

<b>SUBJECT:</b>	<b>WEST COMMON NEW LAND DRAIN WEST PARADE ENTRANCE</b>
<b>DIRECTORATE:</b>	<b>DIRECTOR OF COMMUNITIES &amp; ENVIRONMENT</b>
<b>REPORT AUTHOR:</b>	<b>LEE GEORGE, OPEN SPACE OFFICER</b>

### **1.0 Purpose of Report**

- 1.1 To advise members of, and seek approval for, a proposed new land drainage scheme, to improve ground conditions in and around the entrance gates on to West Common from West Parade and Rosebery Avenue.

### **2.0 Executive Summary**

- 2.1 West Common is one of three commons in Lincoln. The Council is responsible for the management and care of common land in the city.

### **3.0 Background**

- 3.1 The West Common falls within the city boundary, and Appendix 1 attached shows the site location. West Common is designated common land, protected by the Lincoln City Council Act..
- 3.2 Over the last few years there has been an increasing problem with surface water running down the common and out through the double pedestrian gates on to West Parade. The issue is mainly during the winter months, but can happen at any time depending on the ground conditions and rain fall. Concerns have been raised that this water could freeze in the winter months and make the entrance extremely difficult to negotiate. Another issue is the water is eroding the ground in this area and which has loosened the cobbles beneath the gates.
- 3.3 Also, due to the lie of the land in this area of the common, the surface water gathers in front of the horse feeding area about 30m up from the pedestrian gates, just off Rosebery Avenue. During the winter months this area becomes extremely muddy with the horses gathering to be fed, and it can make the area un-usable.
- 3.4 Currently the grass area adjacent Rosebery Avenue adjacent to where most horse feeding takes place, is waterlogged and extremely muddy/badly damaged. It is at a stage where it renders it almost unusable. No reason has been identified for its worsening condition other than prolonged periods of wetter

weather. It has been claimed that the current ground conditions pose an increased risk to horses and pedestrians.

- 3.5 As a result of these issues residents and horse owners have asked if the Council could look at a way of alleviating this surface water issue. An outline proposal has been considered and supported by the Commons Advisory Panel.

#### **4.0 Proposal**

- 4.1 The best way to try and remove the water from the surface of this part of the common is to install a new land drainage system in the area. See Appendix 2.
- 4.2 This system would consist of a 100mm main drain (approx.124m), laid along the boundary fence of the common, running under the tarmac footpath, then out to a rougher area of grass away from any paths and into a soak-away. From this main drain 75mm laterals will run out in front of the feeding area, four at approx.20m (80m total).
- 4.3 The drains will be excavated to a depth of 700-800mm, perforated drainage pipe laid in the bottom, back filled to the surface with clean pea gravel and then topped-off with sharp sand.
- 4.4 The soak-away will be dug to a depth of 2.5m and be 2m x 2m square. This hole will be filled with a plastic create type soak-away system and wrapped in a geotextile membrane of the manufacturer's recommendation. See Appendix 3. This is then covered over with 100-200mm of site topsoil. This can hold water, then allow it to soak-away slowly. If it does become overwhelmed in a high rain fall event, any water making its way to the surface would run natural away from West Parade and down the common towards the old football pitches temporarily, still resolving the problem at the gates
- 4.5 A silt trap will be installed 10m back from soakaway within the main drain. This will be 1200mm deep and constructed of a concrete inspection chamber sections (600 x 450 x 300). The inlet and outlet pipes will enter the chamber 400-500mm above the concrete floor of the silt trap. The chamber will be topped with a heavy-duty cover and this will be capped with a cast iron removable inspection cover. The removable cover needs to be constructed to the finished topsoil level so they can be safely walked or mown over.
- 4.6 Where the main drain runs under the tarmac path and excavation works are carried out pedestrian access must be kept open, so the area will need signing and guarding to allow for foot, bicycle, wheelchair and pushchair access. Depending on the ground condition a temporary surface may have to be laid. On completion of this excavation this section of drain will be backfilled as Appendix 4 and the tarmac repair will be compacted to the existing levels of the surrounding path.
- 4.7 Soil from all excavations will be used to fill low areas, or areas worn away by horses on the common. These areas will be levelled off compacted and grass seeded on completion of works. Areas could be some distance from the work

site.

- 4.8 The area of work will be busy with the public and horses, so suitable, secure fencing will be used while work is being carried out and left over night.
- 4.9 There are a large number of utility services within the area. Plans for these can be obtained but are only a guide. These services will need to be accurately identified on site before any excavation works begin.

## **5.0 Strategic Priorities**

### **5.1 Let's enhance our remarkable place**

Lincoln's commons contribute to our 'remarkable place' objectives in significant ways, including the many benefits open spaces bring to the city, its residents and visitors. The proper management of the commons is therefore essential.

## **6.0 Organisational Impacts**

### **6.1 i) Finance**

The cost of the works is to be met by funds raised from car parking income made when vehicles park on Malandary Close, part of the South Common. This income is ring-fenced for Commons improvements.

### **6.2 ii) Property/Land/ Accommodation Implications**

The City Council is responsible for the maintenance of the commons under the Lincoln City Council Act.

### **6.3 (iii) Legal / Procurement**

This work will be undertaken by the Council's existing grounds maintenance contractor.

## **7.0 Risk Implications**

### **7.1 The risk of not carrying out this work is the continuing degeneration of the footpath, entrance way and horse feeding area.**

### **7.2 There is a heightened risk of public injury from a trip or slip within this very busy thoroughfare.**

## **8.0 Recommendations**

### **8.1 That the works set out in the report be approved.**

**Is this a key decision?**

No

**Do the exempt information categories apply?**

No

**Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?**

No

**How many appendices does the report contain?**

Four (attached below)

**List of Background Papers:**

None

**Lead Officer:**

Lee George

Appendix 1







## SOAKAWAY CRATES - A NEW ERA

In times gone by, soakaways consisted of large pits filled with hardcore, stones and gravel. The problem with this arrangement was that over time, soil particles were inevitably washed down into the spaces between the stones, filling the voids and rendering the soakaway useless.



In recent times much better soakaways have been constructed using modular water storage cells, known as soakaway crates due to the fact they closely resemble the old style plastic milk crates. With water management an ever-increasing factor for developers, homeowners and Local Authorities, water crates are now an everyday item found in almost all types of building projects. When correctly installed, plastic soakaways are vastly more efficient than their hardcore predecessors.

The following guide will help you to decide how and where to install your soakaway.

## Appendix 4

