

Proposal to Address Drainage and Flooding at 8 Lion Lane

Executive Summary

Persistent water drainage issues are causing flooding and property damage in my small rear garden at No. 8 Lion Lane which overlooks the orchard end of Lion Green.

After seeking advice from professional drainage companies, a specific solution has been identified. I am seeking the Council's support and cooperation to implement this solution at my expense as soon as possible, to protect my property and address a nuisance originating from the Council's land.

2. The Issues and Impact

Current Situation:

- Significant water runoff from the orchard area of Lion Green is flooding my rear garden during prolonged and heavy rainfall. This occurred for several months over this last winter period and was far worse than when I first raised this issue with Haslemere Council shortly after moving into the property.
- Absence of a storm drain for rainwater from my property (No. 8) and neighbouring properties (No. 6 and No. 10) is compounding the issue.

3. Investigations

Three independent drainage companies have now inspected the site:

- Installation of a drain and underground reservoir within the boundaries of my rear garden was explored.
- Two drainage specialists have advised against this due to the high clay content in the soil.
- A third drainage specialist confirmed it is possible to install a reservoir when there is a high clay content in the soil, but my garden is far too small for an adequate-sized reservoir to permit this.

Expert Consensus:

The only viable solution is a storm drain running the length of my garden, and along the top boundary of Lion Green past the 2 cottages to the right of my cottage (viewed from the green) with a gully at the end of my garden to capture the green's runoff water.

4. Issues and Impact

Current Situation

- Runoff Source:
 - Water from Lion Green's orchard area is flowing into my rear garden directly under my gate, exacerbated by the lack of effective boundary drainage on Lion Green.
 - Rainwater roof run-off from my property and part of neighbouring properties at No. 6 and No. 10, is compounding the issue.

Consequences If Unaddressed

- Escalating Financial Impact:
 - Delays mean that a competitive quote for these drainage works will expire, potentially resulting in higher costs and unaffordability on my part.
 - Delays mean competitive quotes for fencing and surfacing works (dependent on drainage resolution) are expiring and may become unaffordable
- Property Damage & Access:
 - Ongoing flooding is causing rot in fencing and threatening the longevity of my new shed and stored items. I have already had to replace the previous owners shed shortly after moving into the property as its floor and the base of the walls were rotten and I am told it was only a few years old.
 - Ongoing flooding is making part of the small garden, unusable for extended periods.
- Greyhound Welfare:
 - My greyhound unexpectedly became a solo dog and continues to struggle with this change.
 - To improve her wellbeing, I am looking to adopt a second greyhound, but the Greyhound Trust requires higher side boundary fences for adoption approval.

- Barrier: I cannot raise the fences or install a suitable garden surface for greyhounds until the drainage issue is resolved, as the new fencing and surfacing would be compromised by future flooding.

Result: The ongoing drainage problem is not only impacting my property and my enjoyment of the garden but is also preventing me from meeting the greyhound charity's requirements and improving my pet's wellbeing.

5. Proposed Solution

Recommended Works (Per Professional Advice):

- Storm Drain Installation:

Install a storm drain running the full length of my rear garden, which passes under the rear gate and continues along the boundary behind the fence of no 10 and hedge of the adjoining cottage, to discharge into the brook.

- Gully Installation:

Install a gully at the bottom of my garden (in front of the gate) to capture runoff from Lion Green and direct it efficiently into the new drain.

Benefits of the Solution:

- Directly addresses the root cause (runoff from council-maintained land).
- Prevents further property damage and ensures full outdoor access for my family, friends and pets.
- Minimizes future maintenance and risks compared to alternatives.

6. Council's Initial Concerns and My Responses

Council Concern	My Response
"You need Environment Agency and Surrey Flood Authority approval."	<u>Clarification please:</u> Advice received indicates this is not required for the proposed works. Please note - <u>Precedent:</u> Thames Water already drains roof water from the cottage fronts into the brook, but extending this to the rear would require major excavation through the gardens of 3 properties, disrupting 2 other families aside from myself.
<i>Ongoing Responsibility:</i> "You and future homeowners must maintain the drain and cover indemnity insurance, via a legal agreement at your cost."	<u>Objection:</u> Having offered to bear the cost of solving the problem originating from land which is the responsibility of the council to maintain; it is unreasonable for me and future owners to then have to bear full responsibility for maintenance/insurance of the storm drain when we have no control over the public area and when any issues are likely to arise from the council's own maintenance obligations concerning the brook and green. Fairness dictates that this responsibility rests with the council as it is the council's responsibility to maintain Lion Green and the brook.

6. Request for Council Assistance

Urgency

- Time-sensitive:
- Dry weather offers a brief window for effective installation before further rainfall worsens damage.

Support Sought

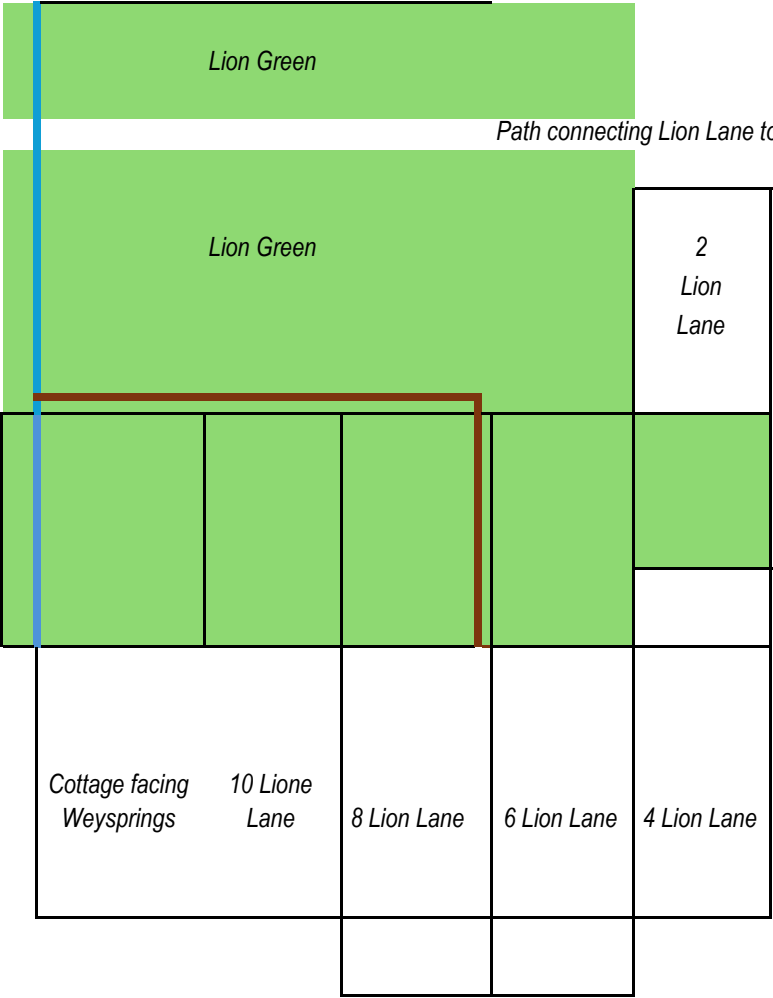
- Council approval and assistance in my implementing the proposed drainage works.
- Recognition of the council's responsibility in maintaining Lion Green and preventing nuisance runoff.

6. Conclusion

1. This proposal outlines an expert-recommended, practical, cost-effective solution to the flooding issue caused by runoff from Lion Green's orchard area, and at the same time resolves the lack of storm drainage within the boundaries of my garden. It is a cost that I am currently willing to bear in full to ensure peaceful enjoyment of my whole garden, which is very small, and to ensure the welfare of my pet, and to avoid further property loss.

2. Your prompt support and action will protect my property, demonstrate the Council's commitment to responsible land management, and set a positive precedent for resolving similar issues in the community.

Thank you for your consideration.



Key

 Brook

 Storm drain proposal