



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.

All areas shown are approximate and should be verified before forming the basis of a decision.

Do not scale other than for Planning Application purposes.

All dimensions must be checked by the contractor before commencing work on site.

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Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.

Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

- Site Boundary
- Accessible Open Space Component
- Development Component
- Integrated Retirement Community Component
- Primary Drive Component

The Components plan is for illustrative purposes only and not a parameter or planning control plan.

Rev	Date	Description	Initials
PROJECT		Nutfield Green Park	
TITLE:		Components Plan	
SCALE:		1:2500 @A1	
DATE:		09/2023	
DRAWING No:		SK 24	
DRAWN BY:		BPV/LL/AA/ATM	

ADAM ARCHITECTURE

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D. Environment Agency Consultation

Appendices

Nutfield Green Park

Project Number: WIE19222

Document Reference: WIE19222-100-R-1-3-1-FRA

Sean Whelan

From: KSL Enquiries <KSLE@environment-agency.gov.uk>
Sent: 24 April 2023 13:36
To: Sean Whelan
Subject: KSL 307748 RL: Land on High Street, Nutfield, Redhill, RH1 4HE

Dear Sean,

KSL 307748 RL - Land on High Street, Nutfield, Redhill, RH1 4HE

Thank you for your request for information that was received on 13 April 2023.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

This site is located in an area of Flood Zone 1 where we do not have modelled flood levels.

We can confirm that we have no record of flooding (from rivers and/or the sea) for this location.

You may wish to check with the Lead Local Flood Authority for this area, Surrey County Council, who hold detailed records for surface water flooding.

Please be aware that you can access our flood map for planning at <https://flood-map-for-planning.service.gov.uk/>

If you have requested this information to help inform a development proposal, then you should refer to the flood risk standing advice pages on our website

<http://www.environment-agency.gov.uk/research/planning/82584.aspx>

You can find further information about flooding and our flood maps on our website:

<http://www.environment-agency.gov.uk/homeandleisure/floods/default.aspx>

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

I trust this information is of use. If you have any further questions, please contact us and we will be happy to help.

If you have any further queries or if you'd like us to review the information we have provided under the Freedom of Information Act 2000 and Environmental Information Regulations 2004 please contact us within two months and we will happily do this for you.

Kind regards,

Robyn

Robyn Latter

Customer & Engagement Officer

Customer and Engagement Team – Kent, South London and East Sussex Area

Environment Agency | Orchard House, London Road, Addington, West Malling, ME19 5SH | KSLE@environment-agency.gov.uk | 0208 474 6848



From: Sean Whelan <sean.whelan@watermangroup.com>
Sent: 13 April 2023 15:49
To: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Subject: Flood Product 4 request

Hi,

I'd like to request EA flood product 4 for a site off the A25 in Nutfield, Surrey.

Polygon shapefile of the site boundary is attached, screenshot and approximate location details are below:

BNG coordinates (X,Y) = (530500, 15100)
Postcode = RH1 4HE



Cheers,

Sean

Sean Whelan MCIWEM C.WEM CSci CEng
Principal Engineer
Waterman Infrastructure & Environment Ltd

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E. Surrey County Council Consultation

Appendices

Nutfield Green Park

Project Number: WIE19222

Document Reference: WIE19222-100-R-1-3-1-FRA

Sean Whelan

From: Amy Rodwell <amy.rodwell@surreycc.gov.uk>
Sent: 26 July 2023 10:36
To: Sean Whelan
Cc: Stephen Henry
Subject: RE: Flood risk and drainage information request - Site off A25, Nutfield, Redhill
[Filed 26 Jul 2023 11:04]

Categories: Filed by Mail Manager

Hi Sean,

Have added some notes below in red.

Kind regards,

Amy Rodwell

Flood Risk & Climate Resilience Specialist
For the Flood Risk, Planning and Consenting Team
Surrey County Council – Merrow Depot
Tel: 0300 200 1003
Email: amy.rodwell@surreycc.gov.uk
(Please note my working days are Monday – Thursday)



 Please consider the environment before printing this email

From: Sean Whelan <sean.whelan@watermangroup.com>
Sent: Tuesday, July 25, 2023 12:02 PM
To: Amy Rodwell <amy.rodwell@surreycc.gov.uk>
Cc: Stephen Henry <stephen.henry@watermangroup.com>
Subject: RE: Flood risk and drainage information request - Site off A25, Nutfield, Redhill

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Hi Amy,

I haven't seen any survey of the 1500mm sewer running through the adjacent former landfill site but will ask the question to see if there is an existing condition survey for the sewer. If not, presumably we could close this out with a statement along the lines of "condition of the sewer through the adjacent former landfill site to be confirmed post-planning" ? **This will be fine however please consider how you will get to the existing ponds if the sewer through the adjacent site is found to be blocked and in a very poor state of repair.**

We don't have any scope to daylight unfortunately as it is outside of our red line boundary, see screenshot below. I'm also not sure of the viability to daylight given the adjacent site's former land use. **noted**

In terms of the 150mm sewer, we haven't confirmed an approach for this yet but suggest we close out with "offsite sewer to either be retained or replaced to ensure no impact upstream of the proposed development" **noted, please ensure this is included on the drainage layout too so it can be followed through to detailed design. Consider whether there is any flood risk from this pipe over the life time of the development, due to climate change. The existing pond to the south may overflow more frequently into the pipe so please consider whether diverting or retaining as like for like is appropriate here.**



Cheers,

Sean

From: Amy Rodwell <amy.rodwell@surreycc.gov.uk>
Sent: Tuesday, July 25, 2023 11:45 AM
To: Sean Whelan <sean.whelan@watermangroup.com>
Cc: Stephen Henry <stephen.henry@watermangroup.com>
Subject: RE: Flood risk and drainage information request - Site off A25, Nutfield, Redhill

Hi Sean,

Nice to have met you this morning.

I can confirm your summary below provides an accurate reflection of our discussions.

Having just thought about it you will need to demonstrate that the culvert the short section of open watercourse is discharging to for the western catchment is in a suitable condition to receive flows i.e. its not blocked/silted etc. Has there been any consideration of opening up this culvert as it is within the red line of the site?

How will the existing 150mm dia. pipe that passes through the western catchment from the pond to the south of the A25 be retained or incorporated?

Kind regards,

Amy Rodwell

Flood Risk & Climate Resilience Specialist
For the Flood Risk, Planning and Consenting Team
Surrey County Council – Merrow Depot
Tel: 0300 200 1003

Email: amy.rodwell@surreycc.gov.uk

(Please note my working days are Monday – Thursday)



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From: Sean Whelan <sean.whelan@watermangroup.com>

Sent: Tuesday, July 25, 2023 11:40 AM

To: Amy Rodwell <amy.rodwell@surreycc.gov.uk>

Cc: Stephen Henry <stephen.henry@watermangroup.com>

Subject: RE: Flood risk and drainage information request - Site off A25, Nutfield, Redhill

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Amy,

Thanks very much for your time just now.

Below is a quick summary of my notes from the meeting. Please have a read through and let me know if I have missed anything.

- We will need to:
 - demonstrate how the recreation ponds will provide the additional storage for the western catchment – this should include design storage levels for the existing and proposed scenarios;
 - Identify who will be responsible for maintaining the suds features and how they will be maintained;
- Additional suds features such as rain gardens, green roofs, etc should be considered for the non-residential areas to provide wider benefits;
- SCC to provide a flood risk report for the Site (included within the Level 2 pre-app service fee) to support the planning application;
- SCC to review our report pre-submission (included within the Level 2 pre-app service fee) to either confirm agreement in principle or identify any areas that need refinement.

Cheers,

Sean

Sean Whelan MCIWEM C.WEM CSci CEng
Principal Engineer
Waterman Infrastructure & Environment Ltd

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From: Amy Rodwell <amy.rodwell@surreycc.gov.uk>
Sent: Tuesday, July 25, 2023 8:24 AM
To: Sean Whelan <sean.whelan@watermangroup.com>
Cc: Stephen Henry <stephen.henry@watermangroup.com>
Subject: RE: Flood risk and drainage information request - Site off A25, Nutfield, Redhill [Filed 25 Jul 2023 10:13]

Morning Sean,

Just checking in about our 11am meeting today, you still happy to go ahead or did you want to move it to next week?

Kind regards,

Amy Rodwell

Flood Risk & Climate Resilience Specialist
For the Flood Risk, Planning and Consenting Team
Surrey County Council – Merrow Depot
Tel: 0300 200 1003
Email: amy.rodwell@surreycc.gov.uk
(Please note my working days are Monday – Thursday)



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From: Sean Whelan <sean.whelan@watermangroup.com>
Sent: Tuesday, July 18, 2023 4:21 PM
To: Amy Rodwell <amy.rodwell@surreycc.gov.uk>
Cc: suds/EAI/SCC <suds@surreycc.gov.uk>; Stephen Henry <stephen.henry@watermangroup.com>
Subject: RE: Flood risk and drainage information request - Site off A25, Nutfield, Redhill

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Thanks Amy,

I need to get the third part costs approved by the client but in the meantime, can we pencil in for 11am on the 25th of July for a virtual meeting please?

Please send through the payment info and I'll get this sorted as soon as I can.

I was planning on talking through the flood risk and the proposed drainage strategy for the Site. Please let me know if there is anything further you would like to see at the meeting.

Cheers,

Sean

From: Amy Rodwell <amy.rodwell@surreycc.gov.uk>
Sent: Tuesday, July 18, 2023 3:50 PM
To: Sean Whelan <sean.whelan@watermangroup.com>
Cc: suds/EAI/SCC <suds@surreycc.gov.uk>
Subject: RE: Flood risk and drainage information request - Site off A25, Nutfield, Redhill

Sean,

Apologies I have just re-read your email and realised you might not want a physical site visit, if not I can also do the following dates on MS Teams.

Officer meeting = £1668 + £333.60 VAT = £2001.60

Tue 25th July after 10.30am but before 3pm
Thursday 3rd from 2pm

Kind regards,

Amy Rodwell
Flood Risk & Climate Resilience Specialist
For the Flood Risk, Planning and Consenting Team
Surrey County Council – Merrow Depot
Tel: 0300 200 1003
Email: amy.rodwell@surreycc.gov.uk
(Please note my working days are Monday – Thursday)



 Please consider the environment before printing this email

From: Amy Rodwell
Sent: Tuesday, July 18, 2023 3:46 PM
To: 'sean.whelan@watermangroup.com' <sean.whelan@watermangroup.com>
Cc: suds/EAI/SCC <suds@surreycc.gov.uk>
Subject: RE: Flood risk and drainage information request - Site off A25, Nutfield, Redhill

Good afternoon Sean,

Further to your email below I will be picking this up as the case officer. Please can you confirm the site area? looks like the site would be large major (200 or more dwellings proposed / site over 4ha).

A site visit meeting would be £1828 + £365.60 VAT = £2193.60 which includes our flood risk report and takes you through the planning process so would include an pre-submission reviews etc.

[Planning Advice - Sustainable Drainage Systems \(SuDS\) - Surrey County Council \(surreycc.gov.uk\)](https://www.surreycc.gov.uk/planning-advice-sustainable-drainage-systems-suDS)

Please can you confirm if you would like to progress on this basis copying in our team inbox above and my colleague will provide payment details and a reference number.

My availability for a site visit is as follows any time from 10am

Wed 26th July
Mon 31st
Tue 1st Aug
Wed 2nd Aug

Kind regards,

Amy Rodwell

Flood Risk & Climate Resilience Specialist
For the Flood Risk, Planning and Consenting Team
Surrey County Council – Merrow Depot
Tel: 0300 200 1003
Email: amy.rodwell@surreycc.gov.uk
(Please note my working days are Monday – Thursday)



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From: Stephen McKenzie <Stephen.McKenzie@surreycc.gov.uk> **On Behalf Of** suds/EAI/SCC
Sent: Tuesday, July 18, 2023 3:39 PM
To: Amy Rodwell <amy.rodwell@surreycc.gov.uk>
Subject: RE: Flood risk and drainage information request - Site off A25, Nutfield, Redhill

Thank you very much Amy.

Stephen McKenzie

Flood Risk Planning and Consenting Team Administrator
Flood and Climate Resilience
Surrey County Council
0300 200 1003



 Please consider the environment before printing this email

From: Sean Whelan <sean.whelan@watermangroup.com>
Sent: Friday, July 14, 2023 11:41 AM
To: Glen Westmore <glen.westmore@surreycc.gov.uk>
Subject: RE: Flood risk and drainage information request - Site off A25, Nutfield, Redhill

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Hi Glen,

Thanks for the below.

Would it be possible to arrange a pre-application meeting to discuss our proposed drainage strategy for the Site?

We are looking to submit an outline application in August. Please can you advise on suitable dates, ideally as soon as possible.

What level of consultation would you recommend to support an outline application? Typically, the pre-app consultations I have undertaken have been in line with your level 3 bespoke advice service. We have discussed our flood risk and drainage proposals for the Site with the relevant LLFA to either confirm agreement in principle or identify any further requirements. Would this be appropriate? Or what would you recommend?

Cheers,

Sean

From: Glen Westmore <glen.westmore@surreycc.gov.uk> **On Behalf Of** suds/EAI/SCC
Sent: Thursday, May 25, 2023 3:21 PM
To: Sean Whelan <sean.whelan@watermangroup.com>
Subject: FW: Flood risk and drainage information request - Site off A25, Nutfield, Redhill

Dear Sean,

Many apologies for the delay in responding to your request – we have a new enquiries tracker software and things have bounced around somewhat.

It sounds as though you are asking for a Flood Risk Report on the site – which is a chargeable service from Surrey County Council.

Level 1 – Flood risk report

What we provide

A Detailed Flood Risk Report (FRR) of the known flood risks and historic information we hold, and a review of the suitability of the site for SuDS techniques. We include information from the following sources:

- Fluvial Flood Risk - Flood Zones (Environment Agency)
- Flood Warning and Alert areas (Environment Agency)
- Flood Maps for Surface Water (Environment Agency)
- Susceptibility to Groundwater Flooding (British Geological Survey)
- Historic Flood Map (Environment Agency)
- Wetspots (Surrey County Council)
- Historic Flooding Incidents Database (Surrey County Council)

- Detailed desktop assessment of geological data and suitability of site for SuDS (British Geological Survey)
- Officer analysis and comment of likely suitable SuDS approaches

For more details including prices and pre-app services please visit -

<https://www.surreycc.gov.uk/community/emergency-planning-and-community-safety/flooding-advice/more-about-flooding/suds-drainage>

Some of the above is available online at <https://www.gov.uk/check-long-term-flood-risk>

If you are interested in this service please email the Suds@surreycc.gov.uk address with the site location and the level of service you require

Kind Regards

Flood Risk Planning and Consenting Team
Surrey County Council

From: Sean Whelan <sean.whelan@watermangroup.com>

Sent: 13 April 2023 15:52

To: Flooding Enquiries/EAI/SCC <flooding.enquiries@surreycc.gov.uk>

Subject: Flood risk and drainage information request - Site off A25, Nutfield, Redhill

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Hi,

I am working on the flood risk and drainage side of things for a site off the A25 in Nutfield, Redhill - screenshot of the site boundary and indicative location details are below.

As part of your role as the Lead Local Flood Authority, please can you provide details of:

- any flood defence assets in the area
- any drainage assets in the area
- recorded flood events/history of flooding
- any further information you think may be useful/relevant to the site

BNG coordinates (X,Y) = (530500, 15100)

Postcode = RH1 4HE




Cheers,

Sean

Sean Whelan MCIWEM C.WEM CSci CEng
Principal Engineer
Waterman Infrastructure & Environment Ltd

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Sean Whelan

From: Amy Rodwell <amy.rodwell@surreycc.gov.uk>
Sent: 21 September 2023 16:25
To: Sean Whelan
Cc: Stephen Henry
Subject: RE: VLLFA-PAA-RE-23-0065 -Site off A25 Nutfield, Redhill - Maps and Report

Good afternoon Sean,

Further to your email below, I have the following comments/queries:

- Report should include greenfield run-off calculations to evidence the values in table 6
- Storage calcs only appear to have been included for west catchment? Please include (and clearly label) the calcs for each of the 3 catchments
- The ha figures in Table 6 – are these the positively drained areas? It is unclear
- Pro-forma in Appendix H is only partially completed
- Please include assurances that the existing pipe in the western parcel (outfall from the ponds to the south) will be retained in publicly accessible areas with an appropriate easement. As per our meeting notes please provide the justification for not being able to daylight the watercourses that are currently pipes. The pipe should be clearly indicated on the drainage layout as requiring retention / diversion.
- Include reference to any remedial works required to existing outfalls/watercourse and the requirement for Ordinary Watercourse consent for any alterations to existing.
- What are the details for restricting flows from the western recreational ponds? How will these be managed and modelled? The drainage layout states 'use of flow control' on the plan but no details have been provided, how would this be followed through to detailed design? It is unclear how the rates for the western catchment would actually be managed what is the proposed restriction at the parcel?
- As per our pre-app discussions please include reference to maintenance responsibilities.

Happy to re-review once you have made the amendments.

Kind regards,

Amy Rodwell

Flood Risk & Climate Resilience Specialist
For the Flood Risk, Planning and Consenting Team
Surrey County Council – Merrow Depot
Tel: 0300 200 1003

Email: amy.rodwell@surreycc.gov.uk

(Please note my working days are Monday – Thursday)



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From: Sean Whelan <sean.whelan@watermangroup.com>
Sent: Tuesday, September 19, 2023 2:22 PM
To: Amy Rodwell <amy.rodwell@surreycc.gov.uk>
Cc: suds/EAI/SCC <suds@surreycc.gov.uk>; Stephen Henry <stephen.henry@watermangroup.com>
Subject: RE: VLLFA-PAA-RE-23-0065 -Site off A25 Nutfield, Redhill - Maps and Report

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Thanks Amy,

The draft FRA and appendices can be accessed [here](#) using the password "draft FRA". Please shout if you have any issues accessing it.

I somehow forgot to send it to you a couple of weeks ago. Appreciate it's not on you to clean up my mess but the sooner you can take a look, the smaller you make my mistake.

Have a good one.

Cheers,

Sean

From: Amy Rodwell <amy.rodwell@surreycc.gov.uk>
Sent: Tuesday, August 8, 2023 10:47 AM
To: Sean Whelan <sean.whelan@watermangroup.com>
Cc: suds/EAI/SCC <suds@surreycc.gov.uk>
Subject: VLLFA-PAA-RE-23-0065 -Site off A25 Nutfield, Redhill - Maps and Report [Filed 22 Aug 2023 17:14]

Morning Sean,

Further to your email below please find attached the completed Flood Risk Report and our mapping.

Kind regards,

Amy Rodwell

Flood Risk & Climate Resilience Specialist
For the Flood Risk, Planning and Consenting Team
Surrey County Council – Merrow Depot
Tel: 0300 200 1003
Email: amy.rodwell@surreycc.gov.uk
(Please note my working days are Monday – Thursday)



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From: Sean Whelan <sean.whelan@watermangroup.com>
Sent: Tuesday, August 1, 2023 2:59 PM
To: Stephen McKenzie <Stephen.McKenzie@surreycc.gov.uk>
Subject: RE: VLLFA-PAA-RE-23-0065 Site boundary map

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Hi Stephen,

Apologies for the delay in responding, I was on leave the end of last week.

Attached is a site location plan that you can use for your reporting. Please let me know if you need anything else.

When do you think you'll be able to provide the flood risk report?

Cheers,

Sean

From: Stephen McKenzie <Stephen.McKenzie@surreycc.gov.uk>
Sent: Tuesday, August 1, 2023 11:58 AM
To: Sean Whelan <sean.whelan@watermangroup.com>
Subject: RE: VLLFA-PAA-RE-23-0065 Site boundary map

Dear Sean

Further to the below, are you able to provide a better resolution map please?

Kind regards

Stephen McKenzie
Flood Risk Planning and Consenting Team Administrator
Flood and Climate Resilience
Surrey County Council
0300 200 1003



 Please consider the environment before printing this email

From: Stephen McKenzie
Sent: Wednesday, July 26, 2023 11:43 AM
To: sean.whelan@watermangroup.com
Subject: VLLFA-PAA-RE-23-0065 Site boundary map

Dear Sean

Thank you for the attached map: the low resolution makes it challenging to use, are you be able to please send us a higher resolution map showing the application site boundary?

Thank you.

Kind regards

Stephen McKenzie

Flood Risk Planning and Consenting Team Administrator
Flood and Climate Resilience
Surrey County Council
0300 200 1003



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