

Flooding on Appledore Road from Limes Land

Problem

- (1) Flooding of properties on Appledore Road
- (2) Flooding to the North of Rose Cottage
- (3) Overflowing into Natural Spring Fed Pond in garden of Rose Cottage

Causes

- (1) Limes Land is predominantly clay, Non permeable with no filtration.
- (2) There is Water ingress to site from Woodchurch Road and northern areas.
- (3) The ditches and watercourses on Limes Land have not been maintained for at least 1963 when it was sold to a bank.
- (4) The ditches along Appledore Road and especially in the unregistered land between Briar Court and Limes Close have not been maintained since 1990 and certainly many years before.
- (5) Culvert from Limes Land to Appledore Road to East of Briar Court is probably partially blocked. Reported by TV inspection survey several years ago. Not sure who carried out survey.
- (6) There are insufficient drainage points from Limes Land to Appledore Road. At present only 3 points identified. Suggest 4th could run though track between properties which belong to Limes Land.
- (7) The surface water sewers along the verges of Appledore Road have not been maintained and are blocked with debris and tree roots as identified in RSK inspection several years ago. These drains are at a minimum from the Farmhouse 13 -15 Appledore Road in the West to Homewood School Playing fields to the East

Potential Impact of Proposed Development

- (1) Development will increase the run off rate.
- (2) Groundworks will disturb the natural watercourses and subterranean drains

(3) Likely to cause increase of Flooding during construction

(4) Loss of trees will affect take up of water.

(5) Creation of ponds and swales will cause damage and at present is shown through the tree roots of Protected Oak Tree in Marne House garden, originally part of Rose Cottage.

Points to raise during Site Visit on 20th May with Emma Burdett of KCC

- (1) Flood Records from previous events
- (2) Photographic and Video evidence of flooding events and other evidence of waterlogging of Limes Land
- (3) Proposals by developer. Show existing ditches and watercourses.
- (4) View pond at Rose Cottage to show relationship with field. This has not been mentioned on any plans shown for this proposal. Note! There is an overflow from this pond to drain chamber to East of Rose Cottage
- (5) Ditches and Natural Drainage. Highlight poor condition.
- (6) 3 Drainage points from Limes Land and Playing fields. (Suggest a 4th)
- (7) Surface water sewer in Appledore Road and ditches. Highlight Poor condition.
- (8) Water ingress from off site and in particular Woodchurch Road and Ponds to the North of Limes Land.
- (9) Limes Land is predominantly clay. Non permeable.
- (10) History of Limes Land. Has been pasture land for centuries. Until recently has been grazed by sheep. Some years ago cattle were grazed on the land.
- (11) Water drainage off Limes Land takes weeks after rain events
- (12) There are subterranean channels across the site which will be disturb through ground works. This will totally disrupt the existing watercourses.
- (13) Appledore Road on the Southern boundary is the lowest point of the site and obviously where all excess water will appear.
- (14) Understanding the links between surface water drains and highway drainage and crossover between the 2 systems.
- (15) There is evidence of sewage arriving on the site in the various ditches. This needs to be examined and samples taken to confirm the source.

(16) Ditch to North of Rose Cottage. 2 discharge pipes, 1 old ceramic pipe with has been damaged and plastic drain pipe. Both to these are connected to drain chamber to east of Rose Cottage.

(17) Overflow from pond in Rose Cottage garden

(18) View triangle of land between Briar Court and Limes Close. Note ditches are completely overgrown and there is no sensible connectivity to drains across Appledore Road to Shrubcote.

(19) View drains from Farmhouse across Appledore Road.

(20) There is no clear drawing or plan showing the detail of the Surface Water sewers in Appledore Road and the links to off site. There is also no drawing which shows any links to Highways Drains or to the drainage from Limes Land. A full survey is required and a comprehensive drawing is needed to show the whole system.

(21) Limes Land waterlogged every winter.

(22) Extreme Weather events. Water from the Ponds to the north of Limes Land heads South along the ditches to the North of Rose Cottage. From here the water enters one of the 2 drains in the ditch which is connected to the drain pot east of Rose Cottage. Water also runs along ditches on southern boundary past Limes Close to the same drain pot. This drain pot is at the head of a culvert which runs along eastern boundary of Briar Court.

If there is excess water or restrictions to this flow through this culvert, the water backs up and rises in the ditch and surroundings.

Eventually the area overflows into our natural pond. We have an overflow which connects to the drain to the east of Rose Cottage.

(23) The proposal to dig swales and ponds to the north of our boundary may well impact our pond and will also cut through the roots of a protected Oak Tree which is over 80 years old.

(24) The flooding issue was investigated in 2001 by Ashford Borough Council, but due to lack of response from the owners any action never happened and since then all ABC records have been lost. However I retained a copy of ABC letter which is in the pack of documents to accompany this list

(25) As part of the Planning Application, Wates have offered land for a football pitch on land within Limes Land. To meet any required standard by Sport England, significant ground works and installation of drainage will be required which will have to be channelled to Appledore Road. There does not

appear to be any information about this extra drainage although a pond is proposed on the south west corner of the existing playing field.

(26) The issue of water ingress onto the site from other sources outside the site need to be fully addressed in any design.

(27) Chain of authority in KCC

(28) Extreme weather conditions may make the situation worse. Perception that this is happening.

(29) Wates provide run off rates. How are these calculated?

(30) How do you ensure that flow restrictions operate in perpetuity and are maintained ?