



B.2 DA02 Maidstone Rural Mid

Maidstone Stage 1 SWMP: Summary Sheet

Drainage Area 02: Maidstone Rural Mid

Area overview

Area (km²) 81

Drainage assets/systems	Type	Known Issues/problems	Responsibility
Sewer networks	Sewer (foul and surface water)	There are issues linked to Southern Water systems	Southern Water
Watercourses	Main River	Known fluvial issues associated with the Medway	Environment Agency
Watercourses, drains and ditches	Non-Main River	Known fluvial issues associated with ordinary watercourses	Kent County Council and Maidstone Borough Council
Watercourses, drains and ditches	Non-Main River	No specific known problems	Riparian

Flood risk

Receptor	Source	Pathway	Historic Evidence
A: Sandling	<p>Heavy rainfall resulting in surface water run off</p> <p>Surface water (blocked drains / gullies)</p> <p>Fluvial</p>	<p>Boarley Lane and Forstal Road</p> <p>Medway</p> <p>Unnamed Drain (Forstal Road - the tidal Medway causes the drain to back up)</p> <p>FMfSW (deep) indicate some ponding in the centre of Sandling</p>	<p>There are regular problems with flooding on both Boarley Lane and Forstal Road. Fluvial and surface water have been cited as the cause for these incidents.</p> <p>In 2009, records show that 5 or 6 drains on Borley Lane were blocked with leaves which caused a garage to flood. In 2010, there was a property at risk of flooding as water flowed near to the front door.</p> <p>Forstal Road backs onto the River Medway, which at this point is partly tidal. The EA explained that previous events may have been exacerbated by tide locking of outfalls discharging to the River Medway.</p>
B: Detling	<p>Heavy rainfall resulting in surface water run off</p> <p>Surface water (blocked drains / gullies)</p>	<p>Detling, Detling Hill, Hermitage Lane, Pilgrims Way, Scragged Oak Road, The Street and Water Lane</p> <p>FMfSW follows the line of the watercourses.</p>	<p>Detling was affected by the floods in 2000.</p> <p>Scragged Oak Green is highlighted by KCC as being a drainage hotspot with regular flooding. Records show that the gullies and soakaways on The Street need regular maintenance.</p>
C: Eyhorne Street and Hollingbourne	<p>Heavy rainfall resulting in surface water run off, overloaded sewers and fishing lake</p> <p>Surface water (blocked drains / gullies)</p> <p>Fluvial</p>	<p>Ashford Road, Caring Lane, Chegworth Road; Eyhorne Street in Eyhorne Street; Eyehorne Street in Hollingbourne; Lower Street, Queensway, Old Mill Road, Penfold Hill and Queensway.</p> <p>Unnamed Drains (Eyhorne Street, Lower Street and Penfold Hill)</p> <p>Sewers (Queensway)</p> <p>FMfSW (deep) flows with the line of the watercourses. There is some minor isolated ponding indicated within Hollingbourne.</p>	<p>Records show that the gullies on Ashford Road require regular cleaning. Otherwise, the whole carriageway is at risk of flooding. The last event was recorded in 2011. Caring Road regularly floods as a result of excess surface water. KCC described that a new drainage system was installed in Sept 2012 on Caring Road.</p> <p>Records suggest regular surface water problems at Eyhorne Street and Lower Street. The EA have also commented that the watercourses in this area are spring fed and have small channels surcharge easily.</p> <p>In 2010 and 2012, there were problems recorded with a privately owned fishing lake. KCC were called out to provide flood boards.</p> <p>Sewer flooding was recorded in 2009 a Queensway due the hydraulic overload of a foul sewer.</p>

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<p>D: Harrietsham</p>	<p>Heavy rainfall resulting in surface water run off</p> <p>Surface water (blocked drains / gullies)</p> <p>Groundwater</p> <p>Fluvial</p>	<p>Ashford Road, Harrietsham, Chippendayle Drive, Church Road / Court Lodge Lane, East Street, Fairbourne Lane, Forge Meadow, Goddington Lane, Holm Mill Lane, Holm Mill Lane, Lakelands, Rectory Lane, Water Lane (Track), West Street; A20, Ashford Road.</p> <p>Unnamed Drain (East Street and Rectory Lane)</p> <p>Groundwater (Water Lane (Track))</p> <p>Once again the FMfSW (deep) matches the line of the watercourses, however the outline does cross the M20 south west of Harrietsham.</p>	<p>Historic records show that the gullies on Ashford Road need regular cleaning. Otherwise, the whole carriageway floods. Flooding on Chippendayle Drive was reported to be due to increased run off from a development. There is an attenuation pond located on Church Road which if not maintained can exacerbate flooding in the area. On East Street there is an ongoing problem with standing water for the last few years. Issues with blocked gullies and excess run off from fields has affected Fairbourne Lane in the past. There are records of blocked drains and gullies flooding Goddington Road and getting close to properties. A property has flooded on Holm Mill Lane as a result of blockages. Lakelands is defined as a flood prone spot.</p> <p>There was 1 incident of a tributary overtopping due to blockages on East Street) and an underground stream diverted which caused flooding of the sewer and affected residential areas and a highway (Rectory Lane).</p> <p>Groundwater/ an underground stream was reported to have flooded Rectory Lane and Water Lane (Track)</p>
<p>E: Lenham and Warren Street</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>Ashford Road, Court Lodge, Ham Lane, Headcorn Road, Headcorn Road near Grafty Green, High Street, Lenham, Honywood Road, Robins Close, The Square and Westwood</p> <p>Sewers (Court Lodge, High Street, Lenham; and Robins Close)</p> <p>There is isolated ponding highlighted by the FMfSW (deep) within Lenham. Flow routes have been indicated south west of East Lenham, the railway embankment appears to act as a barrier to flows. Flows continue in a south easterly direction downstream of the embankment. This are appear to be blocked by another embankment and continue alongside flowing to the east, through Charing Heath.</p>	<p>There are soakaways present on Ashford Road which were listed as the cause of flooding on A20 in the past. Reports describe Ashford Road being inundated by excess surface water caused by heavy rainfall, the last dated incident was in 2011. KCC Highways records describe regular surface water flooding of Headcorn Road. The remaining roads have isolated records attributed to them.</p> <p>MBC SFRA describes sewer flooding on Court Lodge, High Street, Lenham; and Robins Close.</p>
<p>F: Three Tees</p>	<p>Heavy rainfall resulting in surface water run off</p> <p>Surface water (blocked drains / gullies)</p>	<p>Honey Lane</p> <p>Minor ponding indicated only by the FMfSW (deep)</p>	<p>Records suggest regular flooding in this location, which is linked to overloaded gullies and drains</p>
<p>G: Langley Heath</p>	<p>Heavy rainfall resulting in surface water run off and overloaded sewers</p> <p>Surface water (blocked drains / gullies)</p>	<p>Amber Lane, Chart Hill Road, Heath Road , Leeds Road, Maidstone Road, Marshall's corner, Norton Road, Pleasure House Lane, Plough Wents Road, Warmlake Crossroads, Warmlake Road and Leeds Road.</p> <p>Sewer (Heath Road)</p> <p>Gravelly Bottom Road is indicated by the FMfSW (deep) as being a flow route. A flow route is also indicated through Langley, potentially affecting centre of the town.</p>	<p>Records suggest regular flooding of Amber Road, Leeds Road, Maidstone Road, Plough Wents Road and Warmlake Road. The soakaway at Warmlake Road is described to require regular maintenance otherwise it poses a risk to properties. The MBC SFRA suggest that drains here would benefit from more frequent maintenance.</p> <p>Southern Water describe hydraulic overload of the foul sewer at Heath Road in 2012.</p> <p>FMfSW (deep) does not show any localised ponding in this exact area, although there are other areas across Wouldham affected by FMfSW deep. However, FMfSW shallow does indicate potential surface water problems in this area.</p>

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<p>H: Chart Sutton, Sutton Valance and Warmlake</p>	<p>Heavy rainfall resulting in surface water run off and overloaded sewers</p> <p>Surface water (blocked drains / gullies)</p>	<p>Leeds Road, B2163, Langley Heath; Dickens Close, Gravelly Bottom Road, Heath Road and Shepherds Way.</p> <p>Sewers (Dickens Close)</p> <p>Low spot off Amber Lane (indicated by FMfSW (deep) only)</p>	<p>Historic records from KCC Highways and Maidstone Borough Council suggest that the issues in this location are mostly as a result blocked drains and/ gullies. Reports describe Leeds road being regularly affected by blockages. There is also an issue with poorly maintained soakaways on Leeds Road and on the B2163, Langley Heath.</p> <p>Southern Water have reported a one-off incident in 2010 on Dickens Close.</p> <p>FMfSW (deep) indicates localised ponding only as opposed to clear pathways/flow routes.</p>
<p>I: Other</p>	<p>Heavy rainfall resulting in surface water run off</p> <p>Fluvial</p>	<p>Charlesford Avenue,</p> <p>River Len,</p> <p>Spot Lane, Bearsted</p>	<p>Fluvial flooding from the River Len at Bearsted (1960).</p> <p>The Environment Agency reported fluvial flooding of a residential are on Spot Lane Bearsted.</p> <p>Water was reportedly tearing up through the road surface on Charlesford Avenue causing flooding.</p>

North



Legend

- A** Sandling
- B** Detling
- C** Eythorne Street and Hollingbourne
- D** Harrietsham
- E** Lenham and Warren Street
- F** Three Tees
- G** Langley Heath
- H** Chart Sutton, Sutton Valance and Warmlake

- Main Rivers
- IDB Maintained Watercourse
- Ordinary Watercourses
- Upper Medway IDB

Historic Flooding*

- Surface Water
- Surface Water with blocked drain/gully
- 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:



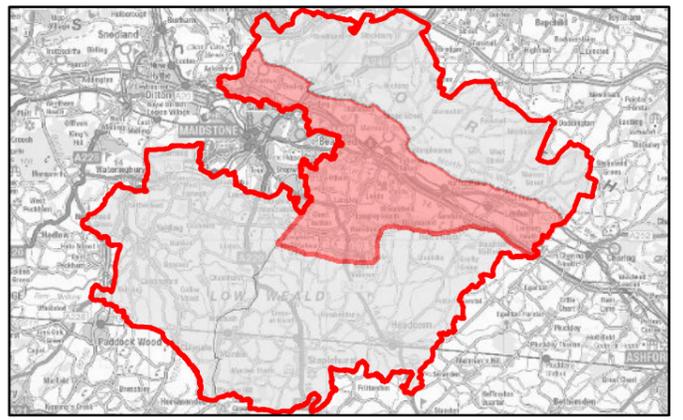
Consultant:



Partners:



Key Plan 1:400,000



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Scale 1:80,000

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Historical Flooding
 Maidstone Rural Mid
 DA02