Land South of Barrow Green Road, Oxted

PINS Ref: APP/M3645/W/25/3372747

Drainage Proof of Evidence - Summary

Prepared by
Neil Jaques BEng (Hons) MCIWEM MCIHT

For

Croudace Homes Limited

Rev: Final
December 2025

motion

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1.0 Qualifications and Experience

1.1 My name is Neil Jaques. I hold a Bachelor of Engineering with Honours in Civil Engineering from Kingston University and I have over 24 years of experience in Civil Engineering. I am a member of The Chartered Institution of Water and Environmental Management (MCIWEM) and The Chartered Institution of Highways and Transportation (MCIHT).

2.0 Introduction

2.1 The site is located to the north-west of Oxted and is bound by Barrow Green Road and a railway line to the north, a cemetery to the east, a residential development to the south and a stream and woodland to the west.

2.2 Motion was initially instructed by Croudace Homes Limited in April 2024 and site visits were carried out in May 2024 and September 2024. Further trial pitting was then carried out in the vicinity of the spring in February 2025 (Ref: CD1.22.U Appendix D).

2.3 An outline planning application was submitted to Tandridge District Council (TDC) in April 2025 (Planning Ref: 2025/245) for development proposals comprising of 190 dwellings (including affordable homes) (Use Class C3), an extra care facility with up to up 80 beds (Use Class C2), together with the formation of vehicular access, landscaping, parking, open space, green and blue infrastructure, and all other associated development works. All matters reserved except access.

2.4 A Flood Risk Assessment (FRA) and Drainage Strategy was prepared in February 2025 (Ref: CD1.22.U) and was submitted in support of the planning application.

2.5 The FRA was supported by a Hydraulic Modelling Report (Ref: CD1.22.U Appendix D) prepared by Ardent and was included as an appendix in the FRA.

2.6 SCC as the Lead Local Flood Authority (LLFA) initially objected to the proposals in July 2025 (Ref: CD3.2J).

2.7 Following the consultations with the LLFA and the preparation of Technical Note 2 (Ref: CD2.13) in response to their objection, the LLFA removed their objection in August 2025 (Ref: CD3.2J), and proposed two conditions to be discharged at the Reserved Matters stage.

3.0 Scope of Evidence

3.1 This summary and accompanying evidence address reason for refusal four, and Key Issues 6 and 9, focusing on drainage and potential impacts on The Bogs Ancient Woodland.

3.2 Also, further evidence is provided in relation to Key Issue 10, relating to foul water network capacity.

4.0 Policy

4.1 Relevant local and national planning policies are discussed below.

National Planning Policy

4.2 National planning policy is set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). Chapter 14 and paragraphs 181–182 require sustainable drainage systems that enhance water quality, biodiversity, and amenity.

4.3 The site's surface water drainage uses SuDS to improve water quality, increase biodiversity, and enhance amenity, therefore meeting the requirements of the NPPF.

Tandridge Local Plan Part 2: 2014-2029 (adopted Version July 2014)

4.4 Policy DP21 of the Tandridge Local Plan addresses Sustainable Water Management, with the objective of safeguarding water resources, improving ecological conditions, and ensuring flood risk is managed in a sustainable manner consistent with national policy.

4.5 The policy states that SCC acting as the LLFA is the Local Approving Body for SuDS on new developments.

4.6 The development proposals incorporate SuDS to ensure that the water quality from the site is maintained and runoff from site is restricted to the pre-development greenfield runoff rate. Therefore, the proposals are compliant with Policy DP21.

5.0 Surface Water Drainage Impacts

5.1 SCC as the LLFA removed their objection (Ref: CD3.2J) to the proposed development..

5.2 The catchment area draining through the site to The Bogs during rainfall events is 0.11km^2, which represents just 7.5% of the total 1.46km^2 catchment area (Ref: CD2.14 Appendix C Figure 1-2) draining to The Bogs during rainfall events.

5.3 Runoff rates from the proposed site would be controlled to match the existing greenfield runoff rates for the Q1, Q30 and Q100 storm events.

5.4 The updated hydraulic modelling report (Ref: CD2.14 Appendix C) was carried out in response to the reason for refusal. The updated report includes modelling of the impacts on The Bogs during higher frequency, lower magnitude storm events.

5.5 The updated modelling shows that the proposed development will have a negligible impact on the flows and therefore a neutral impact within The Bogs.

5.6 The attenuation features are designed to temporarily store runoff during heavy rain, controlling discharge to match greenfield rates. Flow controls manage the release, so excess water fills the structures during extreme events and continues draining at the greenfield rate until empty. Water is therefore not held indefinitely in the drainage system, ensuring flows entering The Bogs will remain the same as in the undeveloped situation.

5.7 The proposed surface water drainage strategy and SuDS will incorporate measures to ensure that the water quality of the runoff from the site will be maintained.

5.8 The proposed surface water drainage strategy has been designed with two outfalls into the stream on the western boundary of the site and as stated previously the flows will be controlled to match the existing greenfield runoff rates. The peak flows from the site are small in comparison to the peak flows within the main body of the watercourse. The outfall can be designed to incorporate measures to prevent the erosion of banks within the stream.

6.0 Foul Water Drainage

6.1 Key issue 10 relates to the capacity of the existing foul sewers.

6.2 The current proposal is to discharge foul water to the existing foul sewer that crosses the site at Southern Water (SW) Manhole 8901 (Wheeler Avenue).

6.3 SW has a statutory obligation to provide capacity for new developments. If network reinforcement is required to serve the new development it is funded through the Infrastructure Charges (Ref: CD2.9) on new developments.

6.4 Southern Water has confirmed there is currently capacity to serve to 54 units (Ref: CD2.15).

6.5 There are planned improvements by Southern Water to the sewer system draining to the Oxted Wastewater Treatment Works.

6.6 Southern Water's policies state that they will provide capacity for new developments within 24 months and where this is not achievable they will work with developers to agree alternative discharge arrangements to provide capacity for the development.

7.0 Summary

7.1 The drainage strategy will maintain The Bogs' current hydrological conditions, ensuring flows are unaffected by the development.

7.2 The proposed SuDS will manage site runoff and uphold water quality standards, preventing any impact on The Bogs. Stream outfalls will be designed to protect the stream's bed and banks.

7.3 SW is legally required to provide foul water capacity for new developments and has confirmed sufficient capacity for 54 units, with upgrades planned for the sewer network. If additional capacity is needed and cannot be provided within 24 months, alternative discharge arrangements will be made. This will ensure full capacity for the proposed development will be available by 2030.