



## **Feedback from a meeting with the manager of Church Park and a resident regarding flooding of one of the caravan plots.**

Those in attendance:

Lawrence Burchell (Owner of Church Park)

Keith (Resident)

Tim Darch (Councillor)

Elizabeth Martin (Parish Clerk)

We have been made aware that one of the caravan plots has had flooding issues for several years, and there was an inference that the cause was water flooding over from the Allotments.

As a result a meeting was agreed for the 4<sup>th</sup> September 2020.

A report prepared by the Parish was provided (as attached) showing the information we had on the issue. A copy was provided to all parties in attendance.

It was acknowledged on all parties present that there may never be a perfect solution to the flooding issues as the geology and topography of the area means the area is liable to flooding.

It was discussed that an element of the flooding may be water coming down from the caravan park itself, as mapping evidence shows that close to the location a large catchment pond had been covered over and that water from the caravan park would now inevitably flow to the lower levels.

It was pointed out that the old pond had become overly filled in and is in desperate need of clearing out; the location of the old pond in the allotments was known from old maps. On the day of the meeting there was water laying in the bottom of the old pond already. **This we agree needs to be addressed.**

It was also pointed out that along the whole fence line there was a large amount of 'dumped' rubbish, including covered over compost containers, cut branches, discarded wire, etc, that should have been disposed off by



the Allotment Holders. **This we agree needs to be addressed.**

It was suggested that there had always been a ditch running along the fence line to drain the water, this we challenged as there was no evidence from the old maps (including the estate maps and hydrological mapping) plus there was an aged Yew Tree, that is several decades old on the bank where any ditch would have joined the Lillybrook ditch. This was acknowledged by all.

Should the clearance of the pond and fence line not alleviate the issue, it was suggested that a possible solution could be the installation of a French Drain from the old pond under the path round the Yew and then into the ditch, this would depend on the levels (fall). Lawrence agreed that he would obtain the levels for us, and if found to be usable, we would look at the costs for installing a French Drain.

We discussed a way forward on this issue, and it was suggested that:

- We and the allotments holders need to arrange to clear the pond and bring it back to a usable state.
- We and the allotment holders need to arrange to clear all the debris and rubbish from the fence line, this could include removing all the old shrub as required.
- Subject to there being a suitable fall, we would look at the feasibility of installing a French Drain, if the clearance of the pond and fence line was insufficient.



## Base report prepared by the Parish Council for the meeting

### **Ground Report regarding the Ditch at the Allotments, Bradenstoke.**

We have now inspected the area concerned and have the following observations to make.

On the East side of the allotments there is no ditch, this can be evidenced from:

- Original Title Deed Plans for both The Allotments and for the Church Park.
- Old Mapping of the area, Various Scales.
- Current Ordnance Surveys 1:200 scale mapping.
- Ordnance Survey Hydrological Mapping of the immediate area.
- British Geological Survey Map of the Area
- Historical Correspondence.
- Visual Inspection carried out on the 28th July 2020.

### **Geology**

The Geology of the area is Stanford Formation Limestone, which is a strong limestone that does not allow easy absorption of water runoff. There are no discernible superficial bed, other than light clay and loam, which again is does not allow easy absorption of water runoff.

There is a lot of evidence going back to when the Abbey was first built that indicates the whole area stretching from The Mead (now the Dog Walking Field), though the Playing field, though the allotments and to (and including) Church Park.

The land is deemed as significantly flat, so does not lend to natural runoff of water, therefore, water would need to be absorbed into the bedrock. The geology of the land does not allow for this.

### **Mapping (Historical and Current)**

From the mapping records it can be shown that there is not nor has there ever been a ditch running along the east side of the Allotments, this is shown on both Historical and Current Mapping.

### **Historic Documents - Land**

From the historic records it can be seen that when the allotments were purchased, that there is no reference to a ditch on the East side of the allotments, but there is reference to the ditching to the West side and the course of the Lillybrook to the South.

From historic records it can be seen that when Church Park was purchased, there was no reference to a ditch on the east side of the Allotments, but there is evidence of the course of the Lillybrook Stream, which is outside of Church Park and is on MoD Land.

## **Feed Back Notes**

### **Visual Inspections**

Several visual inspections have taken place over the year, the last two being in February 2020 and July 2020. This covered all boundaries, North, East, South and West. No report to date has identified any ditching along the east side of the allotments, this can also be demonstrated by the tree that is growing in top South East point, where any ditch would join the Lillybrook Stream and at that point there is no evidence that there was a ditch join at that point.

However, it was noted from the last two visual inspections along the Lillybrook stream that this was very overgrown, full of rubbish and silted up. However, out of courtesy, as this was on MoD Land this was reported to the MoD to action, we are not aware of any action being taken.

Along the eastern edge of the Allotments, there are two dug out catchments, which may have been dug to try and elevate water problems in the past. These are not formal and may exacerbate the issue as they would cause water to build up then overflow onto an area with no drainage, without any opportunity for natural ground absorption. For want of a better analogy this is like a bath suddenly overflowing.

### **Conclusion**

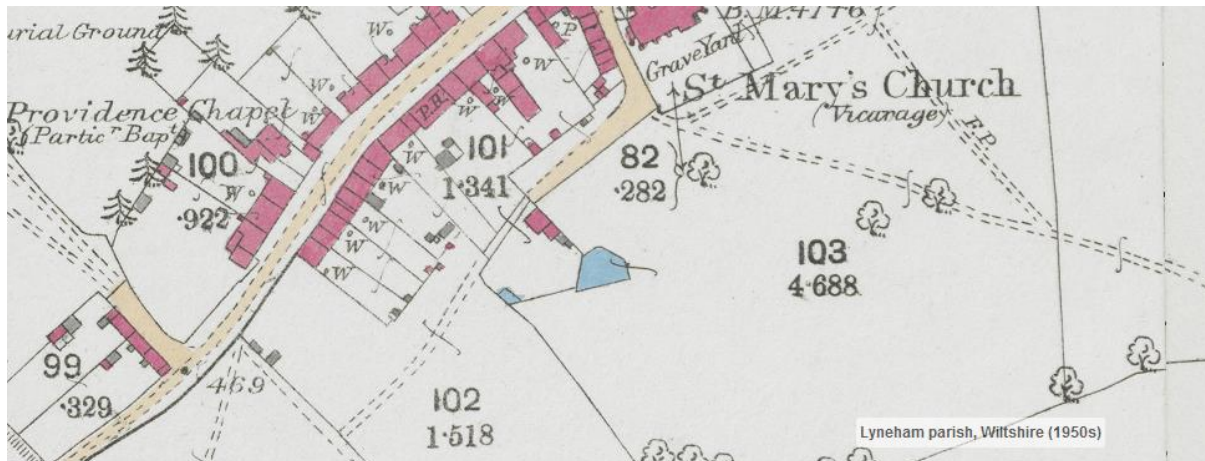
The whole area is prone to ground flooding as has been demonstrated through history of the area, and there are NO OPTIONS that would guarantee that flooding of the affected property would not occur again.

However, there are possible mitigations that could be used to REDUCE the risk to the affected property.

There are NO ABSOLUTE solutions to the flooding issues going onto the property in Church Park, especially as there is historic evidence that would have been known at the time of Church Parks Development.

### Mapping (OS 1950s Map of Church Park) Based on 1930s Mapping

Please note the location of the large pond and the drain ditch to the overflow pond



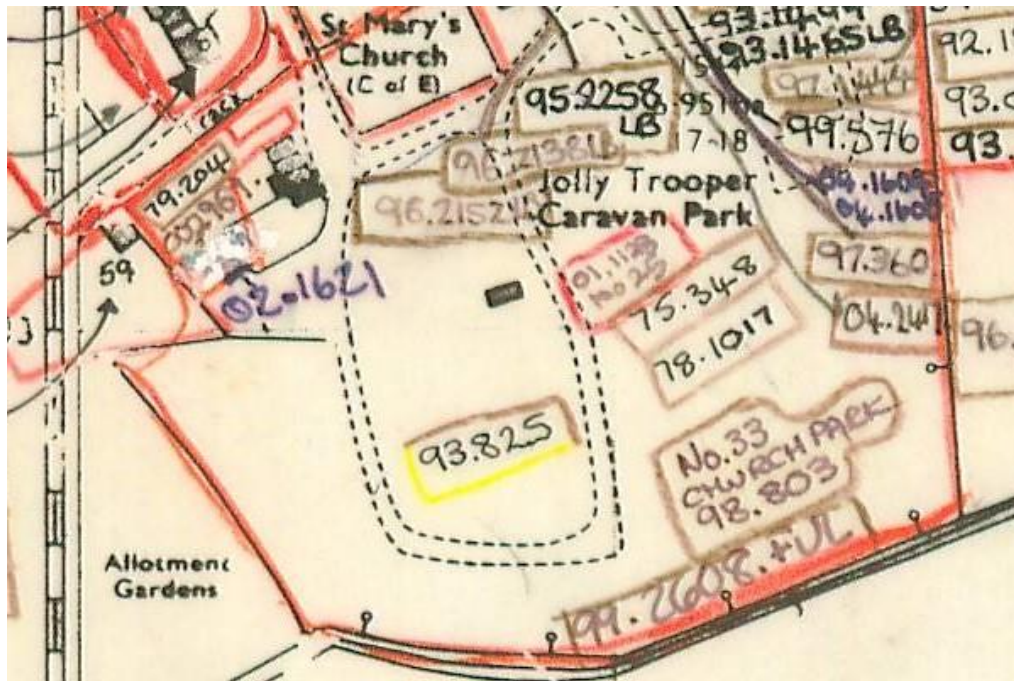
Overlay on AI showing the location of the original ponds and drainage ditch





### Extract of Pre-2010 Planning Map

Note the location of large hardstanding which trapped the large pond underneath



### Planning since 2010

Note the development on and adjacent to the Hardstanding

