

**Phoenix Gymnastics Club
Unit 1 Water Oakley Farm
Water Oakley
Windsor
SL4 5UJ**

Statement in support of Planning Application: 15/02107/FULL
Replacement Gymnastics Facility - Land off Fifield Road, Fifield, Maidenhead, Berkshire. SL6 6SL.

Introduction

This supplementary statement has been prepared in support of the above planning application for the relocation of the Phoenix Gymnastics Club from its current location at Water Oakley Farm to land at Fifield Road, Fifield.

The scheme has been amended in response to discussions with Planning Officers and with regard to consultation responses and community comments. The subsequent amendments, supporting information and consultant reports and are summarised herein.

Relocation of Phoenix Gymnastics Club

Phoenix Gymnastics Club has to leave Water Oakley Farm after 22 years as planning consent was granted on the site in 2015 for 44 houses. The current premises will be demolished and there is no provision for the construction of an alternative gymnastics facility within the development site.



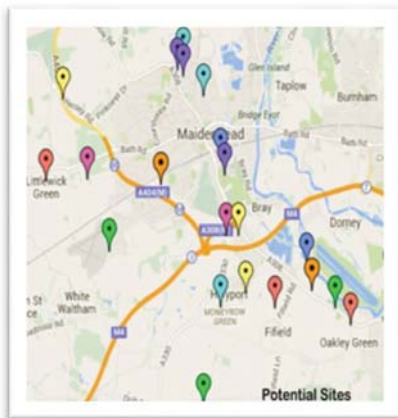
There are previous Planning Consents (05/02734/OUT, 09/02247/OUT, 12/03120/OUT) for a replacement gymnastics facility at Water Oakley Farm.

Search for an alternative site

Phoenix Gymnastics Club has carried out an exhaustive search for alternative premises within the RBWM, commencing in 2013. Over 50 sites and existing buildings were considered, and detailed appraisals carried out on 21. None of these were available, suitable or deliverable. Information relating to these sites was provided with the planning application.

Phoenix Gymnastics Club requested assistance from the RBWM and has engaged with local Councillors. No sites or premises were forthcoming. Development at the Braywick Sports and Leisure Ground was ruled out by the RBWM.

Individual Councillors have stated that they will find a suitable site or premises, but again nothing has been brought forward. It is clear there does not appear to be an alternative location within the Borough which is available, suitable or deliverable.



Summerleaze, the landowners, have offered Phoenix Gymnastics Club land within 1000 metres of the Water Oakley Site to relocate to. The site is at the extremity of a mineral extraction site where extraction would not be a viable proposal. The area is currently in agricultural use and consequently a building with a ridge height not exceeding 12 metres and with a floor area not exceeding 500m² could be constructed on the site under permitted development.

There has been overwhelming support for the application from throughout the Borough. Understandably almost all the opposition to the planning application has been from Fifield, which Phoenix Gymnastics Club is sensitive to. Substantial design amendments have been made and concerns regarding flooding addressed.

Should the current application fail Phoenix Gymnastics Club will close in October 2016.

This will bring to an end over 36 years of uninterrupted provision of gymnastics in the Royal Borough of Windsor and Maidenhead by Phoenix Gymnastics Club.

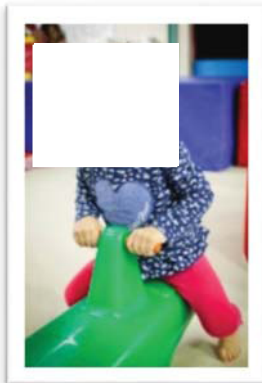


Phoenix Gymnastics Club

Phoenix Gymnastics Club is a not for profit charity (Registration No: 1016375) regulated by the Charity Commission.

Mission Statement:

"Phoenix Gymnastics Club wants every child in the Borough to be able to access all and every level of British Gymnastics disciplines creating a sporting habit for life"



Phoenix Gymnastics Club, with over 750 members, and over 700 applicant members, delivers quality coaching and coach education for children in the Royal Borough with daily classes for squad gymnastics, recreational gymnastics and play gym encompassing all abilities ranging in age from 8 weeks to 18 years. Classes are all inclusive with dedicated coaches for gymnasts requiring assistance. Phoenix Gymnastics Club has produced champions at regional, county and national level led by founder Richard Butler and a dedicated coaching team.

After the RBWM leisure centres in Maidenhead and Windsor, Phoenix Gymnastics Club has the highest footfall of sporting participants in the Borough with over 1000 children per week attending gymnastics sessions and play gym.

Phoenix Gymnastics Club liaises with local schools within the Borough to assist in the teaching of gymnastics and educating teachers for the inclusion of gymnastics in PE lessons. Gymnastics has been shown to be an ideal sport for children in developing both physical and mental skills including core strength, confidence, cooperation, coordination, and concentration.

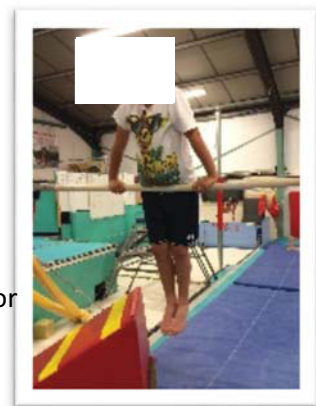
British Gymnastics is the national governing body and Phoenix holds the GymMark club accreditation ensuring best practice and progressive development and resulting in a safe and effective forum for children to realise their potential. GymMark requires the Club to maintain strict operating standards with regard to all elements of running a club from accurate recording of coaching qualifications to facility risk assessments.

Current Facility and Continuing Excellence at Fifield Road

Phoenix Gymnastics Club provides all aspects of gymnastics and the fully equipped gym includes a full size floor, vaults, bars, beams, running and tumble tracks which all gymnasts utilise developing their skills and confidence.

Phoenix Gymnastics Club is a substantial provider of sport and employment in the Borough:

- ❖ Phoenix employs 8 full time coaches and 21 part time coaches with a full time Centre Director overseeing the administration of the club.
- ❖ Proven track record of innovation and development that has helped shape the sport in the U.K. and are pioneers in the development of Pre-School Gymnastics.
- ❖ Popular centre for coach education, with over 350 coaches gaining qualifications from 32 courses held at Phoenix in the last five years.
- ❖ Extensively supporting the professional development of the next generation of young coaches and judges.
- ❖ Qualified staff, with proven track record of producing National Champions
- ❖ Actively providing integrated involvement for children with special needs.
- ❖ Excellent pastoral care for young gymnasts, helping them balance involvement in the sport with pressures from school.
- ❖ Important “safety net” for children with difficult home backgrounds or for those experiencing difficulties at other clubs.
- ❖ Massive reservoir of experience built up over 35 years of successful involvement in the sport.



Letters of Support:

Phoenix Gymnastics Club has received a wide range of support from sporting organisations, local and national politicians, local residents, schools and business. The support is recorded on the RBWM planning portal and a summary is detailed below:

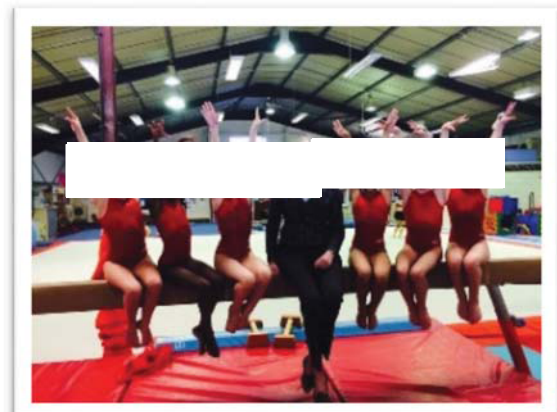
Sport England states that it *“is fully supportive of the Club’s plans to secure planning permission for a replacement facility on the site. The Club is an important local sports facility and its future depends upon finding an alternative site.”*

British Gymnastics also write to support Phoenix Gymnastics Club’s application, stating that *“Phoenix Gymnastics Club is a long established and well run Club with a track record of engaging with mass participation and high performance programmes.”*

The Member of Parliament for Maidenhead, Rt Hon Theresa May states that *“she has recently visited the Club’s site at Water Oakley Farm and is aware of the circumstances requiring the Club’s relocation.”*

She also states that she considers the club to *“provide a fantastic service for young people”... and that it is “vital that it finds a new site to continue its work.”*

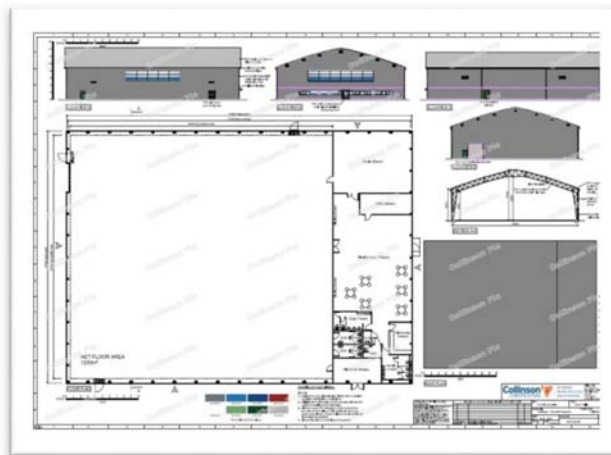
The full text is appended, from which it can be seen that the Rt Hon Theresa May supports the work and aspirations of the Phoenix Gymnastics Club.



The Planning Application – Pre Application Enquiry

10th February 2015 / Meeting on 17th March 2015)

Phoenix Gymnastics Club undertook pre-application consultation with Planning Officers at the RBWM. This was for a building with a ridge height of over 14 metres, an eaves height of 9 metres, 48 metres long and 34 metres wide. The floor area was 1,600m² and internal volume 19,000m³ – as below:



Green Belt and Very Special Circumstances (VSC)

The Planning Officer summarised that as the site lies within the Green Belt it would constitute inappropriate development unless Very Special Circumstances (VSC) could be demonstrated. It was stated that the foundations of the VSC had been presented in the pre application information and that there could well be a case which would outweigh the harm to the Green Belt.

The pre-application response also stated that Council's Highways Advisor raised no objections to the scheme, a tree survey would need to be submitted plus an ecology report and that horizontal timber clad material may be appropriate.

Very Special Circumstances (VSC) as detailed:

- (a) Phoenix Gymnastics Club is held in high repute within gymnastics and the details of their aims and achievements should be considered to be very special circumstances.
- (b) Phoenix Gymnastics Club provides high quality gymnastics facilities to a wide range of young people throughout the Borough and within the wider region. The proposed new location close to the current site means existing members will not be lost as a result of the relocation.
- (c) Phoenix Gymnastics Club is a charitable organisation (Reg Charity No: 1016375) set up to provide gymnastics to the youth of the area. As such it is a not for profit organisation, intent on only serving the community.



- (d) Phoenix Gymnastics Club is no longer able to operate at its existing site as a result of a grant of planning permission for its residential development and the imminent demolition of the current building.
- (e) It has not been possible to find a suitable site within the Borough, outside the Green Belt.
- (f) The Phoenix Gymnastics Club has the highest footfall of sporting participants outside of Borough run leisure centres, fulfilling one of the aims of the Olympic Legacy.
- (g) Loss of the facility would result in a major gap in gymnastics facilities in the Borough.

1.2 For these reasons I would support the proposal if an application were made subject to a case of VSC. Please note that because the proposed development involves over 1000m² of floor space, if the Council were minded to approve the application it would first have to be referred to the Secretary of State to see if he/she wished to call the application for further determination.

Officers Conclusion:

Very Special Circumstances which are considered by the Planning Officer to constitute a case of VSC and which could overcome the harm to the Green Belt:

- i) The Phoenix Gymnastics Club is a significant recreational facility within the local area with up to 1000 users per week;*
- ii) The Club is held in high esteem and has provided professional coaching to many thousands of children of all abilities in the local community for over 35 years;*
- iii) Location of the proposed site would be close to the existing site and would fulfil one of the aims of the Olympic Legacy;*
- iv) The proposal would incorporate significant landscaping provision to reduce the impact of the building on the surrounding area;*
- v) Lack of alternative provision (Officer Comment- strong part of your VSC)*

Planning Application – Submission

On the basis of the positive Pre Application Enquiry, and with Officer support for the Very Special Circumstances (VSC), the Trustees of Phoenix Gymnastics Club submitted a planning application in July 2015 for replacement gym facility on land adjacent Fifield Road. An over provision of parking was included within the scheme on the basis of Officer advice that there should be no possibility of parking overflowing onto the highway.

The site is adjacent the northern extent of Fifield Village and is within 1000 metres of the current Gymnastics Club.

Location plan:



Planning Application – Design Amendments

The application proceeded without significant issues relating to design being raised until September when a review of the height and form of the building was requested. The height was reduced and the roof form amended. These plans were duly submitted as part of the planning application.

Following advice that Officer's opinion, regarding the acceptability of the application, had altered from the original pre-application response a meeting was held with Planning Officers and representatives of Phoenix Gymnastics Club on the 23rd November. A summary of points follows:

- 1) It was clarified that Phoenix Gymnastics Club is a charity that provides a not for profit sport facility for children in the Borough.
- 2) Consent (05/02734/OUT) was discussed. This was for a replacement gymnastics facility on the Water Oakley Farm site in 2005. The building was 10.25metres high with eaves at 8.1 metres and floor area around 1000m². The consent was subsequently renewed in 2009 (09/02247/OUT) and again in 2012 (12/03120/OUT). Permission was recently granted for residential development on this site.



- 3) The Water Oakley Farm consents were acknowledged as a material consideration with regard to the current Phoenix Gymnastics Club application.
Note that Very Special Circumstances (VSC) cited with regard to this application are materially as those for the Phoenix Gymnastics Club application.

Water Oakley Replacement Gymnastics Facility (Consent 12/03120/OUT)

Officer Delegated Report concludes:

2. SUMMARY OF MAIN ISSUES

Local Plan Policy Compliance

- Acceptable impact on character and appearance of area DG1 ✓
- Acceptable impact on Green Belt GB1, GB2, GB8 ✓
- Sufficient parking space available P4 ✓
- Acceptable impact on highway safety T5 ✓
- Trees and development N6 ✓

Note: The Water Oakley Farm site is in a prominent location within the Green Belt and is clearly out of settlement, unlike the application site which is adjacent built settlement.

- 4) A building less than 1000m² would not require referral to the Secretary of State.
- 5) The parking provision should be reduced commensurately.
- 6) Submit the Flood Risk Assessment (FRA) and Landscape and Visual Impact Assessment (LVIA).
- 7) Officers would consult with the Council's Sports Development Officer.
- 8) Demonstrate why the Club needs to be in the Borough?

It was confirmed that the Charitable Charter for Phoenix Gymnastics Club requires it to be in the Borough. Aston Bond, solicitors for the club, have subsequently prepared an opinion below, outlining the requirements of the club's constitution and in summary: *"the area of benefit" would ... include Maidenhead and the surrounding towns, parishes and villages eg Windsor, Oakley Green, Fifiel, Bray etc. If the Club is forced to move outside of the "area of benefit" the Club would have no power under the provisions outlined above to continue to operate."*

Phoenix Gymnastics Club has been in the same location for over 22 years and has an established catchment sitting midway between Windsor and Maidenhead.

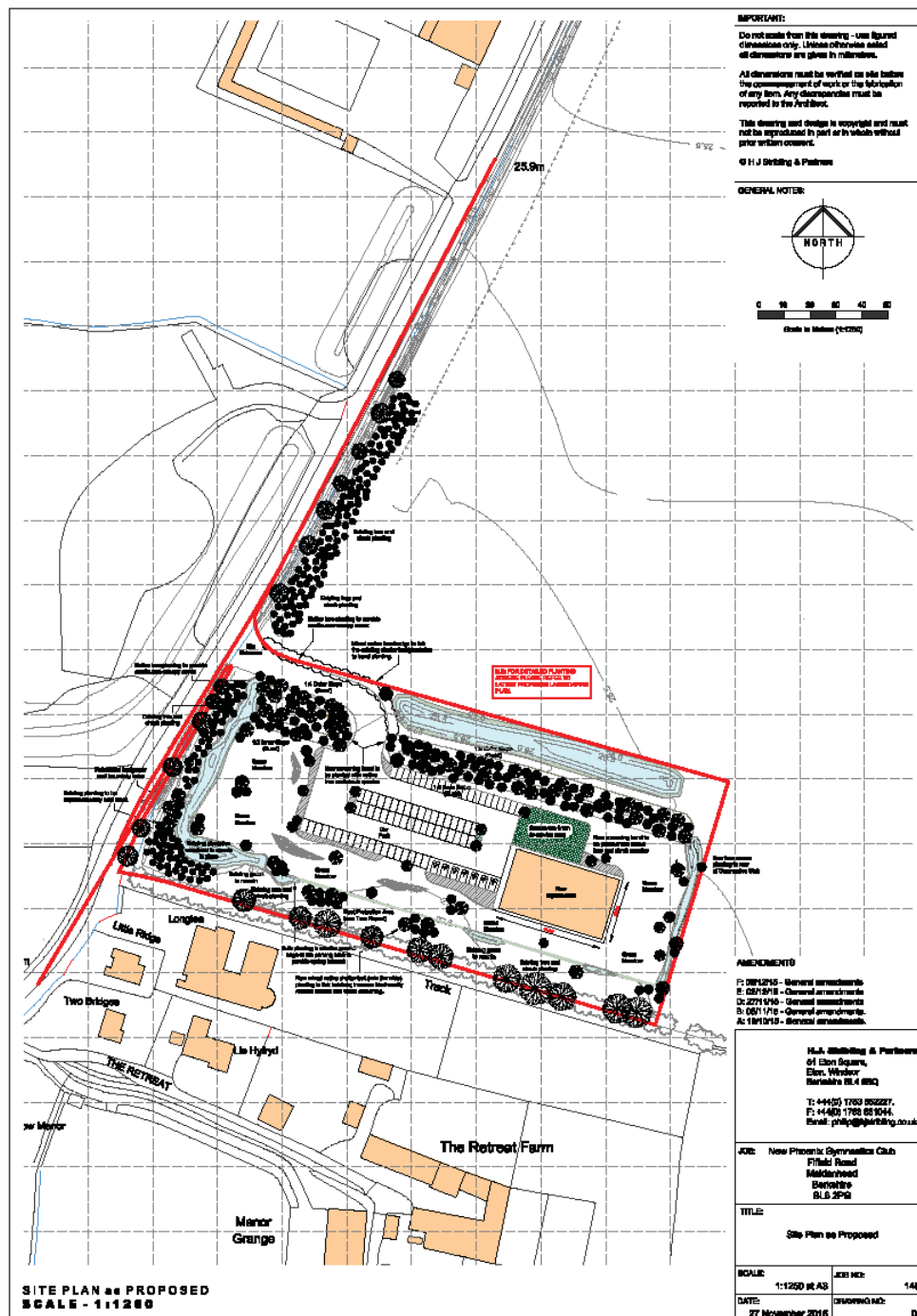
To go outside of the area would conflict with other established gymnastics clubs.

- The size of the building has been considerably reduced from the original application.
- The original scheme had a floor area of 1600m² and 19,000m³ internal volume.
- The current scheme has a floor area of 996m² and 7730m³ internal volume.
- This represents a 40% reduction in floor area and a 60% reduction in volume.
- The building has a ridge height of 10.25m and an external eaves height of 6.8 metres.
- The consented replacement gym facility at Water Oakley has a ridge height of 10.25 metres and external eaves height of 8.1 metres.

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Site Plan:



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Design Audit:

1) Original Planning Submission July 2015 – (Collinson Construction)

- Approximate internal volume = 19,611m³
- Ridge height 14 metres
- External eaves height 8.9 metres
- Length 47.5 metres
- Width 35 metres
- Floor area 1600m²

2) HJ Stribling Architects Revised Proposal September 2015

- Approximate internal volume = 15,570m³
- Ridge height 12 metres
- External eaves height 8.9 metres
- Length 47.5 metres
- Width 35 metres
- Floor area 1600m²
- -20.61% reduction in internal volume from original submission

3) HJ Stribling Architects Revised Proposal December 2015

- Approximate internal volume = 8,344m³
- Ridge height 10.25 metres
- External eaves height 8.1 metres
- Length 42 metres
- Width 24 metres
- Floor area 996m²
- -57.45% reduction in internal volume from original submission
- - 40% reduction in floor area from the original submission.
-

4) HJ Stribling Architects Revised Proposal January 2016

Planning Officer requested a steeper roof pitch

- Approximate internal volume = 7730m³
- Ridge height 10.25 metres
- External eaves height 6.8 metres
- Floor area 996m²
- - 60% reduction in internal volume from original submission
- -40% reduction in floor area from the original submission

5) Replacement Gym Facility at Water Oakley

Planning Consents 05/02734/OUT, 09/02247/OUT, 12/03120/OUT

- Ridge Height 10.25 metres
- External eaves height 8.1 metres
- Floor area around 1000m²



Landscape and Visual Impact Statement (LVIA) - ACD Landscape Architects.

1.0 Executive Summary

1.2 This report provides a landscape and visual impact assessment of the proposed development for a new gymnasium building with parking area and access route from Fifield Road.

1.3 A number of landscape character assessments have been undertaken including Nationwide Character Assessment prepared by Natural England, The Royal Borough of Windsor and Maidenhead Council Landscape Character Assessment and on site observations.

1.4 The site and its surrounding landscape were assessed during October 2015. A total of sixteen viewpoints were selected to represent residents of Fifield and its surroundings; along with users of adjacent roads and public rights of way which surround the site.

1.5 The visual impact assessment identified a total of four viewpoints with significant visual effects, representative of users of public rights of way (including footpaths) adjacent to the site which have direct views onto the site. The site falls within the Metropolitan Green Belt.

1.6 Following mitigation measures, vegetation growth and weathering, the residual visual impacts would not remain significant. For the remaining receptors, once a successful mitigation strategy has been implemented, the views of the development will be difficult for the casual viewer to distinguish the development from the surrounding existing development in the area.

1.7 The potential landscape character effects will be considered minor/negligible i.e. not significant.

9.0 Establishment of Baseline Environment

Landscape Character Baseline 'Countryside Character Initiative' – Natural England

9.1 Natural England has published a study on its website entitled 'Countryside Character Initiative'. This initiative is concerned with the management of England's countryside through an understanding of its character. It aims to guide policy developments, national decision making, and give a context to local planning, action and development. This initiative is based on 'The Character of England: landscape, wildlife and natural features' map, first published in 1997, which divides England into National Character Areas (NCA's). These character areas were updated in April 2014.

The NCA of relevance to the study area, the site and its vicinity is NCA 115 – Thames Valley

9.2 The key characteristics of this area as defined by Natural England in the National Character Assessment are:

- Flat and low-lying land, rising to low, river-terraced hills, which include the prominent local outcrop of chalk on which Windsor Castle sits.
- The underlying geology is dominated by the London Clay which, over much of the area, is overlain by river-lain sands and gravels.



- The numerous hydrological features provide unity to an area which otherwise lacks homogeneity; these features include the River Thames and its tributaries, streams, lakes, canals and open waterbodies (the result of restored gravel workings).
- Woodlands characterise the north-western area, with the wooded character extending up to the southern edge of the Chiltern Hills.
- Farming is limited. Where it survives, grazed pasture is the major land use within a generally open, flat and featureless landscape. The field pattern is medium-scale and irregular, with smaller fields to the west. Localised areas of species-rich hay meadows provide a splash of colour in summer.
- Although densely populated and developed, pockets of woodland, open grassland, parkland, wetlands and intimate meadows provide escape and tranquillity, and include a variety of habitats supporting important populations of many species, notably stag beetle, shoveler, gadwall and other invertebrates and wildfowl.
- Towards London in the east, the natural character of the area is overtaken by urban influences: a dense network of roads (including the M25 corridor), Heathrow Airport, railway lines, golf courses, pylon lines, reservoirs, extensive mineral extraction and numerous flooded gravel pits.
- The area has an urban character, and there are very few villages of more traditional character, although almost half of the area is greenbelt land and development has been restricted in areas like Crown Estate land and Eton College grounds.

9.6 Local character areas, type, and their key characteristics also taken from the Landscape Character Assessment for the Royal Borough of Windsor and Maidenhead

9.7 8d Fifield and Oakley Green

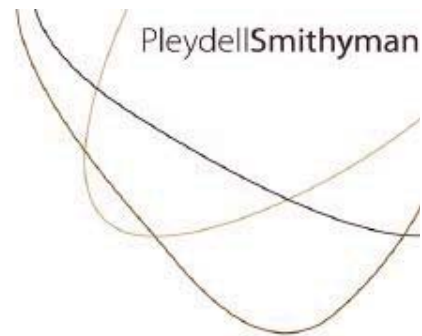
Key Characteristics (in addition to landscape type):

- Greater occurrence of improved pastureland with land drainage features
- More varied mix of building styles and materials
- Influences of recent residential development at Bray Wick & Dedworth
- Actual and perceived proximity to urban conurbations
- Urbanising influences of busy rural roadways
- Transmission lines
- Wooded horizons to the south
- Visual and audible influences of gravel extraction works

Water Management – Pleydell Smithyman Ltd

Ref: M14.174(a).R.001

20th January 2016



RE: Phoenix Gymnastics Club, Fifield Road, Fifield, Berkshire

This letter has been written to further clarify water management matter in respect of planning application ref: 15/02107/FULL for the proposed development of Phoenix Gymnastics Club, on land situated off Fifield Road, Fifield, Berkshire. It has been prepared by Pleydell Smithyman Limited, Environmental Design Consultants of Ironbridge, Shropshire.

Pleydell Smithyman Limited are experienced in the design of Sustainable Urban Drainage Systems (SuDS) and prepared the SuDS for the Phoenix Gymnastics Club proposals.

A letter dated 26th October 2015 was received from WSP Parsons Brinkerhoff which raised matters to be addressed in respect of the SuDS proposals and the potential for further flooding to be caused by development on the Fifield Road site. A series of points were raised where it was felt that further information was required. In order to fully address the comments raised by this letter, a detailed Flood Risk Assessment (FRA) was commissioned by Phoenix Gymnastics Club, and subsequently undertaken by Richard Laker of Hafren Water Ltd.

The FRA, produced by Hafren Water Ltd., assesses flood risk from Fluvial, Surface Water, Ground Water, and Sewer/Water Mains sources, and discusses mitigation in terms of the proposed SuDS.

Based upon borehole data prepared by BCL Consultant Hydrologists Limited, it is understood that much of the sites underlying geology is London Clay, providing an impermeable base with little/no ground water being present. Where ground water is assessed as being present, this is at a minimum depth of 2.5m, 1m below any proposed SuDS features. As such, the proposed SuDS presents a closed internal system with limited infiltration within the confines of the site, collecting, storing and directing water eastwards, where infiltration becomes possible, as clays move to sand and gravel (a permeable material). The proposed SuDS presents a staggered approach with water storage/collection being spread across the site, and flow between each point being varied. This slow release system will provide a natural mechanism for ensuring water quality, working with low gradients and flow rates. Soft landscaping has been used to supplement the system.

The FRA addresses surface water flood risk to the site, and due to the presence of existing drainage ditches and the raised bank along the eastern edge of Fifield Road, it is noted that surface waters will be prevented from entering the site. The scheme does not therefore need to be designed to account for this.

It was noted within the WSP Parsons Brinkerhoff letter that run-off calculations had previously been based on a 1 in 2 year greenfield run-off rate. These have since been revised through the preparation of the FRA. Run-off calculations have been produced for both the pre and post-development site, to allow for the 1 in 100 year

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flood event (plus 30% climate change), and a storm duration of 6 hours in accordance with the NPPF and CIRIA SuDS Manual.

The proposed SuDS has been designed to provide a total attenuation capacity of 2,246m³. The system was originally produced to provide attenuation for a building of 1,691m² for which it provided an over-designed approach with 1,366m³ of additional storage capacity, over and above the 880m³ that was calculated and agreed as being required. The Phoenix Gymnastics site proposals have since been reduced in scale with the revised layout now comprising a building with roof span of just 1,160m² and a reduction in the required car parking provision and associated hard landscaping, from 120 car parking spaces to 83. While the overall scale of the proposals has been reduced across the site, and soft landscaping has subsequently been increased, it is not proposed to alter the original SuDS design and principles. The only change in attenuation capacity is due to a reduction in the permeable sub-base replacement which has been reduced in parallel with the reduction of car parking facilities. The SuDS now provides a storage capacity 2,112m³, an over compensation of 1,420m³, over and above the newly calculated 692m³ required for the revised gymnasium proposals.

Through the design and assessment process, the proposed Phoenix Gymnastics Club site has been assessed as having the capacity to adequately meet the requirements to remove the threat of localised flooding, and in turn having the potential to improve the current situation for external receptors. The proposed SuDS provides clarity that a scheme can be implemented on site to provide more than three times the required attenuation capacity, while containing any potential for breach of water from the site. As demonstrated through the FRA, both pre and post-development surface water will be contained by the proposed SuDS, "reducing the risk of flooding to external receptors and increasing the capacity of drainage ditch D1" in turn "offering a significant betterment to external receptors. It is felt that where further information is required, that this should be conditioned as part of a planning consent for the site.

The site owner/occupier will be responsible for the on-going maintenance of the proposed SuDS scheme to ensure that it is kept clear and maintains its storage capacity and effectiveness.

Based upon the BCL baseline works and Hafren Water's assessment work of the proposed SuDS, the revised proposals will provide an over-designed solution for the Phoenix Gymnastics Club site and contain and manage water on site. There will be no additional pressure on the existing ditch network within the locality of the site and it is assessed that the scheme has the potential to in turn improve the current situation for external receptors. This has also been confirmed by further calculated assessment by Hafren Water Ltd. (Please see FRA ref: 2051-FRA vF1). We therefore consider that the revised scheme addresses the concerns raised by WSP Parsons Brinkerhoff, and provide the certainty required to permit the scheme in respect of water management matters, allowing the opportunity should it be required, for further detail to be produced through planning condition. It is noted that this is something that was initially stated in an email from the Flood Officer (FO) for the Royal Borough of Windsor and Maidenhead (RBWM) on 9th September 2015, where calculated greenfield run-off rates of 6.6 l/s and an attenuation storage volume of 880m³ were considered reasonable. Where further information was requested by the FO, this was submitted by way of additional drawing and specification works, and the preparation of the FRA. For peace of mind, this FRA also covered aspects relating to the FO's proposed conditions.

I trust this information is acceptable in support of these proposals.

Yours sincerely

For and on behalf of PLEYDELL SMITHYMAN LIMITED

Robin Smithyman *BSc (hons), PG DipLA, CMLI, PG DipTP, PG Dip UB, MIQ*

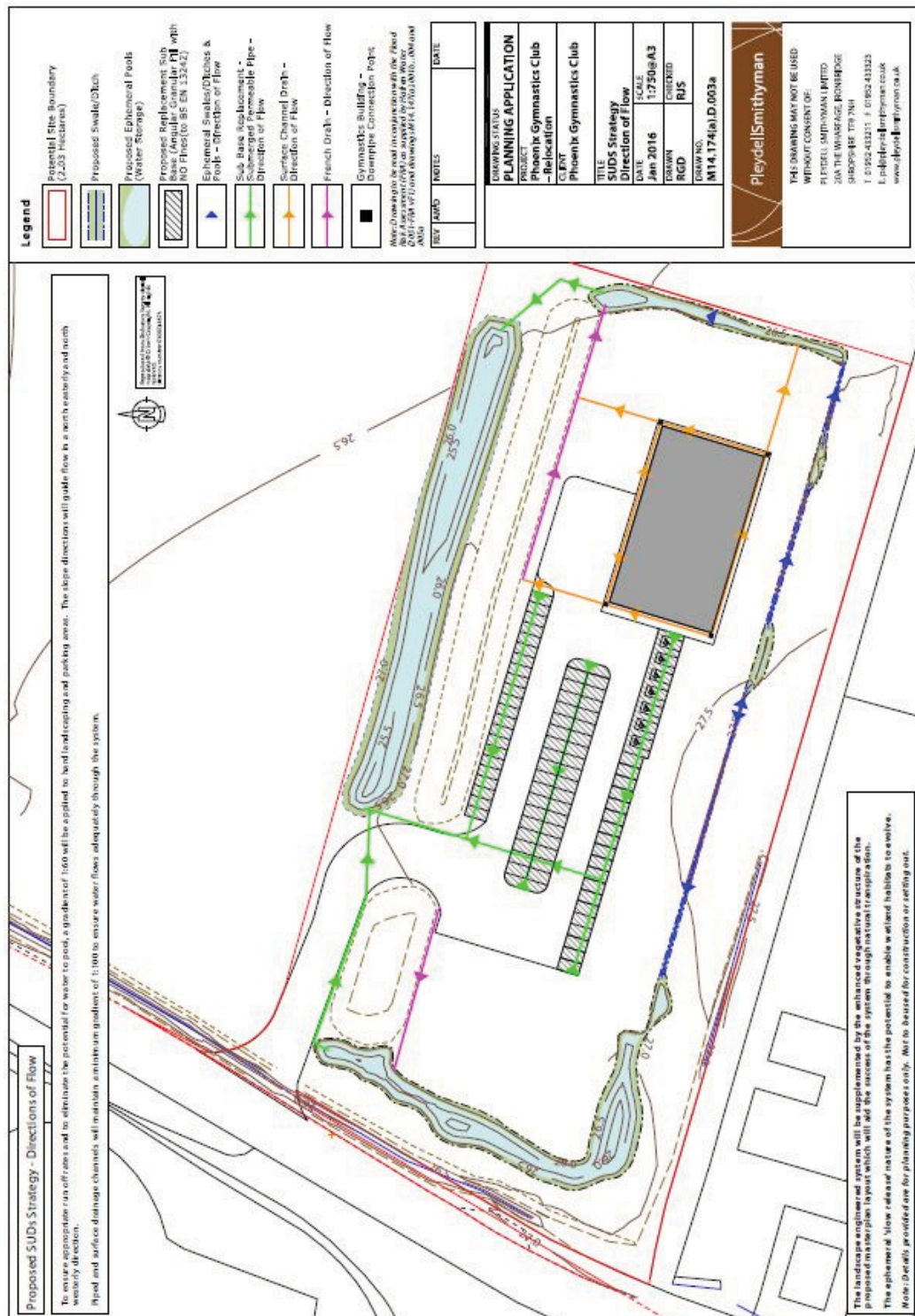
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Company Registration Number 3098074
Registered in England

Flood Risk Assessment (FRA) Sustainable Drainage Scheme (SUDS) SUDS Strategy – Direction of Flow



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Flooding Risk Assessment (FRA) and Sustainable Drainage Scheme (SUDS)

The Pleydell Smithyman Water Management Report is very concise in analysis and the FRA concludes that the SUDS system will provide 2,112m³ (2,112,000 litres) of total surface water storage. The required storage is 692m³.

Note that the capacity figure does not take into account the improved permeability to the site from extensive deep rooted planting and vegetation which will replace the shallow rooted crops currently grown on the site.

The storage capacity is calculated for a storm event lasting six hours. Currently the amount of run off from the site, particularly during extreme storm events, could be significant.

The 2,112m³ 'will provide more than triple the required run-off storage, offering a significant betterment to external receptors' i.e. the local drainage ditches and culverts.

The Flood Risk Officer for the RBWM has also confirmed that the Green Field Runoff Rate of 6.6 litres per second is acceptable.

Pleydell Smithyman / Hafren Water Flood Risk Assessment:

7.3 Surface water – external receptors

7.3.1 Run-off

Run-off characteristics for the site will be altered as a result of the proposed development. In accordance with RBWM Council's policies, Sustainable Drainage Systems (SuDS) should be used in order to mitigate flood risk to external receptors.

Run-off calculations have been completed for the 1 in 100-year event, for a storm duration of 6 hours, in accordance with the NPPF and CIRIA SuDS Manual (C697). The total post development attenuation storage required for the 1 in 100-year event, and a critical storm duration of 6 hours, is 692 m³.

To reduce the risk of surface water flooding as a result of run-off from the proposed development, the proposed SuDS system will include ephemeral retention pools and a water attenuation area providing a maximum storage capacity of 1,798 m³. A permeable sub-base will also be constructed beneath the car parking area, to provide additional water attenuation storage of 314 m³, assuming a storage void of 32%.

The SuDS system will provide run-off management at the source and close to the surface; providing a total surface water storage capacity of 2,112 m³. All SuDS features are located outside any areas of flood risk. The site occupier will be responsible for future maintenance of the SuDS system.



In the pre-development site, run-off from the western part of the site discharged directly into the eastern drainage ditch (D1). However, all run-off post-development will be directed into the SuDS system, reducing the risk of flooding to external receptors and increasing the capacity of drainage ditch D1. The SuDS system will also provide more than triple the required run-off attenuation storage, offering a significant betterment to external receptors.



Oakley Green and Fifield Community Association (OGAFCA)

The Phoenix Gymnastics Club is very aware of the concerns of the Oakley Green and Fifield Residents Association (OGAFCA) to the planning application, and with particular regard to flooding of Fifield and the surrounding areas. The SUDS has been over designed to provide more than three times the required storage capacity. It has been concluded that the clay geology of the site does not allow for groundwater infiltration to the site.

The proposed site for the Phoenix Gymnastics Club is 'downstream' of Fifield.

The **'9 Wet Spot 2015 Where are we after 6 years?'** report published in September 2015 by OGAFCA Environmental summarises very succinctly the flooding situation, the causes of, and the ongoing efforts to deal with it.

The report details 9 'Wet Spots' around Fifield and the state of play in September 2015. The "Wet Spots" are graded Green, Amber and Red depending on the severity of flooding and/or the success of remediation and improvement works.

A summary of observations and proposed actions detailed within the Report follows but it is recognised that historic drains and culverts have been built over or removed completely and drainage ponds have been infilled. The existing culverts and ditches are no longer suitable for purpose and there has been a lack of maintenance and/ or reinstatement of drains. There is a desire to "delay the progress of large quantities of water for a little longer" and to approach landowners to see if they will donate land for locating ponds and sumps:

- *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 this is clearly a fantasy.*
- *Probably the most practical approach is to investigate the possibility of delaying the arrival of all this water and spreading the flow over a longer period of time at a slower pace. 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 a sump. It will also be necessary to consider how funding might be raised for this sort of work as it looks increasingly unlikely to be provided by local government.*
- *'We need to investigate with landowners the possibility of introducing a sump or pond area to try and hold back excess water in times of heavy rainfall'*
- *In times of extreme weather this pipe can no longer handle the volume of water and the ditch backs up. even the manhole cover (B) that allows this route to be inspected and cleared has recently been covered over by a new driveway.*



- *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... to delay the progress of large quantities of water for a little longer.*
- *The best possibility for a short term improvement for the Cardinal Clinic might be to constrain the pressure inflow at A so it can no longer escape north east, and divert a percentage of it to a holding pond or small lake*

- **4 Coninsby Lane Shambles – (Red)**

Water flows eastward along the ditches on either side of Coningsby lane. The ditch on the southern side of the Lane can only escape via a 6 inch pipe (A) into the grounds of Willow Creek to join water coming from the south of the culvert under the Fifield Road. In times of extreme weather this pipe can no longer handle the volume of water and the ditch backs up. Even the manhole cover (B) that allows this route to be inspected and cleared has recently been covered over by a new driveway.

On the northern side of the Lane the installation of a new driveway without a culvert when the Mulberries was built interrupted the flow along the ditch running north (C). This ditch has long since become silted up and overgrown. A ditch that used to run north along the eastern boundary of The Mulberries (D) to drain into the eastwards flowing ditch (E) was piped and covered over many years ago and no longer appears to function at all.

So with only a single 6 inch escape route southwards from this watery cul-de-sac there is an inevitable back up that eventually forms the familiar frequent lake with the junction with the Fifield Road (F). The most obvious improvement would be to re-install the now defunct ditch (C) but for the last 15 years the historical existence of this route has been disputed by a local resident who objects to both the reinstatement of the ditch and the clearance of pipe (D).

Phoenix Gymnastics Sustainable Drainage Scheme (SUDS)

The SUDS proposal will offer 'significant betterment' to the local drainage network by attenuating a vast amount of water (2,112,000 litres) that would otherwise drain off the site. This effectively increases the capacity of the whole upstream drainage network.

This is a charitable, not for profit organisation, proposing to provide land and technical and engineered assistance to the ongoing issue of flooding in the Fifield area. Not only have Phoenix Gymnastics Club offered 'betterment' but they have over engineered the solution by three times the required capacity.

And in response to the most recent OGAFCA Environmental letter of 23rd November 2015, rather than 'the admirable Phoenix Gymnastics Club being in the wrong place', the Phoenix Gymnastics Club proposal is exactly in the right place.



Oakley Green, Fifield and District Community Association
Drainage Report 05 - 19/09/2015
9 Wet Spots 2015 – Where are we after 6 years?

1 Cricket Ground – Oakley Green Road – (Amber)

'We need to investigate with landowners the possibility of introducing a sump or pond area to try and hold back excess water in times of heavy rainfall'

'We believe the root cause of the road flooding is an inadequate capacity in culvert and chamber... Until such time as the capacity of this route is increased we do not expect to see any improvement'

2 Speed Hump and Fifield Road (North) – (Green)

'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 noticeable that a culvert just 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 [at Longlea] seems well able to handle whatever flow arrives at that point. Streetcare confirmed that the stoppers they had ordered have been installed as a trial. We have tentatively returned this wet spot to green status.'

3 Braywood Lodge – Oakley Green Road - (Amber)

'In 2011 volunteers cleared ditches at (A) and Streetcare arranged jetting of pipes under the roadside verge (B) Unfortunately the resident informed us at an open meeting in February 2014 that the problem had not been resolved and that there had once more been a lot more water on the driveway. Streetcare promised the pipework running parallel with the road in the vicinity would again be checked and cleaned. This is unlikely to remove the problem completely ...and it may be necessary to recommend land drainage piping to (C).'

An alternative plan might be to install a culvert to a chamber and a pipe running north....to another chamber and feeding into ditch (E)..... But whatever is to be done requires the approval, cooperation, and commitment from Streetcare.

5 Oakley Green House and Forest Area – Oakley Green Road – (Green)

'Large amounts of water flowing out of the field gateway (A) used to cause the road east of this point to flood. Streetcare ...installed an extra 2 gullies in the gate entrance. This appears to have improved the situation... '

6 Ledger Farm – Coningsby Lane (south) and Forest Green Road – (Red)

'Water coming down (A) off the high ground collects on either side of an entrance (B) on the south side of Forest Green Road.

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... to delay the progress of large quantities of water for a little longer.

This would also have the benefit of reducing water flow arriving north of Fifield in the front garden of Willow Creek (which used to be a pond) and trying to get under the road culvert there (which used to be a road bridge) to flow round the back of what was the old Chapel.'

7 The Fifield Inn – Fifield Road (south) - (Green)

New roadside pipe and gullies installed and culverts diverted.

8 Culvert Under road at Willow Creek – Fifield Road

Several drainage routes converge at the 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. 60 years ago or more this really was a full time pond and there was a small road bridge allowing a substantial northward flow (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.

It is very difficult to see how the onward flow from this point could be expanded to reduce the back-up.

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 this is clearly a fantasy.

Probably the most practical approach is to investigate the possibility of delaying the arrival of all this water and spreading the flow over a longer period of time at a slower pace. 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 a sump. It will also be necessary to consider how funding might be raised for this sort of work as it looks increasingly unlikely to be provided by local government.

9 Cardinal & Hand Clinics – Oakley Green Road & Dedworth Road

'This is the most difficult of all the "wet spots" to deal with and we have been able to achieve absolutely nothing here.

(B). This might be created on what appears to be an unused or paddock land at the corner of Oakley Green and Dedworth road. The outflow form here could be taken north to join the existing route at C. '



9 "Wet Spots" - the state of play in September 2015

- 1 Cricket Ground - Oakley Green Road - page 3
Some improvement but no satisfactory solution until capacity of culvert and chamber 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 re-instated but needs regular pressure for annual clearing. Sub-footway pipes and culverts north of Wayside Stables repaired. Last-west flowing culvert north of Longlea Home blocked as trial.
- 3 Braywood Lodge - Oakley Green Road - page 5
Volunteers cleared ditches and Streetscare jetted roadside pipes. Resident reports problem recurs. After observing next event may need to recommend land drainage pipe installation.
- 4 Coningsby Lane shambles - page 6
Some minor temporary work to clear ditch and improve roadside parking courtesy of local farmer. Streetscare avoiding proposed action due to resident's objection. Requires Streetscare commitment.
- 5 Oakley Green House and Forest Farm area - Oakley Green Road - page 7
Streetscare partially carried out OGAPCA recommendations. 2 new gullies installed in gate opening feeding into sub-footway pipe. Residents report there has been no recurrence of the flooding problem.
- 6 Ledger Farm - Coningsby Lane (south) and Forest Green Road - page 8
No progress. Sadly any improvement in capacity and flow at this site would result in increased problems at "Wet Spot" 8. Best short term hope for improvement probably working with landowner (Phil Mortimer ?) to substantially increase sump holding capacity south of Forest Green Road.
- 7 Fifield Inn and Fifield Road (south) - 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.
- 8 Culvert under road at Willow Creek - Fifield Road - page 10
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 possible 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 11
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.



Recent Media Reporting

The recent reporting detailed and photographed the flooding which is a regular occurrence on Coningsby Lane South. The Oakley Green, Fifield and District Community Association Drainage Report 05 - 19/09/2015 9 Wet Spots 2015 – Where are we after 6 years? details, in no uncertain terms, the causes of flooding around Fifield and in particular the '*Coningsby Lane shambles*'.

It was more notable that flooding in the vicinity of the Longlea Nursing Home has not been documented since 2014 when the ditch was cleared and engineering works carried out to stop the flow of the larger east ditch feeding into the smaller western ditch. This has been successful and the OGAFCA have returned the area to Green Status.

Further to this the water in the ditch north of Fifield was free draining during the recent flood event and the road completely clear of water. Photographs of this are available on request.

It is also not insignificant, in terms of context, that there was an Environment Agency Flood Alert for Paley Street and Holyport on the day of the report.

A screenshot of the website for The Royal Borough of Windsor and Maidenhead. The header includes the council's crest and name. A search bar is visible. A prominent yellow box titled "Flood alerts" contains the following text: "Please be aware the Environment Agency has notified us of flood alerts which may affect Paley Street & Holyport, the Thames from Hurley to Cookham & lower Loddon which may affect Waltham St Lawrence. Extreme weather webpage." The background of the website is a light beige color.

THE ROYAL BOROUGH OF
WINDSOR AND
MAIDENHEAD

Search website (Planning)

Flood alerts

Please be aware the Environment Agency has notified us of flood alerts which may affect Paley Street & Holyport, the Thames from Hurley to Cookham & lower Loddon which may affect Waltham St Lawrence. Extreme weather webpage.



National Planning Policy Framework (NPPF March 2012)

8. Promoting healthy communities

70. *To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- *plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the communities ability to meet its day-to-day needs;*
- *ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
- *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

71. *Local planning authorities should take a positive and collaborative approach to enable development to be brought forward under the Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.*

73. *Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning Policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessment should identify specific needs and quantitative and qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.*

74. *Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*



Borough Local plan – Policy R7 – Formal Sports and Leisure Facilities:

'The Borough Council will not permit development proposals which would result in the loss of a built sport or leisure facility available to the public unless...a comparably sized replacement facility is provide'

Policy CF1 relates to the provision of community facilities and states that the Council 'will not permit the loss of existing community facilities unless it is satisfied that ..an acceptable provision is to be made elsewhere.'



General Points:

Phoenix Gymnastics Sessions

There will be no new gymnastics activities or sessions offered at the proposed site. The new facility will effectively be a like for like replacement for the existing.

Transport and Highways

As above the new gymnastics facility is a like for like replacement. The number of trips will remain the same and there will be no new traffic generated. Travel routes will not change.

The Highways Officer raised no objection to the proposals for the larger facility.

It was noted in the Community Comments that reference was made to the 2013 Water Oakley Transport Statement. The inference was that the site access became busy in the afternoon. For clarity it should be stated that there were up to 15 other occupiers and users of the Water Oakley Farm Site at the time of the survey including;

- haulier, aggregates and soil operator
- five occupied houses
- a firm who hired out and sold fencing and crowd control equipment,
- service department of a vehicle hire company,
- roofing and cladding contractor
- a major dry lining and partitioning company (BDL)
- two other small companies who had storage facilities.
- the access road was also used as the back entrance to Bray Studios.

Phoenix Gymnastics Club will be the only user of the proposed development.

The Rt Hon Theresa May MP



**HOUSE OF COMMONS
LONDON SW1A 0AA**

May 2015

To whom it may concern,

Phoenix Gymnastics Club

As the Member of Parliament for Maidenhead, I am a strong supporter of the work of Phoenix Gymnastics in my constituency. I recently visited the club's current site at Water Oakley Farm and am aware of the circumstances requiring their relocation in the near future.

Phoenix Gymnastics provides a fantastic service for young people in my constituency and it is vital that it finds a new site to continue its work. The club provides facilities for over 1,000 children a week of all ages and is greatly valued by many local families. It makes an important contribution to the sporting facilities on offer in the local area. At a time when we need to encourage more young people to take up sport and physical activity, it is important that places such as Phoenix Gymnastics can continue to provide the facilities needed.

It is clear that the club has gone to considerable lengths to find a new site, and the Royal Borough has obligations to support this process having allowed development that could result in the loss of a sports facility.

Development on the Green Belt should only ever be approved in exceptional circumstances. The club has put forward a robust case for their application to be considered a 'very special circumstance' (VSC), and the strength of this case was acknowledged in the pre-application officer report. I would encourage the council to carefully consider this matter and, if it is clear that the VSC criteria has been met, to support the club in this matter.

Yours sincerely



The Rt Hon Theresa May MP

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Charity No: 1016375
Not for profit sporting organisation



Denise Tuke
Chair of Trustees
Phoenix Gymnastics Club
Units 1 and 1a Water Oakley Farm
Bray, Berkshire
SL4 5UJ

Our Ref: DT.TLS.2108.002

25 January 2016

Dear Sirs

I have been asked to advise the trustees of the Phoenix Gymnastics Club (Charity No 1016375) (the Club) on their existing constitution and the possible consequences if the Club were forced to move out of the Royal Borough of Windsor and Maidenhead.

The Club's constitution as filed with the Charity Commission has as its over-riding objective the provision of a gymnastics facility for children of school age.

The constitution then gives the Club certain powers. The relevant powers are as follows: the Club is permitted to provide coaching, demonstrations, courses and lectures for school children who live in Maidenhead and the neighbouring area (defined in the constitution as the "area of benefit"). The Club may also provide a facility for physical recreation (ie a gym) in any part of the "area of benefit" (and subsequently manage, equip and maintain the facility) and also provide services to disabled children in the "area of benefit".

The "area of benefit" would, in my opinion, include Maidenhead and the surrounding towns, parishes and villages eg Windsor, Oakley Green, Fifield, Bray etc.

If the Club is forced to move outside of the "area of benefit" the Club would have no power under the provisions outlined above to continue to operate in its current form.

If I can be of any further assistance please do not hesitate to contact me.

Thank you

(Name redacted)

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