



FLOODING around Zebon Copse Estate Church Crookham Hants GU52

by
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Zebon Copse Residents' Association

prepared for
Strategic Flood Risk Assessment
by Capita Symonds for Hart District Council

1 April 2007

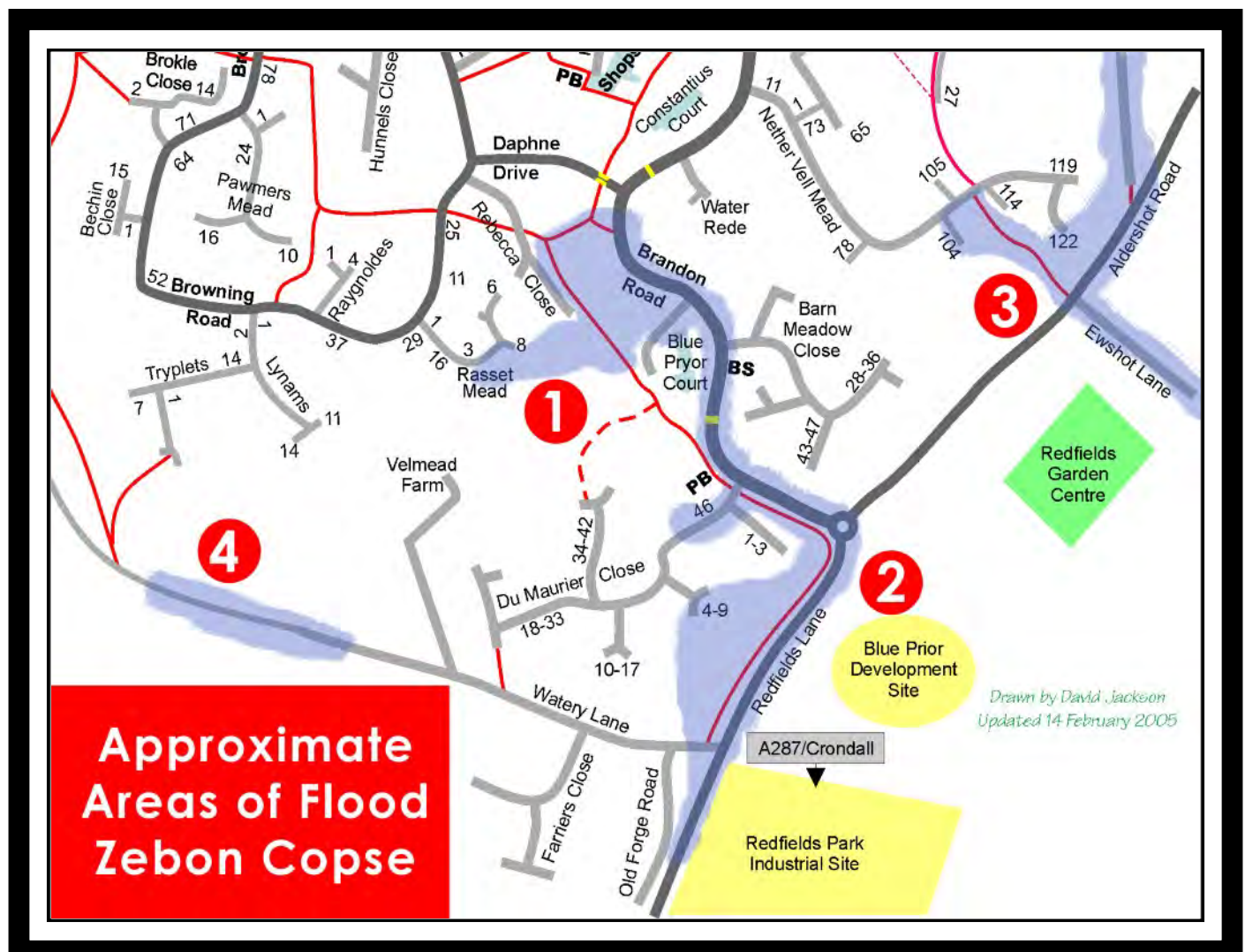
Introduction

This report has been prepared by ZCRA to inform the Strategic Flood Risk Assessment being undertaken by by Capita Symonds for Hart District Council.

There are significant local concerns that major developments on QEB, Redfields Garden Centre and Blue Prior industrial sites, which are all upstream of watercourses flowing through Zebon Copse Estate, will increase the risk and severity of flooding on the estate in the future. There are also concerns that the existing groundwater infrastructure is not being adequately maintained.

ZCRA asked for feedback after the major flood of 26 November 2006, which resulted in a dribble of email reports which are all included herein. Further information was received in late March 2007 from the occupants of 120 and 122 Nether Vell Mead, a selection of which is also included.

Photographs and artwork are all by David Jackson except for those relating to area 3, which were provided by Mike Clark and Malcolm Taylor of 120 and 122 Nether Vell Mead respectively.



Approximate areas affected by flooding 26 November 2006 and earlier.

Area 1 - Brandon Road and Main Balancing Pond. See Page 3.

Area 2 - Redfields Lane and Du Maurier Close. See Page 6.

Area 3 - Nether Vell Mead and Ewshot Lane. See Page 8.

Area 4 - Watery Lane. See Page 16.

Area 1 - Brandon Road and Main Balancing Pond.

Pictures taken at mid-day 26 November 2006



Looking South across Daphne Drive along Brandon Road.

In the foreground, the feed ditch, which carries water from from the small balancing pond behind Further Vell Mead, is filled.

Brandon Road is flooded to a depth of over a foot in places.

The main balancing pond is full and overflowing on both the side facing Brandon Road and the opposite side towards Rasset Mead.



Looking West along the north side of the main balancing pond.

The 'new' earth bund has stopped the NW edge of the pond overflowing, but water has escaped round the south of the new bund and has flooded the adjacent path and allowed flood water to escape towards houses in Rasset Mede (*see email below*).

Email report dated 24 December 2006:

"We are on Rasset Mead (5) and were affected by the floods. In fact number 6 had a horrendous time which has resulted in them needing a new floor downstairs and not having use of their whole house at Christmas while it still dries out.

We were bailing out water until 4pm on the day. Please speak to them as they established that Thames Water were to blame for not maintaining the balancing pond. Houses on Rebecca Close and Du Maurier were also badly affected. Simon Ambler did make an appearance and said he would take it further.

Hope you have a good Christmas

Debbie Bertuzzi-Glover"



Brandon Road adjacent to the main balancing pond was too deep to cross wearing Wellington boots and was a challenge to cars.



Looking from Brandon Road into the driveway of Blue Prior Court.

Water flowing down Brandon Road from the Redfields Lane end also inundated the car park of Blue Prior Court.



A strong flow of water from the Redfields end roundabout ran along Brandon Road (here seen from the junction with Barn Meadow Close looking towards Redfields Lane) and contributed to the flooding opposite the balancing pond.

Roadside drains were blocked by fallen leaves, which compounded the problem. Cleaning the drain covers proved to be a fruitless exercise, since they immediately obstructed again with further leaves.



Water flowing into the Northern side of the Eastern end of Brandon Road appeared to come down Redfields Lane from the direction of its junction with Ewshot Lane.

The entrance to Du Maurier Close is between the two parked cars and it appears that there is no flow from Brandon Road into Du Maurier Close.



Flow into the ditch on the south side of Brandon Road through the culvert from Redfields Lane at the height of the flood.

Area 2 - Redfields Lane and Du Maurier Close

Pictures taken at mid-day 26 November 2006

A number of houses in Du Maurier Close were affected by flood water, most likely from Redfields Lane. This water originates in part from overflowing of the watercourse along the Western side of Redfields Lane feeding towards Brandon Road, and in part from runoff from land on the Eastern side of Redfields Lane.

Email report dated 10 December 2006:

“I’m responding to the note about the floods in the November 2006 Newsletter.

I know several properties in Du Maurier Close had problems with flood water. We were fortunate ourselves to have avoided difficulty, but I know that No. 6 had flood water in their conservatory, at least one house in the next section (10-17) had water in the kitchen, and there appeared (from outside) to be a lot of water heading straight through No. 44.

I spent a fair bit of time trying to clear vegetation from the culvert alongside Redfields Lane. There are two bridges – one at Watery Lane, and a footbridge just north of it. These bridges appeared to be just able to handle the volume of water flowing under them, but the water was backing up from just downstream of the footbridge. This appeared to me to be because the vegetation had not been adequately cut back during the autumn (although this may be because there was more growth than usual after they had been cut back). Anyway, water was overflowing at this point, flooding Redfields Lane, flowing through adjacent properties in Du Maurier Close, and building up at the junction outside 44 Du Maurier Close.

One of my neighbours had been in contact with the council at about 10.30am: they informed him that they were “filling sand bags” (I was surprised that they don’t keep them filled in advance!) in Hartley Wintney. They eventually arrived at 1.30pm, when they used the sand bags to shore up the banks of the culvert (though residents with spades were needed to make them really effective, by adding an earth bank behind them).

Many thanks for all you do on our behalf.

Les Bolton

9 Du Maurier Close”

Email report dated 12 December 2006:

“I notice on reading your newsletter that you are of the opinion that houses were not flooded. The water came into my utility room and kitchen. It was not too bad and I was able to mop it up. If the sandbags had not arrived when they did I would certainly have been badly flooded in the house itself. I was, however, very badly flooded in my garage and it was from here that the water started to come into the house. I have spent the majority of my time since the flood trying to clean up in the garage as the silt left behind was disgusting. I had to get a large skip and throw out nearly the whole contents of the garage.

I have lived in my house for the last 14 years and have never had problems before. I have been told that the cause was the alteration of the drain which runs across Redfields Lane. I hope that the Council is taking action to rectify the problem as I could not cope with a repeat performance.

Sarah Hughes

45 Du Maurier Close”



Looking South from the Brandon Road roundabout along Redfields Lane as Robert Hopkins, HCC highways engineer, prepared to close the road.

Flood water at the end of Watery Lane was too deep for safe passage of cars.



Picture taken 8 January 2004 looking North along Redfields Lane towards the SW corner of Redfields Garden canter.

The flood caused by water escaping from the SW corner of Redfields Garden Centre had largely subsided by the time this picture was taken after almost blocking the whole width of the carriageway.

Extensive remedial work has taken place in this area since, but has yet to demonstrate that it has cured the problem.

Area 3 - Nether Vell Mead and Ewshot Lane

Pictures taken during floods in 2003.

There is a very bad flooding problem with houses opposite the exit of Ewshot Lane into Aldershot Road caused by water running down Ewshot Lane. Similar problems occurred in November 2001, October and November 2003 and November 2006.

Water originates in the QEB site, flows out of the site into the footway entrance onto Ewshot Lane opposite the South edge of Redfields Garden centre site. Capacity of the ditches alongside Ewshot Lane are quickly exceeded and a river runs down Ewshot Lane, across Aldershot Road into 1,3,5 Aldershot Road and across the barrier open ground into 122 and 120 Nether Vell Mead. Runoff from these properties flows onto the adjacent pathway between Aldershot Road and Nether Vell Mead and affects 100-104 Nether Vell Mead as a pond develops on the path adjacent to Nether Vell Mead. *See the map on p14.*

There is also a flow from Gables Road into Aldershot Road which increases the head of water affecting properties on the Western side of Aldershot Road.

Note that most of the pictures of this area were taken some time after the worst of the flood had subsided



Considerable flow out of the QEB field onto Ewshot Lane.



Results in a torrent down Ewshot Lane towards Aldershot Road.



Water then runs down the roadway of Ewshot Lane as the ditches are unable to cope.

The pictures on this page were taken after most of the flood had subsided.



The flow continues towards the road entrance to Humphrey Park.



The Ewshot Lane ditch alongside the car park of Redfields Garden Centre cannot cope either.

By the time this picture was taken, much of the flood had subsided.



Flooding in the boundary strip between Aldershot Road at and the fence of 122 Nether Vell Mead.



Immediately outside 122 Nether Vell Mead after the water levels had dropped from their peak.

There has been extensive correspondence between occupants of affected houses 120 and 122 Nether Vell Mead and the local authority in relation both to the floods and householders' concerns about the problem being exacerbated by building on the QEB site.. Examples follow:

From Mr Taylor, 122 Nether Vell Mead

"5th OCTOBER 2003.

THE CHIEF DEVELOPMENT CONTROL OFFICER.
HART DISTRICT COUNCIL.
CIVIC OFFICES, HARLINGTON WAY.
FLEET. HAMPSHIRE. GU51 4AE.

Dear Sir,

Re: Outline Application 00/00930/OUT. Q.E.Brks. Sandy Lane Church Crookham Fleet

Further to your Notice issued in the Local Press I confirm that we have inspected the application details and associated background information from the previous submission and therefore for the following reasons wish to OBJECT:

1/ That we consider that the "Local Infrastructure" is incapable of absorbing further development of this size (considering current on — going construction sites) stretching even further the capabilities of the Area Hospital, Doctor & Dental surgeries, Schools, Police, Drainage and especially Highways (local roads reaching gridlock). Apart from the Impact Environmentally coupled with the noise & safety zone of the aircraft that a development of this size will have upon the existing community. All the Developers studies & reports will not overcome the current problems that already exist. All local people (we count for 35 yrs) have been badly effected by the explosion of development within recent years.

2/ That we consider the existing Ground & Storm water flooding that occurs at the junction of Ewshot / Redfield Lanes and into the upper reaches of Nether Vell-Mead will exacerbate.

To explain, currently during high intensity or long duration rainfall, flooding occurs around the properties because the watercourse in Ewshot Lane is already incapable of accepting storm surcharges or a rise in the water table, subsequently flooding into the road and that in turn overflowing uncontrolled into Nether Vell-Mead.

The Q.E.B. Developers Consultants state under Water Quality & Hydrology Technical Appendix '1' July 2003. page 9. "That the site is currently drained by natural run off & infiltration. It is proposed to drain the site by utilising the same points of discharge as existing".

THIS MEANS EVEN MORE WATER IN NETHER VELL-MEAD!!!

Factually, the 'Infiltration water' in the ground will move in a S.W. direction down the natural valley and the 'Run off into the existing ditch systems that will all eventually discharge into the watercourse in Ewshot Lane. This occurs at a piped junction under the road immediately N.E. of Humphrey Park and the S.W. corner of Q.E.B. site,

BACKGROUND.

This is where the initial flood occurs because it is unable to discharge itself into the main watercourse. The watercourse reaches a 600mm dia pipe under Redfields Garden Centre entrance and because of the further restriction & volume a secondary flood occurs.

The road gullies can't discharge the flood into the water- course because their exit is below the water line

On the Western side of Aldershot Road there are dropped kerbs at the entrances to No's 3 & 5 and the Public Footpath so the flood then weirs over, through them and discharges into Nether Vell-Mead. Initially into the buffer zone and then subsequently down the Public Footpath making a static pond at its end.

The Ewshot Lane stream builds up further because it has a 90 degree turn, then through sq. section culverts under Redfields Lane and Brandon Road. This is not maintained, which deters the flow further.

RECOMMENDATIONS.

1/ Build a lake with a control sluice (not a balancing pond) in the S.W. corner of the Q.E.B. site, near Ewshot lane, the lowest point. (this would also help dissipate the ground pollution from the old Motor Transport Area adjacent.)

2/ Remove the pipe from below Redfields Garden Centre entrance and replace with sq section culvert similar to those used further downstream. (at the recent public consultation meeting this point was raised and is likely to be submitted with their proposed development scheme. (check their application.)

3/ Assuming no further improvement in drainage can be made to avoid the road flooding over, construct a simple flood relief ditch within the buffer zone behind No's 3 & 5 Aldershot Road and the side of 122 Nether Vell-Mead, turning down the Public Footpath from 122 to No 108 and construct a connection into the storm water drain situated in N V-M. Roadway. (phase-1)

4/ Clean out & further maintain watercourses. Rectify flooding in old pumping station.

5/ If (phase -1) [see 3] above is not successful (Because the N V-M storm water drain is already full therefore not allowing discharge) excavate and lay an appropriate relief pipe from there following the Public Footpath, then to the rear of the properties in Further Vell-Mead. This pipe to empty into the old balancing pond, which with its deep discharge ditch is nearly always dry and never in flood whatever the conditions. (Note the new balancing pond in F V-M already discharges back to N V-M roadway storm drain.)

6/ Ensure that the road gullies are emptied & cleaned on more than a regular basis by the developer during the 6 year build period.(All the construction traffic with its natural discharge is proposed to use this route.)

We and Neighbours have had past discussions with Hart, H.C.C. Highways, Environment Agency, Thames Water who just pass the problem onto each other **"Its not their responsibility". Well it needs to be someone's if this or other local developments are to go ahead!!!!.**

In conclusion I am personally willing to meet any Planning officer or Surveyor from any organisation who is willing to show an interest to improve the current situation in Nether Vell-Mead. The Development Control Officers assistance is sort. Please acknowledge.

Yours Faithfully,

M. R. TAYLOR."

From Mr Clark, 120 Nether Vell Mead

" Hart District Council
Drainage & Flooding from Rain Water
Civic Offices
Harlington Way
Fleet
Hampshire

24th November 2003.

Dear Sir

At the start of the year excess rain water caused flooding to two properties – 120 Nether Vell-Mead and our neighbours at 122 Nether Vell-Mead.

Heavy rainfall in late December 2002 and early January 2003 caused the fields beyond the Humphrey Park estate in Redfields Lane, Church Crookham to channel water into Redfields Lane.

Redfields Lane has a ditch which directs rain water through a piped bridge, past the Humphrey Park estate, through a pipe under Redfields Lane, under the entrance of the Redfields Garden Center and towards the junction of Redfields Lane and Aldershot Road.

In time of heavy rain not helped by debris trapped in the ditches the rain-water is forced onto the road surface of Redfields Lane which floods across the Aldershot Road junction causing rapid flooding of our properties.

Our fear is that this flooding will repeat in future winter rains and cause damage to our properties.

We also have concerns that this flooding will become more frequent should development be allowed upon the Queen Elizabeth Gurkha Barracks site and with the introduction of new housing behind/upon the Redfields Garden Center site.

Could we ask for the following points to be considered -

1. Change the drainage pipes and bridge at the head of the drainage ditch, to the south of Humphey Park, Redfields Lane, Church Crookham such that they can cope with higher volumes of water. In addition is it possible to make this bridge less likely to block-up with debris?
2. Increase the capacity or change the drainage pipes which direct the drainage ditch under Redfields Lane, between Humphey Park and the Avondale Tennis court so flood water does not spill onto the surface of Redfields Lane.
3. Add Curb Drains which direct water flowing on the road surface of Redfields Lane back into the drainage ditches before and after the piped entrance to the Redfields Garden center.
4. Install a new piped drain which can take surface water from the Aldershot Road/Redfields Lane road junction via the Public Footpath through to, and under Nether Vell-Mead and into the existing storm drain system within the Zebon Copse Estate.

The Public Footpath connecting Aldershot Road and Nether Vell-Mead is particularly susceptible to flooding during the Winter months. If the new drain could also prevent the flooding to the footpath this would be extremely valuable.

We are very keen to be as helpful as possible and be involved in discussions should you want to clarify any of the points. We look forward to hearing from you shortly.

Yours Sincerely

Mike Clark

“Hart District Council
David Goddard
Civic Offices
Harlington Way
Fleet
Hampshire

9th March 2004.

Dear Sir

Thank you for your email forwarding comments from Phil Samms, Assistant Chief Engineer, Hampshire County, on the 19th of December. I have included a copy of his email with this letter for reference.

Phil Samm's email has four points -

1. This culvert/bridge is not on the public highway...

He is correct that the bridge is blocked and when it rains the water flow under the bridge is restricted sufficiently to force the flow onto the surrounding land and public highway. He states that the unblocking/maintenance of the bridge is therefore “the riparian landowner's responsibility”.

Is the water flowing onto the public highway then a matter of concern to the owner of the public highway - a matter of road safety and especially in the recent cold weather when ice on the road could prove dangerous?

- a) Could you tell us who is the riparian landowner and how we might contact them to make them aware of the situation.

You (David Goddard) added to your email saying that you would make contact with the riparian owner asking that a check of the pipe is carried out.

- b) Did the riparian owner provide any feedback or agree to inspecting and maintaining the bridge?

Should development be permitted on the QE Barracks site we are concerned that this will only make the drainage of surface water more acute and that housing and industrial developments in the Redfield's Business Park area are causing considerable areas of surface water to remain long after rainfall.

- c) As suggested in Phil Samm's email could we formally request that drainage in the Redfield's Industrial Park, Ewshot Lane, Humphrey's Park be reviewed under S278 works associated with any changes/developments at the QE Barracks or Redfield's Garden Centre.

2. The drainage pipes under Ewshot Lane...

Understood - No further comment.

3. Grips into these ditches could be provided...

Since writing my letter in December there have been several occasions when water has been forced onto the public highway and is then unable to drain back into the ditches.

- d) Could we work towards a solution, perhaps some suggestions from Hart District Council or Hampshire County Council and then request work to be undertaken?

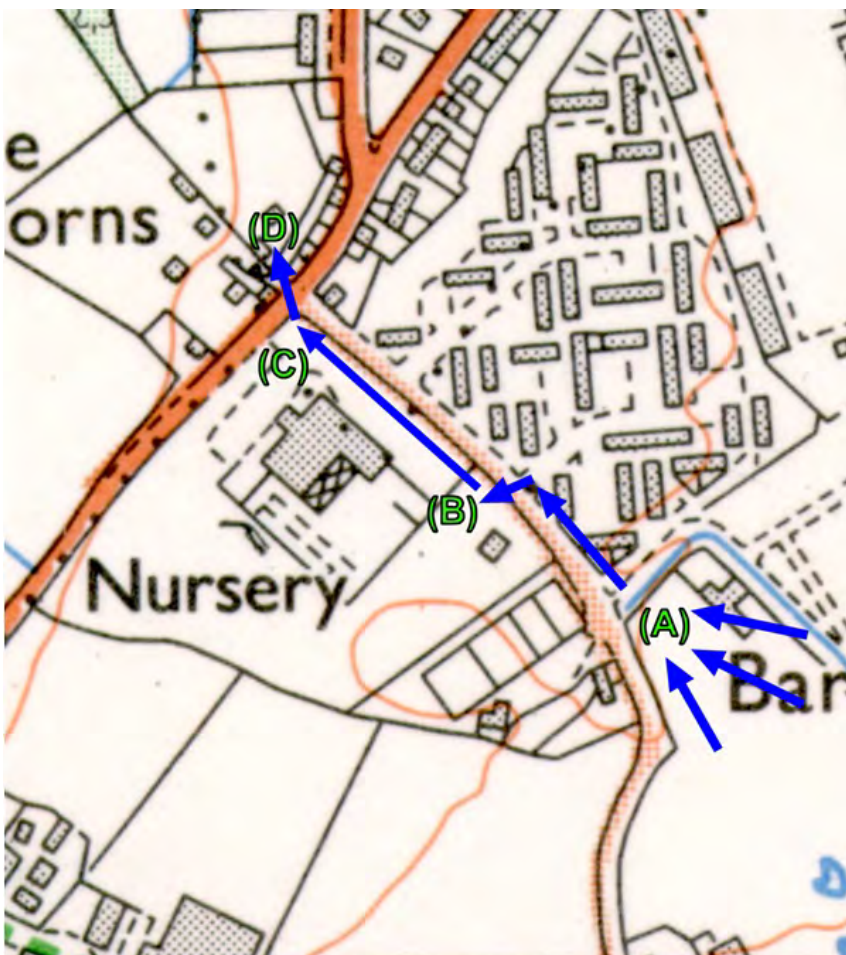
4. ... I understand that some of the water on the footpath actually comes from Mr. Clark's property...

I would have to question the validity of Mr. Samms's site visit. I have enclosed a Council provided map of the Property Boundaries and highlighted our property. I have added 'colour' to this to show our properties, the flooding to the Public Footpath and the flow of water from Ewshot Lane.

- e) Do we need to review any of the observations and decisions made by Mr. Samms's as there seems to be confusion over the area and boundaries in question.

Thank you for your help in these matters and please do not hesitate to contact me should you have any further questions.

Yours Sincerely



Mr Clark's map showing the route by which water from QEB flows down Ewshot Lane, across Aldershot Road, and enters 120/122 Nether Vell Mead and other properties in that area.

To the indicated flows must be added water which flows down the roadway of Ewshot Lane and another flow along Aldershot Road from Gables Road.



Pictures taken from Nether Vell Mead looking down the path towards the Ewshot Lane junction with Aldershot Road with Nos 102 and 104 Nether Vell Mead seen on the right

Water which affects 120/122 Nether Vell Mead also flows down this path to affect 100-104 Nether Vell Mead (see below).

Part of this water has drained out of gardens on Aldershot Road through small ditches dug for the purpose across the green public open space beside the path towards the Redfields end..

These pictures were taken after most of the water had drained away.



Email from 100 Nether Vell Mead dated 6 December 2006:

“Dear ZCRA,

I would like to inform you that the pathway from Nether Vell-Mead to Redfields Garden Centre was flooded and it encroached on my driveway. Fortunately it was not severe enough to flood my garage but it did the last time we had severe weather, approximately 4 or 5 years ago. I reported it to Floodline but I expect like before the council will not do anything about it.

I just thought I would let you know.

Andy Palmer
100 Nether Vell-Mead.”

Area 4 - Watery Lane

There is a regular flooding problem in Watery Lane after significant rainfall. Water runs off the fields to the South of Watery Lane and along the lane towards the West until it runs off the side of the track into the River Hart tributary adjacent to the public footpath and bridge beside Little Brook Barn.



Picture taken 26 February 2007 looking down Watery Lane away from Redfields Lane and approximately abeam Meadow View Cottage.

This illustrates the route by which flood water flows along Watery Lane.

In periods of heavier rain, the road becomes completely flooded in this area and the run off into the tributary of the Hart becomes very significant.

The residents of Zebon Copse trust that full and proper consideration will be given to flooding issues on the estate, that mitigation measures will be devised, implemented and properly maintained, and that similar rigour will be applied to ensure that the problems are not exacerbated by the very extensive upstream building developments anticipated over the next few years.

Affected householders would be more than pleased to add further details on request. If required, contact details can be provided. It would also be possible to organise a meeting of affected householders in the Community Centre if this might be useful.

David Jackson

Chairman Zebon Copse Residents' Association
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01252-615052

1 April 2007



Annex to ZCRA Flood report of 1 April 2007

Additional pictures of floods in Du Maurier Close in the vicinity of its junction with the stub into Nos 9-11 taken on 26 November 2006 by Mr Bolton, 9 Du Maurier Close.





Du Maurier Close at 9-11 stub on 26 November 2006.





Du Maurier Close at 9-11 stub on 26 November 2006.

