

Submission by [REDACTED] resident at [REDACTED] Keepsake Close, Farnham, GU9 7G
Appeal based on flooding concerns

Background

Since purchasing this property on Keepsake Close in 2020, we have experienced recurrent flooding episodes due to the insufficient drainage and surface water management on the Abbey View site.

Our property, situated at the lower end of the proposed development site near the flood corridor, has been frequently subjected to surface water flooding. This has led to considerable waterlogging issues in the garden and water ingress into the garage, causing significant damage and major disruption during Taylor Wimpey's attempts to resolve these issues. Despite some success in addressing the garage flooding issues, which took over a year to resolve, the garden continued to experience persistent flooding, requiring us to make significant financial investment in various remedial measures.

This ongoing ordeal has been disruptive, distressing, time-consuming, and financially burdensome—a stark contrast to the positive experience that new homeowners anticipate.

Key contributing factors

Upon examining the Abbey View site reports to discern the underlying causes of flooding, it became apparent that the initial geotechnical and drainage assessments did not sufficiently account for the site's specific groundwater conditions. According to the Groundwater Level Investigation report, which spanned from September 2015 to January 2016, substantial groundwater level fluctuations were observed during the rainy season, notably in lower-lying regions.

Furthermore, it is well-established that the presence of Gault Clay on the Abbey View site and the surrounding areas act as an aquifuge, obstructing surface water drainage and intensifying flooding, particularly throughout the winter months. It is disheartening that despite this known information Taylor Wimpey failed to implement effective mitigation measures to avoid flooding issues.

It is pertinent to highlight that the flooding issues is not unique to our property; numerous residents on the Abbey View site have endured similar flooding challenges for an extended period, spanning several years. A comprehensive 66-page flooding report, documenting areas where flooding has been recorded by residents, further supports the persistent nature of the issue. Please refer to document "AVRA- Drainage Doc 31/08/2024 | Rev 2.pdf," submitted by AVRA.

Conclusion & Request for Action:

Considering the longstanding history of flooding in this area, it is imperative to implement an effective and well-maintained drainage and flood risk management system to avoid the ongoing risk of flooding issues.

The proposed Suds design of Old Park Lane will require a robust maintenance regime to ensure the discharge orifices are regularly inspected and maintained over the lifetime of the development, as they are subject to clogging and therefore will increase the risk of flooding to Abbey View.

I therefore urge the Inspector to reject this appeal until such time that appropriate measures have been taken to address the ongoing flooding concerns.

Appendix - Outline of work done over the last 4 years to address flooding issues

- Taylor Wimpey work
 - o Excavated the garden around the garage to allow tanking to be done outside of the garage, with a reinforced brick wall & shingles
 - o Tanking inside the garage was required to resolve issues not addressed by the outside tanking
 - o French drainage was installed in front garden extending halfway down Keepsake Close
- Personal work to reduce waterlogging issues
 - o Extensive landscaping work to level out garden & remove tons of clay
 - o Deep soil aeration to crack clay one meter below ground level to create a natural soakaway