



ENV_15/02107/FULL_01

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

Fifield Farm Cottage
Oakley Green Road
Oakley Green
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06 October 2015

Dear Ms Gibson,

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

At the beginning of the consultation period we submitted a detailed explanation of why the proposed location is not suitable for purpose based on our experience and knowledge of trying to deal with local flooding issues over the last 6 years.

We have been following the various submissions from supporters of this application posted on your web site and in their letters to the press and have become more and more concerned that the issue is not being taken seriously. There is a tendency to dismiss the concerns of local residents as “nimbyism” and there are even claims that talk of flooding is nonsense as there is none and the area is not in a flood zone.

My personal involvement in the issue of local flooding began with a rude awakening in October 2000 to find 5 inches of water containing diluted sewage in the entire central part of Old Lodge Farm, Coningsby Lane. This was because the local drainage system was so inadequate that the ground had become completely saturated, the manhole chambers had all backed up to the surface, the ground floor toilet bowls backed up to the lids, and the sheer pressure of water in the ground forced its way through and around the concrete floors. These floors are a foot below the outside ground level but the water did not flow in from outside - it came up through the concrete. In an attempt to try and improve matters for the future I carried out a study in 2002 which can be found here -

Fifield Water 2002

But the problems in this area are much more widespread than just Coningsby Lane. In trying to improve the 9 “wet spots” we identified in our 2009 report the OGAFCA Environment Work Group has managed to achieve some small successes. But the major problem areas still remain unsolved, which is why it is so important that the issue is taken very seriously by RBWM Planning, Highways, and Streetcare, who have in progress a study being carried out by consultants WSP of Basingstoke. More information is available here **OGAFCA Environment**

There is not and has not been any local criticism of the facilities that Phoenix provides and the concerns of local residents cannot be dismissed as “nimbyism”. This is simply the wrong location, and if the application is approved the occupants will become local residents and will suffer from flooding just as badly if not worse than those already here ... the proposed site is exactly where all the water passing through the village is trying to escape northward. The remainder of this document presents evidence of this so I request that this entire document be made publicly available as a submission on your web site in this original PDF form, NOT as a printed and scanned version.

Thank you.

Yours sincerely,

Rod Lord
OGAFCA
Environment Work Group



Environment

A wet trip down Fifield Road

This video was taken in 2007



North Fifield - a very “Wet Spot” ... but apparently not in a flood zone !

The diagram and photos on the following pages tell a different story

06.10.2015

Fifield Road in 2007, heading south into Fifield Village past the proposed entrance to the new Phoenix Gym site



click the PLAY button or the image.

If the movie does not run you need to open this document
in ADOBE READER by downloading it
or you can view it via this link

[Fifield Road 2007 Movie](#)



North Fifield from “Willow Creek” in the South West to the Proposed Phoenix Gym site in the North East.

The flooded area shown in the diagram is based on an event in January 2014 as shown in the photos on the following 3 pages. This is a frequently repeated state of affairs.

- 1 - The first 4 pictures show “Willow Creek” and surroundings.
- 2 - The next 5 pictures show the junction of Coningsby Lane and Fifield Road.
- 3 - 5 images show the route from the double culvert heading north round behind the old Chapel, onto the land of the “Old Cottage”, and out of their gate onto Fifield Road again.
- 4 - 5 pictures moving north from Coningsby Lane.
- 5 - Finally 5 pictures from the entrance to Manor Grove, the last 3 of which look north towards the corner and the entrance to “Longlea” nursing home. In the last 2 pictures the brick gate posts of “Longlea” can be clearly seen in the background. The proposed Phoenix site is just beyond.



