

# Oakley Green, Fifield & District Community Association Ltd



May 8, 2017

RBWM Planning and Property Services  
Development Control  
Town Hall  
St Ives Road  
Maidenhead  
SL6 1RF

Dear Sirs,

**Application:** 17/00997/CONDIT  
**Proposal:** Details required by condition 6 (sustainable drainage) of planning permission 15/02107 for the re-location of Phoenix gym club including building, access, car parking and landscaping.  
**Location:** Land to the North of Longlea, Fifield Road, Fifield, Maidenhead.  
**Planning Officer:** Victoria Gibson

I am writing on behalf of our Association (OGAFCA) and in support of local Residents to **OBJECT** to this Application.

We are extremely concerned that this Application is fundamentally the same as the previous one (Application 16/02637/CONDIT withdrawn in November 2016) in that it proposes to discharge all the Rain and Contaminated Surface Water from the Site into the Ditch on the Eastern side of the Fifield Road and at a point which regularly Floods.

As far as we can see, there is nothing contained in this new Application that deals with the serious concerns that were set out in our previous submissions on this matter - in particular the matters raised in the letter sent to RBWM Planning Officer Victoria Gibson by Rod Lord of OGAFCA's Environment Work Group on 17 October 2016 which included a 3D digital model in support of these concerns. (Copy attached).

Furthermore, paragraph 3 on page 5 of the Drainage Statement dated December 22, 2016 prepared by MLM Consulting Engineers Ltd contains the statement ...

*"This surcharged condition of the ditch has been modelled as a surcharged outfall, with a water depth of 1.45m from the base of the ditch identified as the maximum possible water level, corresponding to the maximum height of the road above ditch invert."*

This sentence appears to suggest that for the purposes of their calculations, the Applicant's Consultants have assumed that the ditch they are proposing to discharge into is capable of containing water to a depth of 1.45 metres. This is supported in their drawings (at Appendix G of the Statement) which show a cross section of ditch at 1.45 metres deep and 2 metres wide.

**This assumption is wrong**, as a measurement of the ditch by ourselves on the ground shows that the height of the ditch from its base to road level is only 0.8 metres.

The very next paragraph on page 5 states ...

*“The analysis shows that 4.2m<sup>3</sup> of flooding occurs at over the porous car park. Since the permeable paving is installed at slightly lower elevations than the remainder of the car park (to receive runoff from the impermeable car park surfacing), the flooded volume will pond on top of the permeable parking bays and not run off site. The maximum water depth for this scenario is 2mm.”*

If the above calculations are based on an incorrect assumption that the ditch can contain 1.45 metres depth of water at any time, then the depth in the car park would be considerably more than 2 mm! It would in fact be nearer to 0.7 metres or 0.8 metres given that it is lower than the road.

We are amazed that given the number of attempts that the Applicant has already made to come up with a satisfactory SUDS scheme for this site they and their successive previous Consultants are still making such fundamental errors in their assumptions. In our view, these two points alone are grounds for not approving the current application.

We are also disappointed and concerned that it would appear from the Minutes of the Meeting which took place between the Applicant and their advisers and WSP on 14 December 2016, that even though it is made clear in the Minutes that WSP were acting on behalf of the RBWM Planning Department, they did not take the opportunity to address any of the concerns we have previously raised with RBWM and only addressed WSP's own concerns.

It is our view that the proposed SUDS scheme and the supporting information submitted as part of this new Application remains wholly inadequate and if this development was built relying on this scheme, it would pose a **Major Flood Risk**, not only to the Gym itself but also to the surrounding area. So we believe this Application fails to properly discharge Condition 6.

As the RBWM Planning Website says the Determination Deadline for this Application is Thursday May 18, in the interests of time, we have copied this Letter of Objection and the Attachment directly to the RBWM Flood Risk Manager and RBWM's two Consultants – WSP Parsons Brinckerhoff and Project Centre. We would more than welcome the opportunity to meet with you and any or all of these to discuss our concerns directly before this latest Application is determined.

Yours sincerely,

Grenville Annetts  
Chairman

Attachment:

Letter from Rod Lord (OGAFCA Environment Work Group) to Victoria Gibson (RBWM Planning Officer) Ref: ENV\_16-02637-CONDIT-07 dated 17 October, 2017

Copies to:-

OGAFCA - Committee Members

OGAFCA - Rod Lord - Environment Work Group

RBWM Council - Bray Ward Councillors - David Burbage, David Coppinger and Leo Walters

Bray Parish Council - Oakley Green & Fifield Ward Councillors - Nicola Marsh and Chris Yates

Bray Parish Council - Parish Clerk - Susan Cook

Simon Lavin - RBWM Flood Risk Manager

Stephen Riley - Associate Director - WSP Parsons Brinckerhoff

Remsha Mohammed-Remla – Principal Flood Consultant – Project Centre

Oakley Green and Fifield Residents Association Chairman - Rod Ball

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Oakley Green, Fifield and District Community Association Limited by Guarantee.

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