



Case Study

Land at Randalls Road, Leatherhead, Surrey

Background

Cole Easdon Consultants (CEC) was appointed to provide a Transport Assessment, Travel Plan and Flood Risk Assessment to support an application for a 64-bed Care Home, 35 Retirement Flats and 46 Dwellings on land at Randalls Road, Leatherhead.

Client

Beechcroft Developments Ltd & Bewley Homes Plc

CEC Input (Transport Planning)

- Provision of Transport Assessment in accordance with Surrey County Council's requirements
- Provision of Travel Plan
- Extensive input to the layout in terms of vehicle swept path analysis
- Pre- and post-application liaison with Surrey County Council highway officers

The Transport Assessment demonstrated a net reduction in vehicular trip generation when compared with a previously larger residential development on the site.

CEC Input (Flood Risk & Drainage)

- CEC undertook a Flood Risk Assessment for the proposed development site and proved that the site was at low risk of flooding from a range of flood sources and provided suggestions as to further reduce the risk of flooding during the design process
- CEC were involved in discussions with the architect over the masterplan layout
- CEC designed a multi catchment drainage strategy, utilising a gravity discharge where possible to the existing surface water sewer. Due to the site topography, a section of the site needed to be pumped to the sewer. CEC designed pump failure storage in accordance to policy for this catchment
- CEC utilised permeable paving storage as well as below ground cellular storage tanks. This enabled a secondary water quality treatment stage to be incorporated into the design
- CEC communicated with Thames Water over acceptable foul and surface water flow rates with a total rate of 14.6l/s proposed.



Bristol Office
160 Aztec, Aztec West
Almondsbury
Bristol
BS32 4TU
Tel: 01454 800 474
Email: br@ColeEasdon.com

COLE EASDON CONSULTANTS

CIVIL ENGINEERING ~ HIGHWAYS

TRANSPORTATION ~ FLOOD RISK

BRISTOL & SWINDON

Swindon Office (Head Office)
Unit 2, York House
Edison Park, Dorcan Way
Swindon, Wiltshire
SN3 3RB
Tel: 01793 619 965
Email: sn@ColeEasdon.com

www.ColeEasdon.com

Drawing is the property of Cole Easdon Consultants