



Date:	04 January 2018
Ref no:	

Information/ briefing note

Title:	Information note for properties affected by surface water flooding at Mill Road/ Paddock Road/ Windmill Close, Woodford
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Summary:

This briefing note explains the background to the issues of surface water flooding affecting properties at Mill Road, Paddock Road and Windmill Close, Woodford. It explains what is already known about the issues of surface water flooding, measures that the Council has undertaken to date to address this issue and ways that we are working to overcome these problems.

Further information:

History/ background to flood issues

Officers have examined the planning history for the Paddock Road/ Windmill Close development, in view of the repeated incidents of surface water flooding since construction of the Paddock Road/ Windmill Close estate at Woodford around 10 years ago (2006-7).

Since the Paddock Road/ Windmill Close estate properties were occupied (2007-8), repeated incidents of surface water flooding, originating from adjacent clay soil arable land to the south, have affected properties on the estate. The following documents have been reviewed, in researching the background to this case:

- Application reference 00/00004/OUT (<http://pawebsrv.east-northamptonshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=0000004OUT>);
- Reserved matters reference 03/00286/REM [currently unavailable online], approved by the Planning and Licensing Committee, 21 July 2004
- Level 1 Strategic Flood Risk Assessment (SFRA), August 2011 (http://www.east-northamptonshire.gov.uk/downloads/download/1087/ldf_evidence_base_-_strategic_flood_risk_assessment_-_2011)
- Section 19 Flood Investigation Report (FIR), January 2016 (<https://www.floodtoolkit.com/wp-content/uploads/2016/05/Flood-Investigation-Woodford-January-2016.pdf>) – Positive identification of flood sources

These documents provide the detailed narrative and background for the ongoing surface water flood issues affecting the Paddock Road/ Windmill Close estate. Officers have been set tasks of finding deliverable solutions to the ongoing flood issues at the estate, the last significant residential development at Woodford.

What work has been undertaken, subsequently, to address the issue of flooding at Mill Road/ Paddock Road/ Windmill Close?

In light of the 2016 FIR, the Council commissioned the "Paddock Road, Woodford Flood Alleviation Scheme (Preliminary Options)", August 2016, seeking potential solutions to the flood incidents identified. Over the past 12 months, officers have discussed this issue with representatives of the County Council (Lead Local Flood Authority) and Environment Agency in order to secure a bespoke arrangement, to deliver a sustainable drainage system for Mill Road/ Paddock Road/ Windmill Close.

The FIR and subsequent Flood Alleviation Scheme proposed a series of works, including:

- All pipework/ culverts (Mill Road/ Paddock Road) to be fully cleaned of silt and debris, with repairs carried out as required;
- New drainage pipe/ culvert under Mill Road, allowing drainage to the north of Mill Road;
- Formalisation of existing partial ditch (5-10 Windmill Close/ 59-75 Mill Road), through vegetation clearing and further excavation.

Over the past 12 months, officers have considered ways that an effective and sustainable solution could be delivered to ensure the ongoing flooding affecting properties is properly resolved for the medium/ long term. This has involved identifying potential approaches to solve the ongoing problems, together with maximising the wider public (environmental, social and/ or economic) benefits. During 2017, possible approaches have been developed, by way of discussions between ENC officers and external stakeholders:

- ENC (Environmental Services, Planning Services and Resources)
- NCC (Lead Local Flood Authority)
- Anglian Water
- River Nene Regional Park (green infrastructure)
- Environment Agency (management of funding bids for flood management)
- Relevant landowners

In light of the findings of the 2016 FIR and Flood Alleviation (Preliminary Options), officers have had brief discussions with the landowners of land to the rear of 75-105 Mill Road, Woodford (west of Windmill Close), where it is likely that any sustainable drainage system would need to be situated. It is critical to work with landowners to secure workable solutions to address the ongoing surface water flood issues.

Funding bids (spring – autumn 2017)

The Council's External Funding Manager noted a range of potential funding sources to carry out enhancements to the site, both in terms of sustainable drainage and wider environmental benefits (known as "ecosystem services"). In view of this, the Council has submitted the following bids, to enable, not only a solution to the immediate problem of surface water flooding, but wider environmental and social benefits to the locality:

- **June 2017** – Submission of bid to Environment Agency/ Defra Natural Flood Management completion, although this was unsuccessful, predominantly due to the range of other bids that were put forward nationally;
- **October 2017** – Submission of Anglian Water "AMP7" bid (outcome awaited).

Next stages

1. **Northamptonshire Local Flood Risk Management Strategy (LFRMS) Action Plan (autumn 2017)** – The County Council is currently updating the LFRMS Action Plan (<https://www.floodtoolkit.com/pdf-library/>). These updates will include the addition of the Mill Road/ Paddock Road/ Windmill Close flood alleviation proposals to the Action Plan, which will also enable the ongoing flood issues to be prioritised.
2. **Corporate Projects Register (autumn 2017/ early 2018)** – East Northamptonshire Council is setting up a Corporate Project team to establish the ongoing issue of surface water flooding as a corporate priority.
3. **Further possible external funding bids (2018)** – Officers will review the outcomes of funding bids submitted in 2017 to Defra and Anglian Water with a view to making further potential funding bids in 2018, including to the Environment Agency's annual round of Flood Defence Grant in Aid (FDGiA) funding.
4. **Potential East Northamptonshire funding sources (2018)** – Officers will consider possible bids to East Northamptonshire Council's own funding regimes; e.g. Community Facilities Fund; Member Empowerment Fund.
5. **Engagement with external stakeholders (2018)** – If one or more funding bids is successful, the Council would look to work with key stakeholders (Woodford Parish Council; relevant landowners) to secure delivery of a sustainable drainage system to protect Mill Road/ Paddock Road/ Windmill Close properties affected by overland/ surface water flooding originating from land to the south.

Overall, during the next 12-18 months the Council will continue to work closely with relevant landowners, local residents and statutory bodies to deliver a sustainable solution to overcome the issue of surface water flooding affecting properties at Mill Road/ Paddock Road/ Windmill Close, Woodford.

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Approved by SMT	Yes No