

# MAIDSTONE BOROUGH COUNCIL LOCAL PLAN EXAMINATION

## SESSION 7 RURAL SERVICE CENTRES

This statement is made by Alastair Walmsley of Lenham.

### Issue (iv) – Whether the 2 proposed Lenham housing allocations are justified and effective and consistent with national policy?

#### H1 (42) Tanyard Farm, Old Ashford Road (155 dwellings)

**Qn7.17 Would ground water drainage considerations or park and walk provision materially affect the anticipated yield from this site in terms of the number of dwellings and is any modification of the policy needed for effectiveness?**

9. All sites in front of the AONB and North of the Upper Stour will need to consider the flow of ground and surface water from the AONB water.

9.1. The A 20 at this point is built on the spring line from the aquifers. This means that when the aquifer is full then winter springs (bournes) appear and the subsequent streams from these run down through the H1 (42) field. When this last happened winter of 2014 ground water rose from the drains along the A20 ran across the field (needing pumps in the 1<sup>st</sup> bungalow to the East). The stream then crossed the old Ashford Road lifting the tarmac at that point. The stream ran for nearly 3 weeks whether raining or not until the aquifer level dropped. (See attached photographs)

From the Environmental Agency map <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=8&x=591894.8125000008&y=152066.29166666692#x=590911&y=152617&lg=1,10,&scale=9> you can see 2 separate aquifers ending in the field.

9.2. Given the above a normal SUDS solution will be impossible as in the same high water table circumstances, water would be rising from the soakaways. The problem can only be made worse by the additional hard building surfaces which will increase the storm water surface loading.

It therefore impossible to build the proposed 155 houses on this site using SUDS and a culvert under the Ashford Road (past “burn” side cottages) will be necessary – this leading to additional flood loading on the Stour.

Even this solution may not solve groundwater flooding on this site and will increase the flooding (ponding) at the Railway embankment to the South where all the Stour headwaters combine to pass through the culvert under the embankment.

KCC points out the pooling effect which the railway embankment has in East Lenham. Development to the North of the railway embankment across the fields known locally as the water meadow fields will exacerbate the pooling effect.

9.3. The site H1 (42) faces the Kent Downs AONB, it also lies in front of a Heritage Asset, The Lenham Cross.

9.3.1. As previously stated the Neighbourhood plan is anxious not to develop H1 (42) and other areas East of the Village which would in effect generate a long thin village running along the A 20. The Neighbourhood plan has identified a site south of the railway station on higher ground (the watershed between the Stour and Len rivers) which would allow a more compact village shape (easier to walk to shops and schools) with the demographic village centre being brought closer to the Railway station.

The populace in areas to the East of the village will have no pedestrian access to Schools or the Station without walking along the busy Roads leading into the Village Square; this will therefore involve even more local traffic at peak times.

18<sup>th</sup> October 2016



Bourne stream running down H1 (42) field boundary from A 20



Bourne pond created in the Eastern corner of the H1 (42) field boundary and Ashford Road  
(this is the proposed site of the sewage pumping station for the 155 dwellings)



Pumping from garden next to H1 (42) into Bourne on other side of hedge



Bourne running westerly along North side of Ashford Road – tarmac surface destroyed out to white line in the middle of the road

18<sup>th</sup> October 2016