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**Our ref:** SL/2014/113234/05

**Your ref:** Email

**Date:** 31 January 2018

Dear Colin,

## **FLOOD RISK ASSESSMENT**

### **LAND OFF SMALLFIELD ROAD, HORLEY**

Thank you for consulting the Environment Agency on the above. With regard to the requirements of a Flood Risk Assessment (FRA) for land parcel at Smallfield Road, Horley, we can confirm the following:

#### **Environment Agency position**

The applicant will need to demonstrate via detailed modelling the impact any proposed development would have to this area.

It should be noted that no development would be permitted within the 1%AEP inclusive of 70% climate change uplift.

We would be willing to consider a detailed FRA based upon updated modelling that also includes a further assessment of surface water inflows into the Burstow Stream and Haroldslea Stream.

We would however ask that the modelling incorporates the recommendations of the 2014 Burstow Stream model review to better balance inflows and incorporate best hydrology.

#### **Flood Alleviation Scheme**

We are presently looking at progressing a Flood Alleviation Scheme (FAS) for the Burstow Stream to reduce flood risk across Horley.

We are aware that the area south of Smallfield Road where the Burstow Stream, Two Mile Brook and Haroldslea Stream confluence is a location we are keen to further understand hydrologically and also to consider for any potential FAS. The options could range from Natural Flood Management measures such as washlands, channel enhancements and modifications to help provide increased storage.

Therefore we would recommend that any proposal for new development within land south of Smallfield Road looks to incorporate wider flood risk benefits to the existing communities as well as providing robust evidence that the new development is outside the 1%AEP + 70% climate change.

## Conclusion

- The site must have passed the sequential test and be approved for residential development by Reigate and Banstead Borough Council.
- A detailed FRA with hydrological modelling should be submitted for review by the Environment Agency.
- All new development must be outside the 1%AEP +70% Climate change.
- The FRA should use the existing Burstow Stream model but apply an update in line with recommendations from the 2014 review.
- The model should incorporate 1960, 1968 and 2013 hydrological events as further verification.
- The new modelling should seek to identify and ensure protection of all functional floodplains.
- The FRA and overall approach to any development must identify the opportunity to incorporate Flood Alleviation Scheme benefits to the wider local community via Natural Flood Management approaches.

Please do not hesitate to contact me should you wish to discuss this further.

Yours sincerely,

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