

## B.4 DA04 - Five Oak Green

**Tunbridge Wells Stage 1 SWMP: Summary and Actions**  
**Drainage Area 04: Five Oak Green**

**Area overview**

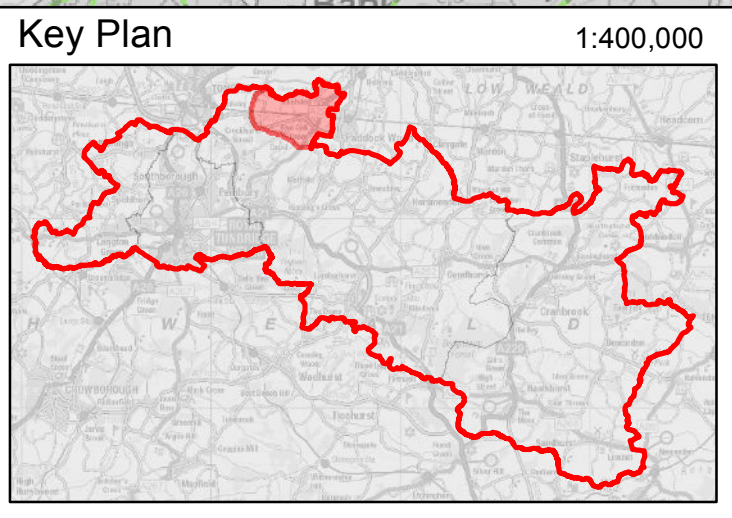
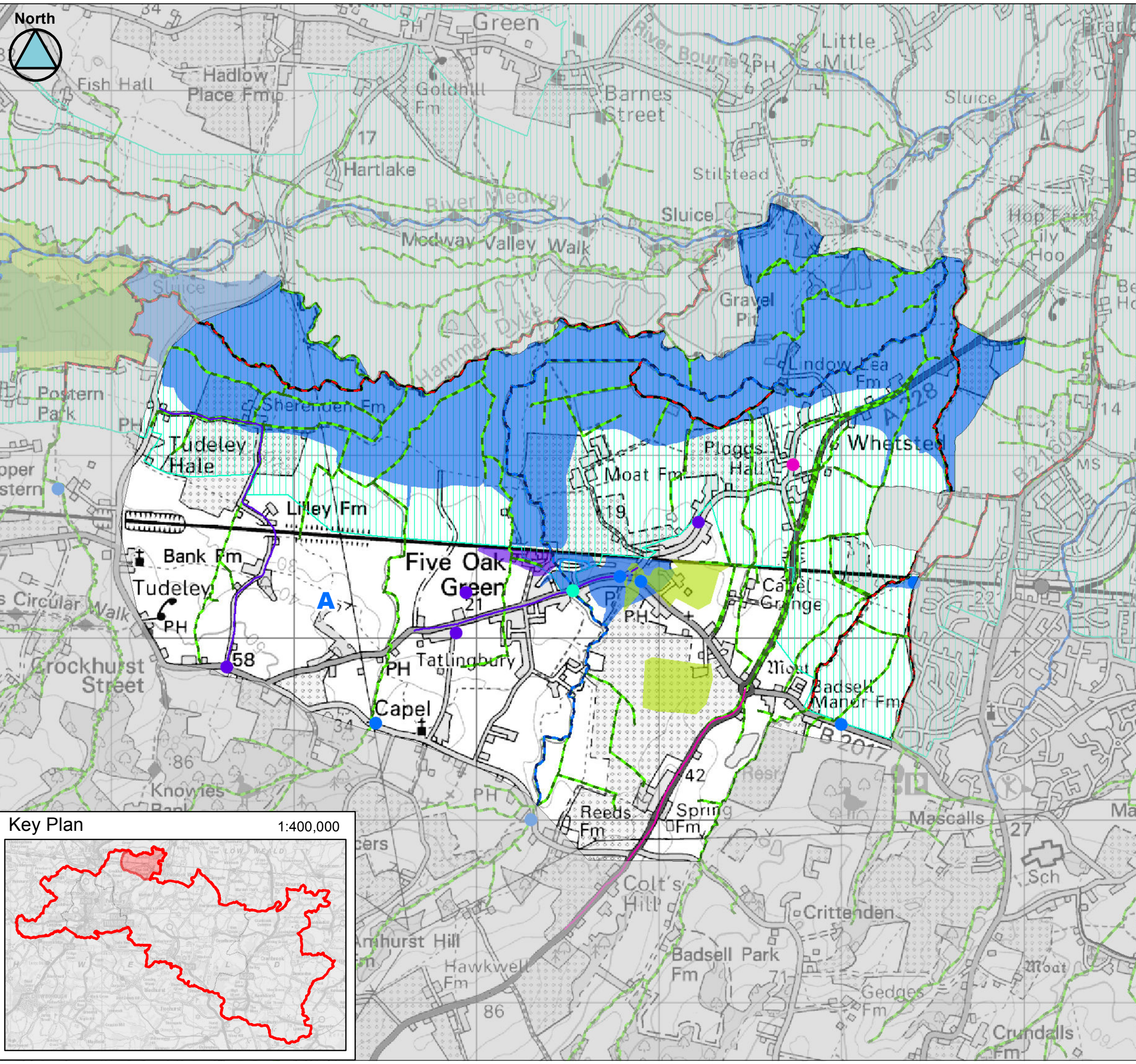
**Area (km<sup>2</sup>)** 10

Drainage assets/systems	Type	Known Issues/problems	Responsibility
Sewer networks	Sewer (foul and surface water)	There are records of sewer flooding linked to Southern Water systems	Southern Water
Watercourses	Main River	Known fluvial issues associated with the Main Rivers	Environment Agency
Watercourses, drains and ditches	Non-Main River	No known fluvial issues associated with ordinary watercourses	Kent County Council and Tunbridge Wells Borough Council
Watercourses, drains and ditches	Non-Main River	Known issues in receptor area A	Upper Medway Internal Drainage Board
Watercourses, drains and ditches	Non-Main River	No specific known problems	Riparian

**Flood risk**

Receptor	Source	Pathway	Historic Evidence
<b>A: Five Oak Green</b>	Heavy rainfall resulting in surface water run off and overloaded sewers  Surface Water with Blocked Drains/ Gullies  Fluvial	Alders Road, Badsell Road, Church Lane, Colts Hill, Falmouth Place, Five Oak Green Road, Ribston Gardens, The Forge, Whetsted Road and Willow Crescent  Medway, Alder Stream  IDB Drains  Sewers (Badsell Road, Falmouth Place and The Forge)  FMfSW (deep) follows the line of watercourses in the area. There is ponding indicated upstream of the railway bridge highlighting that surface water may potentially settle here.	Fluvial flooding from the Medway recorded in Oct-00, Nov-63, Sep-68, Nov-60 and Sep-68.  Discharge from a development in Willow Crescent is connected to the Alder Stream. The TWSFRA described that the culvert located here was not increased to accommodate additional flows which in turn caused the backing up of flows. Alder Stream has also been known to back up behind the culvert under the railway.  Southern Water sewer flooding recorded in 2008 and 2009. The EA also describes issues of hydraulic overload from a foul sewers in Five Oak Green.  Surface Water flooding has affected Church Lane, Colts Hill, Five Oak Green Road, The Forge and Whetsted Road  Surface Water with Blocked gullies/drains flooded Colts Hill (2012) and Whetsted Road (2009).





### Legend

- Five Oak Green
- IDB Maintained Watercourse
- Main River
- Ordinary Watercourse
- Upper Medway IDB
- Romney Marsh IDB

### Historic Flooding \*

- Surface Water
- Surface Water with blocked gullies/drains
- Sewer
- Fluvial / Sewer
- Groundwater
- Fluvial
- Tidal
- Other/ Unknown

\* 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 1:20,000**

## Tunbridge Wells Stage 1 SWMP

Historic Flooding  
Five Oak Green  
DA04