

Oakley Green and Fifield - Flooding Problems & Phoenix Gym Application

Representation to Bray Parish Council by OGAFCA – Monday September 19, 2016

Grenville Annetts – OGAFCA Chair

| Flooding Issue Dates | Phoenix Gym Application Dates | Key Activities |
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| September 2009 | | OGAFCA Community Action Plan published – 9 Wet Spots identified across the area. Maps and Actions updated regularly and published online at http://www.ogafcap.co.uk/PAGES/Environment.htm |
| May 7, 2014 | | Meeting between local Residents on Fifield Road after Flooding Incident. Attended by OGAFCA Representatives, Cllrs. Burbage and Coppinger, RBWM Engineers Simon Lavin and David Horton. Road Culvert mended and Water Flow direction altered |
| Sometime in 2014 | | RBWM engages External Drainage Consultants WSP to investigate Flooding Issues in the Borough |
| February 4, 2015 | | Meeting between OGAFCA Representatives and 2 Engineers from WSP – Part of RBWM Drainage Consultant's brief was to produce a Surface Water Catchment Study for Oakley Green and Fifield Area. |
| May 12, 2015 | | Detailed Input into WSP Surface Water Drainage Model provided by OGAFCA (Rod Lord) |
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| | July 9, 2015 Application 15/02107/FULL | Re-location of popular Phoenix Gym Club - including building, access, car parking and landscaping - from existing Site in Water Oakley - to Land to the North of Longlea Nursing Home, Fifield Road, Fifield, Maidenhead. |
| | August 4, 2015 | Bray Parish Council Planning Committee when Members voted almost unanimously to recommend to Refuse the Application. Concerns about Green Belt, Flooding, Vehicular Traffic, Noise etc. voiced by local Objectors. |
| | September 2105 to January 2016 | Many amendments to Original Application including revised SUDS versions 2 and 3. |
| | February 8, 2016 | Bray Parish Council Extraordinary Planning Committee when Members voted almost unanimously for the second time to Refuse the Application. Applicants accuse local Residents of Scaremongering as <u>all Surface Water</u> from 1.86 Hectare Site will be held Onsite (2000 Cubic Metres Capacity in Ponds) and none discharged into the Fifield Road Drainage System. |
| March 8, 2016 | | RBWM contacts local landowners seeking their permission to allow their Consultants WSP to conduct Walkovers of potential Water Courses to further populate the Desktop Catchment Study completed in Phase 1. |
| April 4, 2016 | | Walkovers of Water Courses by Consultants WSP begin. |
| | March 16, 2016 Application 15/02107/FULL | Re-location of Phoenix Gym - Approved by Maidenhead Development Control Panel - AGAINST the Recommendation of Planning Officer. Approval subject to 22 Conditions – including Flooding Condition 6. |
| | April 16, 2016 | Letter from Bray parish Council to Lynn Bushell – |

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| | | Phoenix Gym Centre Director – urging Phoenix Gym to consider relocating to more suitable Site at Braywick Park. |
| | June 16, 2016 Application 16/02043/CONDIT | To Discharge Conditions Details required by condition 2 (material samples) 3 (hard surfacing finishes) 11 (boundary enclosure) 15 (construction management plan) 17 (refuse storage) 19 (cycle parking) 20 (hard and soft landscaping) 21 (fencing and tree protection) 24 (site contamination) 28 (finished slab levels) 29 (external lighting)/. Report about Discharging Condition 24 (Site Contamination) said:- “Site is not suitable for surface water disposal to soakaways or other forms of infiltration device.” “As the site is unsuitable for infiltration devices, a positive drainage outfall from the site will be required together with suitable on site attenuation of flows.” |
| August 3, 2016 | | Meeting between Residents of Coningsby Lane and RBWM Cllrs. Simon Dudley and David Coppinger and RBWM Flood Risk Manager Simon Lavin. Agreed to works to alleviate localised Flooding by re-opening a channel diverting some Water to the North. Works to take place in October 2016. |
| | August 11, 2016 Application 16/02637/CONDIT | To Discharge Condition 6 - Sustainable Drainage Solution. 3 Versions of Report issued in one week. Report Conclusion: “There is an existing watercourse running along the Western boundary of the site adjacent to the road. This report proposes the incorporation of a SuDS design utilising below ground stormwater attenuation management in conjunction with a formed swale and a controlled drainage outfall from the site into the watercourse.” Onsite Water Attenuation only 463 Cubic Metres when 692 to 880 Cubic Metres is required for one Downpour? |
| August 12, 2016 | August 12, 2016 | PANIC! |

What would local Residents and OGAFCA like Bray Parish Council to do?

Support Local Residents and urge:-

- 1). RBWM to publish Flood Investigation Reports
- 2). RBWM to publish results of Stage 2 of Water Catchment Study
- 3). RBWM Planning and Drainage Departments to reject the Phoenix Gym’s Application to Discharge huge volumes of Surface Water into the Fifield Road Ditch. This Ditch is critical and putting additional volumes of Water into it will exacerbate Flooding
 - * Upstream and to the South in Fifield Village
 - * Downstream and to the North on Fifield Road
- 4). RBWM and Phoenix Gym to work together and pursue the much more suitable and cost effective Site at Braywick Park. (Previous letter to Phoenix Gym dated April 16, 2016)