

ESTATES MEETING

12TH April 2021

ES82 PUTLANDS FIELD

(The following information has been received from a local drainage engineer who has advised the council on drainage issues over the years.)

The issues at Stace House is separate and incidental to the issues occurring at Stace Cottages and 43 Ashcroft Road, in my opinion.

Issues at Stace House:

Stace House is NOT being flooded by run off from the running track field area. I say this as when Cllr Turk and I visited the site there was water lying against the boundary to the curtilage of Stace House, but on the Putlands Field side of the hedge and fence line. Stace House was completely dry.

It was confirmed to us during our visit that the developer of Stace House had connected the roof drainage of numbers 3 & 4 Stace Cottages to his surface water system and then hence into his tank. Stace House is a substantial 4 bedroom dwelling with a large roof area and a large double garage, all of which have downpipes leading ultimately to a rainwater harvesting tank. The rainwater harvesting tank is then pumped to a header tank in the loft from a pump in the underground tank, and the header tank level lowers when toilets are flushed in the property or when grey water is used (rainwater is not suitable for cooking or drinking). The problem arises when during periods of heavy rainfall that the toilets are not flushed enough and the rainwater tank(s) become(s) full with continuing rainfall. The whole system backs up and enters his garden through the inspection chambers and pipe work system, effectively flooding himself. I could not see any evidence of a surface water drain from his property. What I think is happening is that the builder hoped that all the surface runoff would get used in toilets and possibly sinks, then leaving the property via the foul waste line into a foul sewer. This would then in theory not require a surface water connection assuming that the harvesting tank could store runoff from a severe prolonged event. The reliance on digging soakaways for drainage into impermeable clay soil will do no good either. The size of the underground storage tank is another consideration. Is a gauge or level alarm fitted?

I cannot say for certain that this is what is happening, hence the reason I have asked for an as-built drainage layout of the property which is still not yet provided. This will confirm if I am correct and should also show the location of any system overflow which if it exists, may need attention to function correctly. As a result until such time necessary information is provided, I cannot take this any further. I will offer further help if and when the information asked for is available. I would imagine that a consulting civil engineer would say the same,

but as they carry Professional Indemnity cover they would put their name to any drainage survey in lieu of as built information provided by the resident. I do know of such engineers that may be prepared to assist.

Putlands Field:

This does NOT flood Stace House. It does however cause property flooding to Stace Cottage car park and the to 43 Ashcroft Road. It does need sorting out. Resolving this issue would not stop Stace House flooding.

Initially as discussed with Cllr Turk, I would suggest some sort of small headwall with a grill over it located in the area of the collected ponding. From this headwall a pipe would then run along the PWTC side of the hedge towards the entrance to Stace Cottages garages. Crossing under the access road and down to the parking area the pipe could then pass through the property garden of 43 Ashcroft Road and into the surface water sewer in Ashcroft Road. Depending upon falls and levels it may be possible to run and connect into the surface water sewer under Maidstone Road at the entrance to the cottages as an alternative. Either way, works would be both disruptive and expensive, but flows would not enter the curtilage of Stace House which is a recorded concern of the residents. This would cure the problem no doubt.

It would appear that long before Stace House was developed, there was a ditch that has been filled in. I cannot say for certain if this causes the problem. I cannot comment either on the suggestion that the new detached house in Sycamore Gardens adds to the issue.

I would be happy to draw a basic layout plan of a scheme such as this; please let me know if you would like such a sketch.

In terms of how to progress the issue, I think effort needs to be concentrated on disposing of the Putlands field runoff. Appointment of a small consulting engineer – not Peter Brett again – would be a start and also to start conversations with Southern Water to identify a suitable connection point into an adopted surface water sewer given the exceptional circumstances would be a logical next step. Questions concerning the drainage design of the running track should be directed to the original designer of the track in the first instance.

In light of the above information members are asked how they wish to progress this.

ES83 TREES GREEN LANE

a) Rear of Goldfinch Close

The tree surgeon has visited the site again and his pictures are attached.

The residents garden is directly behind the Oak tree, and they have expressed their wish for more light into the garden. Their patio barely gets any sun in the height of summer. They pointed out when they moved in the tree was significantly smaller and they did used to get some sunlight to that area. They cannot understand why members are opposed to reducing the height of the tree when the trees to the left of their garden, behind their neighbours gardens, have been pollarded to around 15ft (see picture). I suspect some of that work may have been carried out with power networks as those trees are directly under the HV lines above. They do not wish for that extreme level of reduction but would like it to be significant enough to allow for more sunlight and leaf reduction into the patio and garden.

I have edited one of the images to show the options available for the tree. The red lines are selected branches that could be removed to crown raise the tree further without reduction. The orange line is where I would suggest a sympathetic reduction for the tree. The yellow line is more to where the residents are expecting the tree to be reduced to.

Members views are sought.

(b) Green Lane Spinney

The Tree surgeon has given the following report after completing the work adjoining the power line.

Working with UK Power Networks we successfully and safely removed the problem Ash tree using the spider tracked cherry picker for access. As can be seen from the image attached the tree was extremely compromised with significant rot inside. Huge thanks go out to Matt, Howard and the team from UKPN for their part in this task.

Whilst we were on site there was scope within the electricity shut down window to remove another couple of trees which were considered high risk to the public. One multi stemmed tree was mostly dead and another smaller group of Ash which was adjacent to the stay wires of the power lines and had mostly dead tops. In addition to those I removed some large dead wood from a large Ash tree above the foot path.

Moving forward I discussed with UKPN the next stages of the coppicing which are within the danger zone of the same powerline and as previously discussed with yourself, they are keen for a summer shut down. This would be from June to September and would entail a maximum 6 hour window for the tree works to be carried out. This would require the same equipment for our works with the hire of the spider

tracked cherry picker again to speed up the removal of the trees within the window of the power shut down. As previously discussed with you this wouldn't be as ideal for the trees to be coppiced in summer but as UKPN only schedule proactive shut downs in the summer we have little choice in the matter.

To move forward with the next stage, once council members have agreed this plan, we can provide a new quote for the next section of summer coppicing and liaise with UKPN to arrange the shutdown. It would be helpful for us if we could arrange a site visit to the spinney to discuss the next stage to confirm with all interested members which trees will be coppiced within the scope of the summer shut down.

Further work to the remaining section of the lapsed coppice trees within the spinney, away from the power lines, would be best carried out within winter 2022 to ensure the original management plan is adhered to.

Members are asked to approve the above proposals.

(c) UK Power Networks 132kV diversion near Green Lane

UKPN have just advised that the above work will not now take place until sometime between June & August. They have also advised that the monopole will only be in place for 3 - 4 years, after which it will be removed completely.

ES 83 (a)



ES 83 (a)






ES 83 (a)



ES 83(a)



-  A - Remove selected branches to crown raise
-  B - Overall reduction to our recommended 6-8ft (1.8-2.4m)
-  C - Reduction expectations by the resident from site discussions

ES 83 (b)



ES 8 3 (b)



(9) 28 SF

