



PROJECT PROFILE

Client: Earlswood Homes

Location: Surrey

Sectors: Residential

Services: Flood Risk, Sustainable Drainage Systems, Transport Planning

Project overview: Expert drainage, flood-risk and highways advice helped address local concerns and win an appeal to build 40 new homes.

Added value:

- Improving poorly maintained drainage network
- Providing housing in a highly sustainable location
- Facilitating good access to local amenities and employment hubs

Haroldslea Drive, Horley

Planning permission has been granted to build 40 new dwellings in Surrey after an appeal. Motion supported Earlswood Homes with drainage, flood-risk and transport expertise, helping the housebuilder to gain approval for its largest scheme to date.

Despite an application being initially turned down at the local level, the winning proposals will deliver a sensitively designed scheme of family homes, which is sympathetic to the surrounding area and in a highly accessible location.

Motion helped to overcome the challenges of transport and flooding issues which were sensitive locally. As a small part of the site fell within Flood Zone 2, the planning application needed to address the sequential test, even though most of the development is located within Flood Zone 1. A strategy was put forward to reduce the risk of flooding and to improve the current, poorly maintained drainage network. Partial infiltration was proposed as a means of surface-water discharge, with infiltration occurring at shallow depths throughout the site. Permeable paving layers will be used to drain the site and cellular storage crates will be placed beneath the central carpark. Control chambers will restrict flows to meet existing greenfield runoff rates.

Motion's work also ensured that the site was suitably connected to the surrounding network of pedestrian, cycle and public transport links, including upgrading adjacent Public Rights of Way (PRoW).



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