

From: Stuart Merrylees [REDACTED]
Sent: 13 October 2018 17:05
To: comaps
Subject: Fwd: Environment Agency involvement with Moorhouse 2018/1792

Dear Tandridge planners

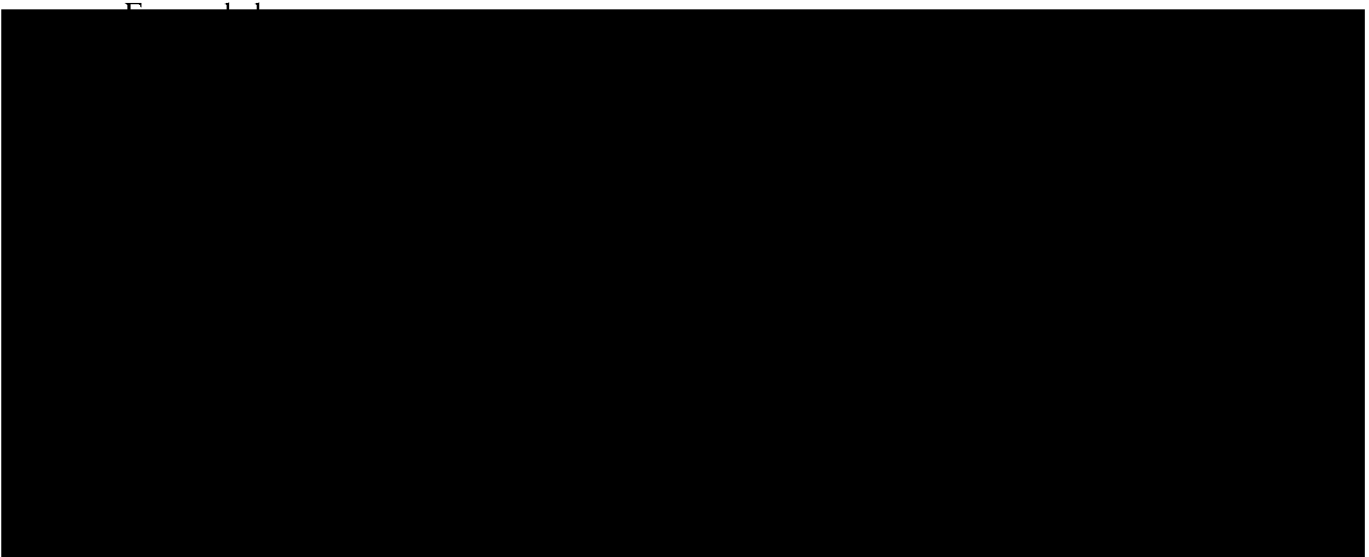
I'm forwarding you this email as I had an automated message from Lesley Westphal to say that she is on holiday till 29th October.

I understand that the deadline for 2018/1792 comments has been extended to 29th, but the website still says it's the 13th (today)

This will cause a lot of confusion in the community, and we'd all be grateful, if it's true, that you change the website.

I look forward to hearing from someone.

Stuart Merrylees



Dear Surrey County Council and Tandridge District Council

MOORHOUSE DPD Application 2018/1792 and FLOOD RISK

Please see below a chain of emails that I have had with various parties concerning the potential increased flood risk to properties in Westerham. I have had no reply from Sara Gomes at the EA. I have just been told that in 2013, the powers to comment on water runoff have been taken away from the Environment Agency and given to County Councils. As far as I can see, there is no one taking responsibility for assessing the impact of this application.

A number of us live on the River Darent and next to the A25 less than a mile from the Surrey border. Maintenance of road drains has been another huge problem, as the A25 drains all discharge into adjacent farmland through which the river flows. Until the drains get blocked when we can flood from the road. So I am copying to Kent Highways too for their information.

As you read on, you will see that the essence of the problem is that The Moorhouse DPD site in Tandridge may itself never flood, but the proposed development is very likely to increase the flood risk for properties just downstream in Kent at the west end of Westerham.

I am personally fed up with the way all sorts of responsibilities are ring-fenced, especially at county boundaries.

Stuart Merrylees

----- Forwarded message -----

Dear Sara Gomes

I understand what you are saying, but the fact is that the development is at the head of the river just where it becomes a flood zone, in Kent. The Moorhouse DPD site in Tandridge may itself never flood, but they are very likely to increase the flood risk for properties just downstream at the west end of Westerham.

As far as runoff is concerned, the existing Moorhouse site is quoted as having a "time of concentration" of 60 mins, but the new planned development will have a percentage runoff figure of 92% which leads to a Tc of 30 mins. There is mention of a swale and some ponds, but it needs an expert eye to know what the effect will be downstream at Goodley Stock. I am particularly worried about the maintenance of any new watercourses. We know that there is an existing settling lagoon alongside the approach road which was probably last desilted 10-15 years ago. Its lack of maintenance is confirmed by the amount of sand on the A25 which collects in Long Pond. We also know that the DPD construction work will generate significant debris which will be washed into the river unless a new settling lagoon is built first. This in turn

I also see that they are proposing to install a local Sewage Treatment Works on the site that will discharge into the Darent. Whose responsibility is it to decide if the planners have understood the flood risk situation and made sensible proposals? Historically, there have been endangered native crayfish in this stretch of the river, but we already fear these have been wiped out by the plague brought to the river by American Signal crayfish.

Peter Waring is doing an extensive river catchment flood modelling exercise to follow up on one done 3 years ago by the SE Rivers Trust. I am convinced that the EA needs to take a look at the 2018/1792 proposal with the above issues in mind. Do you want me to send you a copy of the SERT report on flood events in 2013/2014?

I am forwarding this to Westerham Town Council, SERT and Peter Waring. Please respond as a matter of urgency. If you cannot help, can you please let me know who I should be talking to.

I myself am chair of our Westerham Flood Committee and chair of the Darent River Preservation Society. Our own property has been flooded due to the mismanagement of water.

Sincerely

Stuart Merrylees

On Tue, 9 Oct 2018 at 14:20, KSLPlanning [REDACTED] wrote:

Dear Stuart Merrylees,

Thank you for your email.

The Environment Agency is a consultee on this application but not on flood matters as the site don't appear on a flood zone in our maps. The teams consulted were Groundwater and Land and Water due to foul and surface water drainage concerns.

Hope this is helpful.

Kind regards,

Sara Gomes

Planning Advisor

Kent Sustainable Places

Environment Agency: Orchard House, Endeavour Park, London Road, Addington, West Malling, Kent ME19 5SH



From: Stuart Merrylees [REDACTED]
Sent: 05 October 2018 13:19

[REDACTED]
Subject: Fwd: Environment Agency involvement with Moorhouse 2018/1792

Hi Peter

Thought you might like to see this email from Tandridge planning officer which claims someone in the EA has been consulted. Can you find out who that might be?

Westerham, Oxted and Limpsfield are mounting a big protest against this application. It's the third time they have applied for the same thing!

Any news of a release date for the modelling report?

Back in UK tonight.

Best regards

Stuart

----- Forwarded message -----

From: Lesley Westphal [REDACTED]
Date: Fri, 5 Oct 2018, 13:59
Subject: RE: Environment Agency involvement with Moorhouse 2018/1792
To: Stuart Merrylees [REDACTED]

They haven't responded yet but have been consulted.

Rgds

Lesley

The Council Offices
Station Road East
Oxted, Surrey
RH8 0BT

Lesley Westphal
Major Planning Applications and Project Officer
Planning Development Management
westphal@tandridge.gov.uk

From: Stuart Merrylees [REDACTED]
Sent: 05 October 2018 12:57
To: Lesley Westphal
Subject: Re: Environment Agency involvement with Moorhouse 2018/1792

Dear Lesley

Thanks for letting me know. I didn't see their response on the website. Is it hidden there somewhere...Maybe you could forward it to me ?

Regards

Stuart Merrylees

On Fri, 5 Oct 2018, 11:30 Lesley Westphal, [REDACTED] wrote:

Dear Mr Merrylees,

I can confirm that the EA were consulted on 19th September.

Regards

Lesley Westphal

Tandridge District Council
The Council Offices
Station Road East
Oxted, Surrey
RH8 0BT

Lesley Westphal
Major Planning Applications and Project Officer
Planning Development Management
westphal@tandridge.gov.uk

From: Stuart Merrylees [REDACTED]
Sent: 02 October 2018 23:09
To: Lesley Westphal
Cc: Westerham Town Council; Info Westerham
Subject: Environment Agency involvement with Moorhouse 2018/1792

Dear Lesley

I wrote to Peter Waring (peter.waring@environment-agency.gov.uk) who is our contact in the Environment Agency here in Westerham, to ask if he was aware of the Moorhouse development and its implications for the River Darent. He gave me to believe that the EA is not a consultee in this application, which I find very strange. His department is currently conducting a modelling exercise for the whole of the Darent, following on from flood events in 2013/14 and again in 2016. As you know, one of the major sources of the Darent flows out of the Moorhouse site and any changes in output will obviously effect the modelling.

Yours sincerely

Stuart Merrylees

on behalf of local residents along the river and of the River Darent Preservation Society.

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