



ENV_15-02107-FULL_03

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23 November 2015

Dear Ms Gibson,

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

It has recently been brought to my attention that in an email to you with the subject "**Phil Rowe RE: Phoenix Gymnastics 15/02107 - 7th October 2015 - SUDS/ CGI / LVIA**" the author uses quotes from one of our more recent drainage update reports to suggest that OGAFCA believes there are no further drainage issues in this spot.

I'm afraid that having now read Mr Phil Rowe's submission to you I simply cannot ignore what appears to be a wilful disregard for context and uncomfortable detail.

Mr Rowe states "*It should be noted that the entrance to the proposed PGC site is more than 100m North of the Longlea Residential Home and outside the area of flooding detailed in the graphics, nor as indicated in the OGAFCA letter and photographs dated 6th October 2015.*" The "graphic" illustrates the situation relevant to the 2014 photos following it. The document he refers to also displays an image of a car passing the 30 mph signs at the entrance of Fifield Village from the north (the proposed entrance to the new site) through what looks like a river. He suggests photographic evidence should be ignored as it was gathered in 2014. The particular photo referred to above was taken in 2007, along with an extremely evocative video also presented in the same document. Similar conditions existed in 2000, 2003, 2004, 2007, 2009, and 2012 as well as most recently in 2014. My last letter to you dated Oct 19 contained photos taken in 2009 at the Biffa site entrance, just north of the proposed site.

Mr Rowe makes use of our **Drainage Report 05 dated 19/09/2015 – 9 Wet Spots 2015 – “Where are we after 6 years?”** He makes much of the statement "*The large eastern ditch seems well able to handle whatever flow arrives at that point.*" This must be seen in the context of its RELATIVE capacity compared with the much smaller ditch on the western side of the road which was being overloaded by a flow underground from the much larger ditch.

Mr Rowe focusses on the statement "*We have tentatively returned this wet spot to green status*". By using this he suggests that we believe the issue has been solved. I'm afraid that could not be further from the truth. The targets we set in connection with the 9 "wet spots" originally identified in 2009 were necessarily extremely modest. We made it clear in that original report that we could not hope to achieve a total solution and that all we could realistically hope for was to try and improve the more obvious failures and inefficiencies. A study of local drainage issues was carried out in 2000 by a young Canadian engineer working for Streetcare for a year. His conclusion was that the only real solution was a massive storm drain under the entire length of Fifield Road from the junction in the south with Oakley Green Road and flowing all the way north under the A308 and onwards to the Thames. In that context a green status for having managed to get a neglected ditch re-instated and some pipes jetted hardly qualifies as a solution to long term problems that can only be achieved with major investment of public funds.

Yet again, there is no doubt that the admirable Phoenix Gym should be encouraged, but neither is there any doubt that the intended site is in the wrong place - for so many reasons including Green Belt, scale, traffic increase, etc.

Yours sincerely,

Rod Lord

OGAFCA Environment Work Group