

Report to the Chief Officer (Highways and Transportation)

Date: 15 September 2015

Subject: Approval for the Construction of Flood Alleviation Scheme at Hawthorn Terrace, Garforth.

Capital Scheme Number: 32257

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Garforth and Swillington	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" 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. Hawthorn Terrace is a collection of 10 terraced properties located adjacent to the A63 in Garforth and within very close proximity to a number of open channel and culverted watercourses which convey water downstream towards Lin Dyke (Main River).
2. The 10 residential properties at Hawthorn Terrace have a history of flooding from the upstream watercourses. The most recent flooding incident affecting Hawthorn Terrace was in 2012 but there were also flooding incidents in 2002, 2003, 2004 and 2006 (see photos of previous flooding in Figures 1 and 2).
3. Minor maintenance works have previously been undertaken upstream to reduce the risk of flooding but a substantial flood risk still remains.
4. This flooding location is listed as number 9 in the List of Measures in the Leeds Local Flood Risk Management Strategy.
5. The flooding can be mitigated through flood alleviation works in the field immediately upstream of Hawthorn Terrace. The works comprise: two culvert headwalls with insitu silt trap structures, land reprofiling and provision of a gravel filter drain; land clearance to create an informal flood water storage area.
6. The benefits of the proposed scheme will be a significant reduction in the risk of flooding to the 10 residential properties at Hawthorn Terrace.

Recommendations

7 The Chief Officer (Highways and Transportation) is requested to:

- i) approve the implementation of works at Hawthorn Terrace, Garforth, shown on the scheme general arrangement drawings - numbers: FRM/10217/005/CON and FRM/10217/006/CON;
- ii) give authority to incur expenditure of £80,000 on the flood alleviation works; and
- iii) authorise entry onto land to undertake these works using powers of entry conferred onto Leeds City Council by Sections 14, 14A, 15 & 64 of the Land Drainage Act 1991 (amended by the Flood and Water Management Act 2010)

1 Purpose of this report

- 1.1 To note the issues with the watercourses upstream of Hawthorn Terrace and the resulting flooding to the 10 residential properties at Hawthorn Terrace.
- 1.2 To give authority to incur expenditure on the proposed flood alleviation works.

2 Background Information

- 2.1 In June 2012 one residential property at Hawthorn Terrace and also the adjacent Post Office sorting centre were flooded internally from the adjacent watercourse with the gardens of the remaining 9 residential properties also flooded and the properties close to being flooded internally.
- 2.2 On four other separate occasions, in 2002, 2003, 2004 and 2006 residential properties at Hawthorn Terrace were also flooded internally.
- 2.4 Flooding incident reports and photos indicate that the flooding is principally due to water coming out of channel upstream at two existing culvert headwalls and then flowing overland to properties at Hawthorn Terrace. This overtopping is linked to the conveyance capacity of the upstream watercourses and culverts and also siltation and debris accumulation at the culvert headwalls.
- 2.5 The properties at risk and key site features are shown on Figure 3.

3 Main Issues

- 3.1 The proposed flood alleviation scheme is shown on drawing numbers: FRM/10217/005/CON and FRM/10217/005/CON (also see extracts in Figures 4 and 5). The scheme involves the construction of: two culvert headwalls with insitu silt trap structures, land reprofiling and provision of a gravel filter drain; land clearance to create an informal flood water storage area. The works will be undertaken in the field immediately upstream of Hawthorn Terrace.
- 3.2 The ground conditions on site are typically topsoil and Made Ground overlying mudstone, sandstone and siltstone bedrock and are suitable for the proposed construction works.

- 3.3 The proposed works will reduce the risk of flooding to properties at Hawthorn Terrace. In particular, 10 residential properties identified as being at very significant risk of flooding (at risk up to the 1 in 20 year return period) – see Figure 3.
- 3.3 A full planning application is not required for the works and the works do not require a street works permit.
- 3.4 Respective landowners have been contacted and have given approval for the works to be undertaken (see item 4.1 below) Figure 6.
- 3.4 There are no buried or overhead utility services that conflict with the proposed works. A preparatory ecological survey has also been undertaken.
- 3.5 It is intended to undertake the works in 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. Newsletters and project updates will be distributed as the scheme progresses.
- 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 Council's powers under the Land Drainage Act 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 has been completed and is attached as Appendix C. This 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 and in particular more vulnerable residents such as those who are elderly or have a disability and 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 scheme cost is £80,000. This comprises £5,000 for staff design and construction supervision costs, £5,000 for site investigations and surveys, £5,000 for landowner compensation and £65,000 for the main construction works.

4.4.2 The scheme cost will be funded from Environment Agency Contributions: Flood Defence Grant in Aid (FDGiA) – £80,000.

4.5 Capital Funding and Cash Flow

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2015 £000's	FORECAST	
			2015/16 £000's	2016/17 £000's
LAND (1)	5.0		5.0	
CONSTRUCTION (3)	65.0		65.0	
FURN & EQPT (5)	0.0			
DESIGN FEES (6)	5.0		5	
OTHER COSTS (7)	5.0		5	
TOTALS	80.0	0.0	80.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2015 £000's	FORECAST	
			2015/16 £000's	2016/17 £000's
LCC Supported Borrowing	0.0			
Revenue Contribution	0.0			
Capital Receipt	0.0			
Government Grant	80.0		80.0	
Any Other Income (Specify)	0.0			
Total Funding	80.0	0.0	80.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0

4.6 Revenue Effects

4.6.1 The proposed flood alleviation works will be the responsibility of LCC and will need to be maintained over there anticipated 75 year design life. Post construction there will be a requirement for routine maintenance visits by the Council involving grass cutting, debris and silt clearance and minor repair works. It is estimated that these costs will be up to £500 per annum over the design life of the scheme; this equates to a Present Value (PV) whole life cost of £14,100.

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 at Hawthorn Terrace. The content of the report is subject to Call In.

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. Any overspend above this would have to be met from the LCC capital budget.

5 Conclusions

- 5.1 The benefits of the scheme will be a significant reduction in flood risk to at least 10 residential properties at Hawthorn Terrace, with potential reciprocal benefits to the highway through reduced surface water reaching Lin Dyke at the A63 Old George roundabout.
- 5.2 Environment Agency 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:
- i) Approve the implementation of works at Hawthorn Terrace, Garforth, shown on the scheme general arrangement drawings - numbers: FRM/10217/005/CON and FRM/10217/006/CON;
 - ii) Give authority to incur expenditure of £80,000 on the flood alleviation works; and
 - iii) Authorise entry onto land to undertake these works using powers of entry conferred onto Leeds City Council by Sections 14, 14A, 15 & 64 of the Land Drainage Act 1991 (amended by the Flood and Water Management Act 2010).

7 Background documents¹

- 7.1 Appendix A – General Arrangement of Works – Drawing Numbers: FRM/10127/005/CON and FRM/10127/006/CON.
- 7.2 Appendix B – Equality Impact Assessment
- 7.3 Relevant figures and photographs, as referenced in the above report are provided below.

¹ 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 Hawthorn Terrace, December 2002



Figure 2 – Flooding at Hawthorn Terrace, May 2006

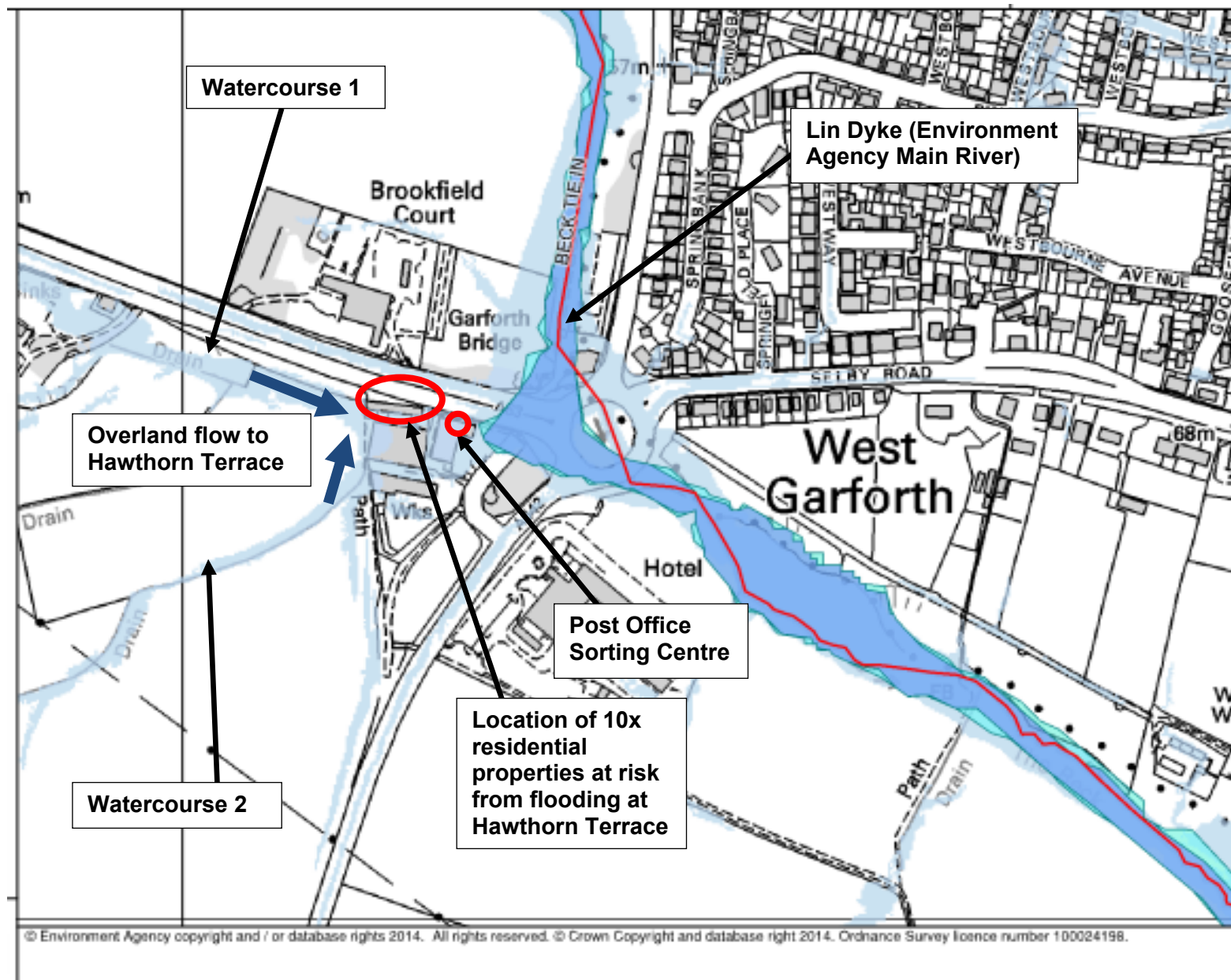


Figure 3 – Properties at risk and key site features

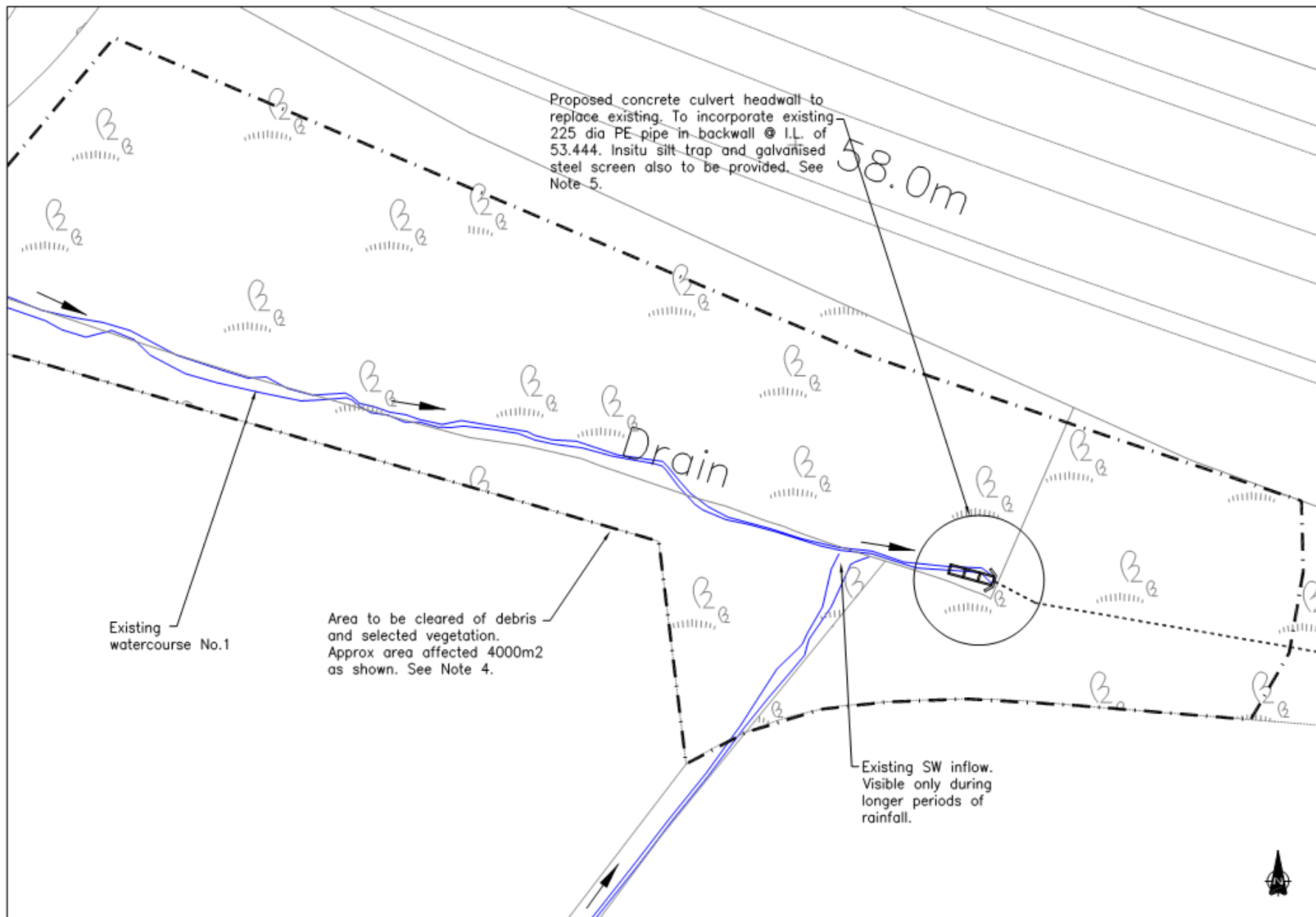


Figure 4 – Proposed works at Hawthorn Terrace (1 of 2)

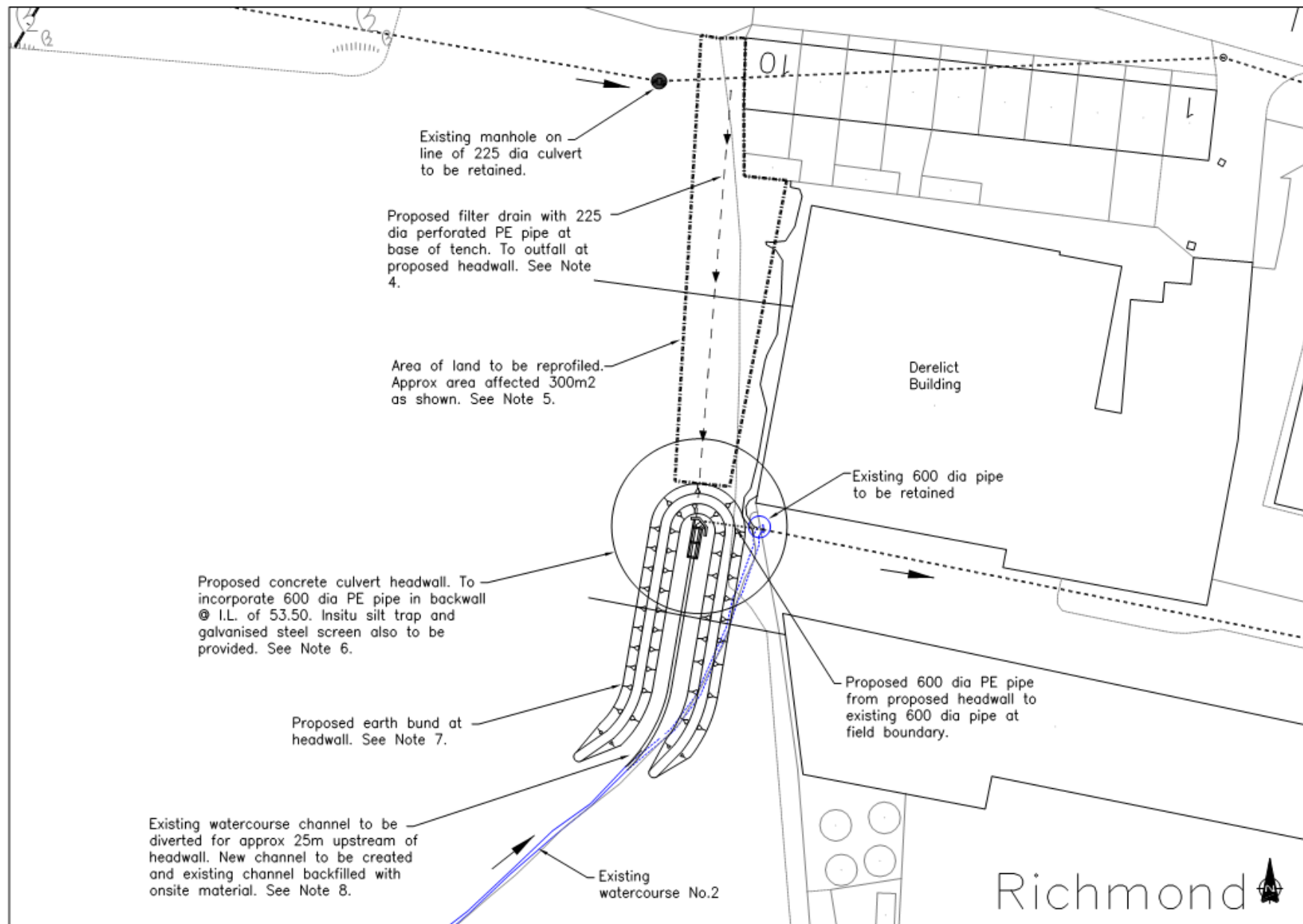


Figure 5 – Proposed works at Hawthorn Terrace (2 of 2)



NOTES

1. All dimensions are in millimetres and all levels are in metres above ordnance datum.
2. Do not scale from this drawing
3. The land on which the works are to be constructed is privately owned. Details of respective landowners are provided in the legend on this plan.
4. Access to privately owned land for the purpose of constructing the works, including establishing site compound and any related charges, is to be arranged by the contractor with the respective landowners.
5. No works shall be undertaken without the consent of the respective landowners and agreement from the site supervisor.

LEGEND

- Extent of farmland in ownership of Mr John Verity, Hollinhorpe Farm, Swillington Lane, Swillington, Leeds, LS15 4LH.
- Extent of farmland in ownership of Mr John Wilson, Swillington Common Farm, Selby Road, Swillington Common, Leeds.
- Extent of farmland in ownership of Charles Hirst, Brecks Farm, Brecks Lane, Swillington, Leeds, LS26 8BY
- Extent of land in ownership of Silver Lining Ltd, Richmond Works, Selby Road, Garforth, Leeds, LS25 1NB.
- Approximate extent of proposed working area

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING SIGNIFICANT RESIDUAL RISKS:-

CONSTRUCTION

- 1 - WORKING IN CLOSE PROXIMITY TO PUBLIC & LANDOWNERS
- 2 - UNDERGROUND (BURIED) SERVICES
- 3 - HAZARDOUS AND INVASIVE PLANT SPECIES REQUIRING CONTROL AND/OR REMOVAL
- 4 - POSSIBLE CONTAMINATED LAND
- 5 - WORKING IN WATERCOURSES
- 6 - SITE AT RISK OF FLOODING

MAINTENANCE/ CLEANING/ OPERATION

- WORKING IN CLOSE PROXIMITY TO PUBLIC & LANDOWNERS
- HAZARDOUS AND INVASIVE PLANT SPECIES REQUIRING CONTROL AND/OR REMOVAL
- POSSIBLE CONTAMINATED LAND
- WORKING IN WATERCOURSES
- SITE AT RISK OF FLOODING

DECOMMISSIONING/ DEMOLITION

- WORKING IN CLOSE PROXIMITY TO PUBLIC & LANDOWNERS
- UNDERGROUND (BURIED) SERVICES
- HAZARDOUS AND INVASIVE PLANT SPECIES REQUIRING CONTROL AND/OR REMOVAL
- POSSIBLE CONTAMINATED LAND
- WORKING IN WATERCOURSES
- SITE AT RISK OF FLOODING

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HAWTHORN TERRACE FLOOD ALLEVIATION SCHEME LAND OWNERSHIP PLAN

APPROVED	DRAWN	CHECK	DATE	DRAWN BY	SCALE
FIRST APPROVED	CJE			INITIALS DATE CJE 8/15	1:1000
				AUTO-CAD BY INITIALS DATE CJE 8/15	
				CHECKED BY INITIALS DATE	ORIGIN SHEET SIZE A1



FRM/10127/CON/002

INFORMATION

STATUS:

DRAFT

DATE:

August 2015

L:\DRAINAGE\GROUP6\Projects\23_10217 - Hawthorn Terrace GARFORTH\02_AutoCAD\01_WORKING & Non Contract Drawings\002_Land_Ownership.dwg, 13/10/2015 10:33:14, DWG To PDF.pcs

PLOTTED BY: HOPK, WJ 13/10/2015

Figure 6 – Land Ownership Plan

Appendix C

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.

Directorate: City Development	Service area: Flood Risk Management
Lead person: Ian Hope	Contact number: 0113 395 2406

1. Title: Hawthorn Terrace Flood Alleviation Scheme, Garforth

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 flood alleviation works at Hawthorn Terrace in Garforth. The works involve the construction of Flood Alleviation infrastructure which will reduce the risk of flooding to residential properties at Hawthorn Terrace in Garforth.

The works comprise small scale landscaping to support the temporary storage of surface water during high intensity rainfall. The works also include associated headwall structures and piped culverts in conjunction with the earthworks.

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).

Questions	Yes	No
Is there an existing or likely differential impact for the different equality characteristics?		x
Have there been or likely to be any public concerns about the policy or proposal?		x
Could the proposal affect how our services, commissioning or procurement activities are organised, provided, located and by whom?		x
Could the proposal affect our workforce or employment practices?		x
Does the proposal involve or will it have an impact on <ul style="list-style-type: none"> • Eliminating unlawful discrimination, victimisation and harassment • Advancing equality of opportunity • Fostering good relations 		x

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**.

4. Considering the impact on equality, diversity, cohesion and integration

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).

- **How have you considered equality, diversity, cohesion and integration?**

(**think about** 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)

- **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)

- **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:	
Date to complete your impact assessment	
Lead person for your impact assessment (Include name and job title)	

6. Governance, ownership and approval

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

Name	Job title	Date
Ian Hope	Group Engineer	02/09/15

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

Date screening completed	02/09/15
If relates to a Key Decision send to Corporate Governance	
Any other decision please send to Equality Team (equalityteam@leeds.gov.uk)	