

Dear Sirs,

Re : Application Number 15/02107/FULL - re-location of Phoenix Gym to Green Belt Land in Fifield.

We are not yet able to advocate refusal or acceptance as the majority opinion of local residents is not yet clear.

However, in our role as Environment Work Group within the Community Association we feel it is incumbent on us to draw your attention to one or two things.

For the past 6 years we have been struggling to draw attention to and to encourage solutions or improvements to the several "Wet Spots" in our area. The Environment Agency does not recognise any of these as at risk of flooding but nevertheless they have caused serious problems for many years.

Much very useful work has been achieved with the helpful cooperation of Streetcare. But one of the most problematic of these has not yet seen any attempts to improve the situation because it is so difficult to see how improvements can be achieved without major capital investment in sub-highway storm drains or a similar scale of works.

This particular area is in North Fifield and begins just south of the culvert crossing under the Fifield Road past the location of what was once the Old Chapel. It includes the junction with Coningsby Lane and much of the end of Coningsby Lane, and stretches north along the Fifield Road till north of Longlea Nursing Home. From this point a large ditch runs north towards the A308 which is the main exit for all the water trying to pass through Fifield towards the Thames.

It is at this precise location that it is now proposed to place 1660 sq m of building standing on approx 7000 sq m of hard surface. This will accumulate a very large amount of runoff that will need to be disposed of. The application suggests that this will be done via existing drainage and soakaway. Unfortunately the water table in this area is extremely close to the surface and soakaways are absolutely impractical. The application seems to claim that the site is surrounded by ditches. This is totally inaccurate. There is currently only one ditch available to this site - the main northward route referred to above which would run across the frontage of the proposed site.

The application documents also present much confusion as to the nature of the ground at the proposed site. In one place it is claimed that drainage will be no problem because the underlying structure is made up of gravel. Elsewhere the suggestion is that there is only clay present and no gravel. This looks very much as if the claims are adjusted to suit the requirements of the particular point being made at the time. There appears to have been no attempt whatever at a proper environmental or drainage report and we suggest that this should be a minimum requirement.

It is puzzling that there appear to be much more appropriate sites which are being ignored ... including the existing location. Failing that how could there possibly be a more appropriate site than near the other leisure and sporting facilities around Maidenhead Rugby Club off the Braywick Road which already provides extensive parking and safe access to and from the dual carriageway for large numbers of vehicles ?

Specific detailed information for what we refer to as "Wet Spots" 2, 4, and 8 can be found here -

http://www.ogafcap.co.uk/PAGES/ENVIRONS/Drainage_report_04.pdf#page=3
http://www.ogafcap.co.uk/PAGES/ENVIRONS/Drainage_report_04.pdf#page=5
http://www.ogafcap.co.uk/PAGES/ENVIRONS/Drainage_report_04.pdf#page=12

And photographic records can be seen here -

http://www.ogafcap.co.uk/PHOTO_GALLERY/2012_05_WETSPOT_2/PAGES/2012_wetspot_2.htm
http://www.ogafcap.co.uk/PHOTO_GALLERY/2014_01_WETSPOT_248/PAGES/2014_01_wetspot_248.htm

An overview map can be found here - <http://www.ogafcap.co.uk/PAGES/ENVIRONS/OGAFCA-drainage.pdf>

Updated summaries can be found here - http://www.ogafcap.co.uk/PAGES/ENVIRONS/Summary_00.htm

We look forward to hearing that proper studies are being required.

Best wishes

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