

Robinson, Jane

From: Robinson, Jane
Sent: 17 May 2024 12:18
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Environment Agency's comments on Spelthorne Borough Council's Level 1 and 2 Strategic Flood Risk Assessment
Attachments: E&S 29 Feb 2024 - Appendix D - Flood Risk Sites.pdf

Hi [REDACTED],

Once again, many thanks for sending this over to deadline.

As set out in my email 2 May, apologies for any inconsistencies between the information you were sent. The correct information is contained within the E&S Committee report from 29 February. On 2 May I requested that Aecom update the SFRA documents to reflect this.

Please can we arrange a meeting next week to discuss your comments. I am free

- Monday 20 May - 9.30am to 6pm - with the exception of 4-5pm
- Tuesday 21 May – 9am to 6pm
- Wednesday 22 May – 9am to 2.45pm and 3.45pm to 5.45pm
- Thursday 23 May - 9am to 2.45pm with the exception of 11.30-12.30pm

Only three sites are proposed to be removed from the Local Plan at the present time:

- ST1/029 Surrey CC Buildings, Burges Way
- ST1/030 Fairways Day Centre
- ST4/011 Thames Lodge Hotel

The E&S Committee voted that a further site ST4/002 (Bridge Street Car Park, Hanover House & Sea Cadet Building, Bridge Street, Staines) will be retained as an allocation within the Local Plan but the allocation will be changed from “residential to “leisure/recreation use to include hotel”. We acknowledge your comment that *“both uses are classified in the NPPF Annex 3 as more vulnerable and not appropriate therefore the site should either be removed from the Local Plan or restricted to only water-compatible uses that meet the requirements in Notes to Table 2 of the flood risk section of PPG”*.

The following sites remain as Local Plan allocations but the Council will request the Inspector allow us to move them into **Years 11-15** of the Plan Period

- ST4/010 Riverside Car Park, Thames Street, Staines
- ST1/028 Leacroft Centre, Leacroft, Staines
- ST4/009 Elmsleigh Centre and Adjoining Land, South Street
 - ST4/009a The Elmsleigh Centre and adjoining land, South Street
 - ST4/009b Tothill Carpark (The Elmsleigh Centre
- ST4/026 Communications House, South Street, Staines
- ST4/028 William Hill / Vodafone/ Monsoon, High Street

The Council propose to amend the wording of the allocations as set out in the E&S appendix. This will include amending each allocation to “up to X number of dwellings” and also to include text addressing emergency evacuations plans or safe and dry access.

The Council will ensure that emergency planners and the Environment Agency are satisfied with any necessary emergency evacuation plans before permission is granted.

Any residential development on the site will be subject to providing safe access (dry or Low hazard) for occupants to an area outside the floodplain during the design flood event (1% AEP). As a number of sites are being identified for potential redevelopment in Staines town centre, a wider plan for access to and from the town will be implemented to allow delivery of the sites. This will be developed in close consultation with Emergency Planning and the Environment Agency to ensure the safety of occupants before permission is granted. In order to ensure that future development does not increase the risk of flooding to the surrounding areas, the built footprint of the new development should not exceed that of the existing building and where possible should be reduced".

The following sites remain as Local Plan allocations and the E&S Committee agreed they remain in **Years 6-10** of the Plan Period, however the Council invites engagement from the EA the most appropriate time period for these sites.

- ST4/004 96-104 Church Street, Staines
- ST4/023 Two Rivers Retail Park Terrace, Mustard Mill Road, Staines
- ST4/024 Frankie & Benny's/Travelodge, Two Rivers, Hale Street, Staines
- ST4/019 Former Debenhams Site, High Street

The Council propose to amend the wording of the allocations as set out in the E&S appendix. This will include amending each allocation to "up to X number of dwellings" and also to include text addressing safe and dry access.

Any residential development on the site will be subject to providing safe access (dry or Low hazard) for occupants to an area outside the floodplain during the design flood event (1% AEP). As a number of sites are being identified for potential redevelopment in Staines town centre, a wider plan for access to and from the town will be implemented to allow delivery of the sites. This will be developed in close consultation with Emergency Planning and the Environment Agency to ensure the safety of occupants before permission is granted.

The following sites remain as Local Plan allocations and the E&S Committee agreed they remain or are moved to in **Years 11-15** of the Plan Period

- SH1/015 Shepperton Youth Centre, Shepperton Court Drive
- SH2/003 Shepperton Delivery Office, High Street
- SH1/010 Shepperton Library, High Street

The Council propose to amend the wording of the allocations as set out in the E&S appendix. This will include amending each allocation to "up to X number of dwellings" and also to include text addressing safe and dry access.

Any residential development on the site will be subject to providing safe access (dry or Low hazard) for occupants to an area outside the floodplain during the design flood event (1% AEP). An emergency evacuation plan will be developed in close consultation with Emergency Planning and the Environment Agency to ensure the safety of occupants before permission is granted".

Staines Development Framework

We will ensure the references to the Staines Development Framework are removed from the Level 2 SFRA. I suggest the following amendment

As a number of sites are being identified for potential redevelopment in Staines town centre, a wider plan for access to and from the town should be implemented ~~as part of the ongoing Staines Development Framework and associated masterplanning and Infrastructure Delivery Plans~~. This will need to be developed in close consultation with Emergency Planning to ensure the safety of occupants, and not place an unacceptable additional burden on the emergency services. Such an access route will also be available for existing properties within the Staines area and will therefore improve the flood risk management measures for the area.

Policy E3: Managing Flood Risk (March 2024)

Thank you for your point is for clarity. The wording of Policy E3 will be updated as per your suggestion. Point 6 will refer to Flood Zone 3b (FZ3b or functional floodplain, not only to the 3.3% AEP extent).

We look forward to continuing to work with you.
Jane

Jane Robinson MSc MRTPI
Local Plans Manager

Certified Carbon Literate



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From: [REDACTED]
Sent: Thursday, May 2, 2024 6:47 PM
To: Robinson, Jane [REDACTED]
Subject: Environment Agency's comments on Spelthorne Borough Council's Level 1 and 2 Strategic Flood Risk Assessment

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Hello Jane

Please find attached our comments on the level 1 and 2 SFRA and Policy E3.

I left you a message this afternoon around 12 just to catch you before 2.45. I apologise that we could not meet before today and this was because we were still reviewing the documents.

As I said in my voice message, we have summarised the main issues in the letter (attached) and are confident that these can be addressed. The detailed comments on the Level 1 and 2 SFRA are attached in Appendix 1.

I am in the middle of migrating my computer system to another required system, so I am yet to be fully functional IT wise. Kindly bear with me as I had to send our comments to you via my email than via our planning email.

If you have any question, please let me know. Let's talk soon.

Kind regards

[REDACTED]

[REDACTED]
Thames Sustainable Places