

INFRASTRUCTURE – EVIDENCE PAPER

Roads and Transport Infrastructure

Please see the Traffic and Transport evidence paper.

Local Amenities

Please see the Community Services, Culture and Leisure evidence paper.

Broadband and Mobile Phone

Please see the Connectivity evidence paper.

Utilities - Mains sewerage and drainage, mains water, mains gas and electricity

The main difference in provision of utilities across the parishes is between the semi-urban and rural areas. Access to mains gas is very limited in more rural parts. Mains drainage can be limited and is generally unavailable in the most remote locations. Gaining access to services more recently is often dependent on other infrastructure development. Some properties in Wye Road, Boughton Lees were able to access mains gas, at a cost, after a gas line was extended to Eastwell Manor. Others in Sandyhurst Lane were able to connect to mains drainage from a link to the Trinity Road development some seven years ago.

Utility infrastructure is provided by the National Grid (UK Power Networks and Southern Gas Networks), South East Water for mains fresh water and Southern Water for waste water. KCC Highways has a responsibility to unblock drains where road flooding might cause an accident.

As provision of utilities is patchy, the most accurate picture can perhaps be built by considering each settlement of the parishes in turn.

Goat Lees

- Mains sewerage and drainage
- Mains water
- Mains gas
- Electricity
- No current problems

Sandyhurst Lane, Watsons Close, Lenacre Street

- Mains sewerage and drainage - Apart from even numbered properties 360-390, the majority of properties on Sandyhurst Lane are not connected to mains drainage. With properties in Watsons Close and a number at the top of Freathy Lane, each group has shared private pumps, pumping into mains drainage. We understand that negotiations are underway for these to be transferred to Southern Water for ownership and maintenance. Lenacre Street has mains drainage.

BOUGHTON ALUPH & EASTWELL PARISHES NEIGHBOURHOOD PLAN

- Land drainage – there is a history of regular flooding, possibly field run-off, across Sandyhurst Lane just below Lenacre Hall Farm.
- Mains water
- Mains gas
- Electricity

Boughton Lees

- Mains sewerage and drainage - Mains drainage generally available, running as far as Brehouse Lane along Pilgrims Way and to the Baptist Chapel along Wye Road, but no further. The 3 properties in Denelees, Boughton Lees, have a recurrent waste water/sewage back up problem where their drainage runs into that of Wheelers. The drain bringing water from the Green towards the pumping station on Pilgrims Way is often blocked by sediment and surface flooding is frequent near the station. This flooding might be linked to capacity problems at the pumping station.
- Land drainage - A difficulty with blocked field drains causing road flooding at the second main bend in Pilgrims Way from Boughton Lees remains, Work helped to clear this in 2015 but it is reported (Jan 2016) to be building up again.
- Mains water
- Mains gas - A pipeline runs up Wye Road to Eastwell Manor and some properties along this route have paid to be connected to it. Otherwise no mains gas available in this area.
- Electricity – There are irregularities in supply in Boughton Lees opposite Rook Toll where the power line comes through trees and has been damaged in high winds. Recent (though unfortunate) reductions in the number of trees might resolve this.

Boughton Aluph

- No mains sewerage and drainage
- Mains water
- No mains gas
- Electricity - Overhead power line supply seriously disrupted after storms in 2015, unclear if upgrading subsequently carried out.

Kempes Corner

- No mains sewerage and drainage
- Land drainage: surface flooding of roads from blocked field drains a problem both in the lower area of Wye Road and top of Harville Road.
- Mains water
- Mains gas - Gas line available in Wye Road, some have paid to connect.
- Electricity

Conclusion

- There is no mains gas, sewerage or drainage in much of the rural parts of the parishes.
- The parts of the parishes that are without would welcome connection to mains drainage.

BOUGHTON ALUPH & EASTWELL PARISHES NEIGHBOURHOOD PLAN

- A robust infrastructure (power, water, sewerage and drainage) must be put in place before further development takes place and should therefore be a precursor to new development.
- With the exception of remote locations, new development must be connected to mains drainage.
- There must be clear maintenance plans for the ongoing costs of SUDS drainage.
- Highways need to be regularly alerted to maintain areas where there is a repeated history of road flooding which might endanger road users.

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