

Case Officer: Laura Moyano  
E-mail: SUDS@surreycc.gov.uk



**Recommendation (mark one with X)**

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

Flood Risk, Planning, and  
Consenting Team  
Whitebeam Lodge  
Merrow Lane  
Guildford  
Surrey  
GU4 7BQ

**Our ref:** LLFA-TA-23-0543RevA  
**Your ref:** 2022/685  
**Date:** 02/08/2023

Dear Planning Authority,

**Land At The Old Cottage, Station Road, Lingfield, RH7 6PG**

Thank you for consulting Surrey County Council (SCC) as the Lead Local Flood Authority (LLFA) 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.

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

**Consultation request date: 17/04/2023**

- Flood Risk Assessment, March 2022, 211493/FRA/MN/KBL/KBL Rev A, LANMOR;

**Re-consultation request date: 27/07/2023**

- Response to Objection, 20/07/2023, LANMOR;
- Microdrainage Calculations, 20/07/2023;
- Proposed drainage element sizes

The applicant has provided sufficient information to address our previous comments.

**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:**



- 1) The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
  - a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate **15l/s**.
  - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
  - c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
  - d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
  - e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

**Reason:** To ensure the design meets the national Non-Statutory Technical 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 carried out by a qualified drainage engineer 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), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

**Reason:** To ensure the Drainage System is designed to the National Non-Statutory Technical 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. More details are available on our website.

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 [SUDES@surreycc.gov.uk](mailto:SUDES@surreycc.gov.uk). Please use our reference number in any future correspondence.

Yours faithfully

Laura Moyano  
Senior Flood and Climate Resilience Officer  
For the Flood Risk, Planning, and Consenting Team