

Investigation into flooding at Langtree, Jubilee Lane, Blackpool

Main Investigator Fiona Crayston

Problem reported

Surface water flooding to driveway with persistent rain. Mixes with sewerage from inspection chamber backing up.

Background

Reported by Environment Agency on 30/08/12 and a desktop study was initiated as weather was dry. Property owner believed the surface water problem was due to a neighbour filling a pond in circa 5 years ago. Jubilee Lane is un-adopted highway with no drainage gulleys in a low lying area. Problem was reported again on 24/09/12 during wet weather and a site visit was undertaken. UU also attended site due to the history of sewerage flooding.

Findings and Actions

The owner of the property was onsite and gave an overview of what he believed the problem was. There was surface water running off adjacent properties that follows a flow route down the road and into the driveway of Langtree which is compacted gravel. There is slight compressions from repeated vehicle usage in the driveway, which the water follows. The surface water flows into a drain at the property and into the combined sewer system. The inspection chamber lid was removed at the other side of the property and the water level within was rising due to the surface water. UU went to investigate the sewer system and nearby pumping station where it was found that one of the pumps had failed. UU rectified this problem to help drain the surface water.

The water arriving at Langtree was already discoloured and contaminated by what was believed to be manure from an adjacent property so it was reported to Blackpool Council Environmental Health. Upon visiting and speaking to the neighbour it is understood that there are multiple small holdings and stables in the vicinity which are all contributing to the contamination but all are following best practice and the problem is due to repeated heavy rainfall on saturated ground. No further action is proposed.

Investigates with Blackpool Council Planning enforcement shows that there was correspondence regarding land at Rufflands, Jubilee Lane in December 2007. The owners were written to in 2008 and requested to tidy up their land. The complainant from Langtree was written to in February 2008 to explain that the levels had not be altered in such a way as to make it expedient to pursue action. The case was reviewed and the complainant was written to again in March 2008 and told that the work did not constitute a change to how surface water was dealt with in the area and reiterated that action would not be taken. Blackpool Council Environmental Health Officer spoke to the owner of Rufflands in October 2012 and was told that the pond was actually dug deeper in 2007 although some of the area was reduced. The surrounding area is all grassed and will still provide attenuation to surface water.

Conclusions

Surface water run off from adjacent properties is not excessive and has not been increased by actions of the neighbours. The persistent rainfall throughout 2012 has meant that the ground is saturated and landowners can not retain all the water. Langree is at a slightly lower level and is therefore receiving water from adjacent properties a situation which is

made worse by the vehicle indentations conveying the water which has probably increased over time.

All risk management authorities are undertaking their duties as required.

Flood Management Options

Option 1

Add an additional drain to Langree to drain the surface water where it enters the land. This would be connected to the existing combined sewer system and any problems with capacity would need to be agreed with UU although the water ends up in the system currently.

Option 2

Remove the depressions currently conveying the water both down Jubilee Lane and within Langtree. This would potentially reduce the flow of water onto the land at Langtree by conveying the water in a different direction.

Option 3

Residents along Jubilee Lane have drainage gulleys installed in Jubilee Lane to convey surface water from all properties. All properties could then drain into the system. This would be an expensive option and require coordination of all residents.