Independent Examination of Tandridge Local Plan
Inspectors’ Matters, Issues and Questions for Examination

Environment Agency Comments

Matter 2: Housing allocations
Issue: Are the proposed housing allocations justified, effective and consistent with national policy?

HSG02: Chapel Road, Smallfield
6.16 In terms of flood risk, is the allocation of the site justified in respect of the Sequential Test and the Exceptions Test? Has it been demonstrated that a housing development at the site would be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere?

1. The use of the “sequential test” for some of the sites remains an issue. Has the assessment considered all sources of flooding and does it meet the criteria of “directing development to areas of lowest flooding risk” and confirm that it is not possible to use an alternative site. It would therefore, be prudent to undertake a further evaluation of this site.

2. Given the high number of flood events it is imperative that any new development seeks to provide an opportunity to reduce the flood risk within the existing community as well as ensuring the new developments are safe from flooding. Smallfield is subject to significant issues from surface water flooding and issues with the capacity of existing drainage systems and these elements need to be considered at the “masterplan” stage.

HSG04: Woodlands Garage, Chapel Road, Smallfield
6.25 In terms of flood risk, is the allocation of the site justified in respect of the Sequential Test and the Exceptions Test? Has it been demonstrated that a housing development at the site would be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere?

3. The use of the “sequential test” for some of the sites remains an issue. Has the assessment considered all sources of flooding and does it meet the criteria of “directing development to areas of lowest flooding risk” and confirm that it is not possible to use an alternative site. It would therefore, be prudent to undertake a further evaluation of this site.

4. Given the high number of flood events it is imperative that any new development seeks to provide an opportunity to reduce the flood risk within the existing community as well as ensuring the new developments are safe from flooding. Smallfield is subject to significant issues from surface water flooding and issues with the capacity of existing drainage systems and these elements need to be considered at the “masterplan” stage.
HSG12: Land at the Old Cottage, Station Road, Lingfield

6.62 In terms of flood risk, is the proposed allocation of the site justified in respect of the Sequential Test? Would the allocation be effective in ensuring that inappropriate development in areas at risk of flooding are avoided?

5. The use of the “sequential test” for some of the sites remains an issue. Has the assessment considered all sources of flooding and does it meet the criteria of “directing development to areas of lowest flooding risk” and confirm that it is not possible to use an alternative site. It would therefore, be prudent to undertake a further evaluation of this site.