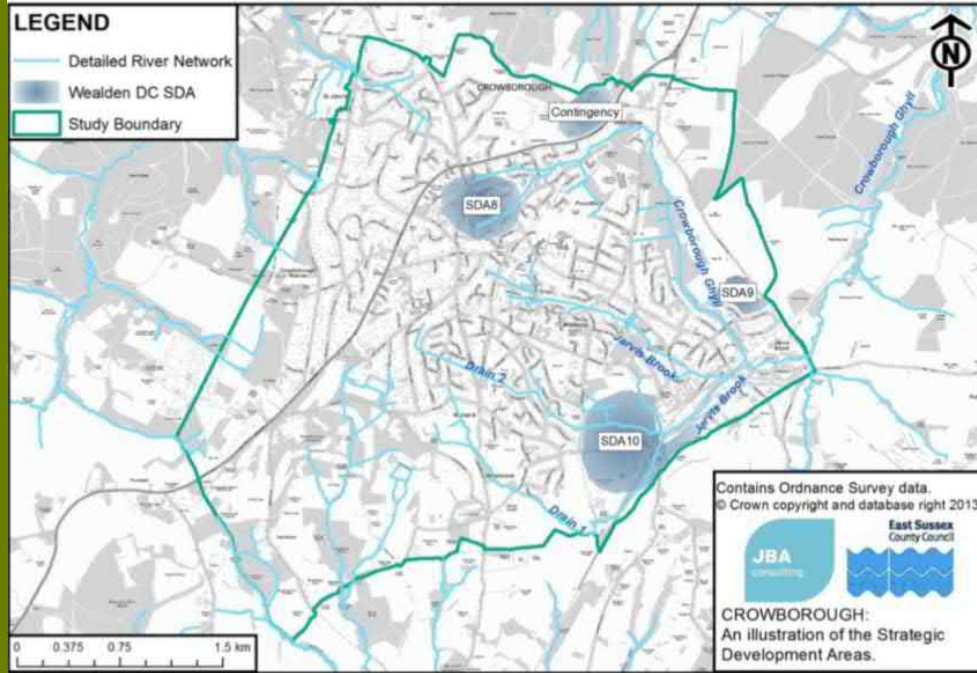


Crowborough



doesn't flood because it's on high ground !!

Presentation prepared by
Wealden Green Spaces
Text and Pictures by
Rosemary Shepherd

Crowborough Flood History



Crowborough is unlike any other town in Sussex or Kent.

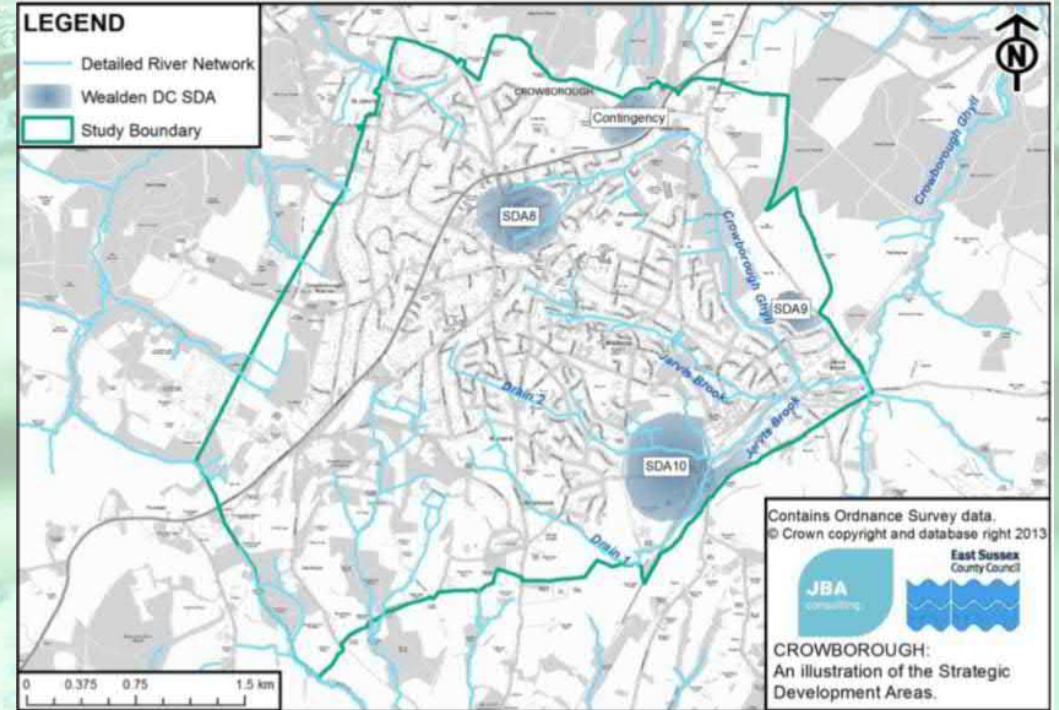
There are many streams which rise in the highest areas of the town. These have been routed underground, through culverts, only surfacing for short distances.

Crowborough Stage 1 Surface Water Management Plan

Final Report

April 2015

[Click Me](#)



- This shows the routes of the Crowborough streams and gives advice to WDC regarding developments at Pinegrove and Walshes Road.

This appears to have been ignored by those responsible when considering:-

Quote from the East Sussex Report

“Pine Grove - The land at Pine Grove and town centre (SDA8) has been identified as an area for redevelopment. This area falls within the High Street flood hotspot. The exact area for development is yet to be defined. As a result, there is an opportunity to plan the redevelopment in conjunction to the risk.”



Where the water flows Part 1

- The Alder Brook passes through Southridge Rise, surfacing in Hurtis Hill before flowing under Alice Bright Lane and Stone Cross Road. It then runs along the back of Alderbrook before flowing through the Walshes Farm fields, running down the far side of the railway tunnel and joining the Jarvis Brook in Western Road.
- No doubt this was responsible for the recent flooding in Walshes Park. Concreting over the Walshes fields will considerably worsen the situation.

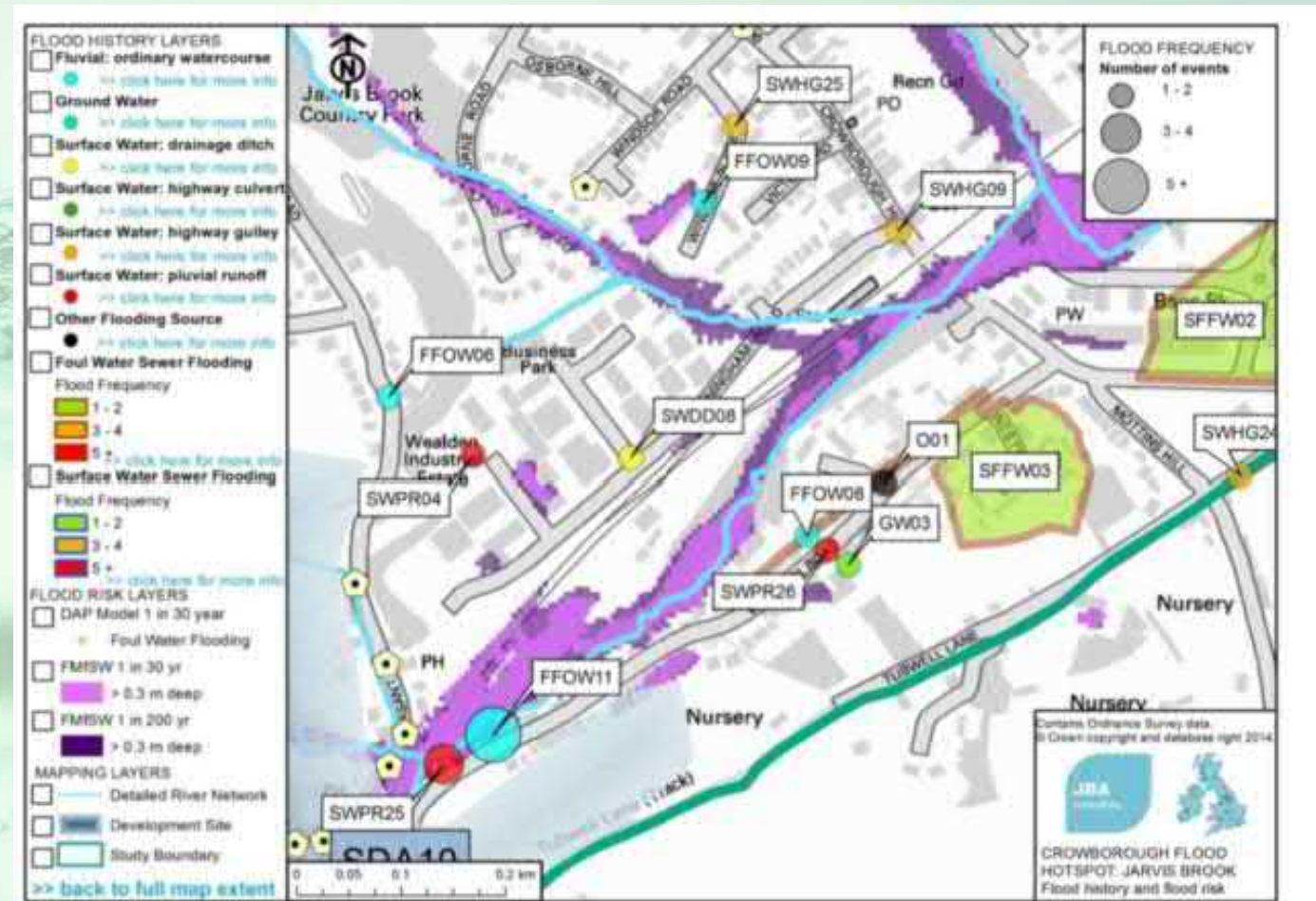


Figure 3-4: A map of the flooding hotspot - Jarvis Brook

Where the water flows Part 2

- The stream which runs along the back of houses in Fermor Road runs under Luxford Road, through Kemps Farm to Mount Pleasant. Most of the other streams from the heights of Crowborough join either the Jarvis Brook in Western Road or the Crowborough Ghyll at Palesgate Lane.
- These then flow into the Eridge Stream, and eventually the River Medway via the River Grom.
- It follows that the concreting over of flood-plain fields in Crowborough is contributing significantly to flooding in Kent.

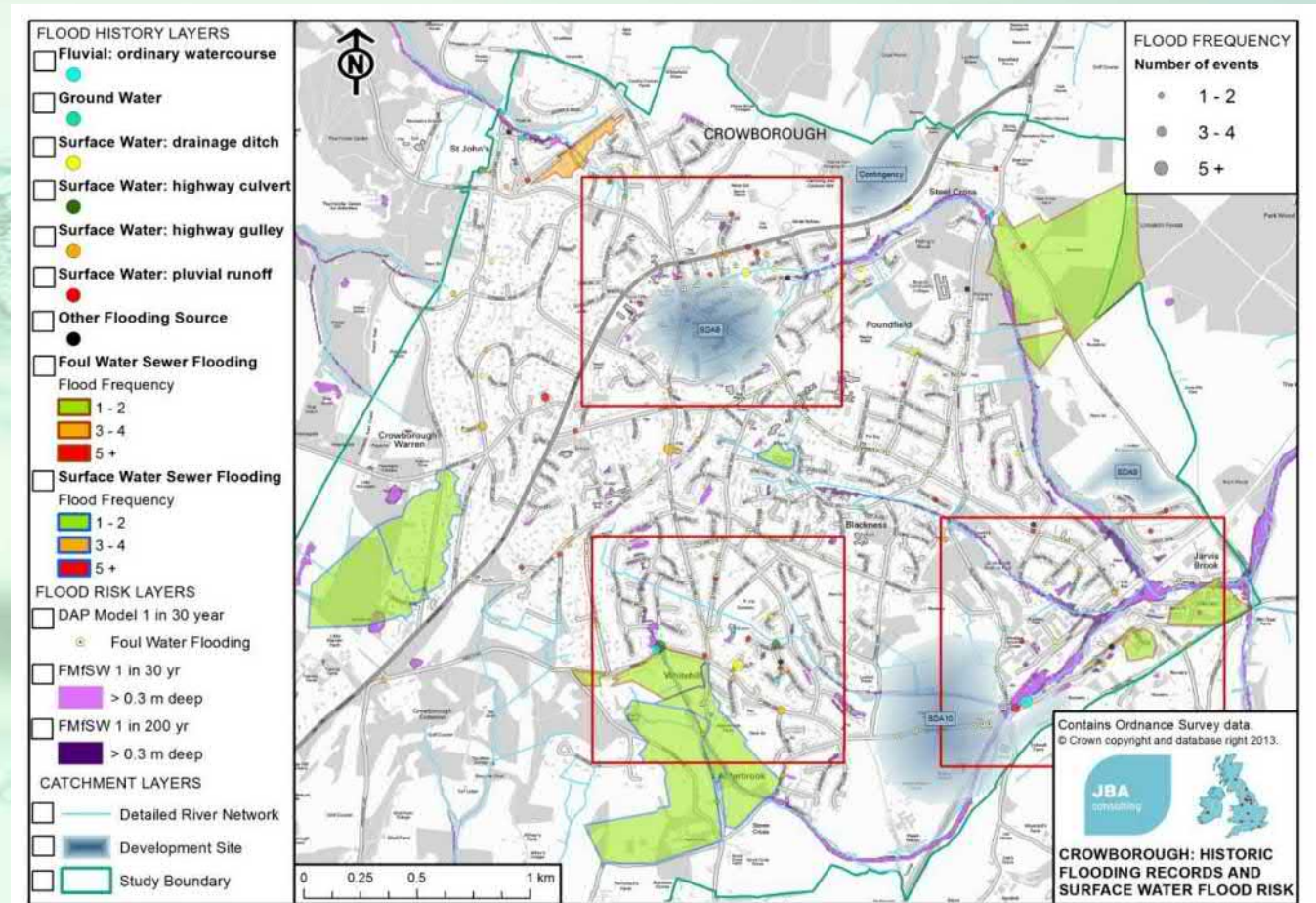


Figure 3-1: The GeoPDF flood risk and recorded flooding incidents in Crowborough.

Area's of Concern

- The land at Pine Grove and town centre (SDA8) has been identified as an area for redevelopment. This area falls within the High Street flood hotspot. The exact area for development is yet to be defined. As a result, there is an opportunity to plan the redevelopment in conjunction to the risk. Urban intensification could exacerbate the existing pluvial runoff problem.
- Furthermore, increasing the number of properties connected to the foul sewer network would increase the risk of manhole flooding which is already predicted during a 30-year storm. However, opportunities to upgrade sewer infrastructure as part of the new development or reduce surface runoff by applying SuDS also arise with new development.
- The urban expansion planned for the land southeast of Crowborough (SDA10), partially falls within the Jarvis Brook flooding hotspot. Although there has been no reported flooding in the area this is likely because there are currently no properties to be affected by flooding.
- There is predicted surface water and manhole flooding in this area. The development would increase the load on the sewer networks but could provide an opportunity for the network to be upgraded. Development in this area could increase the fluvial flood risk to downstream communities (which already form a flood hotspot), as this area of farmland potentially acts as storage during high flows on the Jarvis Brook. However, if further planning was made in conjunction with flood risk there are opportunities to better manage flood risk from Jarvis Brook.
- The land at Jarvis Brook is not in a flood hotspot as there are no reported flood events in this area. The land is adjacent to the Crowborough Ghyll but the fluvial flood risk from this watercourse is not calculated so the flood risk is unknown.

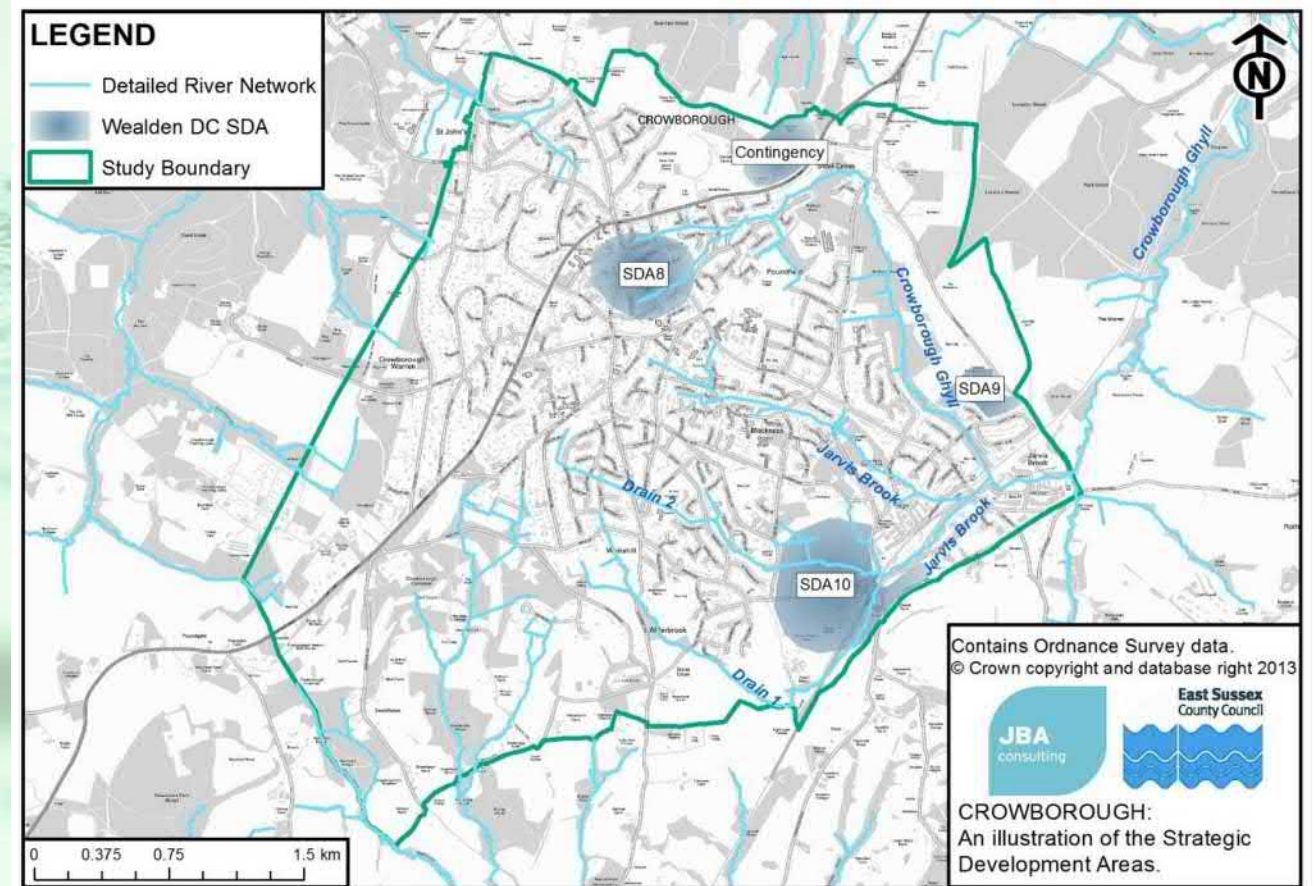


Figure 4-1: Strategic development areas identified in Crowborough.

Results of Overdevelopment

- Recent severe flooding which has occurred in Crowborough affected Walshes Road, Western Road, Luxford Road, Farningham road, Palesgate Lane, Ghyll Road, St. John's Road and the entrance to Walshes Park amongst other areas.
- Resulting Manhole covers were forced upwards due to the sewage system being totally unable to deal with the deluge.



Results of Overdevelopment



Long before all the houses are built on Walshes Farm fields, Western road will become impassable either due to traffic or flooding.

- These were a major traffic hazard and raw sewage was running down the streets. I have copied photos of the floods,(apologies to the owners.) The recent closure of Walshes Road has highlighted the fact that Crowborough is heading for a major disaster. Massive lorries were photographed blocking narrow lanes and trying to navigate through Rotherfield's narrow streets in order to try to access the Millbrook Business Park and Tesco's Supermarket. These were photographed by residents.
- Lorries which cannot drive under the railway bridge are normally directed via Hurtis Hill, Walshes Road and Western Road. Western Road has always suffered from traffic problems, with huge lorries driving on pavements, this is extremely dangerous for pedestrians particularly children walking to Jarvis Brook school.

Road closure will mean a long diversion to the station and no access to the Millbrook business park. Crowborough has already reached the point where disaster is inevitable, but a large development has been agreed on Kemps Farm, probably joining up with the new developments in Blackness Road.

This will undoubtedly add to the flooding problems in Jarvis Brook.



What Next and what will it mean

- Developments have also been agreed on the Millbrook garden centre site and on land opposite Jarvis Brook school, both have exits onto Mottins Hill, an extremely narrow Lane, very close to Western Road.
- A planning application has been submitted for a large development between the Rugby Club and Palesgate Lane.



- This will add to the serious flooding problems in Palesgate Lane. All this water has to go somewhere, and we are being told that, due to climate change, flooding will become the norm.

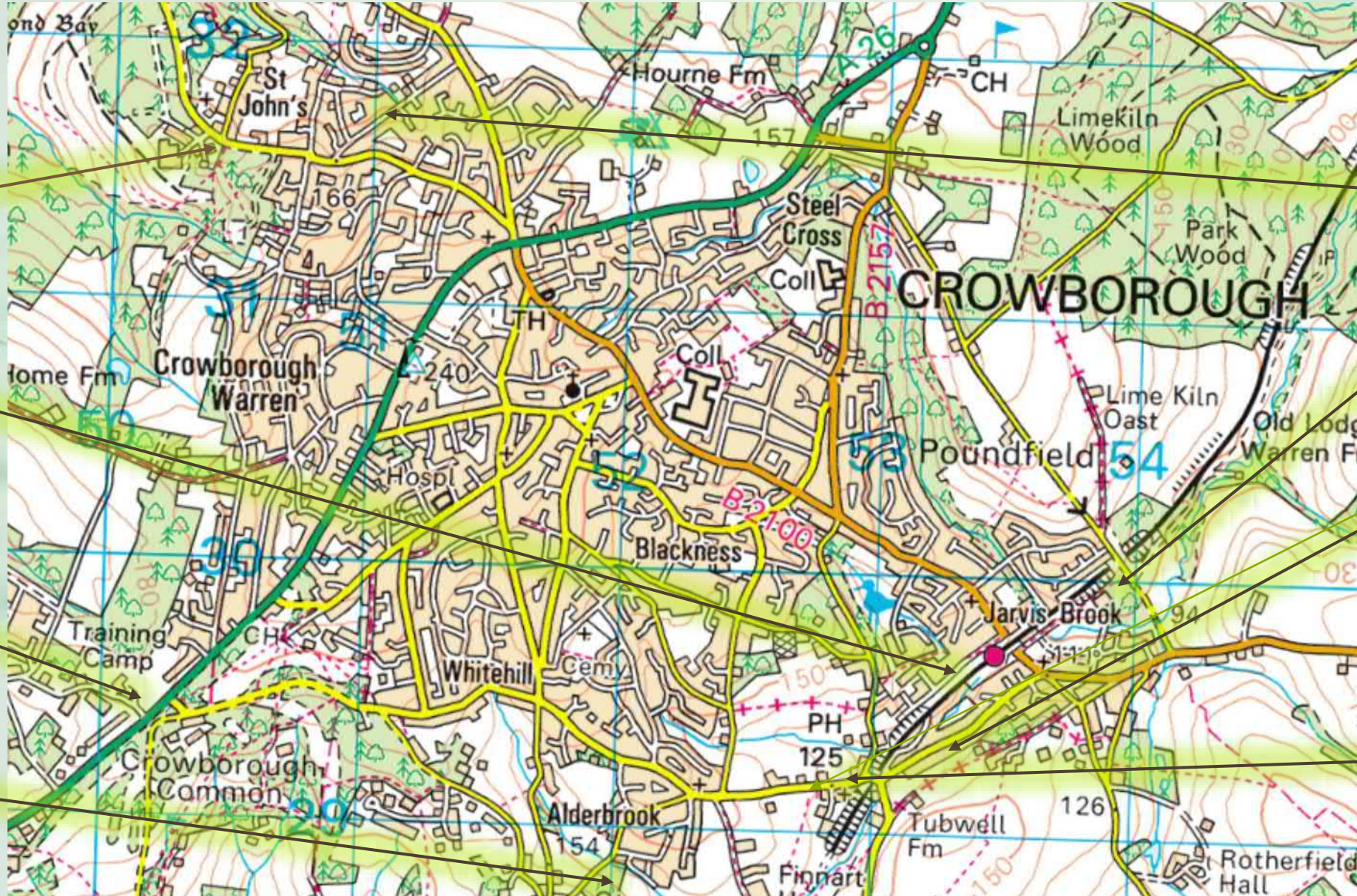
Some Questions

- What will happen to Jarvis Brook School? Will the children have to wade through the floods, including sewage?
- What will the owners of businesses on the Farningham Road Business Park do if they cannot gain access, or leave? This includes the Household Recycling Site.
- Floods and sewage often on the road in front of the Plough and Horses pour onto the railway track - what will happen when it is electrified?
- It is undeniable that Crowborough is heading for a climate induced catastrophe caused by over development in the town.

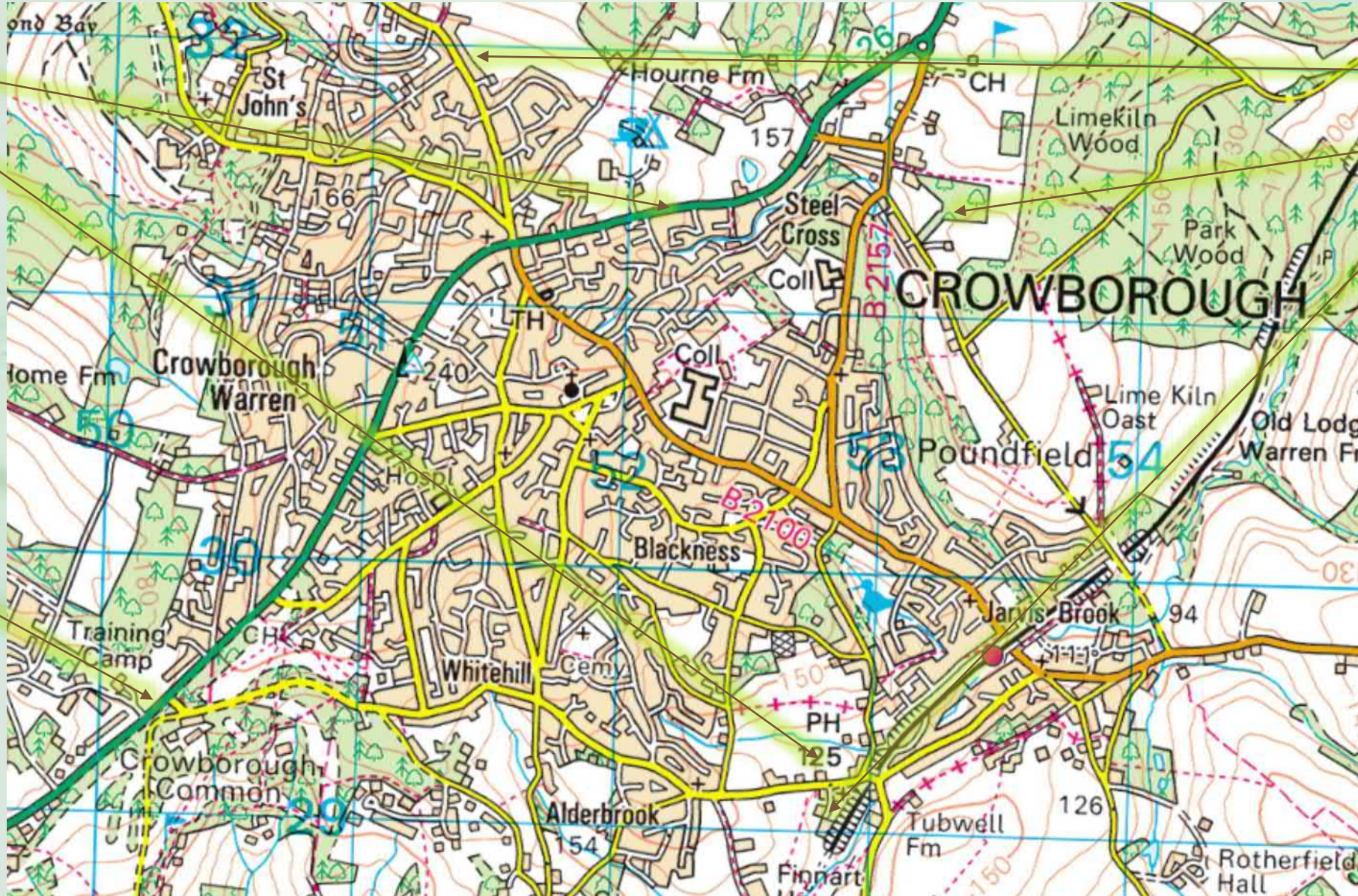


- What is Plan B ?

Appendix A - Photo Location



Appendix – Planning Application yet to be Built



[WD/2017/2197/MAO](#)

[WD/2020/0596/MAO](#)

[WD/2020/0854/MAO](#)

[WD/2021/1699/MAO](#)

[WD/2018/6507/SO](#)

[WD/2020/6502/SO](#)

SHELAA sites submitted 2019, 2020, 2021

- ✓
i

SHELAA Submitted sites (as included in January 2019 SHELAA)
- SHELAA Submitted Sites (16th November 2018 to 18th September 2020)
- ✓
i

SHELAA Submitted Sites (19th September 2020 to 15th January 2021)
- ✓
i

SHELAA Submitted Sites (16th January to 24th June 2021)
- ✓
i

Brownfield Land Register (Dec 2020)

