



Letter sent via email only

13th January 2023

Laura Moyano
Flood Risk, Planning and Consenting Team
Whitebeam Lodge
Merrow Lane
Guildford
Surrey
GU4 7BQ

Our Ref A/APBUGLE.23
Your Ref LLFA-SP-22-1142

Dear Laura

**Bugle Nurseries, Upper Halliford Road, Shepperton, TW17 8NS – Response to SCC
Comments dated 19/12/22**

Many thanks for your letter and providing comments on our Flood Risk Assessment & Drainage Strategy report.

This application is for outline planning with approval sought for scale, access and siting, with details of appearance and landscaping reserved. Therefore, when preparing our Flood Risk Assessment and Drainage Strategy, we have followed the advice on the Surrey County Council website relating to outline planning applications, the information that should be included with the submission and which items can be conditioned.

We have reviewed the comments you provided and updated our report, which has been included as part of this updated submission. We have also provided a written response to your comments below in green.

Mayer Brown Limited
Web: www.mayerbrown.co.uk

Woking (Head Office)
Tel: 01483 750 508
e: wokingoffice@mayerbrown.co.uk

Aldershot Office
Tel: 01252 329 603
e: aldershotoffice@mayerbrown.co.uk

Bristol Office
Tel: 0117 925 1027
e: bristoloffice@mayerbrown.co.uk

Christchurch Office
Tel: 07787 523397
e: christchurchoffice@mayerbrown.co.uk

Isle of Wight Office
Tel: 01983 866 234
e: iowoffice@mayerbrown.co.uk

Leeds Office
Tel: 0113 385 4697
e: leedsoffice@mayerbrown.co.uk

London Office
Tel: 0207 874 1574
e: londonoffice@mayerbrown.co.uk

Yeovil Office
Tel: 07912 327 883
e: yeoviloffice@mayerbrown.co.uk

“Evidence that the proposed final solution will effectively manage the 1in30 (35% allowance for climate change) & 1in100 (40% allowance for climate change) storm events and 10% allowance for urban creep during all stages of development”

- We have provided calculations within the report that show the proposed drainage network does not flood for the 1in30yr and 1in100yr+40% climate change events including a 10% allowance for urban creep. The report has been updated to also include calculations for the 1in30yr + 35% allowance for climate change which show no flooding at the site.

“The preliminary hydraulic calculations show that there will be 4.8m³ flood within the 100 years + 40% climate change event. FRA and SuDS strategy states that ‘in the event the capacity of the proposed surface water drainage network is exceeded, the excess water will flow into the soft landscaping to the west of the site at an unrestricted rate, leaving properties unaffected. No detailed information has been provided about this flooding event”

- We believe there may have been a misunderstanding here regarding our drainage calculations. The entire hardstanding area at the site can be accommodated in the permeable paving in the road for up to and including the 1in100yr+40% climate change event without any flooding. Surface water draining from the buildings however will drain via the associated permeable paved driveways and we have provided an example calculation of this which does produce 0.3m³ of flooding but this will be accommodated within the permeable paved carriageway as shown in the second set of calculations.



“A plan is required to show exceedance flows (i.e. during rainfall greater than design events or during blockage) and an explanation of how property on and off site will be protected from increased flood risk. This should be a standalone drawing.”

- Exceedance flows at the site will flow overland and into the soft landscaping in the western section of the site leaving properties unaffected. A flood exceedance plan has not been provided at this stage as we understand from the Surrey County Council website that this can be conditioned for an outline application. We would therefore be grateful if this item is conditioned.

“No maintenance considerations have been identified. The applicant should confirm how the surface water drainage system will be maintained for the lifetime of the development.”

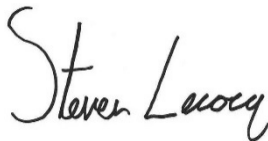
- The drainage systems onsite will be managed and maintained by a management company organised by the developer. A full maintenance programme has not been provided at this stage as we understand from the Surrey County Council website that this can be conditioned for an outline application. We would therefore be grateful if this item is conditioned.

“The development offers the opportunity to utilise a range of sustainable surface water management techniques which not only contribute to a reduction in discharge rates but provide amenity, biodiversity and water quality improvements and contribute to mitigating climate change by considering both drought and flood conditions.”

- SuDS features such as permeable paving and permeable asphalt have been included in the drainage strategy and every house will have a water butt installed in the garden. The drainage design and SuDS features will be reviewed at the detailed design stage to confirm any additional SuDS features that can be incorporated.

We hope that the comments and amendments made satisfy your comments but if you have any further questions, please don't hesitate to contact us.

Yours sincerely



Steven Lecocq
Associate

mobile

email slecocq@mayerbrown.co.uk