

# Queenborough & Rushenden Regeneration

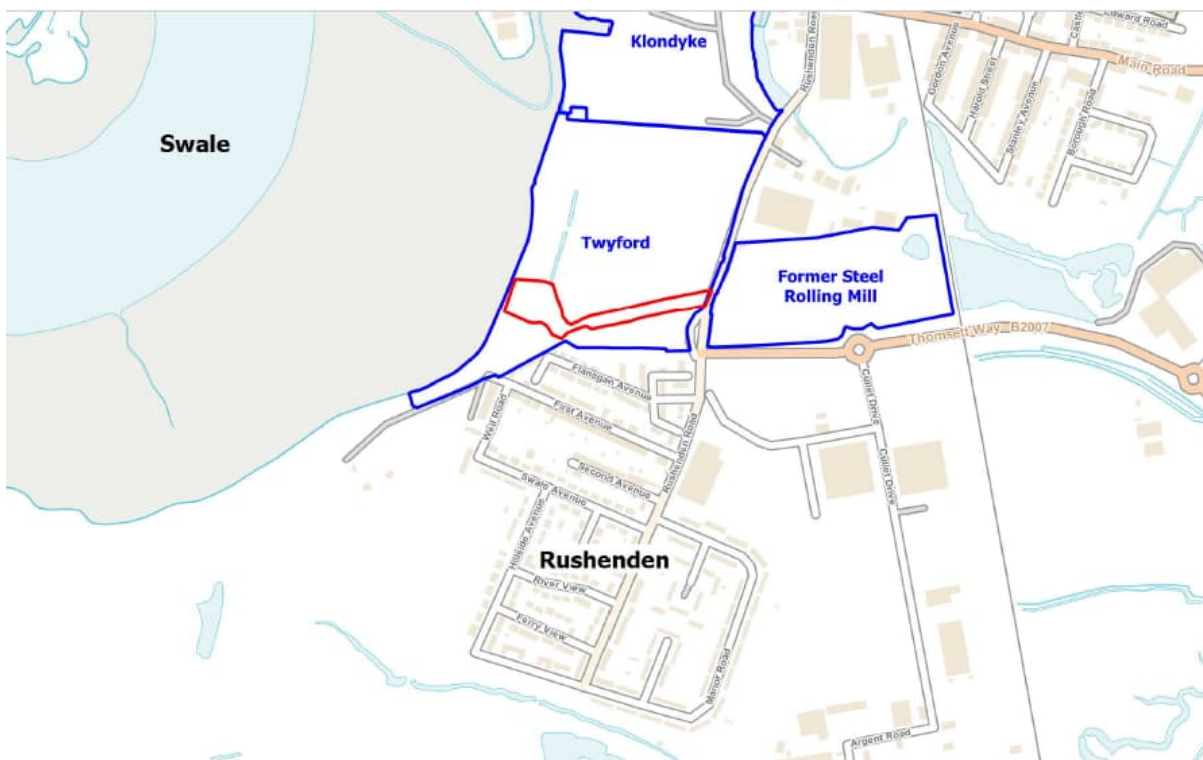
## Community update

18<sup>th</sup> August 2022

This letter is intended to provide local residents and businesses with an update of the latest regeneration works in Queenborough & Rushenden.

### Twyford Site – Construction of new surface water pumping station

Local residents will have noticed works have commenced in the location of the former Brett Aggregates plant on the south-west of the Twyford site as broadly shown in red below.



The new surface water pumping station is being funded by Homes England's Housing Infrastructure Fund (HIF) and will replace the existing Lower Medway Internal Drainage Board (LMIDB) pumping station on the Twyford site which is now over 40-years old and beyond its life cycle.

The new pumping station is a piece of strategic infrastructure that will effectively drain Southern Water's surface water drainage network within large parts of Queenborough and Rushenden. Without this pumping station, surface water would not be able to drain away and this would result in flooding. It has been designed to increase the robustness, efficiency and capacity of discharging surface water run-off from Queenborough and Rushenden into the Swale Estuary.

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The principal contractor ([UKDN Waterflow \(LG\) Ltd](#)) has been appointed to construct the pumping station, following an open market tender and several months of planning and design work.

The works are scheduled to be undertaken over a period of 20 weeks, with target completion set for **October 2022**. It will involve the following activities:

- Vegetation clearance & relocation of existing topsoil stockpile
- Construction of the pumping station complex with associated rising and gravity main discharging through the Environment Agency (EA) earth flood embankment to the Swale Estuary
- Construction of a new attenuation pond
- Replacement of existing 975 mm culvert connecting the existing drainage ditches that crosses the former mineral railway corridor; and,
- Landscaping and timber fencing of sloping drainage ditches/pond.

The team are well underway with installing the rising main, gravity pipework and outfall that will pump up and through the EA flood bund (see right). The new attention pond (see below) is largely complete and the new culvert connecting the existing ditches is half complete. Please be assured the works are being undertaken in accordance with the Environmental Permit obtained from the EA and that the flood defence continue to be fully operational.



Please note that the public right of way (footpath ZB49), along the former mineral railway corridor will remain open throughout the duration of the works and residents are encouraged to use the footpath as signposted by UKDN. Footpath ZB48 along the stretch of the EA flood bund will be closed until later this year, but it is anticipated that it will be reopened following completion of the new pumping station.

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UKDN's working hours will be Monday – Friday: 8am to 6pm and Saturday: 8am to 1pm, in accordance with the planning permission. No works shall take place on Sundays or Bank/Public Holidays. All works outside these hours (which currently is not anticipated) shall be subject to prior agreement with Swale Borough Council and all other relevant statutory authorities, with reasonable notice provided to affected residents.

During the project, there will be a small increase of traffic and noise on side roads leading to the site; due to delivery of materials / plant as well as movement of site personnel vehicles. To minimise any disruption, deliveries will be planned and scheduled in advance; with suppliers advised in advance of delivery time slot and a 'no waiting' restriction around the site. Also, all construction traffic will be directed through the main access off Rushenden Road, so there will be no impact on adjacent homes.

At times there will be unavoidable noise and dust, but the team will be keeping a close eye on this and during this period of very dry weather, a water bowser will be deployed to keep dust to a minimum. With regards to noisy works the team are trying to keep this around midday to minimise disruption to local residents.

Residents at Flanagan Avenue will notice machinery and plant working close to the LMIDB drainage ditch over the next couple of weeks – this is to facilitate the installation/construction of the new concrete culvert which will drain water to the new attenuation pond. There will be at times unavoidable noise and some vibration but the works will be completed sensitively and as quietly as possible. This work is due to complete in the next 1-2 weeks.

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If you have any questions or would like to meet with the project team, please do not hesitate to contact UKDN [enquiries@ukdnwaterflow.co.uk](mailto:enquiries@ukdnwaterflow.co.uk) with email title starting with “Twyford Pumping Station” or call 0333 344 2937.

## Former Steel Rolling Mill Site – Land raising works

Local residents will have noticed earth lorry movements to and from the Mill Site. Cognition Land and Water are busy placing and engineering the soils to create a new raised development platform to provide a future developer a ‘shovel ready’ site that has been remediated and enhances the flood protection to the site.



Approximately 100,000m<sup>3</sup> of surplus soils have been imported, sustainably reused and engineered from the M2 Junction 5 works over the recent months. These soils would have otherwise been potentially disposed of at landfill.

Works are nearly complete. The current estimated completion date is the early part of **September 2022**.

Works are carefully being managed, particularly mud deposition on the local road network with road sweepers being deployed on a daily basis.

Working hours are the same as those mentioned above.

If you have any questions or would like to meet with our project team, please do not hesitate to contact Cognition Land and Water at [enquires@cognitionltd.com](mailto:enquires@cognitionltd.com) or call 01932 246600.

## Klondyke Site – Land remediation and raising

Works are largely complete with residual works to be completed this summer, including the infilling of Chalk Wharf Road, but are dependent on UKPN attending site to divert high-voltage below ground cables.

Once complete this will allow the Twyford and Klondyke sites to be linked together providing a continuous level development platform.

A new electricity sub-station is being constructed to provide future electrical capacity for the forthcoming mixed-use development.

Landscaping and footpath creation works are also to be completed and Cognition Land and Water will be completing these works over the coming months. There should be no disturbance to local residents or businesses.

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## So what's next?

Once the majority of the enabling works are completed in autumn Homes England are intending to undertake soft-market testing with their panel of approved housing developers and potentially refresh the masterplan as the adopted masterplan (shown below) is now 7 years old. This will inform the next steps of the regeneration strategy for 2023 onwards.



## Who to contact for further queries?

If you have any general or further queries, please email [Petra.Clarke@homesengland.gov.uk](mailto:Petra.Clarke@homesengland.gov.uk) at Homes England.

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