

Nork and Tattenhams Section 19 Report – Addendum: 2024 Update.

This report will act as an update to the previously published Section 19 Report of July 2021 which investigated flooding of the Nork and Tattenhams area. For ease, each location that has been reported to be impacted by flooding will be broken down into catchment areas as detailed in the 2021 Section 19 report.



Introduction

Each location that has been reported to be impacted by flooding has been broken down into catchment areas as detailed in the 2021 Section 19 report. Please note, only two of the four catchments highlighted in the previous report were affected again – these are Catchment 1 and 3.

The mechanisms of flooding in most locations were a repeated event of flooding captured within the initial Section 19 report, with little variation in cause of flooding. Works have been undertaken by Surrey County Council in some areas to mitigate flooding, however, flooding continues to affect properties.

Table 1: Total Flood Incidents

Location	Internal property flooding reports	External property flooding reports
Catchment 1	4	3
Catchment 3	1	1

Catchment 1 – Great Tattenhams, Reigate Road and Shawley Crescent

Great Tattenhams

Internal flooding of properties on Great Tattenhams occurred in 2024 in the same way as it has done previously (as described in the 2021 Section 19 Investigation Report). Water flows off the highway, across the vehicle crossovers (VCOs) and into the properties.

Soakaways have been installed in the vicinity of one of the properties, however they become quickly overwhelmed. It is likely that they do not have the capacity to cope with the volume of water and the property continues to flood during heavy rainfall events. Additionally, an extension of the property obstructs the natural flow route of the surface water as mentioned in the 2021 Section 19 Report.

SCC Highways have attended locations within Catchment 1 and the gullies and soakaways have been inspected and cleared where required. The system in place is operational and the soakaways were not in need of clearance at the time of inspection. SCC highways have raised this as a wetspot, and they note that there is a likely a capacity issue with the soakaways.

Reigate Road

Sixteen reports of property flooding to a single property were made in 2024, including seven occasions of internal property flooding. Four occasions of internal property flooding were likely avoided due to mitigative measures taken by the landowner. Although the property affected is within the high-risk band of surface water flooding, there has been an increase in frequency and intensity of surface water flooding. This has been attributed to the construction of a new road

adjacent to the property which has resulted in an obstruction to the surface water flow route. This has caused water to back up and take an alternative route into the property.

The majority of surface water affecting Reigate Road flows from Reigate Road and Nork Way.

Shawley Crescent

Surface water flooding has flooded properties externally. The flooding occurs in the same way as previously reported where water flows off the highway and over the VCOs. It is also reported that surface water flows over the footpath.

Residents report that the highway drainage does take a lot of the surface water, however there is considerable flow over the VCOs before it is intercepted by gullies.

Recommendations:

Landowners:

- To consider Property Flood Resilience (PFR) measures.
- To consider water retention measures such as water butts to attenuate surface water collection from rooves, preventing the surface water from entering the highway drainage system.

SCC Highways:

- Continue to monitor the highway drainage system and when maintenance is required.

Catchment 3 – Waterer Gardens and Tattenham Way

Waterer Gardens

Property flooding was reported five times in 2024, including Storm Henk (January) and Storm Conall (November). Located near the affected properties are two road gullies connected to a soakaway. It is considered that the pipes connecting these gullies to the soakaway may be of inadequate size, meaning the capacity of the system is limited.

Many of the properties on Waterer Gardens have hard standing driveways with little private drainage, essentially increasing the area that the highway drainage system is serving. The highway drainage system is consequently overwhelmed.

It is reported that there is an obstruction to the natural flow of surface water on Tangier Way which has caused retainment of water in the gardens of Waterer Gardens.

There have been no further reports of flooding affecting properties on Tangier Way following the 2021 Section 19 Report.

Residents have taken measures which are likely to have prevented internal property flooding.

Tattenham Way

There have been no reports of property flooding on Tattenham Way in 2024. However, the road continues to flood, particularly at the junction with the A217 on its eastern end. This has

presented a hazard to both road and pathway users. Drainage surveys undertaken by Surrey Highways found the highway drainage system to be operational.

Recommendations:

Landowners:

- To consider PFR and drainage options to increase permeability and loss through block pave drives.

SCC Highways:

- To consider improvements to highway drainage.
- Create a wetspot for this location.

Actions Taken:

- SCC Highways have carried out a drainage survey and clearing of the gullies and soakaways.
- SCC Highways have carried out a scheme here and plan to carry out a further scheme to improve the drainage.

Annex A: Catchment Map

