

Our Ref: TS/INL/E4445/17768

3<sup>rd</sup> December 2020

Spelthorne Borough Council  
Planning Department  
C/O  
Litchfields Limited

By Email

Dear Sirs

**RE: 20/01199/FUL – THE OLD TELEPHONE EXCHANGE, EMSLEIGH ROAD, STAINES SURREY, TW18 4PN**

In response to the objection raised by the Environment Agency per their letter dated 25 November 2020 (WA/2020/128452/01-L01), on the basis that the FRA *“fails.... demonstrate that there would be no increase in flood risk elsewhere..”*, we would refer the EA and the Local Planning Authority to Appendix E of the FRA report which clearly provides a level for level and volume for volume assessment of the flood storage both prior and post development proposals and demonstrates that the proposed development actually provides a betterment to the previous situation by providing more compensatory storage than is required. This has been achieved by reducing the proposed ground floor building footprint to allow for the necessary compensatory storage within the site and car parking area at ground floor level. This assessment is based on the 1 in 100 year plus 35% fluvial flood level (1% plus climate change) and compared this level to the existing topographic survey and then to the proposed development. A table on the drawing within Appendix provides a clear break down of the volume of fluvial flood storage (for the 1% plus CC) per 100mm level interval and the difference between existing and proposed listed on this same table. The results of this assessment show that the proposed scheme provides a betterment in terms of more storage per 100mm depth increment than the current existing situation.

For ease of reference we have appended the extract of this assessment to this response as well

We trust this addresses the queries; please do not hesitate to contact the undersigned should you require any further supporting information

Architectural and Civil Engineering  
Consultants

Rogers Cory Partnership Limited  
The Old School, Old School Road  
Hook, Hampshire, RG27 9NJ

Registered in England & Wales No. 6222947  
Registered office & business address as above





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Yours sincerely

**TERRY SEYMOUR**  
**ENGINEERING DIRECTOR**

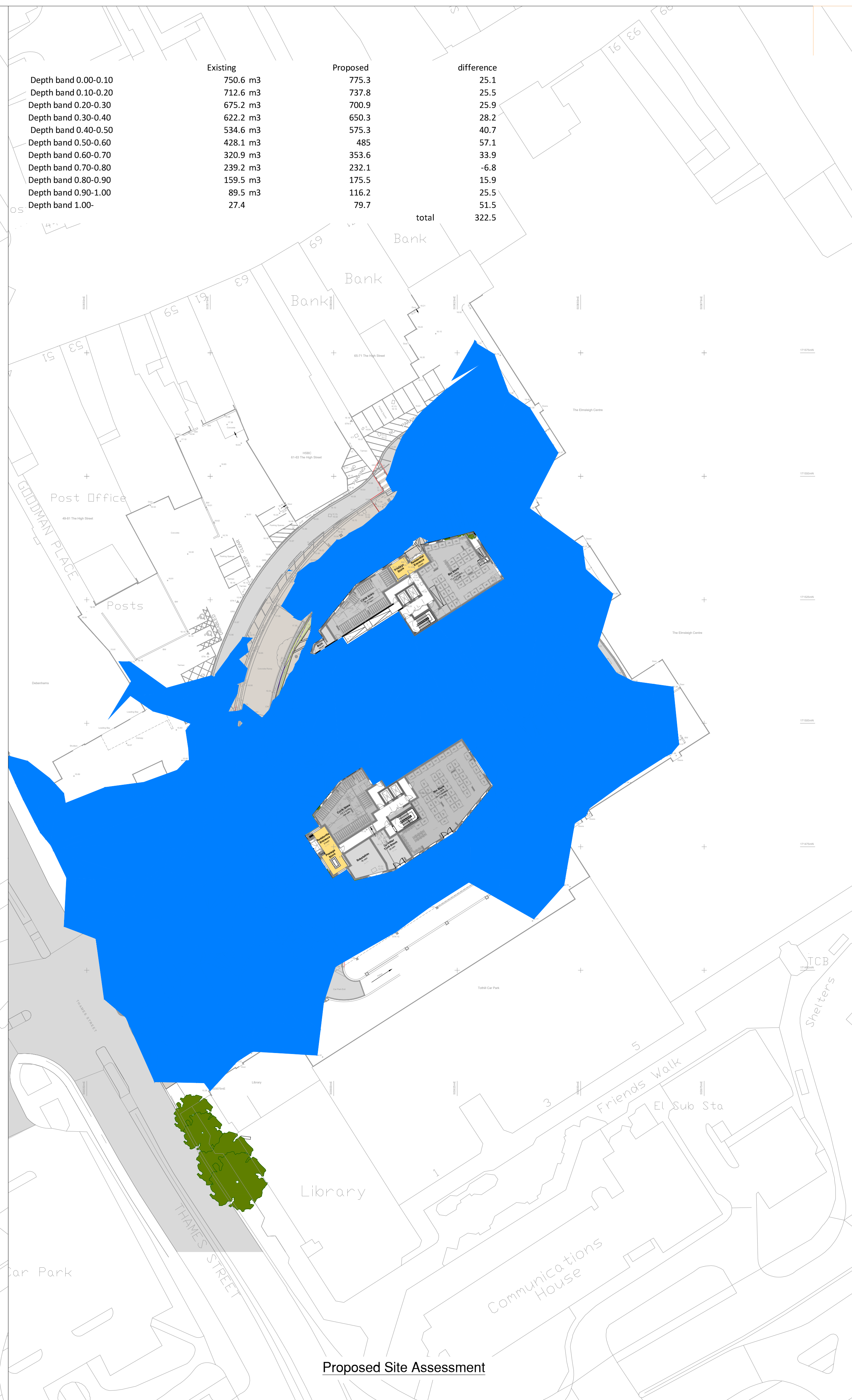
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|                      | Existing | Proposed | difference |
|----------------------|----------|----------|------------|
| Depth band 0.00-0.10 | 750.6 m3 | 775.3    | 25.1       |
| Depth band 0.10-0.20 | 712.6 m3 | 737.8    | 25.5       |
| Depth band 0.20-0.30 | 675.2 m3 | 700.9    | 25.9       |
| Depth band 0.30-0.40 | 622.2 m3 | 650.3    | 28.2       |
| Depth band 0.40-0.50 | 534.6 m3 | 575.3    | 40.7       |
| Depth band 0.50-0.60 | 428.1 m3 | 485      | 57.1       |
| Depth band 0.60-0.70 | 320.9 m3 | 353.6    | 33.9       |
| Depth band 0.70-0.80 | 239.2 m3 | 232.1    | -6.8       |
| Depth band 0.80-0.90 | 159.5 m3 | 175.5    | 15.9       |
| Depth band 0.90-1.00 | 89.5 m3  | 116.2    | 25.5       |
| Depth band 1.00-     | 27.4     | 79.7     | 51.5       |
|                      |          | total    | 322.5      |

- ## NOTES
1. All dimensions are in metres unless stated otherwise.
  2. Do not scale from this drawing. Only written dimensions are to be used.
  3. Site layout based on Assael Architecture ground floor plan (ERS-ASS-ALL-00-DR-A-0200-P12)
  4. Existing ground levels based on Topographic Survey Drawing by Alan Rhodes Associates 3499-1, dated 17/3/2014

## KEY

- Site Boundary
- 1 in 100 year plus 35% fluvial flood extent  
(15.753m AOD)

[illegible]

|                                                                                       |                     |                                                                                                                             |  |
|---------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------|--|
| Client:-                                                                              |                     |                                        |  |
| Site:-<br>Elmsleigh Road,<br>Staines                                                  |                     | Drawing Title:-<br>Flood Level<br>Compensation<br>Assessment                                                                |  |
| Date: September 2020                                                                  | Scales: 1:500 at A1 |                                                                                                                             |  |
| Drawn: TRS                                                                            | Checked: TRS        | Approved: TRS                                                                                                               |  |
| Drawing No. INL/E4445/007A                                                            |                     |                                                                                                                             |  |
| FOR INFORMATION ONLY                                                                  |                     |                                                                                                                             |  |
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