

Case Officer: Victoria Brown
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Flood Risk, Planning, and
Consenting Team
Whitebeam Lodge
Merrow Lane
Guildford
Surrey
GU4 7BQ

Recommendation

Further/amended information required	
No objection	
No objection – Subject to conditions	X
Objection	

Our ref: LLFA-EP-25-0913
Your ref: 25/00846/OUT
Date: 29/07/2025

Dear Planning Authority,

Farm View, Langley Vale Road, Epsom, Surrey, KT18 6AP

Thank you for consulting Surrey County Council as the Lead Local Flood Authority on the above Outline Planning Application. We have reviewed the surface water drainage strategy for the proposed development and assessed it against the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems.

As part of our statutory consultee role our advice relates to surface water flood risk and surface water drainage only, the Environment Agency should be contacted for advice in relation to fluvial flood risk.

Consultation request date: 22/07/2025

The following documents submitted as part of the above application have been reviewed and should be referred to as part of any future submissions or discharge of planning conditions:

- Flood Risk Assessment, Aqua Terra Consulting, Document Reference: P24062_R3, Dated: July 2025;

We are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to our advice below.

Our advice would be that, should planning permission be granted, suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development. Suggested conditions are below:

We acknowledge the positive inclusion of various SuDS onsite (swales, permeable paving etc). However, at the detailed design stage, further consideration should be given to implementing smaller scale SuDS throughout the development such as waterbutts, raingardens and green roofs for bin/bike storage.

- 1) The development hereby permitted shall not commence until details of the final design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The final solution should follow the principles set out in the approved drainage strategy. The design must satisfy the SuDS Hierarchy and be compliant with the national



standards for sustainable drainage systems and the NPPF. The required drainage details shall include:

- a) Hydraulic calculations to demonstrate the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep.
- b) Detailed design drawings for all sustainable drainage elements including cross sections and detailed drainage layout plan.
- c) An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.
- d) Details of drainage management responsibilities and maintenance regimes for all drainage elements.
- e) Details of how surface water will be managed during construction including measures to protect on site and downstream systems prior to the final drainage system being operational.

Reason: To ensure the design meets the national standards for SuDS and the final drainage design does not increase flood risk on or off site.

- 2) Prior to the first occupation of the development, a verification report must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), confirming any defects have been rectified. Provide the details of any management company. Provide an 'As-Built' drainage layout and state the national grid reference of key drainage elements.

Reason: To ensure the Drainage System is constructed to the national standards for SuDS.

Informative

If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent.

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

Sub ground structures should be designed so they do not have an adverse effect on groundwater.

If there are any further queries please contact the Flood Risk, Planning, and Consenting Team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

Yours faithfully

Victoria Brown
Critical Drainage Officer
For the Flood Risk, Planning, and Consenting Team