Elmbridge Local Plan

Draft Flood Risk Supplementary Planning Document

Consultation Statement
(Regulation 12)

Website:  www.elmbridge.gov.uk
Email:  tplan@elmbridge.gov.uk
Contents

1. Introduction 1

The purpose of the Consultation Statement 1
Background to the Flood Risk Supplementary Planning Document (SPD) 1

2. Initial Consultation on the Draft SPD 2

Who was consulted and how? 2
Key issues raised and how they were addressed in the Draft Flood Risk SPD 2

3. Strategic Environmental Assessment and Habitats Regulation Assessment 3

4. Formal consultation on the Draft Flood Risk SPD 4

Who was consulted and how? 4
Key issues raised during the consultation and how they were addressed in the final SPD 5

Appendices

Appendix 1: List of people and organisations invited and consulted on the Draft SPD 6
Appendix 2: Consultation E-mail Invite
Appendix 3: Formal Consultation Letter
Appendix 4: Representations Form (Questionnaire)
Appendix 5: Consultation Homepage
Appendix 6: Elmbridge Homepage and Planning Policy Update
Appendix 7: Advert in Surrey Advertiser
Appendix 8: Noticeboard Posters
Appendix 9: Tweets
Appendix 10: Statement of Representations Procedure
1. **Introduction**

**The purpose of this consultation statement**

1.1 This statement has been prepared by Elmbridge Borough Council in accordance with Regulation 12 (a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.2 Regulation 12(a) states that prior to a local authority adopting a Supplementary Planning Document (SPD) they must prepare a statement setting out:

i. The persons the local planning authority consulted when preparing the supplementary planning document;

ii. A summary of the main issues raised by those persons; and

iii. How those issues have been addressed in the supplementary planning document

1.3 This statement is therefore a record of the consultation undertaken during the preparation stages of the SPD and the formal public consultation stage. It also explains how comments have been taken into account in preparing the Final SPD.

**Background to the Draft Flood Risk Supplementary Planning Document**

1.4 The purpose of the Flood Risk Supplementary Planning Document (SPD) is to assist applicants and the public in understanding how the Council will implement planning policies and consider flood risk as part of the planning application process. It brings together the Council’s approach to flood risk set out within the Core Strategy Policy CS26: Flooding, Policies DM6: Landscape and Trees and DM13: Riverside Development Uses of the Development Management Plan, the Design and Character SPD and the Strategic Flood Risk Assessment (SFRA) (June 2015).

1.5 Specifically, the guidance will help applicants to:

- Determine if an Flood Risk Assessment (FRA) is required;
- Consider whether the proposed development is likely to be appropriate;
- Understand how flood risk is dealt with as part of the planning process;
- Submit a valid planning application;
- Determine if any other consents are required;
- Access the various pre-application services available;
- Outline which organisations the Council will consult with;
- Complete the FRA proforma and prepare a FRA that is: suitable to the scale, nature and type of development proposed as well as the type and degree of flood risk; and contains sufficient information to support decision making
2. Initial Consultation on the Draft Flood Risk SPD

Who was consulted and how

2.1 Extensive engagement has taken place with various Council departments throughout the preparation of the Draft SPD including with the Council’s Countryside, Development Management, Landscape, Trees and Heritage, Emergency Planning and Environmental Services Teams. The Draft SPD has also been considered by Members of the Local Plan Working Group and Cabinet.

2.2 Informal discussions on the content and scope of the Draft SPD have also taken place with the Environment Agency and Surrey County Council (as the Lead Local Flood Authority).

2.3 In addition, the Draft SPD is based on information contained within the SFRA. Significant engagement was undertaken with key stakeholders throughout the preparation of the SFRA. This was to fulfil the requirements of the Duty to Cooperate which places a legal duty on local authorities to cooperate within one another, County Councils and other Prescribed Bodies on issues which may have cross boundary implications. The Council prepared and consulted on a Duty to Cooperate Scoping Statement as part of the background work to prepare the Elmbridge Local Plan. Flood Risk is identified as an issue which may have cross boundary implications and specific engagement activities were proposed and undertaken throughout the preparation of the SFRA. Details of engagement activities can be found within the Duty to Cooperate Scoping Statement.

Key issues raised and how they were addressed in the Draft SPD

2.4 Discussions with the Environment Agency and Surrey County Council helped to provide a general steer on the scope and content of the SPD as well as address some specific issues. Specific issues that were addressed at this stage include:

- Ensuring that the approach to mitigation measures is appropriate for minor development within high risk areas e.g. developed areas within Flood Zone 3b;
- Including details of the Environment Agency’s and Surrey County Council’s pre-application services and how to access them;
- Reference to the circumstances that would trigger a requirement for an FRA in relation to surface water and groundwater flooding;
- Clarifying the mitigation measures to be considered in relation to groundwater flooding;
- Providing details of how applicants can access more detailed information on the scale and nature of flood risk relating to a site.

2.5 Key changes that were made as a result of engagement with other Council Teams and Members include:

- Inclusion of landscape and trees as a consideration within Section 2.3 ‘Part 3 of FRA - Assessing Flood Risk’;
• Clarifying the types of applications that may require an FRA;
• Ensuring that the Draft SPD could be used by applicants as a practical tool to prepare FRAs and ensure the appropriate information is submitted alongside planning applications
• Inclusion of a 'How to Use this SPD' section with summary information to assist applicants in determining if a site is affected by flooding and where information is provided free of charge;

3. Strategic Environmental Assessment and Habitats Regulations Assessment

3.1 The Draft Flood Risk SPD has been subject to a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment screening process. The Council consulted the relevant statutory environmental bodies on a draft screening report between 20 August and 18 September 2015, with an agreed extension for Natural England until the 25 September 2015:

- Environment Agency
- Natural England
- Historic England

3.2 Responses were received from The Environment Agency (EA) and Natural England (NE), with no response from Historic England. The EA commented that as the Council has a Sustainability Appraisal for its adopted Local Plan, an SEA would not be expected to be undertaken for the Flood Risk SPD. The EA also had no comments to make on the HRA. The response from NE advised that the body was satisfied as regards the content and confirmed that no SEA / HRA assessment is required.

3.3 The Council, having taken account of the above consultation responses, has therefore determined that there is no need to undertake an SA/SEA or HRA for the Flood Risk SPD.

---

1 In accordance with Regulation 9(1) of the Environmental Assessment Regulations 2004 and the Conservation of Habitats and Species Regulations 2010
2 Determination Statement under Article 9 of the Environmental Assessment of Plans and Programmes Regulations 2004 in response to the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report for the Flood Risk SPD – consult.elmbridge.gov.uk
4. **Formal consultation on the Draft Flood Risk SPD**

4.1 Formal public consultation on the Draft Flood Risk SPD was undertaken for a period of four weeks from Monday 12 October 2015 to Monday 9 November 2015.

**Who was consulted and how?**

4.2 The Council consulted everyone registered on the Planning Service database who has requested to be notified of future planning policy consultations. This also included all specific and general consultation bodies.

4.3 In total, 1734 people were invited to participate in the consultation. A list of the individuals and organisations invited to make representations are set out at Appendix 1.

4.4 In accordance with the Council’s Duty to Cooperate Scoping Statement April 2014, the following adjoining local authorities and prescribed bodies have also been notified of the consultation.

- Environment Agency (EA)
- Guildford Borough Council
- Highways Authority – Surrey County Council
- Lead Local Flood Authority – Surrey County Council (LLFA)
- Local Nature Partnership – London
- Local Nature Partnership – Surrey (c/o Surrey Wildlife Trust)
- London Borough of Richmond upon Thames
- Mayor of London / Greater London Authority
- Mole Valley District Council
- Royal Borough of Kingston upon Thames
- Runnymede Borough Council
- Spelthorne Borough Council
- Woking Borough Council

4.5 In addition, the Council have also proposed to consult with the following organisations who are not a ‘prescribed bodies’ for the purposes of the Duty to Cooperate, but who have responsibilities in terms of managing flood risk / the impact of flooding e.g. water companies, sewerage and reservoir undertakers.

- River Mole Catchment Partnership
- River Thames Alliance
- Royal Society for the Protection of Birds (RSPB)
- Thames Water
- Wey Landscape Partnership

4.6 An internal e-mail was also sent to all officers working in Planning Services and all ward Councillors informing them of the Draft Flood Risk SPD consultation.
4.7 Consultees were informed of the Draft SPD via an email invite to the consultation or letter (Appendix 2 and 3). Included with the letter and sign posted in the email was key information including how to view the document and make comments.

4.8 A questionnaire was produced for the consultation document which asked for specific responses to certain chapters of the document. This document was also available for printing or hard copy (see Appendix 4).

4.9 A specific consultation webpage for the Draft Flood Risk SPD was published (see Appendix 5). As well as explaining the purpose of the document, the webpage also provided key information regarding the consultation and next steps. The SFRA, Statement of Representations Procedure and SEA/HRA Determination Statements were also featured. Elmbridge Borough Council’s main homepage provided a link to the consultation as well as the planning news webpage in the planning services section of the website (Appendix 6).

4.10 The Council also gave notice by public advert which was featured in the Surrey Advertiser on the Friday 9 October 2015 (Appendix 7). A poster was also placed on each of the borough noticeboards (Appendix 8). Tweets were released throughout the four weeks of consultation to ensure people were aware of the consultation (Appendix 9).

4.11 Copies of the Draft SPD and Statement of Representations Procedure (Appendix 9) were also made available in all local libraries across the Borough.

**Key issues raised during the consultation**

4.12 In total, 1734 people were invited to participate in the consultation. The responses came from:
- 2 Individual residents
- 4 Residents groups
- 3 Organisations
- 13 Consultation bodies

4.13 Appendix 11 sets out comments received in full along with the Council’s response. The majority of the representations received did not lead to any changes being proposed to the SPD. In general the SPD was welcomed, the main issues raised by representation that were duly made include:

- Definition of development types, in particular what constitutes minor development
- Amplification of the types of development that would be considered appropriate and inappropriate in each of the Flood Zones
- Consideration of climate change modelling, assumptions and approach
- Parameters of the Sequential and Exceptions Tests
- Threshold for development required to provide flood compensation storage within Flood Zone 2b (1 in 20 year flood outline), Developed Area
- Officer knowledge and access to specialist advice when assessing applications
How the key issues have been addressed in the final SPD?

Definition of development types, in particular what constitutes minor development

4.14 The requirements within the SPD vary depending on the type of development proposed and throughout the document distinctions are made between ‘all development’, ‘major development’, ‘minor development’, ‘other development’ and ‘small scale development’. These definitions are set within legislation, national policy and guidance. To assist applicants, Officer’s have included definitions of the types of development within the SPD (see Section 2.1.5).

Amplification of the types of development that would be considered appropriate and inappropriate in each of the Flood Zones

4.15 The content of table; ‘Development type and appropriate uses’ (now Table 8 in the amended SPD) is based on the national guidance. Officer’s have reviewed the contents of the draft table and provided further clarification where possible.

Consideration of climate change modelling, assumptions and approach

4.16 As part of the modelling studies for rivers in Elmbridge simulations have been run for the 1% annual probability (1 in 100 year/Flood Zone 3) including the implications of climate change. This does take account of the presence of defences. This means for example sites indicated to be in lower risk areas (Flood Zone 2) could in future be in a higher risk zone (Flood Zone 3a). For clarity, it is recommend that the approach of the SPD is revised to require that any predicted greater risk is addressed within a Flood Risk Assessment. This will need to demonstrate that the proposal is safe, does not increase the risk of flooding or impeded flows over the lifetime of the development. The FRA must be accordance with the latest Environment Agency guidance on taking account of Climate Change. The latest update from the EA in relation to land use planning is expected by the middle of 2016.

Parameters of the Sequential and Exceptions Tests

4.17 Core Policy CS26 firstly seeks to direct new development to the lowest possible flood zone and it is considered that this needs greater emphasise within the SPD. Officer’s have included further explanation of the Sequential and Exception Tests. In relation to assessing Part 1 of the Exceptions Test, it is not possible to confirm within the SPD the benefits which will always outweigh the flood risk. This will be considered on an individual basis taking into account the proposed use/s and the demonstrated need. This will be considered against the Sustainability Appraisal Objectives and the most up to date relevant evidence bases. The Council will seek the advice of statutory stakeholders as required. Whilst Part 1 of the Exceptions Test provides an opportunity to demonstrate the wider sustainability benefits of the development that outweigh its location within an area at risk, Part 2 of the test must demonstrate that the development complies with the remaining criteria of the policy CS26.
Threshold for development requiring to provide flood compensation storage within Flood Zone 2b (1 in 20 year flood outline), Developed Area

4.18 Appendix 2 states that small scale development within Flood Zone 3b (1 in 20 year flood outline) requires that an FRA considers in detail, the flood risk implications of the development. Proposals should not increase flood risk elsewhere by impeding flow or reducing storage capacity. Whilst flood compensation storage may not be achievable on all sites, it needs to be demonstrated that every effort has been made. With larger extensions to homes and commercial buildings it is unlikely that a proficient FRA will be able to demonstrate that there is no opportunity for flood compensatory storage.

Officer knowledge and access to specialist advice when assessing applications

4.19 An FRA should be undertaken by a suitably qualified person. This is particularly important in cases where the risk of flooding is high. Internal knowledge of flooding and flood risk is increasing to deal with the majority of schemes. Specific training opportunities are being considered and Officers have been in discussions with other local authorities to see whether resources from drainage engineers could be sought on more detailed schemes.

Other amendments made Post-Consultation

4.20 It is acknowledged that the SPD contains a lot of technical information which could be overwhelming to potential users. To assist applicants and Officers and to improve the usability of the SPD changes have been made to its structure. As well as a more detailed introduction, the SPD has been divided into three parts rather than two. Part 1 of the document sets out the context and flood risk policies that guide development in Elmbridge. Part 2 provides guidance on identifying flood risk and the planning process with Part 3 of the document designed to assist applicants in the preparation of FRAs.

4.21 Officers have re-ordered Part 2.1 ‘Development and Flood Risk’ to reflect the stages that applicant’s should take when considering flood risk and the Development Management process as a whole.

4.22 Officers have undertaken internal discussions with the planning Appeals and Registration Team to discuss the validation requirements proposed within the Draft SPD. Having consideration for the statutory tests (section 62 (4A) of the Town and Country Planning Act 1990 (as amended) for imposing validation requirements. Concerns were raised as to whether it would be reasonable and proportionate to require applicants to provide an FRA and a completed FRA Proforma for all applications.

4.23 In the case of minor and other planning applications, a completion Proforma would effectively repeat the findings of the accompanying FRA. Officer’s are of the view that this could be considered as an unnecessary duplication of work and unduly onerous on applicants. As such, could be open to challenge at appeal for non-determination.
Therefore, a completed FRA Proforma will not be a local planning validation requirement for minor and other (i.e. householder) planning applications, but a tool for applicants to use if they so choose, to help them comply with the requirement to provide a FRA. For small scale development a FRA template (refer to Appendix 4 of the SPD) has been produced to assist applicants.
Appendix 1: People and organisations invited and consulted on the Draft Flood Risk SPD.

Specific Consultee Bodies:
Chichester District Council
Civil Aviation Authority
Claygate Parish Council
Crawley Borough Council
Department of Transport
East Horsley Parish Council
Effingham Parish Council
Enterprise M3
Environment Agency
GLA Greater London Authority
Guildford Borough Council
Highways England
Historic England (South East Region)
Homes and Communities Agency
Horsham District Council
Lambeth Council
London Borough of Bromley
London Borough of Hammersmith & Fulham
London Borough of Richmond upon Thames
Marine Management Organisation
Mid Sussex District Council
Mole Valley District Council
Natural England
Network Rail
NW Surrey Clinical Commissioning Group
Office of Rail Regulation
Office of the Police and Crime Commissioner for Surrey
Royal Borough of Kensington & Chelsea
Royal Borough of Kingston upon Thames
Runnymede Borough Council
Sevenoaks District Council
South Downs National Park Authority
Spelthorne Borough Council
Surrey and Sussex NHS Healthcare
Surrey County Council - Strategy, Transport and Planning
Surrey Downs Clinical Commissioning Group
Thames Water Property Services Ltd

Transport for London
Veolia Water Central
Waldon Telecom Ltd
Wealden District Council
Westminster City Council
Woking Borough Council

General Consultee Bodies:
Claygate Chamber of Commerce (and Catling & Co)
Cobham Chamber of Commerce and Savills
Elmbridge Business Network
Elmbridge Chamber of Commerce
Elmbridge Community Safety Partnership
Elmbridge Multi-Faith Forum
Friends, Families and Travellers
Showmen's Guild of Great Britain
Surrey Chamber of Commerce
The National Federation of Gypsy Liaison Groups
Traveller Law Reform Project
Voluntary Action Elmbridge
Walton Charity
Walton, Weybridge, Hersham Citizens Advice Bureau

Other Consultees:
Built Environment/Planning/Property & Developers
Alliance Planning Ltd
Antler Homes Southern plc
Anyards Designers & Surveyors Ltd
Ashill Developments
Aston Mead
Banner Homes
Barons Estate Agents
Barton Willmore
Bellway Homes (South East)
Berkeley Group
Bewley Homes Plc
Birds Hill Oxshott Estate Co. Ltd
Bloor Homes
Peter Collins Associates
Peter Whitchelo Architecture Ltd
Phillips Planning Services Ltd
Planning Potential Ltd
Planning Works Ltd
Portaplaning
Preston Bennett Planning
Pro Vision Planning & Design
PRP Architects / Planning
Rapleys LLP
RB Designs Ltd
Reside Developments
Richard Flowitt Partnership
Richard Gardiner Architects
Sassi Chamberlain Architects
Savills
Setplan Ltd
Shanly Homes Ltd
Simon T.F. Craig RIBA
Smiths Gore (Crown Estate Managing Agents)
Souhile Faris
South London Partnership
Springwheel Associates
SSA Planning
Star Planning
Strutt & Parker
Taylor Associates
Taylor Wimpey Homes
Telereal Trillium
Terence O’Rourke
Tetlow King Planning Ltd
The JTS Partnership
The Planning Bureau Ltd
The Planning Inspectorate
Trenchard Arlidge
Try Homes
Turner Associates
Urban DNA
Urbanicity
Vail Williams LLP
VLH Associates
Wakelin Associates Architects
West London Alliance
West Waddy ADP
White Young Green Planning
Woolf Bond Planning

Business
A W Law and Esher Business Guild
Angela Williams & Associates Ltd
Barwell Court Estate
Buds & Blooms
Burhill Kennels Consortium
Domino 4 Ltd
DTZ
Eurotech Computer Services Ltd
FSB
Galleria
Garsons
Guy Salmon Jaguar Ltd
Jedco Product Designers Ltd
Lidl UK GmbH
Mattias Billing Dental Office
Mott Macdonald
Nicholas Drury
Origin Brand Consultants
Osborne and Collins Ltd
Queens Road Business Guild
Rhodes Foods Limited
Safino Limited
Stewart Ross Associates
The Weybridge Office
Thro’ the Looking Glass/Bluebell Lingerie/D & D Photography
Top Flight Loft Conversions Ltd
Tops Pizza & Chella Cafe
TW Management Services
Village Mowers Ltd
Waitrose
Walton Plating Ltd
Williamson Partnership

Community
Black Hills Residents Association
Clare Hill (Esher) Association
Claremont Park Residents Association
Claygate Parish Council
Claygate Village Association
Cobham & Downside Residents’ Assn
Danates Court Estate (Oxshott) Residents Association
Envisage
Esher Residents Association
Fairmile Park Road Residents
FEDORA
Field Place Weybridge Residents
Association Ltd
Hersham Residents Association
Hersham Village Society
High Pine Close Residents Association
Hinchley Wood Residents Association
Knott Park Residents Association Ltd
Leigh Place Cobham Residents Association
Long Ditton Residents Association
Molesley Residents Association
Milbourne Local Group
Oakdene Residents Association
Ockham & Hatchford Residents' Association
Oxshott Way Residents Association
Portmore Quays Residents Ltd
Sandy Holt Residents Management Co Ltd
Sandy Way Residents Association
Southborough Residents Association
St Georges Residents Association
Stoke D'Abernon & District Residents Association
Templemere
Thames Ditton and Weston Green Residents Association
Torrington Close Association
Walton Lane & Thames Street Residents Association.
West End Residents Association
Wey Road & Round Oak Road Residents' Association
Weybridge Society
Wrens Hill Residents Association

Local Residents - 521

Education
Bell Farm Junior School
Blo House
Burhill Community Infants School
Cardinal Newman RC Primary School
Chandlers Field School
Claremont Fan Court School (Senior)
Claygate Primary School
Cranmere Primary School
Danes Hill Pre-Pre School
Danes Hill School
Danesfield Manor School

Emberhurst School
Esher Church of England High School
Esher Church School
Esher College
Feltonfleet School
Grovelands School
Heathside School
Hinchley Wood Primary School
Hinchley Wood Secondary School
Long Ditton Infant & Nursery School
Long Ditton St Mary's C of E (Aided) Junior School
Manby Lodge Infants
Milbourne Lodge School
Notre Dame Senior School
Oatlands School
Parkside School
Reed's School
Rowan Brae
Rowan Preparatory School
Royal Kent Primary School
Shrewsbury Lodge
St Alban's Catholic Primary School
St Andrews C of E Primary School
St Borromeo Catholic School
St George's College Junior School and College
St James CE Primary School
St Lawrence CE (Aided) Junior School
St Matthew's Church of England Infant School
St Pauls Catholic Primary School
St. Lawrence CofE Aided Junior School, East Molesey
Thames Ditton Infant School
Thames Ditton Junior School
The Orchard School
The Royal Kent C/E Primary School
Walton Leigh School
Walton Oak School
Weston Green School
Westward Preparatory School

Environment
Forestry Commission
CPRE
CPRE (Surrey Office)
Danes Hill School
Elmbridge Environmental Forum
Environmental Transport Association  
Fields in Trust  
Friends of the Earth  
Hampshire and Isle of Wight Local Nature Partnership  
London Local Nature Partnership  
National Farmers’ Union  
Open Spaces Society  
Painshill Park Trust  
River Mole Catchment Partnership  
River Thames Society  
River Thames Alliance  
Road Representative, Thames Ditton  
Royal Society for Protection of Birds  
Surrey Countryside Access Forum  
Surrey Nature Partnership  
Surrey Wildlife Trust  
Thames Renewables  
Wey Landscape Partnership  

Faith  
All Saints Weston  
Church of the Holy Name, Esher  
Hersham Baptist Church  
Molesey Community Church Trust  
Richmond Upon Thames Churches  
St James’ Parish Church  
St Mary’s Parish Church  
Walton Baptist Church  

Health  
Capelfield Surgery, Claygate  
Health & Safety Executive  
New Approaches to Cancer  
NHS South East Coast  
Surrey Care Trust  
The Princess Alice Hospice  

Heritage/Historic  
Ancient Monuments Society  
Brooklands Museum  
Claygate CAAC  
Cobham CAAC  
Cobham Conservation & Heritage Trust  
Downside CAAC  
East Molesey CAAC  
Esher & District Local History Group  

History Society  
Society for the Protection of Ancient Buildings  
Surrey County Council (Heritage)  
Thames Ditton CAAC  
The Gardens Trust  
Walton CAAC  
Weston Green CAAC  
Weybridge CAAC  

Housing Trusts/Associations  
Rentstart  
A2 Housing Group  
National Housing Federation South East  
Paragon Community Housing Group (inc. Elmbridge Housing Trust and Richmond upon Thames Churches Housing Trust)  
Roger Bennett Housing Trust  
Rosemary Simmons Memorial Housing Association  
Southern Housing Group  

Infrastructure  
AMEC Environment & Infrastructure UK Limited  
Mono Consultants Limited  
Sustrans South East  

Leisure  
Barbara Currie Yoga  
Ray Road Allotment Association  
The Theatres Trust  

Politics  
Councillors  
Alan Harvey Kopitko  
Alan Palmer  
Alex Coomes  
Andrew Davis  
Andrew Kelly  
Barbara Cowin  
Barry Cheyne  
Barry Fairbank  
Brian Fairclough  
Chris Elmer  
Chris Sadler  
Christine Cross  

Produced by Planning Services
Christine Elmer
David Archer
Dorothy Mitchell
Elise Dunweber
Tannia Shipley
Glenn P Dearlove
Ian Donaldson
Ivan Regan
James Browne
James Vickers
Jan Fuller
Janet Turner
John Butler
John O'Reilly
John Sheldon
Karen Randolph
Kim Cross
Lewis Brown
Liz Robertson
Lorraine Samuels
Manwinder Toor
Mary Marshall
Mary Sheldon
Mike Bennison
Mike Axton
Neil Luxton
Nigel Cooper
Nigel Haig-Brown
Peter Santo
Rachael Lake
Ramon Gray
Richard Knight
Roy Green
Ruby Ahmed
Ruth Bruce
Ruth Lyon
Ruth Mitchell
Shweta Kapadia
Simon Foale
Simon Waugh
Steve Bax
Stuart Hawkins
Stuart Selleck
Tim Grey
Tim Oliver
Tricia Bland
Victor Eldridge

Bracknell Forest Borough Council
Buckinghamshire County Council
Cobham Garden and Horticultural Association and Esher & Walton Constituency Labour Party
Cobham, Downside, Oxshott & Stoke D’Abernon Labour Party
Ealing Borough Council
Elmbridge Borough Council - Pollution Team
Epsom and Ewell Borough Council
East Molesey Conservatives
Esher & Walton Conservative Association
EWCA
London Borough of Barnet
Hampshire County Council
Harrow Council
Hart District Council
Hillingdon Council
London Borough of Brent
London Borough of Croydon
London Borough of Hounslow
London Borough of Merton
London Borough of Sutton
Reigate & Banstead Borough Council
Royal Borough of Windsor and Maidenhead
Rushmoor Borough Council
Slough Borough Council
South Bucks District Council
Surrey Heath Borough Council
Tandridge District Council
Waverley Borough Council
Wokingham Borough Council
Weybridge District Council
Weybridge Liberal Democrats

Sport
Claygate Martial Arts Centre
Department for Culture Media and Sport
Metropolitan Police (Imber Court) Sports Club
Sport England

Utilities
BPA (British Pipeline Association)
From: "Elmbridge Borough Council Consultations (do not reply)" <do-not-reply@consult.elmbridge.gov.uk>
Date: 12 October 2015 09:26:26 BST
To: XXXX
Subject: Flood Risk Supplementary Planning Document - Invitation to Join

Elmbridge Borough Council Consultations
Draft Flood Risk Supplementary Planning Document

You've been invited to participate in the Draft Flood Risk Supplementary Planning Document consultation by the Planning Policy team at Elmbridge Borough Council.

This consultation is open from 12 Oct 2015 at 09:00 to 9 Nov 2015 at 16:00.

The Council has published the Draft Flood Risk Supplementary Planning Document (SPD) for consultation. The SPD has been prepared to support Core Strategy Policy CS26: Flooding and policies within the Development Management Plan. It will help to ensure that flood risk to and from new development is fully taken into account and that appropriate information accompanies planning applications.

We would like to hear your views on this document.

The SPD and supporting documents can be viewed online: http://consult.elmbridge.gov.uk/consult.ti/FloodRiskSPD/consultationHome

If you have any queries please do not hesitate to contact the Planning Policy Team on 01372474474 or planningpolicy@elmbridge.gov.uk

- Participate in this consultation
Appendix 3: Formal Consultation Letter

Sir Macain
Water House
Water Approach
Leatherhead
KT22 7OW

Dear Sir Macain

Consultation on Draft Flood Risk Supplementary Planning Document (SPD)

The Council has published the Draft Flood Risk Supplementary Planning Document (SPD) for consultation. The SPD has been prepared to support Core Strategy Policy C520: Flooding and provides within the Development Management Plan. It will help to ensure that flood risk is considered and that appropriate information accompanies planning applications.

The Council is consulting on the draft SPD between 12 October and 9 November 2015.

The SPD and supporting documents can be viewed online:

- at http://consult.elmbridge.gov.uk/consult/FloodRisk/SPD/consultationHome

A hard copy of the SPD can be viewed at:

- Elmbridge Borough Council, Civic Centre, High Street, Esher, KT10 9SG between 9.45am–2pm (Monday to Thursday) and 9.45am-4.45pm (Friday)
- All libraries in the Borough – see the Surrey County Council website – surreycc.gov.uk or call 0300 200 1001 for locations and opening hours

How to respond

All comments/representations must be submitted by 4pm on 9 November 2015 and can be submitted via:

- Online consultation portal – http://consult.elmbridge.gov.uk/consult/FloodRisk/SPD/consultationHome
- Email to planningpolicy@elmbridge.gov.uk
- Post to the Planning Policy Team, Planning Services, Elmbridge Borough Council, Civic Centre, High Street, Esher, KT10 9SG

When submitting comments/representations via email or post please use the ‘Representations Form’ which can be downloaded via http://consult.elmbridge.gov.uk/consult/FloodRisk/SPD/consultationHome or contact the Planning Policy Team for a hard copy.

If you have any further queries please do not hesitate to contact the Planning Policy Team using the details above.

Yours faithfully

Karen Foxwell
Head of Planning Services
Appendix 4: Representation Form (Questionnaire)
Appendix 5: Consultation Homepage

We have published the Draft Flood Risk Supplementary Planning Document (SPD) for consultation. The SPD has been prepared to support the implementation of Core Strategy Policy C360: Flooding and Policies within the Development Management Plan.

It will help to ensure that flood risk is and from new development is fully taken into account and that appropriate information is included in Flood Risk Assessments that accompany planning applications.

It will help to ensure that where possible development is directed to areas of lowest flood risk but where development does take place in areas at risk of flooding that:

- it is safe;
- does not increase flood risk elsewhere; and
- where possible reduces flood risk overall.

Please note: Close reference is made throughout the SPD to the Strategic Flood Risk Assessment, which provides detailed information, including mapping, on flood risk across the Borough.

You can get involved!

We are consulting on the draft SPD between 12 October and 9 November 2015.

Alternatively, hard copies are available at:

- Esher Civic Centre, High Street, Esher, KT10 9SD
- All libraries in the Borough – see the Surrey County Council website – surreycc.gov.uk or call 0300 200 1001 for locations and opening hours

How you can respond:

All comments/representations must be submitted by 4pm on 9 November 2015.

Comments/representations can be submitted online by choosing one of the three options featured in the ‘Respond to this consultation’ section below.

Please note that if you choose to ‘Respond by making comments on the consultation document’ the SPD is divided into sections and there are consultation questions located at the end of each section (5 questions in total), which could be quite far down on the webpage. Please save your answers but be aware that there is no overall submit button. Questions can remain unanswered and this will not prevent you from moving onto another section/question. You will receive an e-mail for every question you answer.

Alternatively, comments can be submitted via:

- Email to planningpolicy@embridge.gov.uk
- Post to Esher Civic Centre, High Street, Esher, KT10 9SD

When submitting comments/representations via email or post please use the ‘Representations Form’ which can be downloaded below or contact the Planning Policy Team for a hard copy.

Next steps:

Comments on the draft SPD will be analysed and, where appropriate, taken into account in the preparation of the final version of the SPD. This will go through the Council’s committee process (Cabinet and Council) to be formally adopted early in 2016.

Responses will be made public and a summary of the consultation findings will be made available on the website.

If you have any further queries please do not hesitate to contact the Planning Policy Team on 01372 474747 or planningpolicy@embridge.gov.uk

You may now respond to this consultation.

Consultation Documents
You may now respond to this consultation

Consultation Documents
Draft Flood Risk Supplementary Planning Document
15 Oct 2015 12:30
Draft Flood Risk Supplementary Planning Document
30 Oct 2015 13:11, 458 KB
Statement of Representations Procedure
26 Oct 2015 11:30, 227 KB
SEARMRA Determination Statement
30 Oct 2015 08:55, 273 KB
Strategic Flood Risk Assessment - Main Report including Appendix A, E and F
30 Oct 2015 13:28, 0.3 MB
SFRA Appendix B, Figures B1-B4
30 Oct 2015 13:27, 1.9 MB
SFRA Appendix B, Figures B5-B9
30 Oct 2015 13:28, 2.3 MB
SFRA Appendix C, Figures C1-C6
30 Oct 2015 13:28, 4.2 MB
SFRA Appendix C, Figures C7-C13
30 Oct 2015 13:28, 4.6 MB
SFRA Appendix D, Figures D1-D6
30 Oct 2015 13:28, 4.1 MB
SFRA Appendix D, Figures D7-D13
30 Oct 2015 13:28, 4.7 MB

Respond to this Consultation
You can respond to the consultation using any one of the options presented below.
• Respond by making comments on the consultation document
• Respond by filling in the online questionnaire

Consultation Links
• Sign up for notifications about this consultation

Consultation Summary
Name: Draft Flood Risk Supplementary Planning Document
Dates: From 12 Oct 2015 at 09:00 to 9 Nov 2015 at 16:00
Status: Open

Search A-Z of services
ABCDEFGBHIJKLMNOPQRSTUVWXYZ

Produced by Planning Services
Appendix 6: Elmbridge Borough Council Homepage and Planning Policy Update webpage

Planning Policy update - October 2015

For an overview of the timetable and documents in preparation please see the Local Development Scheme.

Local Plan - plan making

- The draft Flood Risk Supplementary Planning Document (SPD) has now been published for consultation. This will assist applicants in preparing Flood Risk Assessments to accompany planning applications. Please let us know your comments by 4pm on Monday 9 November 2015.
- The Development Management Plan was adopted on 15 April 2015. It sets out detailed policies for the day-to-day management of development.
- The Statement of Community Involvement (SCI) sets out how we engage with the local community and key stakeholders on the preparation of Local Plans and in the determination of planning applications. The SCI was adopted on the 29 June 2015.

Local Plan - evidence base

- We are currently looking into the housing market area in which Elmbridge is located. Once this has been determined a study examining the level of housing need across the area will be commissioned.
- The Council has commissioned RSP to undertake a Green Belt Boundary Review for the Borough. The review will assess land within the Green Belt and whether it still meets the purposes of the designation.
- Our Duty to Cooperate Scoping Statement was published in January 2015. Its main purpose is to set out how Elmbridge will cooperate with neighbouring local planning authorities and other prescribed bodies to ensure that cross boundary and strategic planning matters are addressed effectively in the Local Plan.

Follow us on Twitter

Search the Elmbridge website:
Consultation on the Draft Flood Risk Supplementary Planning Document (SPD)

Elmbridge Borough Council has published a draft SPD on Flood Risk for consultation. The consultation starts on Monday 12 October at 9am.

This document will help ensure that flood risk to and from new development is fully taken into account and that appropriate information is included in Flood Risk Assessments that accompany planning applications.

More information about the consultation can be found at consult.elmbridge.gov.uk.

Alternatively you can view the SPD at the Civic Centre, between 8.45am- 5pm (Monday to Thursday) and 8.45am- 4.45pm (Friday).

All comments must be received by 4pm on Monday 9 November 2015. You can submit your comments in a number of ways:

• Online: consult.elmbridge.gov.uk
• Email: planningpolicy@elmbridge.gov.uk
• In writing: The Planning Policy Team, Planning Services, Elmbridge Borough Council, Civic Centre, High Street, Esher, Surrey, KT10 9SD

For further information please call 01372 474474 or email planningpolicy@elmbridge.gov.uk
Appendix 8: Poster for all Borough Noticeboards

Elmbridge Borough Council has published a draft SPD on Flood Risk for consultation.

This document will help ensure that flood risk to and from new development is fully taken into account and that appropriate information is included in Flood Risk Assessments that accompany planning applications.

More information about the consultation can be found at consult.elmbridge.gov.uk.

Alternatively you can view the SPD at the Civic Centre between 8.45am-5pm (Monday to Thursday) and 8.45am-4.40pm (Friday).

All comments must be received by 4pm on Monday 9 November 2015. You can submit your comments in a number of ways:

- Online: consult.elmbridge.gov.uk
- Email: planningpolicy@elmbridge.gov.uk
- In writing: The Planning Policy Team, Planning Services, Elmbridge Borough Council, Civic Centre, High Street, Esher, Surrey, KT10 9BD

For further information please call 01372 474474 or email planningpolicy@elmbridge.gov.uk

Appendix 9: Tweets

Tweet 1:

Elmbridge BC
@ElmbridgeBC
19h
Interested in development and flood risk? Take a look at the draft Flood Risk SPD and let us know your thoughts at bit.ly/1EXp6Lb

Tweet 2:

Elmbridge BC
@ElmbridgeBC
14h
Last chance to have your say on the draft Flood Risk SPD at bit.ly/1EXp6Lb - deadline 4pm on 9 November 2015
Appendix 10: Statement of Representations Procedure

Elmbridge Borough Council
Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Planning) (England) Regulations 2012

Regulation 12 Public Participation
Draft Flood Risk Supplementary Planning Document
Statement of Representations Procedure
October 2015

Supplementary Planning Documents (SPDs) may be prepared to provide greater detail of the Local Development Plan Document (LDP) policies. The National Planning Framework (NPF) supports the production of SPDs where they can help applicants to make successful applications.

The Draft Flood Risk Supplementary Planning Document (SPD) has been prepared to support Core Strategy Policy C26: Flooding and policies within the Development Management Plan. It will help to ensure that flood risk to and from new development is fully taken into account and that appropriate information accompanies planning applications.

Consultation
In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the SPD is subject to public consultation as detailed below:

The Council is consulting on the draft SPD between 12 October and 09 November 2015. The Planning Service maintains a database of statutory (specific consultation bodies and duty to cooperate bodies) and non-statutory consultees. Letters or emails have been sent out to notify consultees of the consultation period and to let them know where to find further information and how to make representations. The individual SPD web page provides details of the consultation:

http://consult.elmbridge.gov.uk/consult/FloodRiskSPD/consultationHome

Copies of the Documents
The SPD and supporting documents can be viewed online:

- Online consultation portal: http://consult.elmbridge.gov.uk/consult/FloodRiskSPD/consultationHome

A hard copy of the SPD can be viewed at:
- Elmbridge Borough Council, Civic Centre, High Street, Esher, KT10 9DD between 8:30am-5pm (Monday to Thursday) and 8:30am-4:45pm (Friday)
- All libraries in the Borough – see the Surrey County Council website – www.surreycouncil.org.uk or call 0300 200 1001 for locations and opening hours

Representations
All comments/representations must be submitted by 4pm on 30 November 2015 and can be submitted via:

- Online consultation portal: http://consult.elmbridge.gov.uk/consult/FloodRiskSPD/consultationHome
- Email to planningpolicy@elmbridge.gov.uk
- Post to Planning Policy, Planning Service, Elmbridge Borough Council, Civic Centre, High Street, Esher, KT10 9DD

When submitting comments/representations via email or post please use the Representations Form which can be downloaded via http://consult.elmbridge.gov.uk/consult/FloodRiskSPD/representationsForm, or contact the Planning Policy Team for a hard copy.

Responses will be made public and a summary of the consultation findings will be made available on the website.

For further information, email planningpolicy@elmbridge.gov.uk, or telephone 01372 414174