

Section 19 Flood Investigation

Addendum to Flooding 2020 Piccadilly Crescent,
Kingsbury

Warwickshire County Council as Lead Local Flood Authority

Version	Date	Issued to
Version 1: Draft	17 October 2023	Flood Risk Management Team
Version 2: Draft	01 December 2023	Partners
Version 3: Final	02 February 2024	Public

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1 INTRODUCTION

This is an addendum to the 2020 Pit Hill, Piccadilly, Section 19 report published in November 2022. The 2022 report was produced following three rainfall events that internally flooded two properties in Piccadilly, meeting WCC's thresholds to trigger a formal investigation under Section 19 of the Flood and Water Management Act 2010.

Further internal flooding to the two properties was experienced in June 2023 from a singular rainfall event, and appendix D is intended as an addendum to the original report, and provides detail on the June 2023 flooding. Appendix E is an updated actions and opportunities table, which identifies what actions have been undertaken, or are proposed, and provides recommendations for future mitigation and management.

2 APPENDIX D

2.1 Addendum to report

Further flooding was reported to have affected the two properties in Piccadilly Crescent on 11th June 2023. On this date the County of Warwickshire as well as the wider West Midland area was subject to a yellow warning of thunderstorms and torrential downpours from the Met Office. The onset of heavy rain associated with thunderstorm activity occurred at approximately 18:55, 22.9mm of rainfall in a 2-hour period. The nearby settlement of Wood End, which lies just over 1km to the Northeast also experienced flooding during the same event. Wood End recorded 51.1mm of rainfall during the same period, and as Piccadilly would have been in the radar shadow of this rainfall, it is felt likely that accumulation of 22.9mm recorded in Piccadilly, may be unrepresentative of rainfall experienced. All rainfall data has been calculated using Hydromaster and the absence of any local rain gauges discounts further verification.

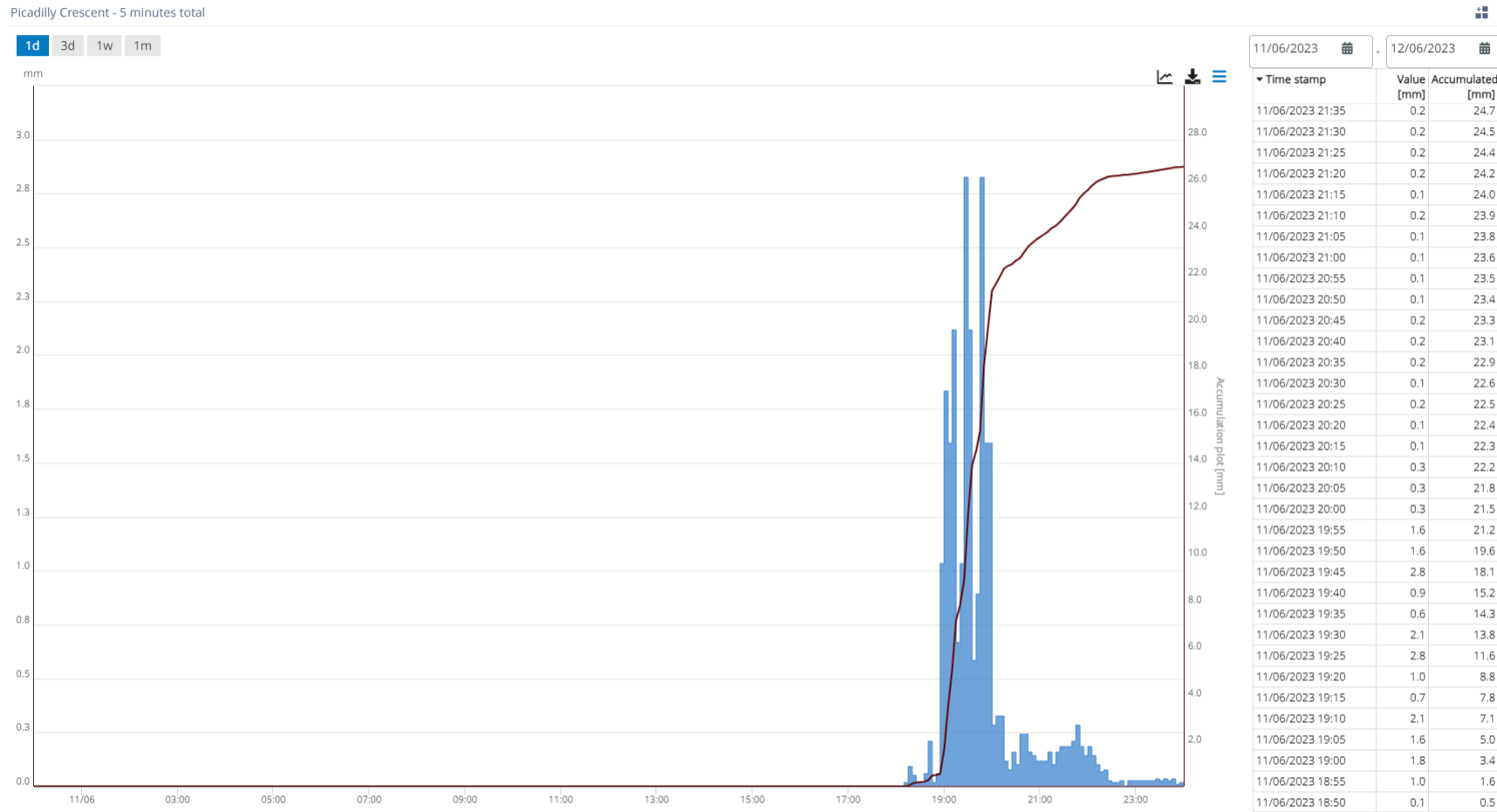


Figure 1 – Showing 5-minute rainfall accumulations for Pit Hill, Piccadilly, Source Hydromaster

Internal property flooding was reported to the LLFA by North Warwickshire Borough Council and verified through photographs. A subsequent site visit to discuss the flooding concluded that there had been no apparent asset failure or restriction within the drainage network, as had been the case previously. Flooding is therefore understood to have resulted from high intensity rainfall either exceeding the capacity of the piped network, and or, the inability of flows to enter the piped network at a sufficient rate. Flooding was compounded by the fact that the two properties sit at the low spot of Piccadilly Crescent, resulting in them being in the resulting surface water flow path and compounded by the fact that both property frontages have been landscaped in a fashion that allows easy accessibility to those with limited or impaired mobility. The result of this landscaping has been to create a route towards the properties for surface water flows. Appendix E contains an updated actions and recommendations table, to reflect the most recent flooding.

3 APPENDIX E

3.1 Updated action table

No.	Action	Responsible authority	Previous Progress	Update
1	Establish ownership of the 150mm VC network draining Piccadilly Crescent.	WCC LLFA	Complete	N/A
2	Ensure that highway cyclic gully cleansing is scheduled at an appropriate interval on Piccadilly Crescent.	WCC Highways	Ongoing	N/A
3	Ensure that the 150mm VC system is maintained in a suitable state of repair. <i>Continuous liner installed between Piccadilly Crescent and Trinity Road, funded by NWBC.</i>	WCC LLFA NWBC WCC Highways	Complete	N/A
4	Cleanse watercourse to allow free flow of water in Thistlewood Brook	Landowner	Ongoing	On hold, property flooding is not linked to fluvial flood risk
5	Installation of new chamber with grated cover to mitigate against backup from ordinary watercourse	WCC Highways	Complete	N/A
6	Consider property flood resilience measures (PFR)	WCC LLFA, NWBC		PFR recommendations survey undertaken, and funding identified. NWBC approach for potential inclusion on capital scheme for delivery 24/25. Further consultation with NWBC required.
7	Consider amending footway levels and landscape gardens to realign flow paths away from property.	WCC Highways, NWBC		Ongoing

What are the future opportunities that may reduce flood risk here?

