



ENV_15-02107-FULL_02

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RBWM Planning and Property Services
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SL6 1RF

Fifield Farm Cottage
Oakley Green Road
Oakley Green
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19 October 2015

Dear Ms Gibson,

Application 15/02107/FULL - Relocation of Phoenix Gym to Fifield Road

First of all I would like to point out that we have received no response or acknowledgement or receipt for our letter and supporting material submitted to you on October 6 2015. I inferred that it was received as the document was posted on your web site as requested, for which I thank you. I hope you will be able to do the same with this.

I notice that an amended proposed drainage scheme has very recently been submitted. While this is undoubtedly a step in the right direction and does suggest that the issue is finally being taken seriously the revised diagram does immediately raise a couple issues.

1 - The diagram suggests that ephemeral ponds will be generally 1.5 m deep. The correspondence and supporting tables suggest that this proposed depth has been arrived at as a result of a study of groundwater depths. Local experience indicates that the water table in this general area during a wet winter is something like 0.5 m or less. I can personally vouch for this as our ground floor in the central part of our house is 0.41 m below surrounding ground level and in 2000 had 0.13 m of ground water come up through and around the concrete floor. This was NOT a surface water inflow and would indicate that the water table at that time was approximately 0.28 m below surface. If we are generous and allow a figure of 0.5 m then it would appear that in times of greatest need the proposed ponds would already contain a metre of ground water.

2 - The covering letter from Stephen Bowley Planning Consultancy suggests that runoff from the proposed site will not be connected to the local drainage system at all but will instead gradually dissipate into the ground water. Perhaps you can understand the doubts of local residents in the light of item 1 above. There is much mention of 100 year events ... please remember that the situation shown in the photos in our previous document happens rather more frequently than 100 years ! The years 2000, 2003, 2004, 2007, 2009, 2012, and 2014 are perhaps the most memorable recently, but it is a very dry year indeed if Coningsby Lane is not flooded. The photos on the next page were taken at the Biffa site entrance just slightly north of the proposed site in 2009.

3 - The revised diagram shows the entrance to the site crossing the open ditch on the east side of Fifield Road. This ditch is the main route by which all this water tries to escape northward out of Fifield. The manner in which this crossing is constructed is therefore absolutely crucial. We would like to request please that some elevation drawing or 3D diagram be supplied to indicate how this flow will not be compromised. It should be noted that this is frequently up to the height of the road verge if not overflowing it and flowing down the road itself. Some thought must obviously have been applied as to how to prevent surface water from the road flowing onto the site.

We must emphasize yet again that the Phoenix Gym is an admirable organisation and should be given every encouragement but there really does need to be a recognition that the intended site is simply in the wrong place.

Yours sincerely,

Rod Lord
OGAFCA Environment Work Group

