



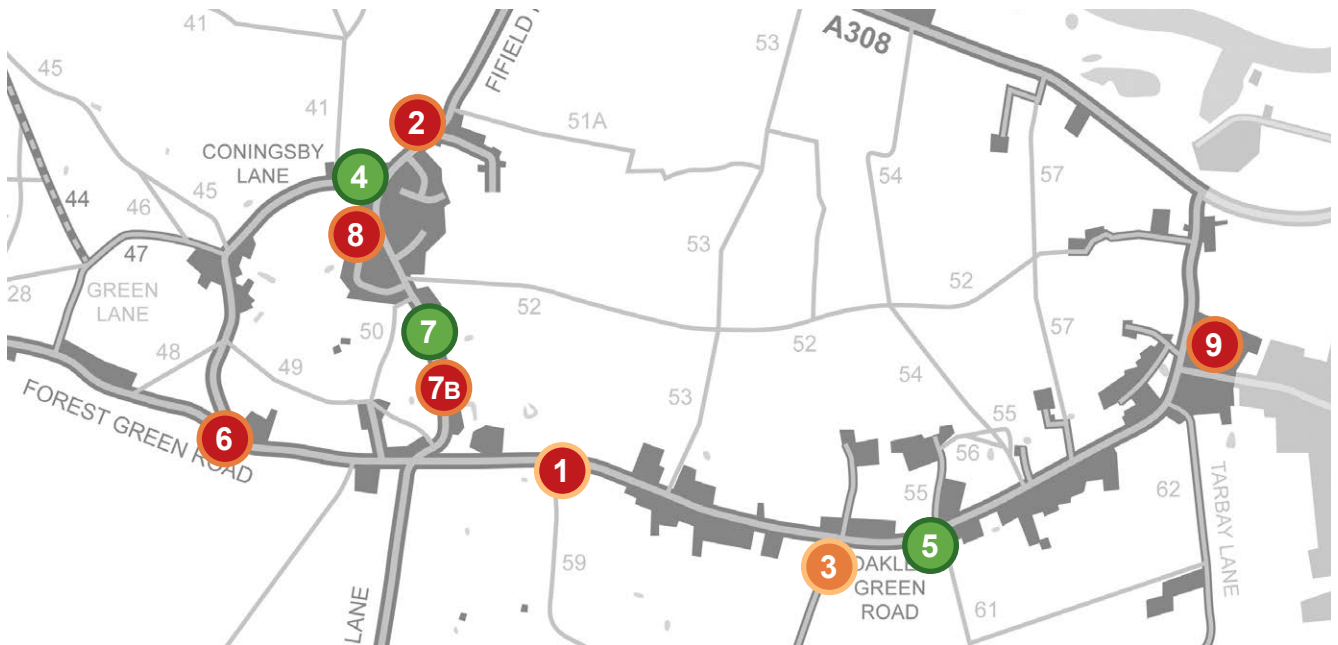
Environment

9 Wet Spots 2020 **Where are we after 11 years ?**

Drainage report 06

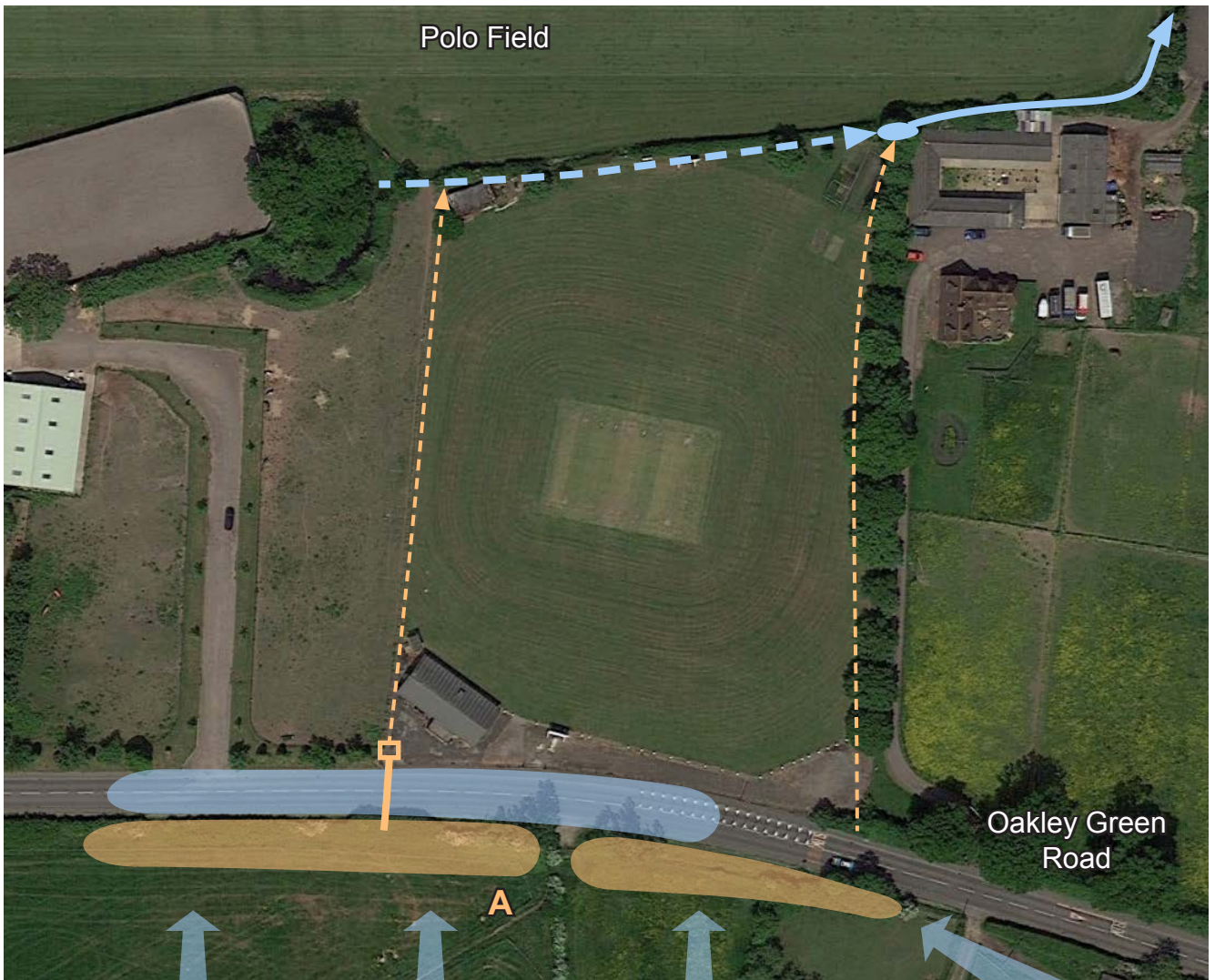
11.03.2020

The summaries on page 2 are expanded on subsequent pages with explanatory diagrams.



9 “Wet Spots” - state of play in March 2020 [Click on a number below to go to page](#)

- 1 Cricket Ground - Oakley Green Road** - page 3
Some improvement but no complete solution until culvert and chamber capacity at SW corner of site and pipes northward along boundaries increased and-or sump holding capacity south of road increased.
- 2 Area of speed hump and Fifield Road (north)** - page 4
Ditch was cleared by Streetcare in February 2014 but now badly needs doing again.
- 3 Braywood Lodge - Oakley Green Road** - page 5
Volunteers cleared ditches and Streetcare jetted roadside pipes. Waiting in case of recurrence.
- 4 Coningsby Lane** - page 6
Proposed remedy carried out by RBWM in summer 2019 and has been performing magnificently !
- 5 Oakley Green House and Forest Farm area - Oakley Green Road** - page 7
2 new gullies installed in gate opening feeding into sub-footway pipe. No recurrence of this problem.
- 6 Ledger Farm - Coningsby Lane (south) and Forest Green Road** - page 8
No progress. Improvement in capacity and flow at this site would cause increased problems at “Wet Spot” 8. Best short term hope for improvement to discuss with landowner substantial increase in sump holding capacity south of Forest Green Road.
- 7 Fifield Road (Stewart Close to Garden Cottage)** - page 9
New roadside pipe and gullies installed and culverts jetted to re-instate route via chamber under pavement at corner of Garden Cottage eastwards past polo pitch. Landowner promised to clear ditch in autumn-winter 2014 but this has still not been done. This may cause problems and needs monitoring.
- 7B Fifield Inn - Fifield Road (south)** - page 10
Pipe from car park north to chamber under pavement at corner of Garden Cottage needs clearing-jetting. Landowner promised to clear ditch eastwards past polo pitch in autumn-winter 2014 - still not been done.
- 8 Culvert under road at Willow Creek - Fifield Road** - page 11
Difficult to see what can be done here. Capacity of double culvert cannot be increased due to limitations of route it feeds into on east of road. Maybe best practical and financially feasible proposal to develop in cooperation with landowners more substantial sump holding areas along route before flow arrives here.
- 9 Cardinal & Hand Clinics - Oakley Green Road & Dedworth Road** - page 13
Too much water from under Dedworth Road onto private land. Route through site substantial but not able to handle extremes. Only reasonable possibility may be to divert excess water away from vulnerable buildings via new route through undeveloped land on site creating more sump holding capacity.



1 Cricket Ground - Oakley Green Road

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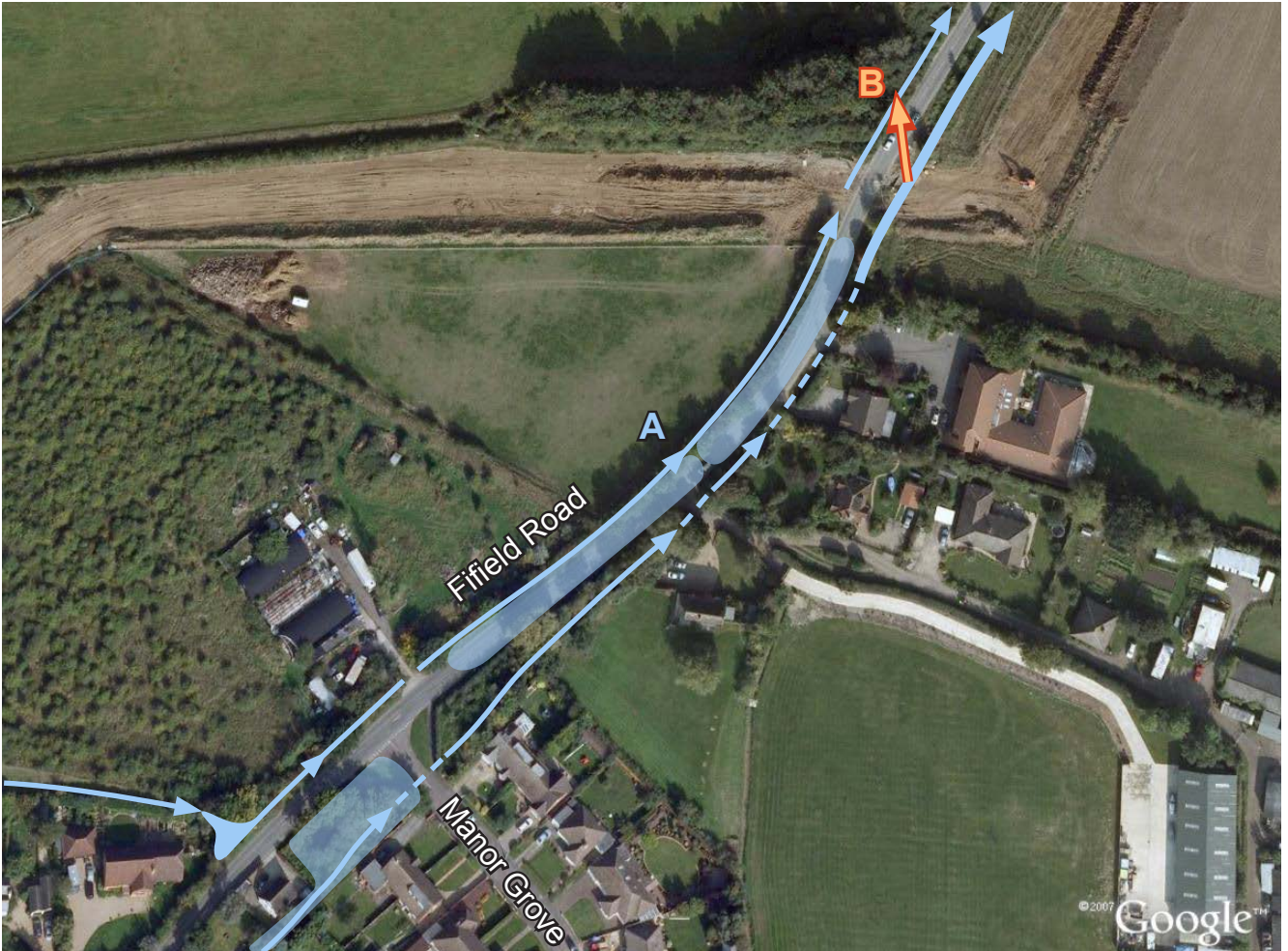
Some early improvement was achieved here when in 2009 an old bucket was cleared from the manhole chamber on the south side of the Oakley Green Road. We thought this was an early success and for a while it seemed to be. But recently the flooding seems to be becoming more frequent again.

We asked Streetcare to investigate further as the Cricket Club were reporting increasing problems also. They confirmed in 2014 that the culverts crossing Oakley Green Road in the vicinity of the cricket club had again been checked and cleaned. A site meeting took place on Tuesday July 15 2014. The pitch and nets get flooded in the winter and the Oakley Green Road frequently floods along their stretch.

We believe the root cause of the road flooding is an inadequate capacity in culvert and chamber at their south west corner and the underground pipe heading north from there along their western boundary. Until such time as the capacity of this route is increased we do not expect to see any improvement.

We need to investigate with landowners the possibility of introducing a sump or pond area to try and hold back excess water at times of heavy rainfall. We understand that Streetcare were, and now Project Centre are, considering our earlier suggestions of delaying the arrival of water flowing towards this point and increasing the holding capacity of the ditch and ground on the southern side of the road at **(A)**. We *still* await their proposals with interest.

Although happening far less frequently than in the past this site has again been briefly flooded in winter 2020 and consequently this wet spot has been returned to RED status.



2 Speed hump and Fifield Road (north)

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A protracted saga of official delays, obstruction by utilities companies, and the deployment of OGAFCAs volunteers on 2 occasions. In February 2014 Streetcare contractors finally cleared the ditch at **(A)** on the west side of Fifield Road.

While work was in progress it was noticed that a culvert north of Longlea at **(B)** was delivering water from the large eastern ditch into the smaller western stretch. Streetcare said it had been assumed to flow in the opposite direction. The subsequent large volume of water in the smaller capacity western ditch caused a problem further north when entering a pipe just north of Wayside Stables. We requested that the culvert be disabled as the large ditch seems well able to handle whatever flow arrives at that point. Streetcare confirmed that the stoppers they ordered had been installed as a trial.

Wet spot 2 was expanded to include newly reported problems further north on Fifield Road. On May 7 2014 a site meeting on Fifield Road at the northern boundary of Wayside Stables included Cllr Burbage, Cllr Coppinger, Simon Lavin of Streetcare, the Residents of the nearby property that had been threatened in the recent heavy rain, Grenville Annetts of OGAFCAs and the Environment Work Group drainage volunteer. Subsequently Streetcare investigated pipework running north from that point and discovered an area of suspected damaged pipework on the west side of Fifield Road north of Deeds House. Repairs were carried out and the two culverts crossing the road in the vicinity of Deeds House were jetted and found to be clear.

Despite being cleared in 2014 by Streetcare the speed bump site at **(A)** has been regularly flooding once again in winter 2020 and we have therefore returned this wet spot to RED status. An OGAFCAs volunteer in February 2020 cleared dumped garden waste and build up of debris. But this spot in the ditch is simply too narrow and too shallow to remain clear and needs annual maintenance at least. As the landowners have repeatedly ignored requests we can only hope that RBWM will again take on this work and also include the ditches and culverts on the east side of the road.



3 Braywood Lodge - Oakley Green Road

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In 2011 volunteers cleared the ditches at **(A)** and Streetcare arranged jetting of pipes under the roadside verge at **(B)**.

As far as we were able to tell this improved the situation and we thought we were safe to give a tick to this “wet spot”.

Unfortunately the resident informed us at an open meeting in February 2014 that the problem is not resolved and that there had once more been a lot of water on the driveway. So this “wet spot” was returned to Amber status.

Streetcare promised that the pipework running parallel with the road in the vicinity of Braywood Lodge would again be checked and cleaned. This is unlikely to remove the problem completely so at the next heavy rainfall event the site should be monitored and it may be necessary to recommend land drainage piping at **(C)**.

In March 2020 we have not received any reports of recurrence and will request an update from the landowner as soon as possible.



4 Coningsby Lane (north)

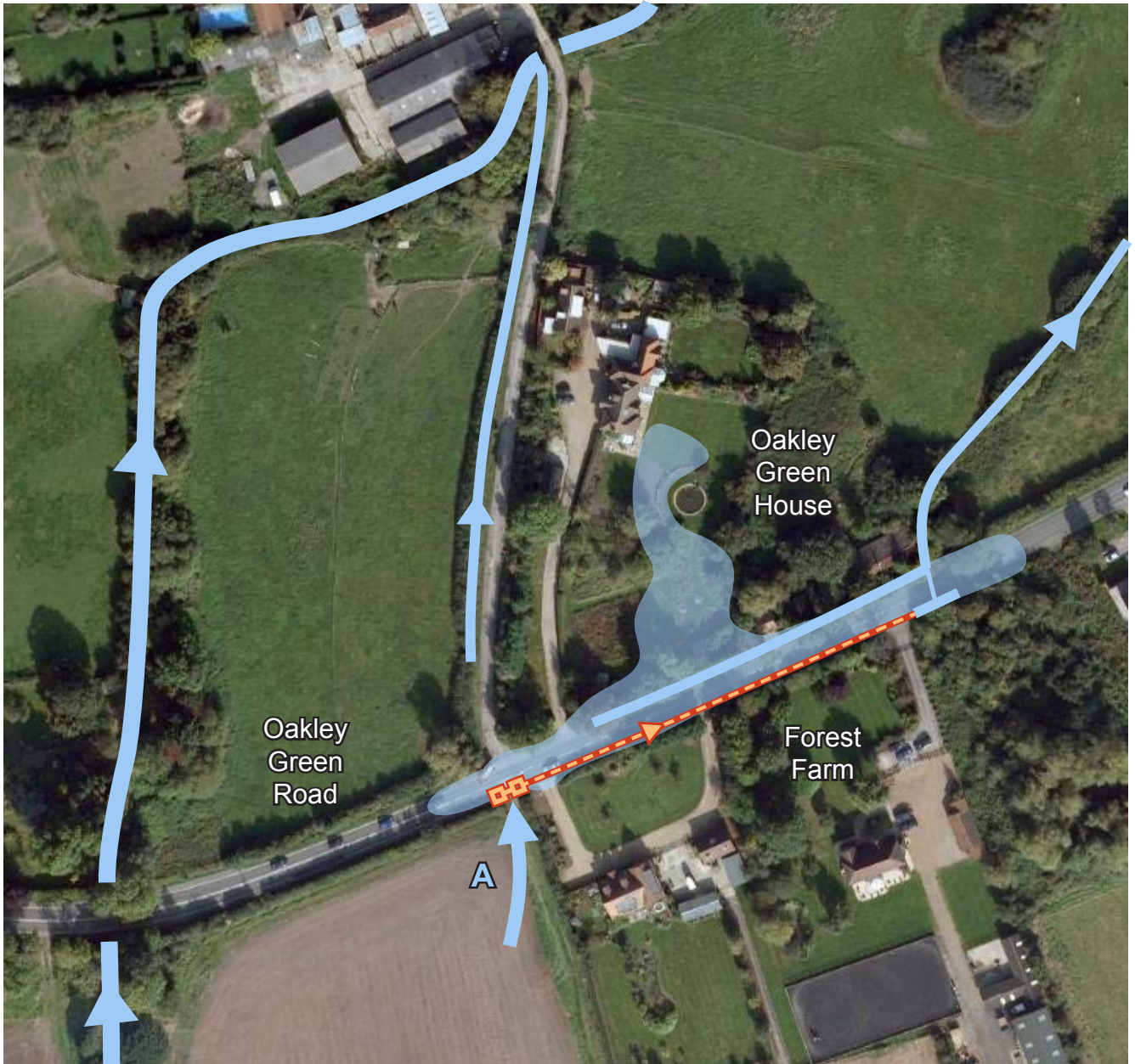
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During the summer of 2019 RBWM Project Centre contractors finally carried out the project that has been proposed since 2001. In those early days the issue was just to re-instate the ditch that used to run along the west side of the access track (A-C). During the following years the ditch became filled in and overgrown so it became less problematic to install a large bore pipe instead.

A new culvert under the lane now takes water from the southern ditch to a chamber (A) on the north side. A new pipe from the ditch in front of the Mulberries also feeds into this chamber. From there a new pipe runs north to a chamber (B) and onward to a third chamber (C) from where a new pipe exits into the ditch. This ditch has been enlarged and regraded northward to a new pipe and chamber under the footpath and then all the way around the edge of the Biffa land to exit onto Fifield Road.

This new route has been carrying a huge volume of water northwards away from Coningsby Lane and no longer has to try to exit southwards onto Willow Creek land to try and find its way to the Fifield Road culvert and then northwards on the east side of Fifield Road. The large amount of water that has in the past collected along the northern boundary of the Mullberries (D) and saturated the rear land of the property is now finally also able to escape as always intended.

In extreme conditions there is still a collection of water (E) at the junction with Fifield Road. This is short-lived and is no longer caused by the large amount of water unable to escape, overflowing the ditches, and pouring down the road. Some of this seems to be coming from a backup from the Fifield Road culvert and it is possible that some is backing up from the same culvert when it is full through the gullies because of silted-up one way valves. These are different problems that must now be considered in their own right.



5 Oakley Green House and Forest Farm area

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Large amounts of water flowing out of the field gateway (**A**) used to cause the road east of this point to flood.

Streetcare carried out a reduced version of our recommendations and installed an extra 2 gullies in the gate entrance. This appears to have improved the situation and residents report that there has been no recurrence.

So until we hear otherwise this “wet spot” has been given green status.



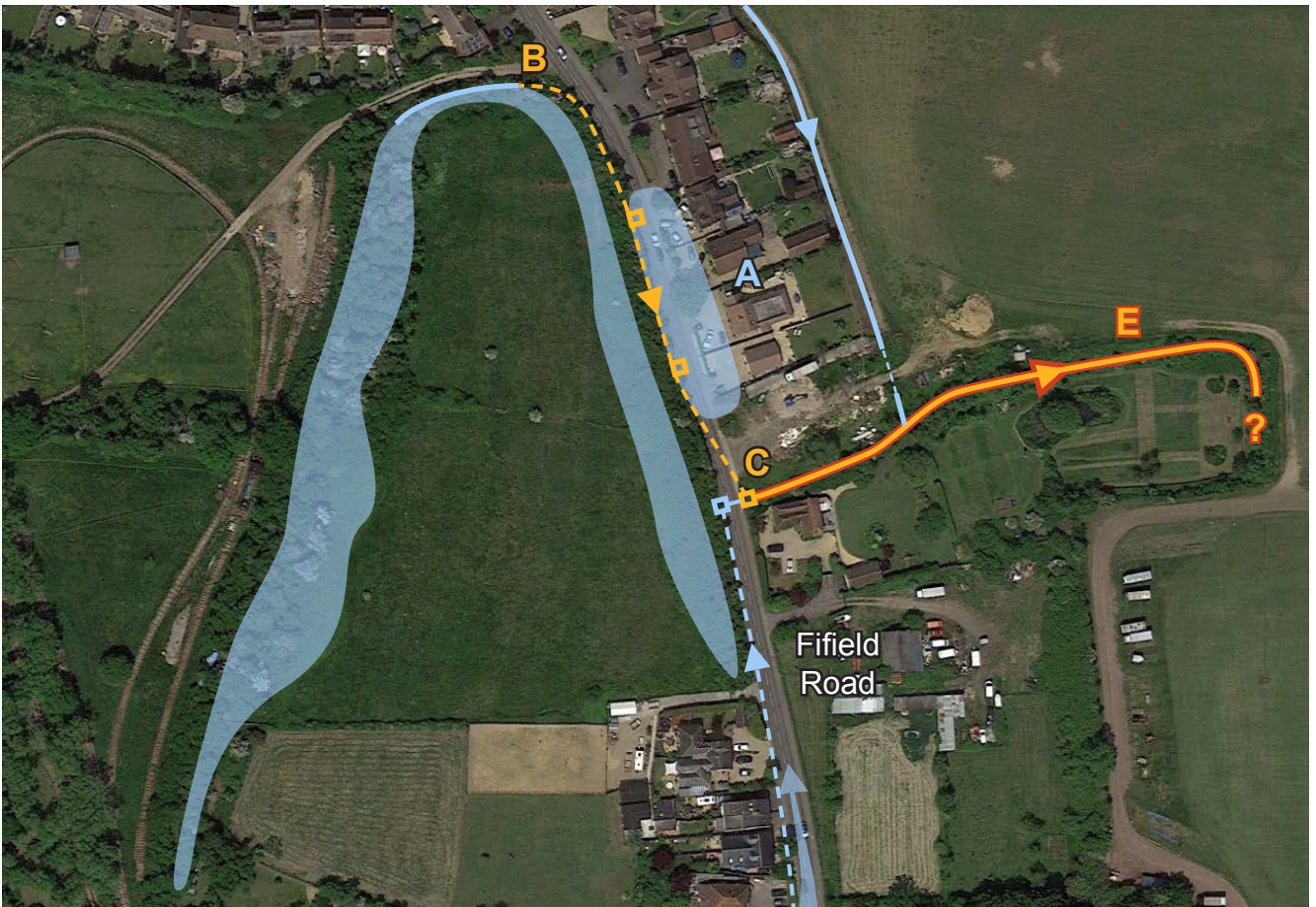
6 Ledger Farm - Coningsby Lane and Forest Green Road [Contents page](#)

Water coming down **(A)** off the high ground of the Drift Road collects on either side of an entrance **(B)** on the south side of the Forest Green Road. When the valve for the pipe under the road into the pond at Ledger Farm **(C)** is closed water can only proceed northward by spilling out across Forest Green Road and down Coningsby Lane.

We have been unable to achieve anything here yet. Suggestions made in our original report are unlikely to find Local Government funding, at least not in the short term.

Perhaps the best that can be attempted in the short term is to encourage the landowner to agree to accept much more of a sump area **(D)** on the south side of the road so as to delay the progress of large quantities of water for a little longer.

This would also have the beneficial effect of not increasing or even reducing the flow of water arriving at the north of Fifield in the front garden of Willow Creek (which used to be a pond) and trying to get under the road at the culvert there (which used to be a road bridge) to flow round the back of what was the old Chapel.



7 Fifield Road - Stewart Close to Garden Cottage

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In 2001, 2003-2004, and again on Saturday 4 January 2014 flooding at **A** forced residents to barricade their properties and deploy pumps. OGAFCA then made this the priority location as the most residents and properties were threatened. A site meeting on March 27 2015 led to a Streetcare investigation and within an hour a Streetcare team were clearing and jetting drains and gullies along this stretch. Contrary to expectations the gullies on the west side of the road did not extend away from the road at all but merely lead into the ditch, which was virtually non-existent anyway.

Streetcare's investigations led them to a decision to pipe the whole length from **B** to the chamber at **C** and renew roadside gullies and curbs. However, they said that the outflow from the chamber **C** flowing eastward beside the boundary of Garden Cottage along ditch **E** towards the Polo pitch needed to be cleaned out or the system would still back up. We wrote to the Landowner and a site meeting took place on Thursday July 17 2014. The landowner, Mr Bennett, met with us and Streetcare on site and agreed to clear the ditch.

At the end of October 2014 Streetcare carried out work and the new gullies now feed into this new pipe and from there under the road to the chamber. The contractors reported that the ditch towards the polo pitch still needed to be cleaned out or water would back up in the new pipe. Streetcare contacted the landowner again who promised to carry out the necessary maintenance. Unfortunately as far as we are aware this work has still not yet been done but this location has a GREEN status until wet weather shows if it is still deficient.



7B Fifield Inn - Fifield Road (south)

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In common with many other places in the area the Fifield Inn car park (A) and Fifield Road flooded in 2001, 2003-2004, and again on Saturday 4 January 2014. But this location can flood quite frequently whenever there is a period of rainfall. In the original “9 Wet Spots” report this was included in “Wet Spot” 7 on the assumption that there were common causes and solutions with the problems further north up Fifield Road and south of Stewart Close.

At that time there was a complete misunderstanding of the very local fluid dynamics and it was assumed that all water flowing through the village was heading north trying to get to the Thames. During the Streetcare investigations in 2014 it was discovered that some water on Fifield Road actually flows SOUTH !

The common exit point for water south of Stewart Close is along a ditch heading east from (C) along the northern boundary of Garden Cottage towards (D) and the polo ground. At the end of 2014 Streetcare completed the project to address the northern part of this which has meant that “Wet Spot” 7 has been partially dealt with and has been given GREEN status. The southerly part has now been separated, renamed (7B), and still remains at RED.

Water entering the ditch between the car park (A) and the road far exceeds the volume that can be accommodated by its only route north via an underground pipe (B) from the south side of the entrance to the car park heading north to the chambers at (C). A first step is clearly to ensure that this whole route, including the outflow ditch towards the polo pitch (D) is flowing freely. That may not be sufficient to deal satisfactorily with the situation so it might be necessary to investigate creating a large sump area (E) to delay extreme flows.



8 Culvert under road at Willow Creek - Fifield Road

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Several drainage routes converge at a double culvert under the Fifield Road turning what is normally a stream through the front garden of *Willow Creek* into a large pond (A) in times of heavy rainfall. 70 years ago or more this really was a full time pond and there was a small road bridge allowing a substantial northward outflow (B).

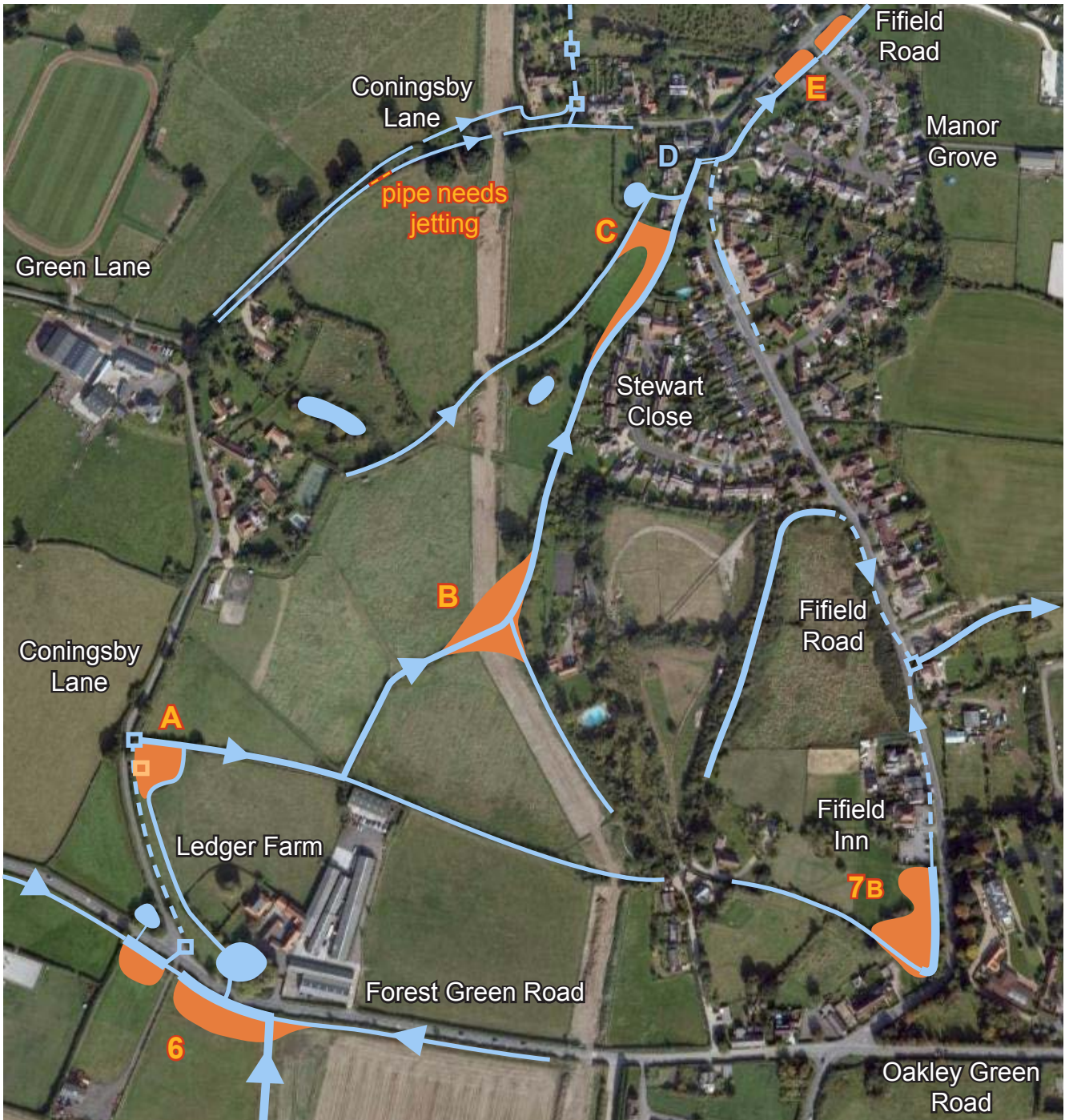
At times of heavy rainfall this pinch point causes major flooding and as yet we have managed to achieve absolutely nothing that might improve the situation.

In fact it is very difficult to see how the onward flow from this point could be expanded to reduce the back-up. The route from what used to be the pond under the road via the culvert that was once a road bridge and then the constrained channel behind the old chapel and the Old Cottage to the culvert under Manor Grove and onwards cannot realistically be usefully expanded. Parish land at (C) gets flooded by backup from the Manor Grove culvert and might usefully be excavated as a holding pond to delay the point at which the property at (B) and the road become flooded. Similar space north of the Manor Grove culvert might be used in this way also to relieve pressure on "Wet Spot" 2 a little further north.

The most obvious improvement to the onward flow of water for the whole area would be the installation of a major storm drain under the entire length of Fifield Road and on under the A308. But given the constraints of local government budgets this is clearly a fantasy.

When the rain stops and levels begin to drop excess water now clears pretty speedily, much more quickly than it ever used to though it is not clear why that is.

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Probably the most practical approach is to investigate the possibility of delaying the arrival of all this water coming from the Ledger Farm area of “Wet Spot” 6 to spread the flow over a longer period of time at a slower pace.

Introducing some excavated areas of perhaps 20 to 30 cm at **A**, **B**, and **C** would act as wet season sumps to delay and reduce the flow arriving at the double culvert (**D**). A similar approach either side of the entrance to Manor Grove (**E**) would help relieve the pressure on The Old Cottage, “Wet Spot” 2, and Fifield Road towards Longlea Nursing Home. Perhaps it would make sense to arrange for all of these, along with the similar requirements south of The Fife Inn (**7B**) and the Cricket Club to the east at “wet Spot” 1, to be carried out in the same time period as part of one project.

This of course will require discussions with various landowners and we can hardly expect them to be keen on the idea of donating land to become wet season sumps !



9 Cardinal & Hand Clinics
Oakley Green Road & Dedworth Road

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From the relative high ground of Tarbay Lane water heads north towards the Thames taking various routes through the dwellings south of the Dedworth Road. Once it reaches Dedworth Road there is really no sensible onward route and it gushes into the car park of the Greene Oak and out from under the road into the grounds of The Cardinal Clinic (**A**) where the existing fairly substantial route through the site is often overwhelmed.

This is the most difficult of all the “wet spots” to deal with and we have been able to achieve absolutely nothing here. It is very disheartening that a Streetcare officer once said that although he had worked for RBWM for 5 years he was not aware of any flooding in this area. Really ?

Once rainfall abates water levels generally fall speedily - much more quickly than in the past. This would suggest that some work by Streetcare to maintain the onward flow has been beneficial. But it also suggests that there is probably little we can ask for to improve onward flow. A major detailed survey will be needed and technical propositions for major storm drain works under the roads to take the water more efficiently towards and under the A308 to the Thames and-or to try and hold water back to delay the flow. It seems very unlikely that funding for such a scale of work will ever be provided by local government.

The best possibility for a short term improvement for the Cardinal Clinic might be to constrain the pressured inflow at **A** so that it can no longer escape north east, and divert a percentage of it to a holding pond or small lake (**B**). This might be created on what appears to be unused or paddock land at the corner of Oakley Green and Dedworth Road. The outflow from here could be taken north to join the existing route at **C**.

It has recently come to light that the area between the A308 and the Dedworth Road and also south of Dedworth Road is being considered for development. Good Luck to whoever ends up trying to build on this land !