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Compound two UBF Ind est
Wescott, Bucks
Hp18 0JX



Site report

Address

Repeater House
Burford Road
Minster Lovell
OX29 0RU

Work details

Site survey

Contractor

VPL

Site attendance by

Ross Lamburn

Site service report

On arrival I found Repeater house sat back from the main round and when driving up to the property it was already clear that flooding was starting to build up in the adjacent fields. The property is a single detached dwelling surrounded by farm land on three sides and a neighbour to the front between them selves and the main road. After further visual checks of the surrounding fields you could clearly see large amounts of water puddling across most of the fields with no way of escape via ditches or land drains.

The flooding was then worse in the rear garden of Repeater house where the flood water got deeper (approx. 6 inches) and the ground became very unstable due to being saturated with water. We then carried out a couple of test digs around the property to get an idea of ground condition with all of them showing a very thin layer of topsoil and then thick clay soil below. We dug down around 700mm and found the ground if anything got worse with the clay becoming denser and less grainy as we went. This is the main reason for the local flooding that's occurring in the area.

Conclusion

The local area isn't coping with the environmental change in weather we are suffering already leaving local properties under further at risk of flooding due to surface water not draining away to the water course. Any further properties built within the area will have a further detrimental effect on the already flooded ground raising the risk of flooding

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greatly. If the new site was to also use private drainage systems such as water treatment plants this would also add to the flooding but more importantly produce a health a safety concern as the water cant drain so any treated effluent would then also puddle in the area as the ground cant take the water allowing treated sewage to fester on the surface which is illegal but more importantly a health hazard and cant not be allowed to proceed.

In my professional opinion repeater house is already at risk of ground water flooding due to poor land drainage without the any further developments excelling this issue further.

Ross Lamburn
Engineer

17-12-23