

CABINET

Wednesday, 11 July 2018

PUDDINGMOOR AND WAVENEY MEADOWS, BECCLES, LAND DRAINAGE (REP1883)

EXECUTIVE SUMMARY

1. There has been ongoing flooding in the area of Puddingmoor and Waveney Meadows in Beccles. The flooding affects both the amenity land and access to the tenanted assets along the river.
2. Waveney District Council have the freehold interest in the area known as Puddingmoor.
3. Beccles Town Council now have ownership responsibilities for Waveney Meadows.
4. The proposal seeks to address the flooding issues which results in restricted access to leasehold properties and facilities on the land, and to determine the responsibilities and liabilities of the affected landowners and tenants.

Is the report Open or Exempt?	Open
Wards Affected:	Beccles
Cabinet Member:	Councillor Bruce Provan Cabinet Member for Resources
Supporting Officers:	<p>Kerry Blair Head of Operations 01502 523007 kerry.blair@eastsoffolk.gov.uk</p> <p>Guy Butler Senior Building Surveyor 01502 523362 guy.butler@eastsoffolk.gov.uk</p>

INTRODUCTION

- 1.1 This paper considers the asset issues of flooding at Puddingmoor and Waveney Meadows and adjoining land in Beccles.
- 1.2 Waveney District Council (WDC) owns the area known as Puddingmoor (edged in red on the plan in appendix 1).
- 1.3 Beccles Town Council (BTC) owns the area known as Waveney Meadows (edged in blue on the plan in appendix 1).
- 1.4 Other affected areas are in private ownership.

2 BACKGROUND

- 2.1 Flooding has affected the area for some time and attempts have been made in the past to rectify this by attention to the flap valve (sluice) located on Waveney Meadows.
- 2.2 Some flooding has occurred in the past due to settlement of the river flood bank, and this is currently being rectified by the Environment Agency (EA).
- 2.3 The flooding occurring in autumn 2017, did not recede and as a result surveys of the affected areas were commissioned by WDC.

3 SURVEYS AND CONDITION

- 3.1 Surveys were commissioned and carried out by the Water Management Alliance (WMA) which is the umbrella organisation of 5 internal drainage boards.
- 3.2 The surveys included desk top studies, physical and underwater dive investigations.
- 3.3 The surveys have shown that the current drainage system of dykes has become clogged due lack of appropriate maintenance and that the flap valve structure is at the end of life.
- 3.4 There is an outfall from the surface water system covering a residential estate which is the responsibility of Anglian Water.

4 OPTIONS

- 4.1 As part of the remit to WMA, options for rectification were requested.
- 4.2 Two options have been proposed. The replacement of the existing flap valve structure with associated maintenance of the dyke system, or realignment of the dyke system to exit via Barsham Marshes.
- 4.3 The option to replace the flap valve structure was thought too expensive to be considered, with a budget cost of £500,000 being given.
- 4.4 The option to realign the dyke system is estimated at £80,000 including contingency.

5 PROPOSAL

- 5.1 The proposal is in 3 phases.
- 5.2 The first phase is the negotiations with other affected parties and the obtaining of necessary permits and authority to work from various authorities (IDB, Broads Authority, Environment Agency, Anglia Water). Estimated cost to complete is £11,250.
- 5.3 The second phase is clearance of the existing dyke system at an estimated cost of £13,986.

5.4 The third phase is the re-alignment of the dyke system and extension to connect to the Barsham Marshes system at an estimated cost of £40,158.

5.5 The total cost of the proposal is £65,394 + VAT. A small contingency has been included in the overall proposal cost.

6 HOW DOES THIS RELATE TO EAST SUFFOLK BUSINESS PLAN?

6.1 Within the East Suffolk Business Plan, Waveney District Council aspires to enable communities.

6.2 This proposal aims to support BTC and other landowners to maintain community land.

7 FINANCIAL AND GOVERNANCE IMPLICATIONS

7.1 The land affected is in the ownership of WDC, BTC and various private owners, full details of land ownership are being obtained.

7.2 The negotiations will seek to determine the financial responsibilities of each party and obtain agreement to contributions of the final cost and ongoing maintenance.

7.3 It is not envisaged that WDC will bear the full cost for either the remedial works or the ongoing maintenance costs.

8 CONSULTATION

8.1 Officers have had initial discussions with BTC and they are supportive of the proposal.

8.2 WDC Asset Management have started to interrogate the various leases within their portfolio to determine liabilities stated with the leases. Further investigations are required to determine the liabilities within other freeholds and agreements.

9 REASON FOR RECOMMENDATION

9.1 Part of the Asset Management team's role is to continually review assets within Waveney District Council's property portfolio. This ensures that the assets continue to provide community benefit.

9.2 This proposal seeks to ensure that the council continues to maintain its asset and facilitate the remedial works affecting council and other land.

RECOMMENDATIONS

1. That Cabinet approves delegated authority to the Strategic Director for the expenditure of £80,000 (inc VAT) to carry out the remedial works.
2. That Cabinet approves delegated authority to the Strategic Director to undertake negotiations and agree financial contributions from other parties to offset against the overall cost above.

APPENDICES

Appendix A

Plan

BACKGROUND PAPERS – None