

# **Flooding around Zebon Copse Estate**

**Church Crookham**

**Hampshire GU52**

**January 2014**

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



## Introduction

Christmas 2013 and New Year 2014 were marked by severe winds and rain, which continued for much of January and February.

A major storm overnight 22/23 December felled many trees and fences, but the rainfall, although significant, did not result in flooding on the estate.

Significant flooding occurred around the estate, however, on 4 January 2014, when an overnight storm continued until late morning. This report mostly focuses on flooding which occurred on that morning.

Flooding issues off the estate on Zephon Common Lane and on The Street in Crookham Village are also mentioned briefly at the end of this document.

## Ewshot Lane

As in 2007, a major source of flood water was runoff from the QEB site down Ewshot Lane, combined with another flow down Gables Road. The result was flooding of Aldershot Road/Redfields Lane from Gables Road to past Elmfield. This flood water affected adjacent houses on the main road, the path from Ewshot Lane junction into Nether Vell Mead, and properties at the closed end of Nether Vell Mead itself. QEB flows also affected properties in Humphrey Park.

The source of the flow from Gables Road was reported to be from roadside drains.

The ditch running along the South side of Ewshot Lane overflowed because the culvert under the entrance to Redfields Garden Centre was blocked by debris. Even when this was cleared by concerned locals, the roadway continued to flood with water running into both Nether Vell Mead and Elmfield.



Blocked Culvert under Ewshot Lane entrance to Redfields Garden Centre 10:30am 4 Jan 2014



Detritus in culverts and streams played some part in the overflows that caused flooding.



Detritus adjacent to the old QEB entrance on the Ewshot side



Detritus in the culvert leading from Ewshot Lane under Redfields Lane at 11am 4 Jan 2014



## Aldershot Road/Redfields Lane

Significant flooding occurred along Aldershot Road/Redfields Lane near the junction with Ewshot Lane.



Flooded junction of Aldershot Road and Ewshot Lane at 11am 4 Jan 2014



Flooded frontage of Elmfield 11am 4 Jan 2014



## 89-123 Nether Vell Mead

Once again 89 to 123 Nether Vell Mead suffered flooding from runoff originating at the Ewshot Lane junction with Aldershot Road.



Water in garage in Nether Vell Mead 09:30pm 4 Jan 2014. Note large inflow beside doors.



Flood in Nether Vell Mead 4 Jan 2014



## Path from Ewshot Lane to Nether Vell Mead

Once again the pathway from Ewshot Lane junction to Nether Vell Mead was inundated, resulting in water ingress at 100 Nether Vell Mead.



Flooded pathway opposite 100 Nether Vell Mead at 12:30pm 4 Jan 2014 after waters had receded

The flow from the Norththerly of the two inlets into the head of the Brandon Road ditch opposite the Redfields roundabout seems to have been obstructed somewhere upstream, resulting in negligible flow from that feed where it joins the active feed from the Watery Lane direction.



Culvert (R) into Brandon Road ditch appears blocked upstream 2:30pm 6 Jan 2014



## Brandon Road

Although the main balancing pond on Brandon Road became very full, it did not overflow this time.



Main Brandon Road balancing Pond 12:30 pm 4 Jan 2014

However, Brandon Road itself became flooded adjacent to the balancing pond due to roadside drains being unable to cope with water suspected of originating in Nether Vell Mead. Detritus on Nether Vell Mead after waters there had subsided there pointed to a significant flow from that source onto Brandon Road. This water also spilled onto the path alongside the Daphne Drive end of the balancing pond, which then formed a deep pond adjacent to the litter bin at the top of Rebecca Close; this water did not go any further.



Brandon Road at 11am 4 Jan 2014





Water flowing from Brandon Road onto the path towards Rebecca Close 11am 4 Jan 2014



Area of deepest water on Brandon Road after much had subsided 12:30pm 4 Jan 2014





Some vehicles damaged the grass verge 12:30pm 4 Jan 2014



Others drove through the middle 12:30pm 4 Jan 2014





Flooded path adjacent to balancing pond near Rebecca Close after much had subsided 12:30pm 4 Jan 2014

## Browning Road

The drain on Browning Road just above the road hump just below the junction with Rebecca Close was spewing water, which ran down to the next drain below, whilst the road hump acted as a dam.



Browning Road drain output after most water had subsided 12:30pm 4 Jan 2014



## Watery Lane

Once again there was very significant run-off from the open fields adjacent to Watery Lane resulting in a major flow North along the roadway into the main stream to the just short of the bridge into Tryplets.



Showing the route of water from the roadway into the main stream (after the main flow had subsided)



The main stream beside Watery Lane was still very full after the main flow had subsided somewhat



## Zephon Common Lane

It was reported that Zephon Common Lane was flooded to a depth of 2.5 feet, making it impassable to normal vehicles and thus cutting off properties from Poulters Bridge Cottage to Riverside Cottage.



View from Burnt House of flooded fields on Zephon Common Lane

## The Street, Crookham Village

The ditch beside Footpath 1 backed up due to blockages downstream and flooded 2 Forge Cottages.



Flooded footpath 1 next to 2 Forge Cottages after most had subsided 6pm 17 Jan 2014





Looking towards Forge Cottages from the culvert under the driveway to Old Forge 6pm 17 Jan 2014

## Summary

It was said by Thames Water at a scrutiny meeting held at Hart Council on 20 January 2014 that recent storms had only reached 1:30 year levels. Given that flood defences proved inadequate at this level, against the 1:100 claimed capability, causes much concern.

Inadequate maintenance of flood-related infrastructure continues to contribute to flooding in the area. Detritus blocking watercourses, culverts and gratings had some effect, but the majority issues arose from uncontrolled runoff from QEB and overloading of roadside drains along several roads on Zebon Copse estate.

Additional flood alleviation measures due on QEB are reported not to have been installed by the agreed number of completions. This clearly contributed to issues downstream.

Notwithstanding extensive work to clear ditches and regular inspection by Thames Water of the balancing pond chambers, the system as a whole once again failed to cope.

The ability of the tributary of the River Hart flowing under Zephon Common Lane, the canal and Crondall Road to take runoff from developments upstream needs specialist assessment independent of developers.

David Jackson  
Chairman ZCRA  
[chair@zcra.org.uk](mailto:chair@zcra.org.uk)  
[www.zcra.org.uk](http://www.zcra.org.uk)

## Additional Credits

Thanks to Malcolm Taylor, Mark Steedman, Lousie Perrin and Annette Blackwell for photographs and information.