

Flooding of gardens in Castle Close from Jubilee Park.

A Report by Cllr McCaskie 5th of March 2024

This is just my observation, and we probably need a consultant to advise.

The three slides in the attached are:

1. Jubilee Park and current surface water drainage
2. Above with surface water flow when ground saturated and heavy rainfall.
3. Above with Indicative flood areas.

A- Is the location of a small channel drain at the top of the path leading from Castle Close to Jubilee Park that has an underground pipe leading down to the road main drain. The issue here is that being relatively small it struggles to cope with the amount of water that flows down the footpath from the fields above and is easily blocked. This results in a backup of water that then travels down the footpath towards the lowest point "D". My assumption is that WCC own the path leading down from Jubilee Park to Castle Close including the Drain "A" and the pipe leading down to Castle Close underneath the path

B- This is an open drainage ditch that runs down the hill next to the footpath but then turns south along the tree line. My assumption is that this was dug to try and alleviate the amount of water running down the steep path and steps, but it has been partly blocked by a large fallen tree which probably diverts some water back onto the path and towards "A" above. The ditch running along the tree line overflows sending water down the grass slope between the play area and footpath up into the woods. This water then flows partly towards "A" but also onto the path leading from "A" towards "D".

C- This is a gravel filled soakaway ditch that apparently was dug by the JPC quite a few years ago and we can assume was probably due to previous flooding of the adjacent houses/gardens.

Ultimately, the inability of point "A" to handle the water from the steps/path and the grassy area from "B" leads to the water being redirected towards "D". This contributes to the water that's already descending the grass slope. Consequently, a significant pool of water accumulates at "D" because the existing soakaway ditch "C" is overwhelmed by the water volume.

This overflow then passes through the back gardens and garages of the properties at 32, 33, and 34 Castle Close, eventually emerging onto Castle Close via the driveway of property number 34. The water level, indicated by a tide mark at property number 33, surpasses 4 inches, and water is seen cascading down the garden steps from Jubilee Park.

The problem appears to be the excessive water flow to point "D" from "A" because the current drain is overwhelmed, causing water to reroute to "D". This exacerbates the situation as water already flows down from the woods and the open ditch "B" to that point.

To mitigate this, we could lessen the water descending the steps/path to "A" and simultaneously upgrade to a broader, more capable drain at "A". This should decrease the water volume heading to "D" to manageable levels for the soakaway ditch. Additionally, cleaning the open ditch "B" of debris and fallen trees would help diminish the water flow towards "A", promoting better absorption into the ground and preventing overflow towards points "A" and "D".

Appended maps



