

**Report to the Chief Officer (Highways and Transportation)**

**Date: 14 April 2015**

**Subject: Approval for the Construction of Flood Defences adjacent to Ramsden Street, Kippax.**

**Capital Scheme Number: 16328/000/000**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Kippax and Methley	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number: N.A.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**Summary of main issues**

1. There is a known history of flooding in the Ramsden Street area from the adjacent Kippax Beck.
2. In June 2007 over 20 residential properties in Ramsden Street were flooded internally from flood water escaping from Kippax Beck with further properties in the vicinity at high risk from flooding. Investigations show that the flooding was due to water leaving the watercourse and outflanking and overtopping an informal, brick, flood defence wall along the ends of the gardens. This flood water then accumulated in the entrance to Ramsden Street, to the extent that it was deep enough to flood low lying properties.
3. In July 2014 a small number of properties were also flooded internally from flood water escaping from Kippax Beck.
4. This flooding location is listed as number 1 in the List of Measures in the Leeds Local Flood Risk Management Strategy.
5. The flooding can be mitigated through constructing an earth flood embankment on the farmland between Ramsden Street and Kippax Beck to act as a barrier to flood water and store more flood water in the floodplain.
6. The benefits of the proposed scheme will be the significant reduction in the risk of flooding to at least 32 residential properties in Ramsden Street.

## Recommendations

- 7 The Chief Officer (Highways and Transportation) is requested to; subject to Planning Approval being confirmed;
- i) Approve the implementation of flood alleviation works at Ramsden Street, Kippax, shown on the scheme general arrangement - drawing number: FRM/16328/TEN/005;
  - ii) Approve the additional injection of £210,000 into the capital programme funded from Environment Agency flood defence grant ( £75,000 is already injected into the capital programme );
  - iii) Give authority to incur additional expenditure of £210,000 on these flood alleviation works ( £75,000 has already been approved previously ), funded from Environment Agency flood defence grant; and
  - iv) Authorise entry onto land to carry out these works using the powers of entry conferred on Leeds City Council by the Environment Agency.

### 1 Purpose of this report

- 1.1 To note the issues with the Kippax Beck watercourse and the resulting flooding to residential properties in Ramsden Street.
- 1.2 To approve and authorise the implementation of the proposed flood alleviation scheme, using the Environment Agency's Powers of entry to carry out the works, previously conferred to Leeds City Council.
- 1.3 To give authority to incur expenditure on the proposed flood alleviation works.

### 2 Background Information

- 2.1 On 25th June 2007, over 20 properties were flooded internally, from flood water escaping from Kippax Beck (Figure 1 and 2) with further properties in the vicinity at high risk from flooding.
- 2.2 In August 2014 a number of properties were also flooded internally from flood water escaping from Kippax Beck.
- 2.3 On three separate occasions, in 2008, 2009 and 2012, flooding from Kippax Beck inundated the farmland between Ramsden Street and Kippax Beck and also the gardens of properties on Ramsden Street. In these three instances residential properties were very close to being flooded internally; but no internal property flooding was recorded.
- 2.4 Reports from residents indicate that flooding is principally due to water coming out of the Kippax Beck channel and outflanking and overtopping an informal brick, flood defence, wall along the ends of the gardens adjacent to the beck. This overtopping is linked to the conveyance capacity of the existing downstream culvert under Station Road.

### **3 Main Issues**

- 3.1 The proposed flood alleviation scheme is shown on drawing number: FRM/16328/TEN/005 (also see schematic - Figure 4) and involves construction of an earth flood embankment on farmland between Ramsden Street and Kippax Beck. Localised landscaping and drainage works are also included within the scheme proposal.
- 3.2 The fill material for the proposed flood embankment will be excavated from the field between the embankment and Kippax Beck. A ground investigation has been undertaken in this field which confirmed the suitability of the underlying cohesive clay material for the embankment construction. Approximately 4000 cubic metres of material will be excavated from the field and it is considered that this will more than adequately compensate for any loss of floodplain storage arising from the construction of the scheme.
- 3.3 The crest level for the proposed flood embankment will be set at 28.0 m Above Ordnance Datum (AOD); 300mm above the 1 in 200 year return period flood level (0.5% annual Exceedance probability) of 27.7 m AOD estimated by hydraulic modelling. This 300mm freeboard allowance is to account for modelling uncertainties, construction tolerances, embankment settlement and wave action. There is negligible benefit from setting the flood embankment above the 28.0m AOD level as this would raise the embankment above the level of the adjacent section of Station Road.
- 3.4 The proposed flood embankment will reduce the risk of flooding to properties on Ramsden Street. In particular, 21 properties identified as being at very significant risk of flooding (at risk up to the 1 in 25 year return period) and the 11 properties identified as being at significant risk of flooding (at risk between the 1 in 25 and 1 in 75 year return period) – see Figure 3.
- 3.5 A full planning application was submitted for the works in February 2015, it is anticipated that a decision will be made on 27<sup>th</sup> April 2015.
- 3.6 The works do not require a street works permit.
- 3.7 There are no buried or overhead utility services that conflict with the proposed works. A preparatory badger survey and Natural England Licence has also been prepared.
- 3.8 It is intended to undertake the works in the summer of the 2015/16 financial year.

### **4 Corporate Considerations**

#### **4.1 Consultation and Engagement**

- 4.1.1 Regular consultation and engagement has been carried out with landowners, local residents, Ward Councillors and the Environment Agency. Regular newsletters and project updates have been distributed within the area.
- 4.1.2 Negotiations with affected landowners on compensation have been undertaken in conjunction with LCC's property team.

- 4.1.3 It is intended to utilise the EA's Powers to enter onto the land to carry out these works, compensation will then be paid on the actual impact of the works to the field.
- 4.1.4 Further engagement will take place as the scheme is constructed.
- 4.1.5 The scheme was included in the recent public consultation on the Local Strategy for Flood Risk Management for Leeds City Council.

## 4.2 **Equality and Diversity / Cohesion and Integration**

- 4.2.1 An EDCI screening (Appendix B) has been completed and indicated that an Equality Impact Assessment is not required for what is being proposed.

It should be noted that by carrying out these works the Council will be ensuring the safety of the local community; particularly those residents that have children and members of their families with a disability, plus the infirm and elderly, where these benefits will be greater – as currently these individuals may struggle to get to safety if flooding occurred.

## 4.3 **Council policies and City Priorities**

- 4.3.1 The proposed works will provide improvements to the community and the neighbourhood by reducing the risk of flooding to this area.
- 4.3.2 The Council is meeting its responsibility as Lead Local Flood Authority in reducing flood risk.
- 4.3.3 This scheme is in accordance with the Councils Local Flood Risk Management Strategy and is contained as one of the highest priority schemes within the measures to be taken.

## 4.4 **Resources and value for money**

- 4.4.1 The total estimated capital scheme cost is £285,000. This includes site investigations and surveys, landowner compensation, main construction works and a contingency allowance. Staff fee costs will be accounted for separately in the revenue account
- 4.4.2 The capital scheme costs of £285,000 will be funded from Environment Agency Contributions: Local Levy - £75,000 (of which £40,000 has already been received); and Flood Defence Grant in Aid (FDGiA) – £210,000.

## 4.5 Capital Funding and Cash Flow

CONSTRUCTION (3)	75.0	15.7	59.3					
FURN & EQPT (5)	0.0							
DESIGN FEES (6)	0.0							
OTHER COSTS (7)	0.0							
<b>TOTALS</b>	<b>75.0</b>	<b>15.7</b>	<b>59.3</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Authority to Spend required for this Approval</b>	<b>TOTAL</b>	<b>TO MARCH</b>	<b>FORECAST</b>					
	<b>£000's</b>	<b>2015</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019 On</b>	
		<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>
LAND (1)	45.0		45.0					
CONSTRUCTION (3)	155.0		155.0					
FURN & EQPT (5)	0.0							
DESIGN FEES (6)	0.0							
OTHER COSTS (7)	10.0		10.0					
<b>TOTALS</b>	<b>210.0</b>	<b>0.0</b>	<b>210.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Total overall Funding (As per latest Capital Programme)</b>	<b>TOTAL</b>	<b>TO MARCH</b>	<b>FORECAST</b>					
	<b>£000's</b>	<b>2015</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019 On</b>	
		<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>
LCC Supported Borrowing	0.0							
Revenue Contribution	0.0							
Capital Receipt	0.0							
Government Grant	285.0	15.7	269.3					
Any Other Income ( Specify)	0.0							
<b>Total Funding</b>	<b>285.0</b>	<b>15.7</b>	<b>269.3</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

## 4.6 Revenue Effects

4.6.1 Staffing costs of £20,000 have been allowed for against LCC revenue for design and feasibility costs.

4.6.2 The proposed flood embankment will be the responsibility of LCC and will be maintained over its anticipated 75 year design life. Post construction there will be a requirement for routine maintenance visits by the Council involving grass cutting, debris clearance and minor repair works to the embankment. It is estimated that these costs will be £1000 per annum over the design life of the scheme; this equates to a Present Value (PV) whole life cost of £28,100.

4.6.2 The maintenance regime will be delivered in partnership with other stakeholders in particular the Environment Agency and landowners.

## 4.7 Legal Implications, Access to Information and Call In

4.7.1 The proposed works will mitigate the flood risk. The content of the report is subject to Call In.

4.7.2 The scheme is to be completed under the Environment Agency's Powers of Entry.

## 4.8 Risk Management

- 4.8.1 There is the usual risk of potential overspend due to encountering unforeseen conditions during the construction works. However this risk has been mitigated substantially through the design and survey works already undertaken and by including a contingency provision in the scheme cost.

## 5 Conclusions

- 5.1 The benefits of the scheme will be a significant reduction in flood risk to at least 32 properties within the Ramsden Street area, and the highway itself.
- 5.2 Environment Agency Local Levy and Grant in Aid funding provides an opportunity to proceed and implement the works.

## 6 Recommendations

- 6.1 The Chief Officer (Highways and Transportation) is requested to; subject to Planning Approval being confirmed;
- i) give approval to implement the flood alleviation works at Ramsden Street, Kippax shown on the general arrangement drawing number: FRM/16328/TEN/005;
  - ii) approve the additional injection of £210,000 into the capital programme funded from Environment Agency flood defence grant ( £75,000 is already injected into the capital programme );
  - iii) give authority to incur additional expenditure of £210,000 on these flood alleviation works (£75,000 has already been approved previously ), funded from Environment Agency flood defence grant; and
  - iv) authorise entry onto land to carry out these works using the powers of entry conferred on Leeds City Council by the Environment Agency.

## 7 Background documents<sup>1</sup>

- 7.1 Appendix A – General Arrangement of Works – Drawing No: FRM/16328/TEN/005
- 7.2 Appendix B – Equality Impact Assessment Screening
- 7.3 Relevant figures and photographs, as referenced in the above report are provided below.

---

<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.



*Figure 1 – Flooding at Ramsden Street, June 2007*



*Figure 2 – Flooding at Ramsden Street, June 2007*



Figure 3 – Properties at risk from flooding at Ramsden Street





*Figure 4 – Approximate alignment of proposed flood embankment*

## Appendix B

### Equality, Diversity, Cohesion and Integration Screening



As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality, diversity, cohesion and integration.

A **screening** process can help judge relevance and provides a record of both the **process** and **decision**. Screening should be a short, sharp exercise that determines relevance for all new and revised strategies, policies, services and functions. Completed at the earliest opportunity it will help to determine:

- the relevance of proposals and decisions to equality, diversity, cohesion and integration.
- whether or not equality, diversity, cohesion and integration is being/has already been considered, and
- whether or not it is necessary to carry out an impact assessment.

<b>Directorate: <i>City Development</i></b>	<b>Service area: <i>Flood Risk Management</i></b>
<b>Lead person: <i>Ian Hope</i></b>	<b>Contact number: <i>0113 395 2406</i></b>

#### 1. Title: *Ramsden St Kippax - FAS*

Is this a:

**Strategy / Policy**

**Service / Function**

**Other**

**If other, please specify**

#### 2. Please provide a brief description of what you are screening

This EIA screening assessment is for the proposed construction of an earth flood embankment on farmland between Ramsden Street and Kippax Beck, Kippax. The scheme will reduce the risk of flooding to at least 32 residential properties on Ramsden Street.

#### 3. Relevance to equality, diversity, cohesion and integration

All the council's strategies/policies, services/functions affect service users, employees or the wider community – city wide or more local. These will also have a greater/lesser relevance to equality, diversity, cohesion and integration.

The following questions will help you to identify how relevant your proposals are.

When considering these questions think about age, carers, disability, gender reassignment, race, religion or belief, sex, sexual orientation and any other relevant

characteristics (for example socio-economic status, social class, income, unemployment, residential location or family background and education or skills levels).		
<b>Questions</b>	<b>Yes</b>	<b>No</b>
Is there an existing or likely differential impact for the different equality characteristics?	<b>X</b>	
Have there been or likely to be any public concerns about the policy or proposal?		<b>X</b>
Could the proposal affect how our services, commissioning or procurement activities are organised, provided, located and by whom?		<b>X</b>
Could the proposal affect our workforce or employment practices?		<b>X</b>
Does the proposal involve or will it have an impact on <ul style="list-style-type: none"> <li>• Eliminating unlawful discrimination, victimisation and harassment</li> <li>• Advancing equality of opportunity</li> <li>• Fostering good relations</li> </ul>		<b>X</b>

If you have answered **no** to the questions above please complete **sections 6 and 7**

If you have answered **yes** to any of the above and;

- Believe you have already considered the impact on equality, diversity, cohesion and integration within your proposal please go to **section 4**.
- Are not already considering the impact on equality, diversity, cohesion and integration within your proposal please go to **section 5**.

<b>4. Considering the impact on equality, diversity, cohesion and integration</b>
If you can demonstrate you have considered how your proposals impact on equality, diversity, cohesion and integration you have carried out an impact assessment.
Please provide specific details for all three areas below (use the prompts for guidance).
<ul style="list-style-type: none"> <li>• <b>How have you considered equality, diversity, cohesion and integration?</b> (<b>think about</b> the scope of the proposal, who is likely to be affected, equality related information, gaps in information and plans to address, consultation and engagement activities (taken place or planned) with those likely to be affected)</li> </ul> <p>Consultation has been carried out with:</p> <ul style="list-style-type: none"> <li>• Landowners</li> <li>• Local residents</li> <li>• Ward Councillors</li> <li>• Environment Agency</li> </ul> <p>Regular newsletters and project updates have been distributed within the area, in addition to further engagement will take place as the scheme is constructed.</p> <p>Negotiations with affected landowners on compensation have been undertaken in conjunction with LCC's property team.</p>

The scheme was also included in the recent public consultation on the Local Strategy for Flood Risk Management for Leeds City Council.

- **Key findings**

(**think about** any potential positive and negative impact on different equality characteristics, potential to promote strong and positive relationships between groups, potential to bring groups/communities into increased contact with each other, perception that the proposal could benefit one group at the expense of another)

The Scheme will ensure the community has the benefit of being at a lower level of risk of flooding and will therefore provide a safer environment for local residents.

It should be noted that this will be of particular benefit for those residents that have children and where members of the families have a disability, plus the infirm and elderly, as currently these individuals may struggle to get to safety if flooding occurred.

- **Actions**

(**think about** how you will promote positive impact and remove/ reduce negative impact)

**5. If you are not already considering the impact on equality, diversity, cohesion and integration you will need to carry out an impact assessment.**

Date to scope and plan your impact assessment:	N/A
--	-----

Date to complete your impact assessment	N/A
---	-----

Lead person for your impact assessment (Include name and job title)	N/A
--	-----

**6. Governance, ownership and approval**

Please state here who has approved the actions and outcomes of the screening

Name	Job title	Date
<i>Pete Davis</i>	<i>Flood Risk Manager</i>	<i>04/02/15</i>

**7. Publishing**

This screening document will act as evidence that due regard to equality and diversity has been given. If you are not carrying out an independent impact assessment the screening document will need to be published.

Please send a copy to the Equality Team for publishing

<b>Date screening completed</b>	<i>04/02/15</i>
---------------------------------	-----------------

<b>If relates to a Key Decision send to Corporate Governance</b>	
--	--

<b>Any other decision please send to Equality Team (equalityteam@leeds.gov.uk)</b>	
--	--