

## The Trees Estate and Miller Homes Development, Bramhope; Update from LCC Officers Feb 2020

### 1. Update on the Miller Homes site, based on information provided by Millers Homes and their contractor;

- The site surface water drainage has now been separated from the watercourse crossing their site following completion of the new culvert, the site now drains to the attenuation pond. There was a period in time when some surface water was diverted to a Yorkshire Water Sewer manhole near High Ridge Way. However, we have received assurances from Miller's contractor that they have now made alterations and diverted run off away from that YWS sewer. At present the only water that should be running through the watercourse in the existing road culvert is water from Spring Wood.
- Their attenuation pond outlet system is installed but is not fully operational at present owing to problems with high levels of silt. The Environment Agency has set parameters for the presence of silt in the surface water discharging from the site into the watercourse downstream of The Sycamores and this requires the contractor to undertake testing of the water quality and temporary control to the flow from the pond. This means the pond is currently retaining water at a relatively high level but they have managed to keep it below crest level.
- When the pond is fully operational it will drain down fully and provide storage for all of the run off from the new development and ensure it does not exceed the original green field rate and include allowance for climate change.

### 2. Road and garden flooding on The Trees Estate: general issues;

- We are aware that the highway gullies struggled to cope with the run off from the roads on The Trees Estate during Storm Ciarra and Dennis, given the amount of rainfall during these events this is likely to happen. The intensity and duration of rainfall exceeded their design capacity but they have all been checked and found to be working.
- The main cause of the flooding at The Rowans was a near total blockage on a private culverted section of the watercourse caused by two substantial plastic buckets which had been "jammed" into the culvert at number 26. It is proposed to issue a global mailshot to all riparian owner/occupiers on The Trees estate advising them of their responsibilities to ensure the watercourses on or adjacent to their land are kept clear at all times.
- The blown manhole cover opposite High Ridge Way was caused by inundation of the Yorkshire Water Services sewer.

### LCC/Miller Homes Section 278 Agreement;

- Highway drainage improvements on the A660 between near High Ridge Way and Kings Road are proposed for completion by the summer this year, this is funded by the developer as part of a Section 278 agreement with Leeds CC. This will include improvements to the condition of the existing highway culvert prior to installing a new connection to receive some of the run off from the A660.

#### Issues relating to The Sycamores

- Recent investigation on the development site has revealed the presence of a utility pipe crossing through the culvert under The Sycamores. It is likely to impede the flows in the watercourse through the culvert and it will inevitably have the most impact during periods of heavy rainfall. Enquiries are being made to identify the utility responsible with a view to having their apparatus removed, if this is not possible we will consider alternative work the culvert to maintain flows and overcome this problem.