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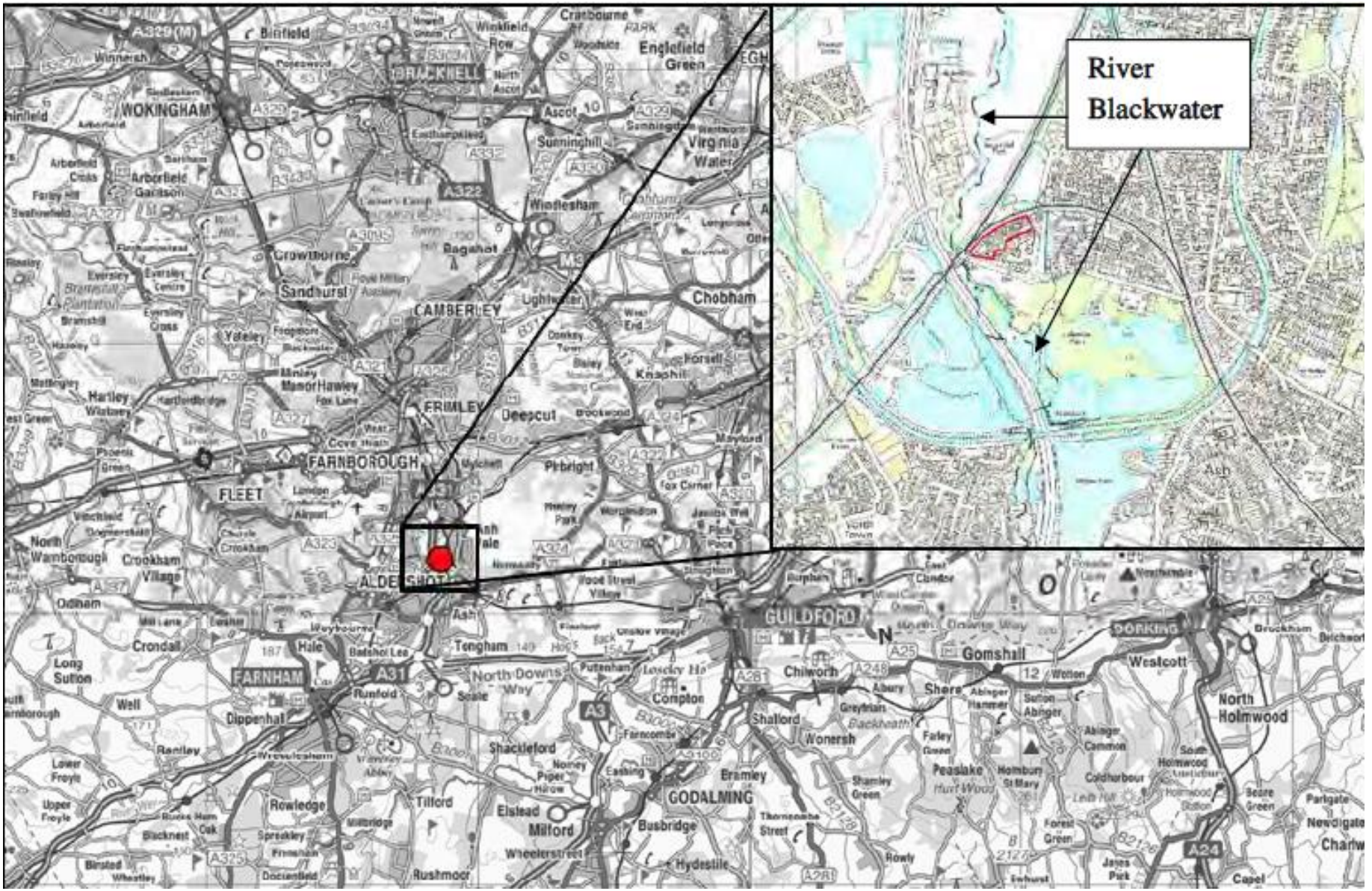
Lakeside Close

Ash Vale

GU12



Site Location Plan

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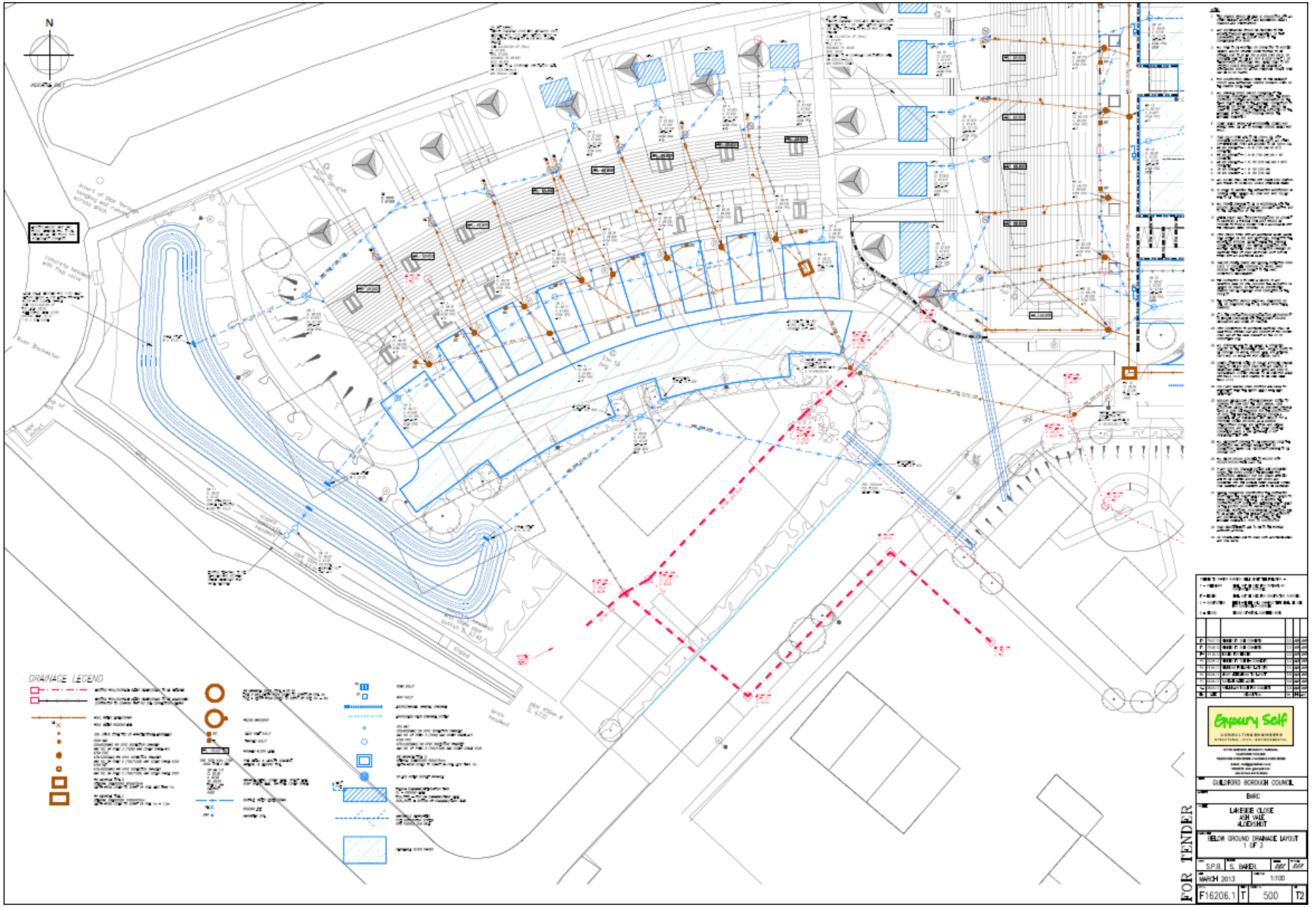
Aerial photograph of the site prior to redevelopment

Aerial photograph of the site after redevelopment



21/P/01858: Drainage Design Drawing

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12/P/01005 Swale Option 1:
1m deep | 6.5m wide | 64m total length

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12/P/01005 Swale Option 2:
0.6m deep | 4.1m wide | 200m total length

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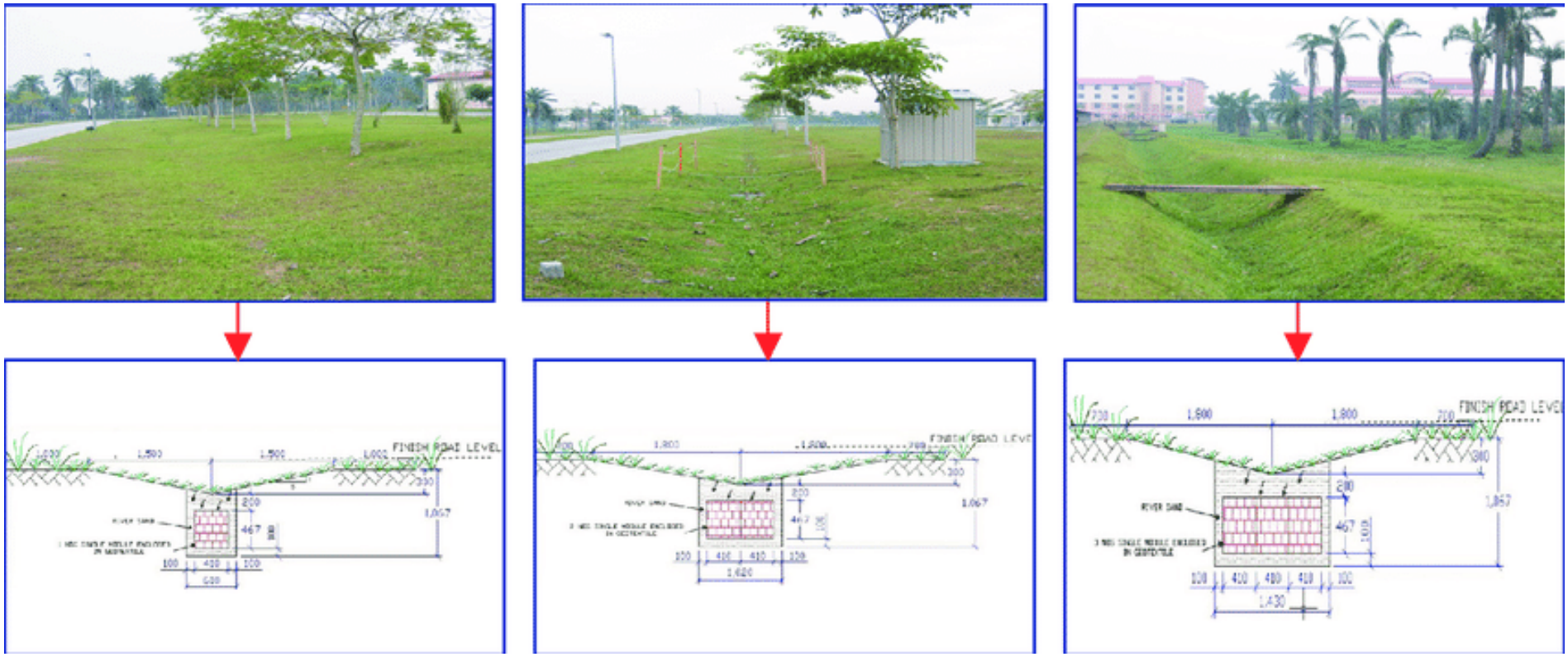
Swales are linear grass covered depressions which lead surface water overland from the drained surface to a storage or discharge system, typically using road verges.

Unlike a conventional ditch, a swale is shallow and relatively wide.

It provides temporary storage for storm water and reduces peak flows.



Swale Inlet Example

Sustainable Urban Drainage System (SUDS) Example

Working Flap Valve South of Lakeside Road (2009)

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Silted Flap Valve (2020) serving a 300mm pipe flowing into the Blackwater River

- It is unclear why the drainage strategy that was approved was not installed.
- It does not appear that infiltration is a feasible solution for surface water disposal.
- It is unclear whether the surface water drainage installed has been done so correctly.
- Therefore we are not content that the wording of planning condition 14 should be amended.