resolve.

- The construction site drains to its south west corner, from there the flow should pass westwards through a culvert under Broad Road.
- Post culvert there is a relatively short stretch of open watercourse that is in very poor condition (high siltation, lots of organic debris, and vegetation becoming established in the bed of the ditch).
 - It would appear that the elevated bed-level in this receiving ditch is negating the fall from East to West, hindering the site's drainage.
 - This elevated bed level has also led to siltation within the culvert under Broad Road. (anecdotal reports suggest that the half the culvert's capacity has been lost, due to siltation).
- The flow should then enter a 'oil interceptor' chamber in the land south of the junction between Hambrook Hill (South) and Priors Leaze Lane. (See plan below). The timber baffles within this chamber are also in very poor condition and need replacing.
- The flow then passes through another culvert under Priors Leaze Lane and ultimately out into the Ham Brook. (Officers do not currently have know the condition of that culvert).
- It should also be noted that there is a blocked (silted) highway gully in the vicinity of the junction between Broad Road and Priors Leaze Lane.

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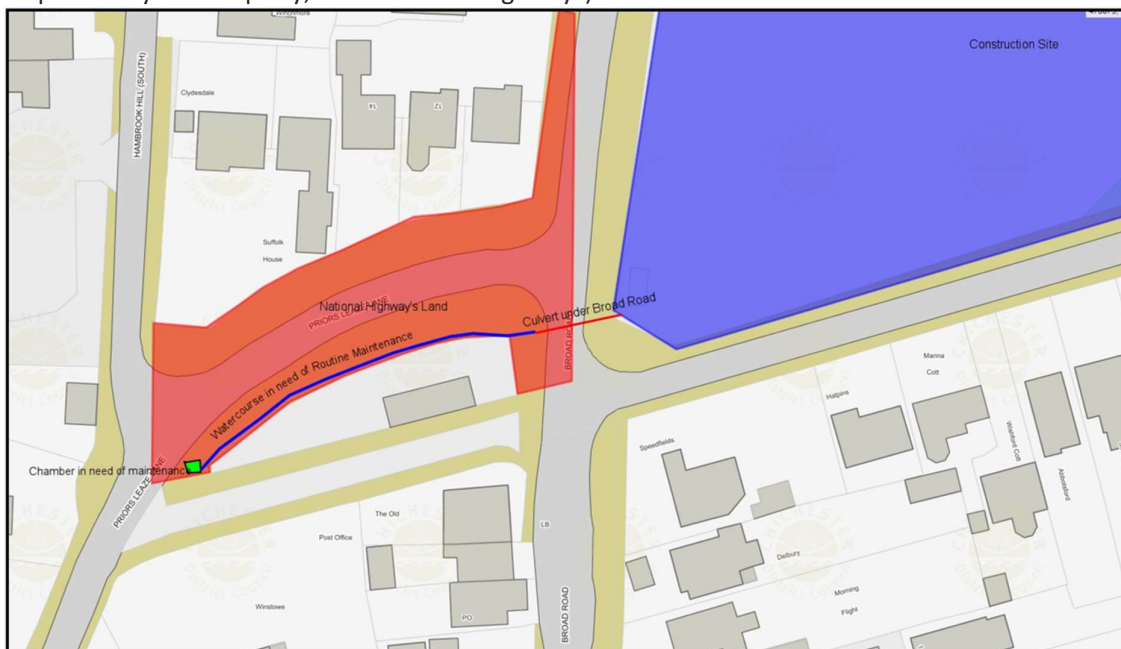
The inability for the site to effectively drain down, has left huge volumes of standing water, on a 'cleared site' which is currently subject to significant plant movement. This will in turn lead to high silt loading in the site's run-off.

WSCC Highways are responsible for the gully in Broad Road (which we understand discharges into the culvert under Broad Road) and the condition of the culvert under Broad Road and the culvert under Priors Leaze Lane. (It is understood that the developer may have also offered to jet the former culvert). However, unless routine maintenance is undertaken to the receiving open ditch **first** (in the form of significant de-siltation, removal of organic debris and the removal of the vegetation), the clearance of the culvert will do little to improve the current situation (plus the culvert will rapidly become re-silted if the downstream bed level remains elevated).

The Council has identified the owner of the land through which this watercourse flows, surprisingly it was the Secretary of State for Transport (i.e. **National Highways**, formerly Highways England). This land was purchased as part of the construction of the A27. The Council has asked National Highways (as the riparian landowner) to undertake the required maintenance to their watercourse and oil interceptor chamber.

- The riparian landowner is given a reasonable timescale to arrange such works, so this work is unlikely to be completed immediately.
- It should be noted that CDC also seen some old correspondence between National Highways and WSCC Highways in which there is conflicting suggestions about whether maintenance of this particular drainage infrastructure has (or perhaps more likely 'should have been') passed from National Highways, to WSCC Highways (as the drainage infrastructure only serves Broad Road and not the A27). CDC has asked both parties for clarity on that point, but have yet to receive a definitive response from either.

However, **what is clear is that**; the Secretary of State for Transport is the riparian landowner and are therefore (under the Land Drainage Act) responsible for maintaining the watercourse in a clear and free flowing condition (unless they can produce some formal agreement that passes on that responsibility to a 3rd party, such as WSCC Highways).



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The details of the officer dealing with this at National Highways has been provided to Cala Homes. Cala may well want to make contact with National Highways to inform them of the problems the condition of the receiving watercourse is causing them on site.

Adrian Moss was on site on 4th January at 11.30 and met residents who have more knowledge. A further conversation is planned with Marilyn Savory on 5th Jan who has additional information that may help CDC Officers.

Additional Note

The approved CEMP (Construction Environmental Management Plan) for the development does not contain any specific measures that relate to site drainage, however officers are discussing with the Condition 10 (discharged as part of 22/00653/DOC) with Cala Homes which contains some surface drainage measures.

An urgent site visit is being arranged to inspect the drainage arrangement with a view to assess for compliance with the drainage arrangements approved under Condition 10.

Your District and County Councillors will continue to work together to monitor progress and liaise with CDC Planning and Drainage Officers and the Highway teams.

PALLANT HOMES APPEAL

An update has been requested from officers as to an indication of timescales

We have asked the Inspector to email all residents who attended the postponed Appeal hearing at an early opportunity.

District Council report

LOCAL PLAN

A report will be provided by Friday 6th January outlining the next steps for the local Plan.

Additional items will be added by 6th January following receipt of Councillors Monthly report