

**FLOODING**  
**around**  
**Zebon Copse Estate**  
**Church Crookham**  
**Hants GU52**  
**Friday 20 July 2007**



**by**  
**David Jackson**  
**Chairman**  
**Zebon Copse Residents' Association**



# Introduction

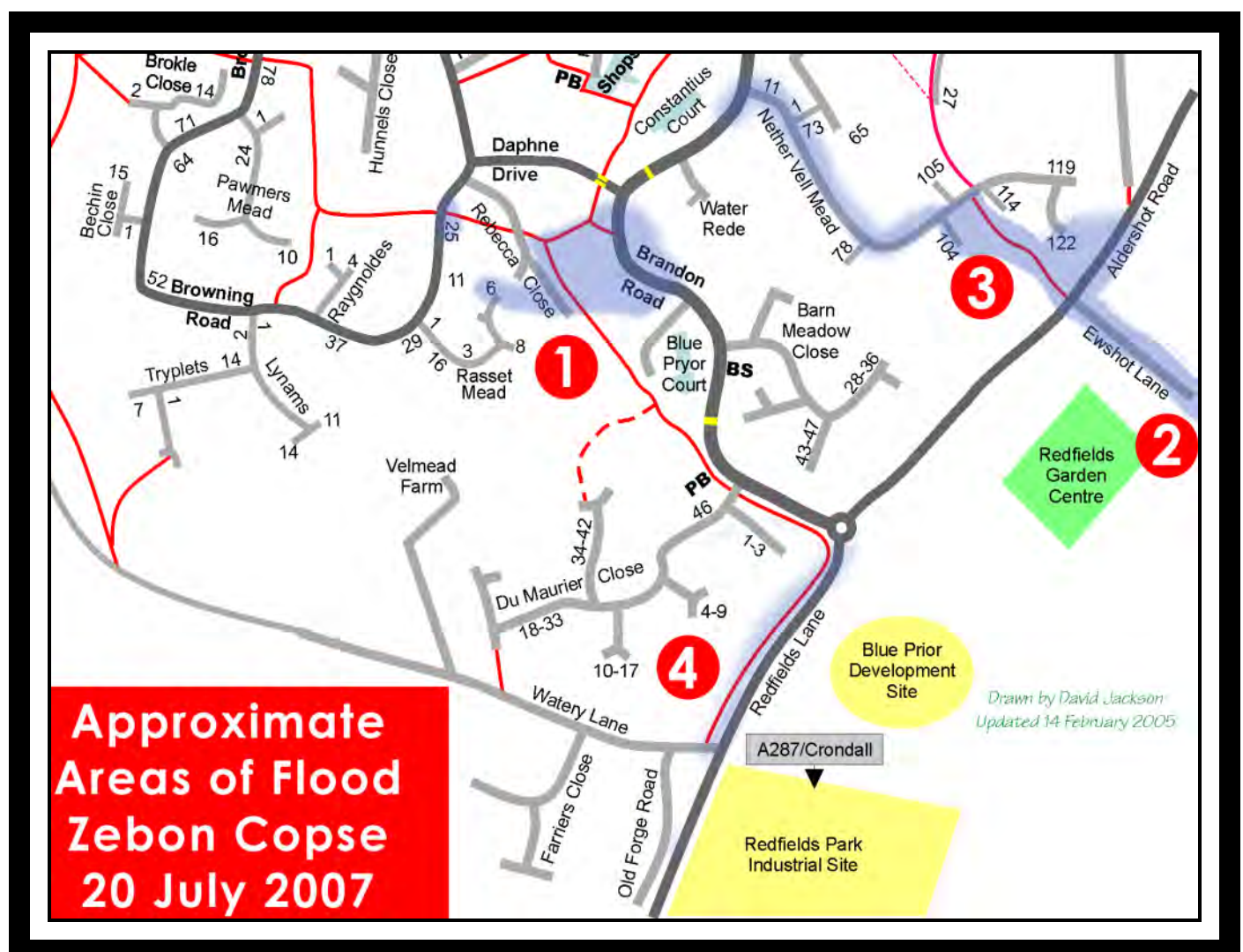
This report has been prepared by ZCRA to inform those responsible for flood management of the effect of the storm of 20 July 2007 on Zebon Copse Estate and to make associated recommendations.

Several properties were flooded due to overflowing of the balancing pond on Brandon Road, whilst Nether Vell Mead was affected by water flowing out of the QEB site down Ewshot Lane.

**There are significant local concerns that major developments on QEB, Redfields Garden Centre and Blue Prior industrial site, which are all upstream of watercourses flowing towards and through Zebon Copse Estate, will increase the risk and severity of flooding on the estate in the future.**

*Report, photographs and artwork by David Jackson, Chairman ZCRA.*

*Photos were taken between about 1300A and 1400A after the rains had stopped on Friday 20 July 2007.*



**Approximate areas affected by flooding am 20 July 2007.**

**Area 1 - Main balancing pond overflow See Page 3.**

**Area 2 - QEB runoff down Ewshot Lane. See Page 8.**

**Area 3 - Nether Vell Mead. See Page 10.**

**Area 4 - Redfields Lane. See Page 13.**

**Recommendations. See Page 14**



## Area 1 - Brandon Road Balancing Pond.



**Picture 1**

The bund along the western side of the main balancing pond on Brandon Road was breached at SU 5031 5140, allowing water to flow across the southern side of Rebecca House to 5 and 6 Rassett Mead and Nos 25 and 27 Browning Road.

Had the bund been a little higher and the dip shown in this picture had been filled in, it seems likely that the water would not have escaped from this side of the pond on this occasion.



**Picture 2**

Looking south towards the southern end of Rebecca Close after most of the flood had subsided. The flow of water from the balancing pond can be seen coming from the left.



**Picture 3**

Water escaping through the bund also covered the path along the northern side of the pond.





**Picture 4**

Natural contours retained the water at the northern western edge of the pond area.



**Picture 5**

Although the balancing pond was almost full, the southeastern corner was not breached.



**Picture 6**

The balancing pond overflowed onto Brandon Road from a point close to its northeastern corner.





**Picture 7**

Southern extent of the flood on Brandon Road was short of Blue Prior Court.



**Picture 8**

Northern extent of the flood on Brandon Road was almost to Daphne Drive.

The breach was just behind the car shown in this picture.



**Picture 9**

Water also flowed into the southern end of Water Rede, seen here looking from Brandon Road in the foreground.





**Picture 10**

The garden of No 6 Rasset Mead was flooded from the flow out of the balancing pond across Rebecca Close.



**Picture 11**

The garden adjacent of No 5 Rasset Mead was also flooded.



**Picture 12**

Overflowing roadway drains on Browning Road affected Nos 25 and 27.





**Picture 13**

Further water in Browning Road came from an overflowing storm drain near the junction with Rebecca Close.



**Picture 14**

Blocked drain covers were another problem - cured in this case by raising the cover.



## Area 2 - Ewshot Lane



**Picture 15**

Runoff from the QEB site generated a torrent running down Ewshot Lane towards Redfields Lane.

This picture was taken from Ewshot Lane at SU 8082 5120 looking northeast. The water at this point was over a foot deep and moving very quickly. There were two feeds: One from the right of the picture and the other from straight ahead.



**Picture 16**

Looking towards Redfields Lane from the same point.



**Picture 17**

Looking up Ewshot Lane away from Redfields Lane from the exit from Humphrey Park at SU 8078 5128.

The ditch to the right of this picture was unable to cope.





**Picture 18**

The ditch across the entrance to Redfields Garden centre was over full and spilling further water onto the road.



**Picture 19**

The ditch beside Ewshot Lane between Redfields Garden Centre entrance and Redfields Lane after the rain had stopped.



**Picture 20**

By the time this picture was taken at 1300A, the flow into the culvert under Redfields Lane from the corner of Ewshot Lane was below its maximum.



## Area 3 - Nether Vell Mead



**Picture 21**

The flow down Ewshot Lane and across Redfields Lane affected Nether Vell Mead.



**Picture 22**

Water from the gardens of 120 and 122 Nether Vell Mead flowing onto the path between Redfields Lane and Nether Vell Mead at SU 8062 5141.

Gardens of properties at this end of Nether vell Mead were flooded to a depth of about 4 inches, but most of the the water had subsided before pictures could be taken.



**Picture 23**

After flowing down the metalled path, the flood reached Nether Vell Mead at SU 8057 5146.





**Picture 24**

Water flowed from the path between Redfields Lane and Nether Vell Mead towards the front of No 100 Nether Vell Mead.



**Picture 25**

Water lapping at the garage of No100 Nether Vell Mead.



**Picture 26**

From the end of the path to Redfields Lane, water flowed along Nether Vell Mead towards Brandon Road.





**Picture 27**

Water from the storm drain overflowed from the manhole near No 70 Nether Vell Mead and contributed to the flow towards Brandon Road, where it flowed south towards the general flood from the balancing pond, but when seen at about 1300A it did reach that far before going into the roadside drains.



## Area 4 - Redfields Lane



**Picture 28**

The ditch between Watery Land and Brandon Road was filled to capacity.



**Picture 29**

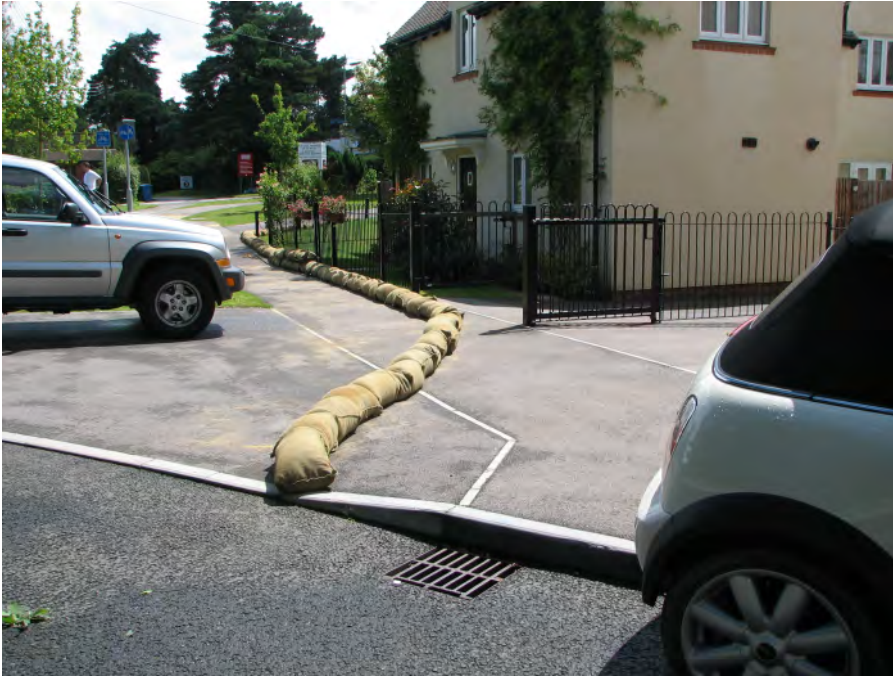
Insufficient capacity under the footbridge between Watery Lane and Brandon Road at SU 804 512.



**Picture 30**

Culvert exit beside Brandon Road at SU 805 512 after the rain had stopped.





**Picture 31**

Sandbags were deployed in front of properties at the Redfields Lane end of Watery Lane, but the ditch just coped on this occasion.



# Recommendations

It is recommended that:

1. The bund long the western edge of the balancing pond on Brandon Road (SU 803 513) is raised to prevent further flooding towards Rebecca Close, Rassett Mead and Browning Road (*see picture 1*).
2. Measures are taken now to alleviate the escape of flood water down Ewshot Lane into properties at the high-number end of Nether Vell Mead (*see Sections 2 and 3*).
3. The QEB Inquiry Inspector is provided with this further evidence of flooding generated from the QEB site and that any approval for development of the QEB site addresses fully the prevention of flood water running off the site towards Zebon Copse Estate (*see section 2*).
3. The capacity of the ditch along Redfields Lane opposite the Blue Prior site (SU 804 512) is increased and, if necessary, additional measures are taken to prevent overflow onto the roadway and into properties on Watery Lane and Du Maurier Close as happened in November 2006 (*see Section 4*). This assessment should take into account the projected development of the Blue Prior industrial site opposite.
4. The storm drains in Browning Road (*picture 13*) and Nether Vell Mead (*picture 27*) are checked and the adequacy of their capacity re-assessed.

*David Jackson*

*Chairman Zebon Copse Residents' Association*

*Zcra@ntlworld.com*

*23 July 2007*