

Our reference: COM567917068

Application number: 2023/2860

Application address: Land at 12 and Land West of 10 to 26 Claygate Lane Esher Surrey KT10 0AQ

Name: Mr Keith

Address: 46 Sydney Buildings Bathwick Bath BA2 6DB

Comment type: You object to the planning application

Date of comment: 08 Dec 2023

Comment: 1. The design includes a crated underground infiltration cell to attenuate run-off. This is an urban solution of last resort. It is inappropriate on this site and will gradually degrade in performance. No reasons have been given for selection of an underground asset.

The correct solution is specified in the CIRIA SuDS manual as an infiltration basin.

An infiltration basin is surface feature that can be easily inspected and maintained.

You must require an infiltration basin in place of the crated cell.

2. Maintenance: An attenuation solution requires regular maintenance after commissioning.

Please condition an approved maintenance plan as a pre-construction requirement.

3. Construction: The drainage strategy for the construction period has not been addressed at all.

Any attenuation asset requires careful protection from construction debris during this phase (see SuDS manual for detail).

Please establish a planning condition that requires an approved construction plan that addresses flood protection during construction and the need to protect the infiltration asset during this period (see CIRIA SUDS manual for construction protection).

4. Registration: Please ensure that any agreed SuDS feature is listed as a Strategic Flood Asset on Council's Register.

This is appropriate and will protect the asset for the long term from future mishaps such as garden landscaping.

5. The PDF document's calculations at 7.6 (p33 of the PDF) are illegible and are an invalid submission.