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Development Manager  
Mole Valley District Council  
Pippbrook  
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Surrey RH4 1SJ

28<sup>th</sup> August 2017

Dear Sirs

**Planning Application : MO/2017/1323**

**Description : Construction of 25 No dwellings**

**Location : Preston Farm Stables, Preston Farm, Bookham, KT23 4EF**

**Case Officer : Miss Sherelle Munnis**

I wish to submit the following initial comments on the infrastructural proposals for the above on behalf of the Bookham Residents Association [BRA], as their Deputy Chairman with special responsibility for infrastructural matters. Over the last five years I was also Infrastructure Leader on Bookham Vanguard in the preparation of the Bookham Neighbourhood Development Plan [BNDP], during which process I had meetings with Thakeham Homes Ltd on infrastructural matters when the whole of Preston Farm was being considered for development. I also sit on the Bookham Flood Forum and have detailed knowledge of the drainage and flooding problems in the vicinity of Preston Farm.

Thakeham's proposal makes no reference to the BNDP Infrastructure Policy BKIN1 on Drainage. The policy states that Developers will be required to :

*"demonstrate that there is adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems to existing or new users".*

We would request MVDC's assurance that Policy BNI1 will be applied in assessing this Application, or the reason why not, in line with recent discussions on the implementation of BNDP Policies to Planning Applications between yourselves and the BRA.

Regarding the submitted drainage proposals :

- Surface water drainage is proposed to outfall through an attenuation pond into the existing ditch north to Fox Lane. Whilst this is good practice, the final designs will need to show that the outfall ditch itself is able to take the additional flow. There are already problems where the ditch eventually outfalls to culverts under Fox Lane. Improvement works on Preston Farm land at the entrance to the culverts have already been proposed to the Bookham Flood

Forum. The works would not be expensive but would help protect the houses in Fox Lane from future flooding.

- The onsite management of the surface water drainage system, including the attenuation pond, by a private management company is acceptable, as long as the management contract ensures maintenance will actually be carried out *ad infinitum*.
- Foul discharge will be to the 150mm pipe which runs from Water Lane to Little Bookham Street where it enters a 225mm pipe. A few years ago some 100m of this pitch fibre pipe had to be relaid because of root ingress and there is no guarantee about the condition of the remaining pipe. With regard to the 150mm pipe's capacity, the catchment already includes Manor House Lane, part of Lower Road and Water Lane and the capacity of the 150mm pipe will need to be checked. There are already problems with flooding from the foul drain in Little Bookham Street, notably at the Sole Farm Road junction, so a thorough check of condition and capacity of the 225mm pipe needs to be made before another 25 houses are added to the system. The surface water pipe down Little Bookham Street is collapsed and has root ingress in several sections and there is nothing to say that the foul drain is not in a similar condition.

With regard to the highway proposals :

- The entrance to the site has been moved slightly westwards from the existing entrance. This will give better sight lines along Lower Road. However the entrance is still fairly close to the Lower Road/Rectory Lane/ Little Bookham Street mini roundabout, with a sharp bend between the roundabout and the site entrance. We suggest that the site entrance could be improved by widening Lower Road at the entrance and providing a waiting lane in the centre of the carriageway for vehicles turning into the site. This would mean adjusting the housing layout slightly and moving the new houses adjacent to Lower Road northwards by some three metres.
- Access to this part of Little Bookham is via Rectory Lane and opportunity should be sought to provide funds from the development to implement SCC's proposals to extend the east side footway south of The Grange to the A246 and widening the existing narrow carriageway over this length.

Yours faithfully,

Michael Agius CEng, FICE  
Deputy Chairman, Bookham Residents Association

Copies :

Jack Straw (Acting CEO MVDC)

Guy Davies (Planning Policy Manager MVDC)

Bookham Councillors : Jatin Patel, Lucy Botting, Paul Newman  
John Chandler, Simon Edge, Metin Huseyin