

B.2 DA02 - Tonbridge and Malling Rural Mid

Tonbridge and Malling Stage 1 SWMP: Summary and Actions

Drainage Area 02: Tonbridge and Malling Rural Mid

Area overview

Area (km²)

Drainage assets/systems	Type	Known Issues/problems	Responsibility
Sewer networks	Sewer (foul and surface water (Ightham, Addington))	There are issues linked with Southern Water systems.	Southern Water and Thames Water (latter very small portion in NW corner of drainage area)
Watercourses	Main River	Known fluvial issues associated with the River Bourne at Borough Green.	Environment Agency
Watercourses, drains and ditches	Non-Main River	Known fluvial issues associated with ordinary watercourses in Ightham, Nepicar Oast, Ryarsh, Borough Green, Birling, Birling Ashes Hermitage and St Leonard's Street.	Kent County Council and Tonbridge and Malling Borough Council
Watercourses, drains and ditches	Non-Main River	No specific known problems	Lower Medway Internal Drainage Board
Watercourses, drains and ditches	Non-Main River	No specific known problems	Riparian

Flood risk

Receptor	Source	Pathway	Historic Evidence
A: Mote Road	Heavy rainfall resulting in surface water run off	Mote Road	Records of regular flooding affecting the road and National Trust land FMfSW (deep) indicates a flow route following the ordinary watercourse, not explicitly affecting the road.
B: Ightham Common	Heavy rainfall resulting in surface water run off and overloaded sewers	Redwell Lane, Old Lane and Tunbridge Road FMfSW (deep) also indicates Old Lane as a pathway Southern Water sewers between Tonbridge Road, Ismays Road and Tebbs Way	Flooding along Redwell Lane is a regular problem and recently in 2012 sandbags were needed to deflect water. Records of flooding along Old Lane appear to be isolated to 2008, although the road was recorded as repeatedly flooded over several weeks. Flooding along Tonbridge Road seems to have been an isolated issue. Southern Water have reported a one-off incident in 2011.
C: Ightham	Heavy rainfall resulting in surface water run off Surface water (blocked drains / gullies) Fluvial	Bates Hill, Busty Lane, The Street and Durlings Orchard Unnamed watercourse	Environment Agency and Tonbridge Malling Borough Council records suggest flooding is regular from this ordinary watercourse and has affected properties. Surface water records along The Street and Bates Hill are also regular and can result in flooding to properties. FMfSW (deep) follows path of the watercourse, and also indicates a flow route towards the south west towards Ightham Common
D: Kemsing Road	Heavy rainfall resulting in surface water run off	Kemsing Road	Historic records suggest flooding is regular but properties are affected. The FMfSW does not indicate this as an area as potentially at risk from surface water flooding

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<p>E: Borough Green</p>	<p>Heavy rainfall resulting in surface water run off</p> <p>Fluvial</p>	<p>Wrotham Road, Lingfield Road and Maidstone Road</p> <p>River Bourne and an unnamed watercourse</p> <p>Ponding of surface water (from FMfSW only) close to Annetts Hall (north of railway) and to the south of Borough Green around Crowhurst, Lendon and Drylands Roads (note pathway follows route of the River Bourne).</p>	<p>Regular flooding issues associated with both fluvial and surface water issues (although looks to be in different areas of the town) and causes may not be linked.</p> <p>FMfSW (deep) tends to follow route of the River Bourne.</p>
<p>F: Platt</p>	<p>Heavy rainfall resulting in surface water run off and overloaded sewers</p> <p>Surface water (blocked drains / gullies)</p> <p>Fluvial</p>	<p>Southern Water sewers off Long Mill Lane, around Greenlands</p> <p>Comp Lane, Long Mill Lane and Greenlands and local unnamed ditch</p> <p>Potash Lane and Boneashe Lane (indicated by FMfSW (deep) only)</p>	<p>Southern Water have reported a one-off incident in 2009.</p> <p>Historic records suggest that a local ditch floods the road at Comp Lane, Long Mill Lane (Blue Anchor Inn). Surface water flooding has also been reported along Long Mill Lane and Greenlands, due to blocked drains and gullies.</p> <p>The FMfSW (deep) suggests there is risk (localised ponding) around Greenlands and at the junction of Comp, Potash and Boneashe Lanes.</p>
<p>G: Addington, Offham and Wrotham Heath</p>	<p>Heavy rainfall resulting in surface water run off</p> <p>Surface water (blocked drains / gullies)</p> <p>Fluvial (old record)</p>	<p>Unnamed watercourse (at Nepicar Oast)</p> <p>London Road, Teston Road, Trottscliffe Road, Pepingstraw Close, Seven Mile Lane, Maidstone Road, Sandy Lane, Church Road and Addington Lane.</p>	<p>At Wrotham Heath historic records all link to surface water flooding. Issues along London, Maidstone and Teston Roads all appear to be one off incidents but flooding reported on Seven Mile Lane is a regular problem. Records in Offham are one-off issues. In Addington adjacent to the west Malling business park, there are regular surface water issues along the London Road, Church Road and Sandy Lane.</p> <p>FMfSW (deep) mainly follows flow path of watercourses, with only very minor localised ponding areas shown to be potentially at risk.</p>
<p>H: Ryarsh</p>	<p>Heavy rainfall resulting in surface water run off</p> <p>Fluvial</p>	<p>Unnamed watercourses (through Ryarsh and to the west of Ryarsh)</p> <p>The Street and Workhouse Road</p> <p>Centre of Ryarsh off Birling Road around Ryarsh Place Farm (FMfSW (deep))</p>	<p>Fluvial flooding associated with the two unnamed watercourses appears to be a regular problem. Surface water flooding along The Street seems to be a one-off record but Workhouse Road is affected regularly.</p> <p>FMfSW (deep) mainly follows flow path of watercourses, but also suggests the centre of Ryarsh is a potential area for surface water flooding.</p>
<p>I: Birling</p>	<p>Heavy rainfall resulting in surface water run off</p> <p>Fluvial</p>	<p>Unnamed watercourses</p> <p>Bull Road and Snodland Road</p>	<p>Regular fluvial and surface water issues are reported at Birling.</p> <p>FMfSW (deep) generally only follows course of the watercourses in this area.</p>

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<p>J: West Malling</p>	<p>Heavy rainfall resulting in surface water run off</p> <p>Surface water (blocked drains / gullies)</p> <p>Fluvial</p> <p>Groundwater</p>	<p>Broadwater Road, Windmill Lane East, Offham Road, St Leonards Street, High Street, Frog Lane, Swan Street, Lavenders Road and Lucks Hill</p> <p>Unnamed watercourse (banks overflow with Frog Lane being the pathway for floodwater)</p> <p>FMfSW (deep) highlights following as possible pathways: Ryarsh Lane and St Leonards Lane.</p>	<p>Regular records of surface water flooding at Broadwater Road, and FMfSW (deep) indicates a flow route crossing the road. The road has been identified as a drainage hotspot. Flooding at Offham Road has only been reported in 2009, but a property was affected by flooding. St Leonards Street is linked to fluvial and groundwater issues and High Street surface water . Flooding at Frog Lane is a result of the watercourse overtopping its banks and is a regular occurrence. Flooding at Lucks Hill, Swan Street and Lavenders Road all within close vicinity to each other and all linked to surface water flooding.</p> <p>FMfSW (deep) generally follows route of watercourse, although is reasonably extensive. Localised ponding also shown as potential issue.</p>
<p>K: Kings Hill</p>	<p>Heavy rainfall resulting in surface water run off</p>	<p>Hazen Road</p> <p>FMfSW (deep) no defined pathways just numerous small areas highlighted as being at potential for localised ponding.</p>	<p>Regular flooding at Hazen Road which has been highlighted as a drainage hotspot.</p>
<p>L: East Malling</p>	<p>Heavy rainfall resulting in surface water run off</p> <p>Surface water (blocked drains / gullies)</p>	<p>Kiln Barn Road, High Street and Wateringbury Road</p>	<p>Regular flooding reported at all locations, with some surface water issues being linked to blocked gullies and drains.</p> <p>FMfSW (deep) picks up potential risk at Kiln Barn Road and High Street.</p>
<p>M: Other (isolated incidences across the drainage area)</p>	<p>Heavy rainfall resulting in surface water run off and overloaded sewers</p> <p>Surface water (blocked drains / gullies)</p>	<p>Southern Water Sewers, Ivy Hatch</p> <p>Butchers Lane, Sheet Hill and Fen Pond Road</p>	<p>Southern Water have reported a one-off incident in 2011.</p> <p>Records date back to 2008-2010, with no other reported incidences.</p>

Summary of Location-specific Actions

Area of benefit	Location of action	Action	Action owner	Priority

North



Legend

- A** Mote Road
- B** Ightham Common
- C** Ightham
- D** Kemsing Road
- E** Borough Green
- F** Platt
- G** Addington, Offham & Wrotham Heath
- H** Ryarsh
- I** Birling
- J** West Malling
- K** Kings Hill
- L** East Malling

- Main Rivers
 - IDB Maintained Watercourse
 - Ordinary Watercourse
 - Lower Medway IDB
- Historic Flooding***
- Surface Water
 - Surface Water with blocked gullies/drains
 - Sewer
 - Groundwater
 - Fluvial
 - Other/ Unknown
 - Tidal
- * Where an entire road has been highlighted in the historic layer; this does not mean that all the road has flooded in the past but rather no specific location was identified in the records received.

- Sewer Flooding Incidents****
Number of flood occurrences per postcode area
- 1 - 3
 - 4 - 6
 - 7 - 8 <
- **Polygons only represent the postcode area and not the flood extent

Client: Consultant:



Partners:



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Scale 1:70,000

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Historic Flooding Tonbridge and Malling Rural Mid DA02

Key Plan 1:400,000

