
From: Wolf Schuyler (They/Them)
Sent: 26 February 2026 11:07
Subject: Re: MO/2025/02695 Land at Bull Hill and Swan Centre, Leatherhead - Network Rail Town Planning Response

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OFFICIAL

Good Morning Jacqueline,

Please see NR's comments below:

We object to this planning application due to current inconsistencies in the drainage drawings and lack of evidence to enable confidence that the development will not negatively impact Network Rail land/ infrastructure.

The exceedance flows routes show water draining towards the railway along the SW of the site, this is a concern as this may increase flood risk on Network Rail land due to risk of unchecked flow from the development in the event of drainage defects impacting capacity. Please can you confirm what measures are in place to mitigate this risk.

In the drainage drawings there are a few inconsistencies

It is stated the site will use gravity sewers to drain the site, however the invert levels for the following show they are going uphill, against the direction of flow:

SWMH 29 -SWMH34

RE-01 - SWMH05

SWMH08 - SWMH09

Please can you confirm whether this is an error and if not, the reasoning.

Kind Regards,
Wolf.



Wolf Schuyler (Formerly Jasmine) [\(they/them\)](#)

'Wolf' is pronounced 'wulf' [#MyNameIs](#)

**Town Planning Technician & Archway
Gender Diversity Co-Lead**

Network Rail Property (Southern)

**Equity, diversity and inclusion (EDI)
champion**

For Town Planning advice, please complete this [Instruction Form](#) and submit to TownPlanningSouthern@networkrail.co.uk, following which your project will be assigned to a Town Planner who will be in contact.

Please note that I will no longer be working in town planning from the 30th of March 2026. I will endeavour to conclude all tasks and responses before this date.