

From: Ray Townsend [REDACTED]
Sent: 28 March 2019 09:39
To: Jennifer Margetts <JMargetts@elmbridge.gov.uk>
Subject:

Dear Jenny

At the meeting last week we noted our objection to the proximity of the buildings to the Ember river (see attached Ember Bank drawing) taken from A & Ms 451_01_07_010 which identifies the southernmost building at 7.5m from the bridge abutment. You will note that in the winter the land between the bridge abutments is constantly flooded.

Contour maps in the existing application lack detail at this point and we have therefore attached the contour map from 2008/1600 and the survey drawings from the JR of the previous scheme. We have also attached a photo taken from HCW in February 2014 showing the extent of flooding around the bridge abutments and the bridge abutments from the east. As a reference point you will see that the flood level was circa 4-5 courses of bricks on the abutments which are mirrored at each end of the bridge. The proposed building is some 20 meters closer to river than the previous scheme.

There are a number of issues which should concern the council.

- 1) The land on the building line is at 6.5m AOD which means that the building will rise some 60 feet in very close proximity (7.5m) to the river in an area which provides habitat to a number of protected species and also acts as a wildlife corridor.
- 2) Given that this area was significantly under water in 2014, is the Council acting prudently if it permits a scheme this close to the river at a point which recently flooded? I'm not expecting the EA to object to this but hopefully common sense will kick in at some point.
- 3) This is a very popular location for fishing and wildlife which will be destroyed by the proximity of the building.
- 4) We haven't yet seen the EA's consultation response but it wouldn't surprise me if they miss this. I know that in the past they have suggested that this location doesn't flood and river levels are contained within the banks. Empirical evidence challenges this. The EA will require an 8m buffer zone which will conflict with the building location. This will mean that the scheme could be granted permission but the condition will fail. Can Elmbridge please forward this email with attachments to the EA.

Best regards,

Ray Townsend
HCRC

[illegible]

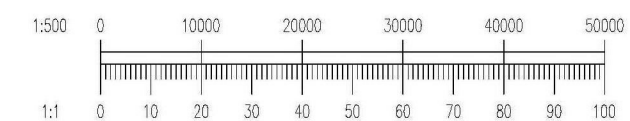
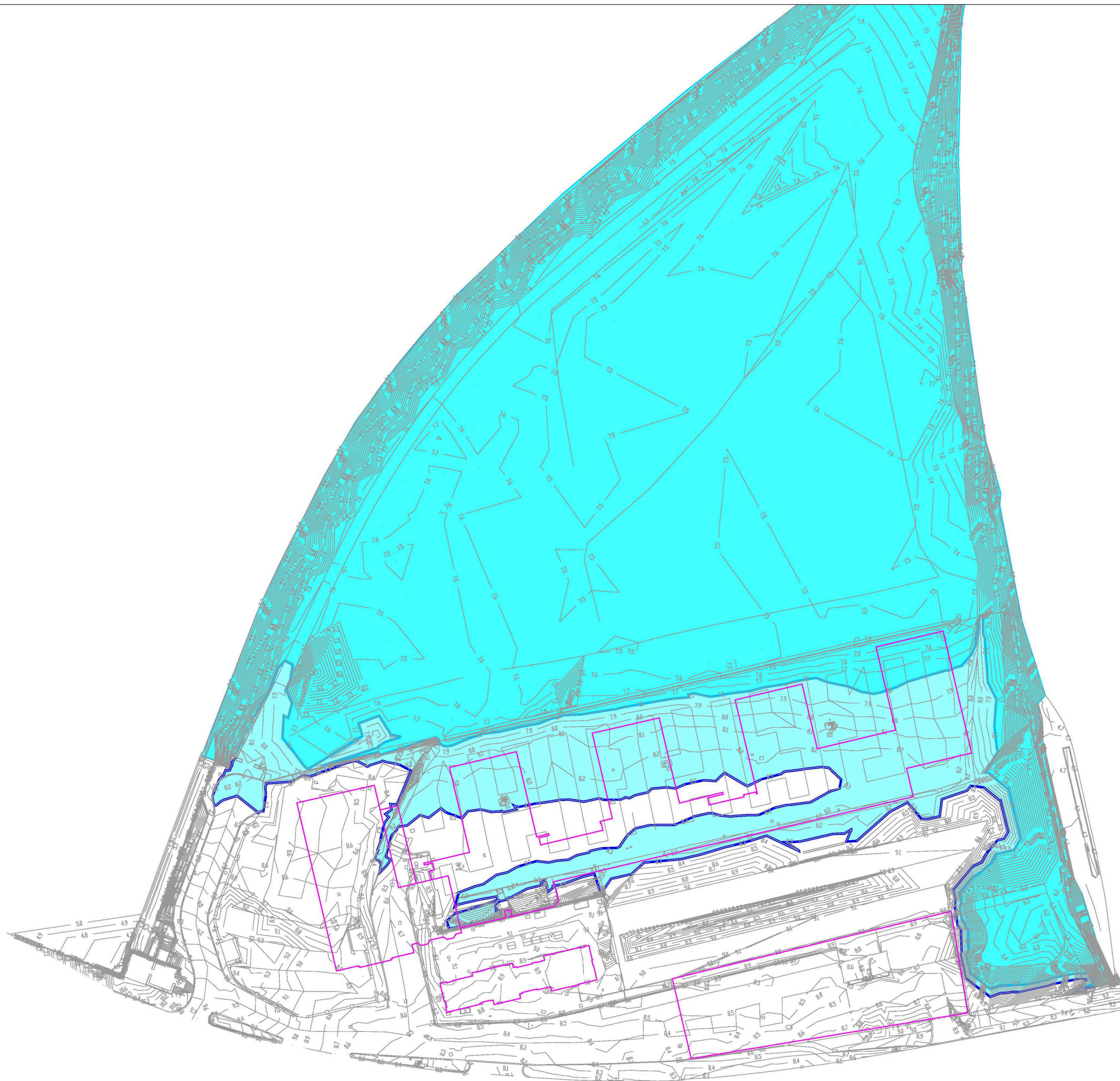
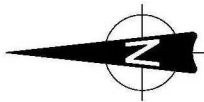
15)	<p>Private Notes:</p> <p>This survey has been produced in accordance with the RICS specifications for Surveys of Land, Buildings and Utility Services.</p>
20)	<p>The accuracy of this survey is dependent upon the scale of the commissioning survey. Labels must be placed on the survey in the correct form and order to work the scale.</p>
25)	<p>This survey is best used supplementary to the Ordnance Survey grid.</p>



Levels are in metres, positions are indicated by a cross or as noted.
OSBM Level Value 10.15m
Location: On west face of parapet wall, east side Hampton Court Way.

 <p>NGM SURVEYS</p> <p>CHARTERED LAND SURVEYORS LAND & BUILDING SURVEILLATIONS</p> <p>www.ngmsurveys.co.uk</p>	
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Midlands Office	<p>Warwick Court 2 Bull Street Worcester WR1 2DU Tel: 01905 233 831</p>





This drawing should not be scaled. Dimensions to be verified on site.
Any discrepancies should be referred to the Engineer prior to work being put in hand.

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GENERAL NOTES

1. ALL LEVELS ARE IN METRES TO ORDNANCE DATUM.
2. THIS HAS BEEN PRODUCED BASED ON INFORMATION PROVIDED BY E.I.S. LAND CONSULTANTS LTD.

EA FLOOD LEVELS MAY 2012

- 7.80m AOD FLOOD LINE
1 in 100 YEAR EVENT
- 8.32m AOD FLOOD LINE
1 in 100 YEAR EVENT
PLUS 20% CLIMATE CHANGE

Rev	Date	Description	By
A01	25.05.12	PRELIMINARY ISSUE	BM

Amendments	
Project	JOLLY BOATMAN SITE
Title	EXTENT OF EA REVISED FLOOD EVENTS 2012
Client	COUNTRY & METROPOLITAN AND NETWORK RAIL



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Drawing Status				
PRELIMINARY				
Designed by	B.L.	Checked by	R.S.	Project No
Drawn by	B.M.	Date	MAY 12	33893
Scales @ A1			Computer File No	
work to figure dimensions only			33893CSA950008	
Author	Zone	Category	Number	Revision
WBC	SA	92	0008	A01

